



Corporate Evaluation, Strategy, Planning, Development and Execution

**“We are in the business of buying and selling results!
Mario Caprini”**

“Insanity: doing the same thing over and over again and expecting different results.”

Albert Einstein



Who are We?

Capital Group US LLC

DBA as: Capital Group,
Capital Group Integrated Services,
Capital Group Enterprises.

Capital Group Integrated Services is a DBA of Capital Group US LLC which originated from Capital Group Development & Construction, founded in 1984 by Mario Caprini in Montreal. Since its founding, the company has evolved from an award winning residential and commercial real estate development organization to a fully integrated development, marketing, sales, finance, construction, private public Partnerships and corporate development service company creating synergy to maximize opportunities and results on each and every individual project we undertake.

Following the last great recession we have refocused our services. The company's team has the vision of becoming south Florida's premier corporate and real estate development service company through alliances using small to large projects with big potential as well as through building strong relationships. The Company has set its sights on differentiating its products and services by embracing innovative companies and development approaches focused on technologies, quality building standards. Private public partnerships and networking by offering complementary services and expertise to qualified people or companies in order to capitalize on opportunities which otherwise could not be fully realized.

Therefore creating a unique environment for growth through team synergies, networking, knowledge and opportunities.



State of the Art Integrated Residential & Commercial Real Estate Service Company!

Capital Group's innovative thinking creates the **synergy** needed to maximize opportunities for Corporate Development and Real Estate related Professionals.

Visit our web site
www.CapitalGroupUSA.com



What is an Integrated Real Estate Company?

- A fully Integrated Company allows you to maximize, better control, and capitalize on opportunities.
- Whatever pieces of the puzzle you may be missing, we fill them in!
 - Private Public Partnerships (P3)
 - Corporate Development
 - Real Estate Development
 - Construction
 - Finance
 - Management
 - Marketing, Leasing & Sales
- Allowing customers to team up with proven Professionals and minimize the learning curve and maximizing results.

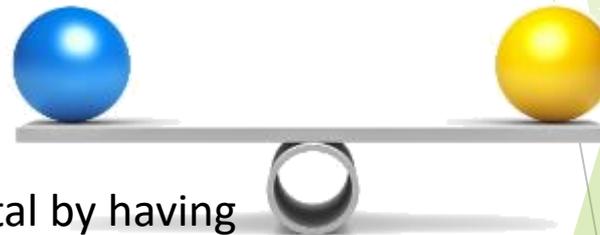




What is a BALANCED Integrated Real Estate Company?

What we would recommend to any company and our goal is to become a balanced company within five years or at the projected end of this economic cycle.

A balanced company is one that has enough recurring income to cover 100% of its overhead.



However, we need to constantly build capital by having strong cash flowing companies and for sale products to constantly increase our capital reserves so we can achieve ideal ratios in view of analysts, investors or lenders interested in our company or the opportunities it offers.

Focusing on finding the balance between for sale products, revenue generating products and financing is a sound business practice.



Adapt and Acquire Results

If you expect better results in this new business environment, it's time to regroup join the team and reach the next level!

Capital Group Integrated Services assists you in capitalizing on your business network, opportunities, and business development in reaching your full potential.



What can Capital Group Integrated Services do for you?

- We Generate a Team.
 - We Fill in the Gaps.
- We Orchestrate your Success.



We Generate a Team

- We generate a complementary team around your opportunity while enabling you to profit from it.
 - The Key to Capital Group's history of award winning successes has always been in assembling a qualified team generating the most synergetic, profitable, innovative and news worthy companies or projects.
 - Selecting and creating cooperation agreements with the best in class is the cornerstone of generating qualified teams almost on demand.
 - Enabling Team Members to increase their income potential through cooperation while addressing all the project goals, plays a great part in a project's success.





The Founder: Mario Caprini



As the Chief Executive Officer of Capital Group, as well as being the founder of Capital Group P3 Developments, and Synergy Community Development Center, Mario is a seasoned veteran as a real estate investor, entrepreneur, builder developer, consultant and portfolio owner who has developed and built over 1,000 residential units, 5,000,000 square feet of industrial parks, and owned hundreds of thousands of square feet of office, retail and medical buildings. He managed his own portfolio more than 1,000,000 square feet and has done business in many countries. Mario's specialty is creative solutions to real estate needs using Private Public Partnerships (P3)



The Founder: Mario Caprini (cont.)



Some of the notable achievements in his career range from Entrepreneur of the year in Montreal, best residential project in Canada, to best office development in North East Ohio. Mario was the first Canadian to have clear title on ex-communist soil in Poland and created an international real estate partnership between private and public entities. Mario Caprini is a real estate visionary and developed innovative solutions including LeaseOwnership, Debt Elimination Program (DEP) and The Realizer a powerful Real Estate Investment Software.



The Founder: Mario Caprini (cont.)



