FinanzButik® Development

# Via Veneto

Invest as a Developer in the construction of a limited collection of ultra-luxury townhomes in prestigious Coral Gables



## Opportunity Overview

Minimum Investment

**$100,000 USD**

Investment Period

**36 Months**

Estimated AROI
*Finanz Butik fees are included*

**17.5% - 20.0%**

Estimated Multiple

**1.53x – 1.60x**

Estimated IRR

**17.3% - 19.3%**

Distributions

**One-time payment at the end of the investment term**

**Land / Acres**

40,000 sq.ft.

Total Equity Size

**U$6.5M**

Strategic Partnership

**The Calta Group**

Property Types

**Luxury Residential – Three-story Townhomes** (10 Units of 6,000 sq.ft.) – *3 Units Pre-sold*

Finanz Butik Fees

**Management fee on assets + performance fee (included in the net IRR)**

**Closing**

December 2025

1 Explore the Investment Strategies of Finanz Butik.

Investment Strategy: **Develop**[1] | Asset Class: **Equity**

Type Asset: **Luxury Residential Development**

Location: **Coral Gables, FL**

## FB DEVELOPMENT: VIA VENETO

Invest as a Developer in the construction of a limited collection of ultra-luxury townhomes in prestigious Coral Gables — backed by secured financing and early pre-sales.

Via Veneto is a residential development of 10 three-level townhomes located in Coral Gables. It is currently in the permitting phase, with three units already pre-sold. This early sales success validates demand from the initial stages and reflects market confidence. The project will be executed by Calta Group, a developer with a strong track record, alongside a top-tier architecture and design team.

With a total development cost of $50.5M, the project is set in one of Florida's most stable and sought-after areas. Coral Gables stands out for its safe environment, high-quality educational offerings, and strong public and private investment. Additionally, the rise in office occupancy has driven demand for high-end housing, positioning the area as a resilient, low-volatility submarket.

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# Market Overview

## Coral Gables | Miami

### Miami: Global Capital & Lifestyle Hub:

- ✅ Ranked the #2 financial center in the U.S. (after NYC)
- ✅ Known as the Wall Street of the South, connecting to Latin America and beyond
- ✅ Home to the largest cruise port in the world
- ✅ #1 U.S. airport for international passengers (33.5M annually)
- ✅ Influx of high-net-worth residents from NYC, California & Midwest

### Coral Gables: Prestige & Scarcity

- ✅ Florida's first master-planned community, known as "The City Beautiful"
- ✅ Mediterranean charm with tree-lined streets and historical architecture
- ✅ Top-tier private schools and proximity to healthcare and airport
- ✅ High demand and limited new construction drive price resilience
- ✅ Located near The Biltmore Hotel, Venetian Pool, and Merrick Park







Construction Start:
Q4 2025 – Q1 2026

# Strategic Partnership

THE CALTA GROUP

- ✅ Trusted Developer with $1B+ in Global Projects
- ✅ 50+ years of experience across Europe and the U.S.
- ✅ Coral Gables specialists behind Hilton Molino Stucky & 3,000+ units delivered.

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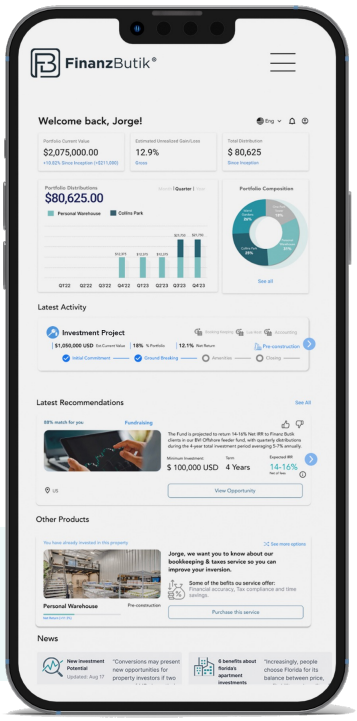
# The One-Stop-Shop for your Real Estate Investment Needs

## About Finanz Butik

Since 2007, Finanz Butik has been the only specialized HUB for alternative real estate investments in the U.S. We connect Latin American investors with carefully selected opportunities in strategic locations, backed by experienced developers.

