



MGR Capital

MGR Capital Residential & Hospitality Developments

Presentation - 2025



€1 Billion in Successfully Secured Financing

Over the past 15 years, MGR Capital has successfully raised over €1 billion to finance residential and hospitality developments across Europe. With our deep expertise in deal structuring and securing financing, we have executed numerous investment projects, significantly increasing their value.



MGR Capital Track Record



Over the 15 years that MGR has been working, the revenues and profits have increased by over ten times.



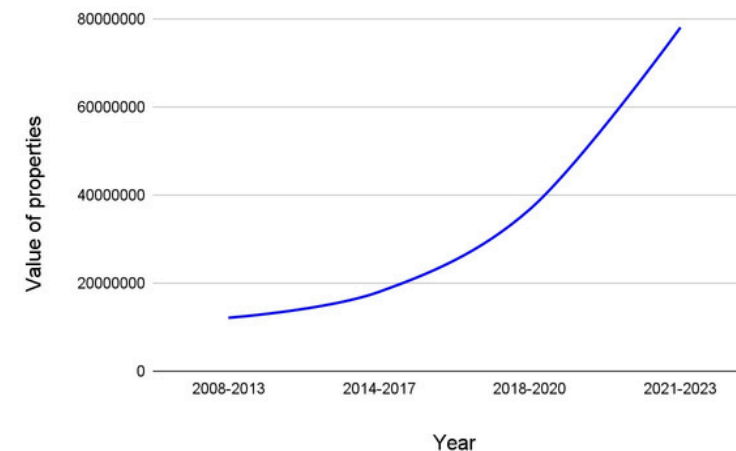
There are 15 projects in progress and 5 more pipeline projects that are about to begin.



MGR took advantage of the pandemic and used the perfect opportunity to buy cheap properties and sell them for a big profit.



MGR capital goal is to help strategic developers within the Eurozone to grow and finance their projects. MGR Capital aims to reach 3Bn USD in projects finance within the coming 48 months.



Project	Units	Property Type	Date of Purchase	Purchase Price	Renovation Amount	Date of Sale	Sale Price	Mortgage Balance	Monthly rental income
UK Developments	16	Apartments / Semi-detached houses	2017-2023	€ 1,744,000	€40,000	N/A	N/A	€ 1,449,993	€ 17,210
Belgium Developments	211	Apartment Buildings / Terraced Houses	2008-2023	€ 8,895,353	€12,626,000	2013-2023	€ 26,179,000	€ 4,576,000	€ 74,100
French Developments	21	Apartment Buildings	2014-2015	€ 605,000	€448,000	2015-2016	€ 1,599,000	N/A	N/A
Andorra La Vella	24	Apartment and Office Building	07.08.2015	€ 4,300,000	€4,500,000	2020-2023	€ 12,000,000	€ 3,900,000	N/A
Leukerbad Tell, Swiss	19	Hotel	02.07.2018	CHF 350,000	CHF 950,000	N/A	CHF 3,000,000	N/A	N/A
Leukerbad Hubel, Swiss	47	Aparthotel	02.07.2018	CHF 1,700,000	CHF 5,500,000	2018-2023	CHF 13,000,000	N/A	N/A
Pamporovo, Bulgaria	33	Aparthotel	14.09.2022	€ 475,000	€480,000	2022-2023	€ 1,550,000	N/A	N/A
Bansko, Bulgaria	56	Aparthotel		€ 1,800,000	€200,000	2023	€ 4,300,000	N/A	N/A
Kos, Greece	37	Aparthotel	21.06.2022	€ 575,000	€1,378,000	2022-2023	€ 3,200,000	N/A	N/A
Wald, Austria	34	Aparthotel	2023	€ 1,650,000	€335,000	2022-2023	€ 4,000,000	N/A	N/A
Lloret De Mar, Spain	89	Aparthotel	2023	€ 11,000,000	€1,000,000	2022-2023	€ 18,000,000	N/A	€ 53,000
Total	587			€ 33,094,353	€ 27,457,000		€ 86,828,000	€ 9,925,993	€ 144,310



Examples of Secured Financing Deals

- €25 million commercial loan facility for a development company in the name of Excelion .
- €10 million facility in Andorra for a residential and office development called Interceus project.
- €12 million facility for a residential development in Lloret de Mar called Alvapark, Spain.
- €15 million facility for a hotel and residential development in Leukerbad, Switzerland called Hubel and Tell project.
- €14 million facility for a residential development in Charleroi called Goutroux Holding project L'amerique, Belgium.