Mario's latest achievement was the development of a state of the art energy efficient home prototype for the city of Pompano Beach which was awarded "2017 and 2018 Best Affordable Home in the USA" by the Structural Insulated Panel Association (SIPA) as well as 2017 Recognition of Excellence by the City of Pompano Beach and awarded by Gold Coast Builders Association which is the Florida representation of the National Home Builders Association (NHBA): 2017 Best Energy Efficient Home 1,000 sq. ft. to 2,500 sq. ft. and 2017 Best Innovative Green Design Materials & Resources.



We Fill the Gaps

- Many people and or companies are exposed to business opportunities which they cannot fully realize due to one or many missing facets of expertise required for a given project such as;
 - Public Private Partnerships (P3)
 - Business Development
 - Real Estate Development
 - Construction
 - Management
 - Finance
 - Marketing & Sales

- Our goal is to create synergy using the right alliances, generating fees and wealth through the projects we participate in.



We Orchestrate Your Success!

We are all familiar with the traditional components of business development or real estate projects;

- Investments, Financing, Equity, and other forms of financing.
- Business Planning
- Corporate Development
- Construction and Management
- Marketing, Sales, leasing and Customer Service
- Government relations



Just like the conductor orchestrating its TEAM to perform in unison at the highest level and to be recognized as world class, we can now correlate this analogy to the value and expertise of an award winning professional real estate developer and strategic business developer. The developer orchestrates the company or project team to maximize the value and desirability of the company / project using creativity, skill and knowledge. This is what CGIS's services are all about.

Buying focused, honest, skilled talent, when and where you need it, without its permanent carrying costs.



The Concept

Often times, the structure, talent and funding of the development team is overlooked or marginalized resulting in undercapitalized firms creating a void in preparedness to produce results. These circumstances encourage decision making based on short term cash flow rather than identifying the optimum scenario for a project sometimes causing loss of essential talent by undermining the team's morale, reducing the chances of obtaining the anticipated results.

Team members and investors tend to overlook the impact this can have on a potential projects. The capital, developers, need to develop a company or create a project from inception to completion or stabilization requires seed money which is later reimbursed by the projects that move forward. During our evaluations we will be able to determine if the team in place is not necessarily the team needed for a task or project, therefore flexibility and the ability to adapt is of key importance.

Almost like a cooperative, we enable people or companies to tap into our services reducing the ramp up costs and time required to obtain results.

Buying results in exchange for fees and aligning all interests through ownership of projects, we believe in.



The Concept Cont.

Capital Group Integrated Services provides the tools, appropriate knowledge and talent in order to increase the value, volume and velocity of corporate or real estate developments during the limited time of an economic cycle while maintaining the flexibility and requirements to adapt, grow and change as needed, allowing companies to thrive during upswings or downturns.

Offering our customers a full corporate and real estate development team without having to pay the extremely expensive cost to assemble and maintain one. A basic development operation is usually formed for a specific and temporary targets during a given economic cycle and cost on average \$1MM a year and up. These costs and market changes are challenging for most small to medium size companies or projects.



Who Can Benefit, Use, or Needs our Services?

- Entrepreneurs and Professionals who want to develop or grow their business to the next level.
- Public, Corporate and private property or land Owners who want to, directly or indirectly, maximize the value of their asset or income.
- Quality General Contractors who want to develop or participate in a project.
- Brokers and Realtors who have access to opportunities and want to earn more than just a commission.
- Finance Professionals interested in capitalizing on their network and or maximizing the value of their loan, mitigating risk and potentially benefitting from value added elements in financing a project.
- Investors who want to make more than just regular returns.
- Commercial and Retail tenants who want to generate value from their leases.
- Other real estate related professionals who want to create additional income and build wealth.



Creating Wealth with our Partners

- We analyze, prepare plans, budgets and go through extensive due diligence to validate an opportunity in exchange for reasonable fees that are applicable to the project costs once they move forward.
- We take ownership positions between 10% to 90% depending on the company, projects goals, needs and partnership structure.
- We can, with our partners, develop and build residential units for sale or rent or build as merchant builders for commercial properties in order to increase our investment capacity and liquidity for investments in income producing assets.
- We only invest in projects we believe in and our goal is to build a portfolio of income producing assets which will contribute to the increased liquidity required to develop such projects.