Our diversified portfolio includes a wide range of assets and financial products, along with end-to-end support—from property management and maintenance to legal and tax matters.




**Access to Real Estate Investments through Finanz Butik's Tech-Platform**

**$500M+**
In Alternative Investments

**7% to 22%**
Historic Returns

**1,650+**
In Real Estate Transactions

**2,000+**
Clients*

**71+**
Investment Opportunities in Real Estate

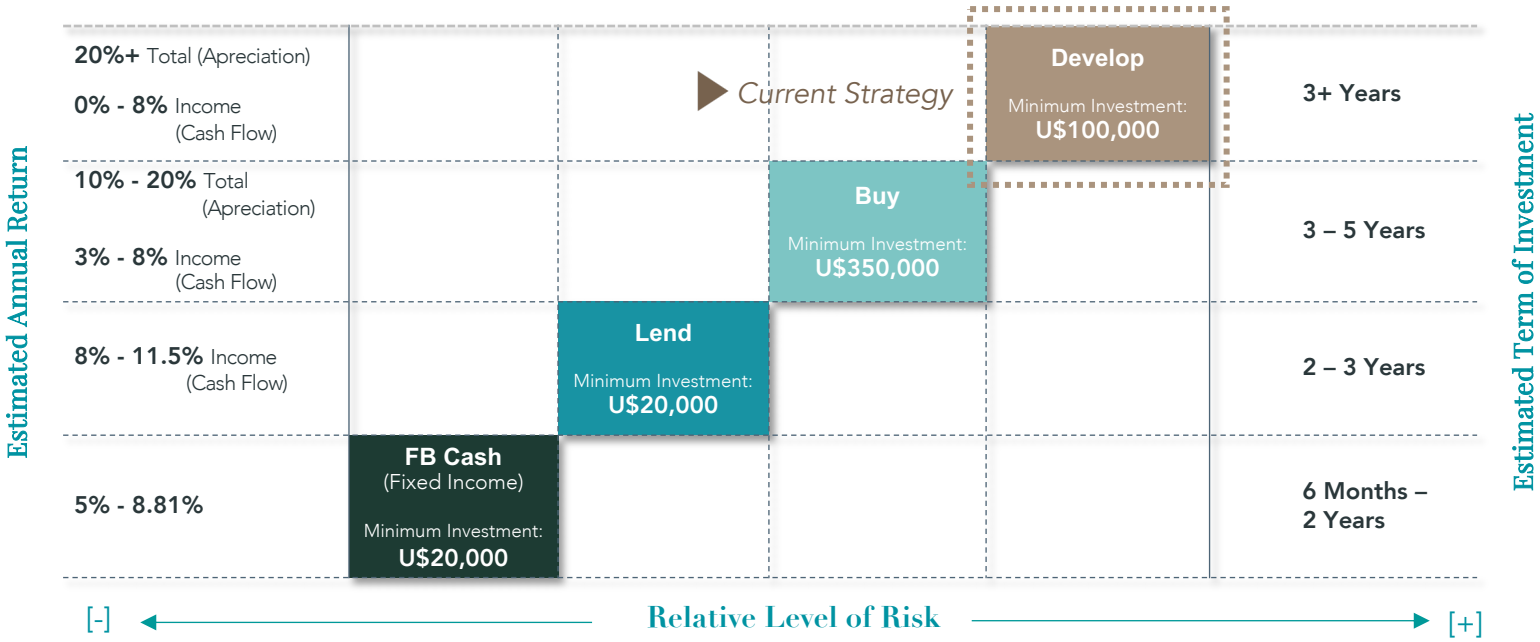
**Transactional Clients*

## Global Presence

MX · EUA · BR · ARG · COL

## Our Process & Strategies

Choose your Strategy ▶ Select an Investment Opportunity ▶ Add Financial Services ▶ **Build your Portfolio and Generate Returns in USD**




**FB CASH**
Fixed-income investment backed by real estate, with predictable payments and controlled risk.

**LEND**
Participate in mortgage-backed loans for the acquisition or construction of real estate assets.

**BUY**
Buy real estate assets for personal use or as an investment with income and appreciation potential.

**DEVELOP**
Invest early in real estate developments with high appreciation potential.

FinanzButik®

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