Financing Amount (€)	Purpose	Project Name	Location
€25 million	Commercial loan for a development company	Excelion	N/A
€10 million	Residential and office development	Interceus Project	Andorra
€12 million	Residential development	Alvapark	Lloret de Mar, Spain
€15 million	Hotel and residential development	Hubel and Tell Project	Leukerbad, Switzerland
€14 million	Residential development	Goutroux Holding Project L'America	Charleroi, Belgium

COMPANY STRATEGY



01

Due to COVID-19, hospitality market revealed huge real estate opportunities in very attractive touristic locations:

- Seaside resorts
- Ski/nature resorts



02

Post-pandemic booming demand for second homes, vacation properties, buy-to-let assets is an excellent opportunity for profit on that hybrid realty+hospitality markets in Israel, Western Europe etc.



03

In Europe, the strategy involves scouting for undervalued real estate, like bankrupted and underused properties, converting them from hotels to holiday condos, and then renovating them for market re-entry



Company Timeline. Historical Financial Summary



	Amount of Units	Purchase	Renovated	Value After Capex
2008-2013	86	6,986,000 €	6,093,000 €	12,750,000 €
2014-2017	80	3,461,000 €	3,740,000 €	8,365,000 €
2018-2020	211	7,302,500 €	13,130,000 €	38,275,000 €
2021-2023	416	27,125,853 €	25,718,000 €	75,500,000 €



2006 - Motti started with buying old houses and converting them into apartment blocks.

2012 - Chaim Gruzman joined as CFO making company more international, now working with Wolfline and doing all accounting.

2016 - All companies business united under one group.

2008 - Meir Pariser joined as asset manager to manage the big amount of new projects.

2014 - Dan Zimmer, having a large portfolio of insurance policies joined as Vice President to raise international capital on a larger scale.

2022 - Purchased, developed, sold commercial and residential properties generating over €100 Million turnover becoming a large international player.

2010 - Eli Gruzman joined as CPO as a trusted project officer was needed.

2015 - After establishing a professional team and completing many projects in Belgium, business expanded over Europe into France, Germany and Switzerland.

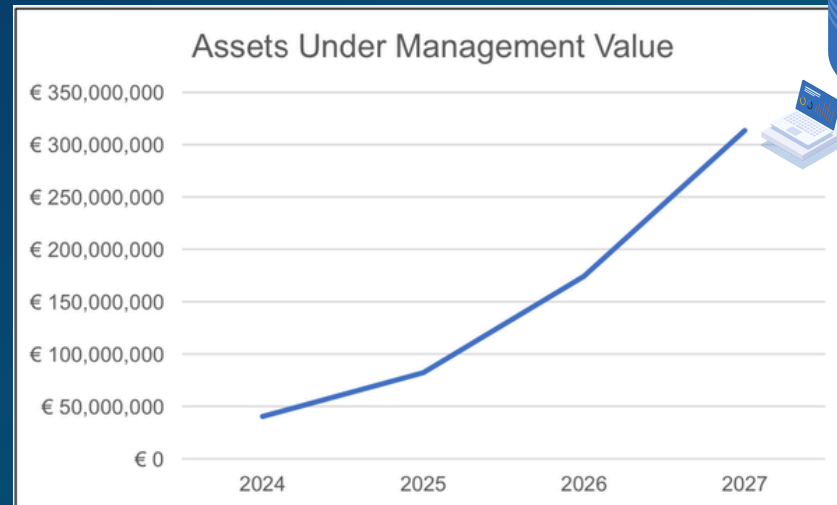
2023 - Vladislav Nemirovsky together with a group of high net has placed a bid to purchase the company, Q1 2024 the company was sold to Vladislav and his partners.

2024- present: Motti Gruzman is advising and helping strategic developers across Europe in developments and its finance needs and has entered a few JV's with selective developers.