Services we can provide or assist in

General Contracting

- Business Development
- Construction Management
- Pre-development work
- Estimating
- Risk management
- Due Diligence
- Quality Control
- Warranty

Finance

- Investment Analysis
- Underwriting
- Equity Investments
- Debt Financing

Development

- Business Development
- Vision
- Feasibility
- Planning
- Approvals
- Analysis
- Legal
- Human Resources
- Creation of Development Team
- Operations support
- Marketing

Real Estate Brokerage

- Business Development
- Acquisitions
- Dispositions
- Tenant Representation
- Referrals



The Team Fee Structure

Market rate fees ranging as defined below:

- Corporate development
 - Ownership percentage negotiated based on task complexity and anticipated result.
 - Fees based on due diligence and planning requirements
- Development fees
 - Between 3% to 10% of total project costs
- Construction fees
 - Between 5% to 15% of construction costs for overhead and administration costs
 - Between 5% and 15% of construction costs as a profit margin
- Financing fees
 - Between 1% to 5% of the amount raised or debt.
 - Between 2.5% and 10% of the equity raised depending on risk level.
- Management fees
 - Between 2% to 10% based on property income and complexity.
- Sales and Leasing
 - Between 5% and 6% of the sales or leasing amount.
- Opportunity Referrals
 - Between 5% and 10% of an opportunity that closes.



Why should you choose Capital Group?

Capital Group's competitive advantages:

- ✓ Open and Honest Team Approach, Structure and Culture
- ✓ Business Plan Review, update and Development including Implementation Program
- ✓ Investments with or without your own capital
- ✓ Realizer Proprietary Software for income properties and Developments
- ✓ LeaseOwnership
- ✓ Commercial and Residential Real Estate
- ✓ Generate more opportunity and income than the traditional approach!



Our Strategy

Lets face it, being up against the biggest and brightest with tremendous resources at their disposal is not an easy task. Identifying your target market based on your strengths and knowledge or for your investment or business niche which will allow you to outperform the competition is not simple.

Having a proven team behind you with a clear strategy will enable you to succeed. We provide the complimentary knowledge to develop a plan for your investment strategy and enable you to capitalize on your competitive advantages in any situation. Many times, knowing what to avoid is as important as knowing what to do to capitalize on opportunities, especially when time is limited.

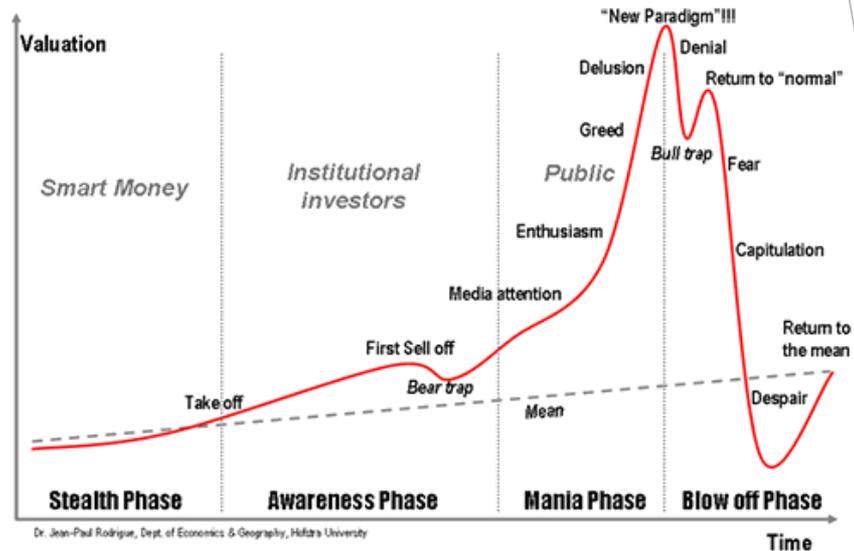
- **Who are you up against?**
- **What is your strategy?**
- **What move should you make?**



Our Strategy Cont.

The Real Estate Business is one of never ending cycles which you need to monitor and prepared for. With the right plan, we can be profitable on the up-cycle as well as the down-cycle!

Now is the time to prepare and implement the right plan!



Timing is everything!

In real estate or any other business segment, understanding the cycles is critical. We all know the principle of buy low and sell high. In theory it's easy, but in reality its very difficult to keep our objectivity and emotions in check. Unfortunately applying this basic principle is difficult. We will participate in determining where you are in the cycle in order to insure the right strategy.



Be Part of a Solid Team

You need to be part of the right team, one that will complement you with the knowledge and skills to insure a successful future.





Products and Services

- Business Development
 - Startup creation
 - Turnaround Management
 - Residential Real Estate
 - Commercial / Mix use Real Estate
 - Office
 - Retail
 - Industrial
 - Medical
 - Financing
 - Equity Raise
 - New Market Tax Credits
 - Historical Tax Credits
 - Various Government Programs
 - Affordable Green Housing
 - Land Development
 - Acquisitions & Dispositions
 - Sales
 - Leasing
 - Planning
 - Management
 - Construction
 - Alliance Creation
 - Strategic Networking
- Products**
- Realizer Software
 - LeaseOwnership program

Deep Rooted for Growth!



Capital Group Integrated Services

55 NE 5th Avenue Suite 501

Boca Raton FL 33432

Mario Caprini

954.806.2546

MCaprini@CapitalGroupUSA.com

www.CapitalGroupUSA.com