Assets Under Management

Assets currently in Ownership	Units	Total costs	GDV
St.Martin	56	€ 8,000,000	€ 16,000,000
Leukerbad	47	CHF 8,300,000	CHF 16,000,000
Goutroux	180	€ 7,000,000	€ 49,000,000
Andorra	24	€9,000,000	€12,000,000
Ventimiglia	23	€2,400,000	€8,800,000
Total	365	€33,644,000	€92,100,000

Pipeline Projects	Units	Total costs	GDV
Castellaro	186	€22,000,000	€ 37,000,000
Wengen	180	CHF36,000,000	CHF 111,000,000
Mykonos	50	€10,000,000	€ 30,000,000
Tenerife	169	€17,699,516	€ 38,086,292
Sicily	263	€ 25,000,000	€ 42,000,000
Total	848	€ 110,699,516	€ 258,086,292



Price	2017	2018	2019
T0003 CORN	1200	1320	1440
T0004 PEANUT	650	750	850
T0005 CHICKEN	150	300	600
T0006 COCONUT	100	2000	2500
T0007 MANGO	150	600	750
Total	700	840	770

Code	Product	Price	2014	2015
T0001	RICE	120	1200	1320
T0002	PORK	100	650	750
T0003	CORN	85	850	900
T0004	PEANUT	150	300	600
T0005	CHICKEN	100	2000	2500
T0006	COCONUT	150	600	750
T0007	MANGO	70	700	840
Total			700	840

Key Financial Partners



BZH
Capital Partners



B Sabadell



Capital Platforms
BESPOKE INVESTMENT SERVICES



SAMPLE PROJECTS



1



2



**Greenwood Hotel
Bansko, Bulgaria**



**Dream View,
Pamporovo, Bulgaria**



3



**Pinzgauern Stub
Wald, Austria**



4



**Kos Boutique Hotel
Kos, Greece**

ALVA PARK, LLORET DE MAR, SPAIN

✓ Location

- Located in an active touristic area with many restaurants and entertainments.
- Just 50 meters from the Beach of Fenais.
- Location has vibrant night life, attracting many tourists.

✓ Property

- Luxury Residential/hospitality property operated as Alva-Park COSTA BRAVA – Resort & Spa a luxury aparthotel incl. luxury spa and a pool.
- 12,937 m2 above ground + 70 parking slots.
- 59 apartments were acquired with 30 more within 6-18 months.

✓ Status

- Purchase: Q3 2023
- Delivery: Q2 2024

Profit Parameters

Purchase Price	€ 11,000,000
Renovation	€ 1,000,000
Sale Price	€ 18,000,000



RESIDENCE HUBEL, LEUKERBAD, SWITZERLAND

✓ Location

- Over 1 million tourists a year
- A shared cable car with approximately 270 km of skiing
- 400 km of marked hiking trails
- 180 km of mountain bike trails
- Panoramic scenery

✓ Property

- A boutique hotel located in the village Leukerbad just 40 min drive from Airport in Sion.
- 47 rooms/ studios of various sizes, along with a bar, restaurant indoor spa and outdoor terrace
- 1788 sq.m. of apartments

✓ Status

- Purchase: Q3 2018
- Delivery: Q3 2024

Profit Parameters

Purchase Price	€ 1,700,000
Renovation	€ 5,500,000
Sale Price	€ 13,000,000



ANDORRA LA VELLA

✓ Location

- 10.2 million tourists visit Andorra, leading to 80% of the countries GDP depending on the travel and tourism industry.
- Duty free shopping experience for all visitors.
- Ski range over 300 km

✓ Property

- Property with area of 4060 m2 in Andorra La Vella
- 11 luxury apartment units
- 13 offices
- 21 parking lots

✓ Status

- Purchase: Q4 2015
- Delivery: Q2 2023

Profit Parameters

Purchase Price	€ 4,300,000
Renovation	€ 4,500,000
Sale Price	€ 12,000,000



BELGIUM PORTFOLIO SUMMARY

✓ Location

- Belgium has a good balance between work and leisure.
- In peaceful locations, however, nearby to large cities.
- Many units are in green villages, nearby all city facilities.
- Most units are nearby train stations and airports.

✓ Property

- 24 total projects
- 211 units
- Different types of projects, chalets, apartments...
- Calm and green environment
- Modern architecture

Profit Parameters	
Purchase Price	€8,895,353
Renovation Amount	€12,626,000
Sale Price	€26,179,000
Monthly Rent Income	€74,100





Let's get in touch!!



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