



Nexos Invest
PRIVATE LENDER

PRIVATE LENDING

[NEXOSINVEST.COM](https://www.nexosinvest.com)

UNLOCK THE FULL POTENTIAL OF YOUR INVESTMENT WITH NEXOS INVEST

COMPETITIVE RATES, FLEXIBLE TERMS AND EXPERIENCE TO MEET YOUR REAL ESTATE INVESTMENT NEEDS

Quick Approval



Pre-approval in 24 to 48 hours and take advantage of the best investment opportunities.

Simple Application Process



We make it easy for you to get the financing you need, without complications or unnecessary delays.

Exclusive Benefits



Customized solutions to maximize the return on your investments and flexible terms to meet your needs.

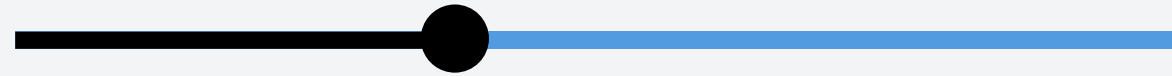
ABOUT NEXOS INVEST

Nexus Invest is a licensed private lender headquartered in Miami, FL.

We specialize in originating, underwriting, funding, and servicing a portfolio of short duration, high-yielding investment-purposed real estate loans secured exclusively by first lien position and structured with conservative loan-to-value ratios.

With more than 50 years of combined professional experience in real estate, credit, and asset-based lending, our team has been directly involved in the origination of more than \$3 Billion in asset based loans.

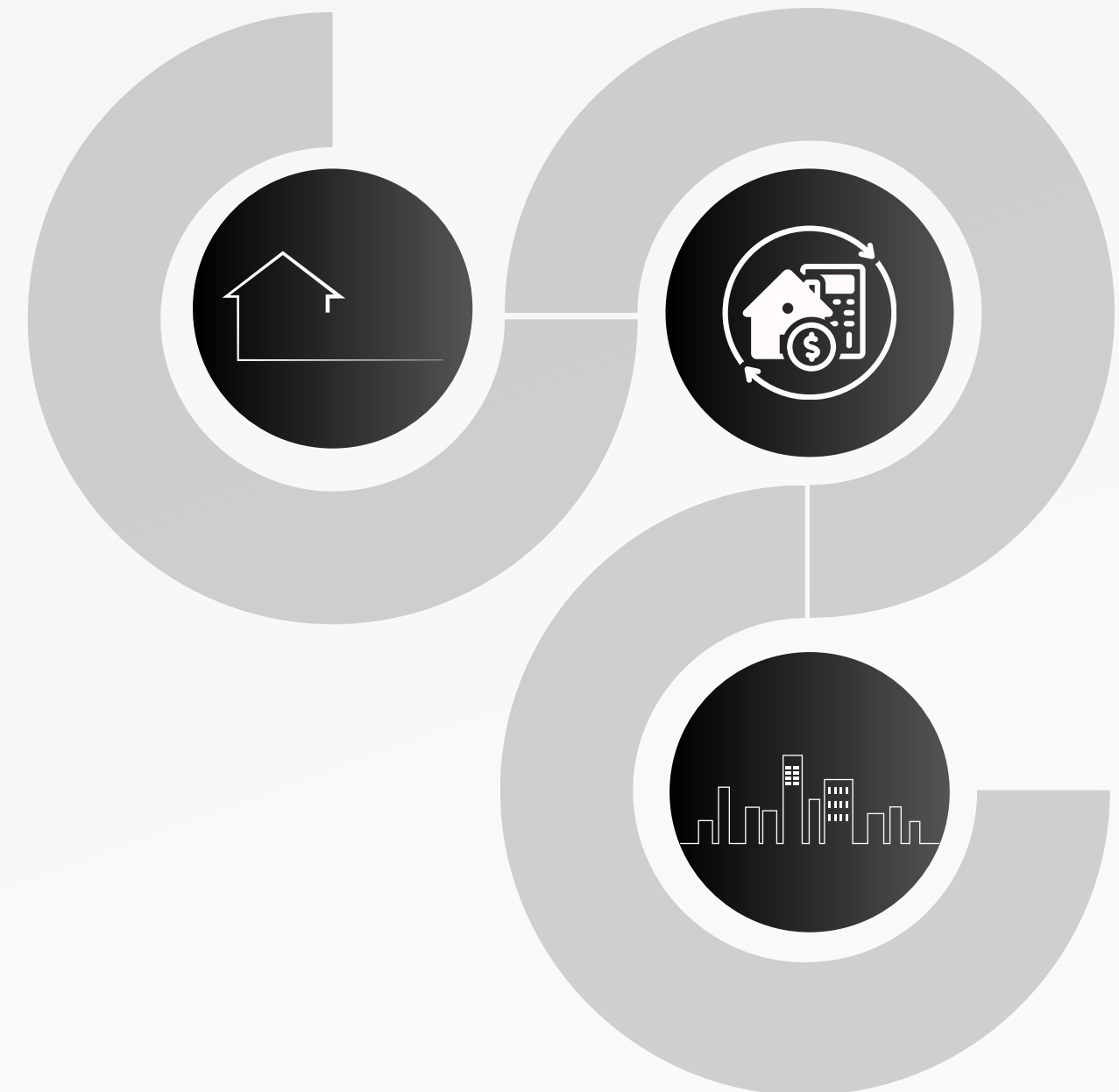
TYPES OF LOANS AVAILABLE



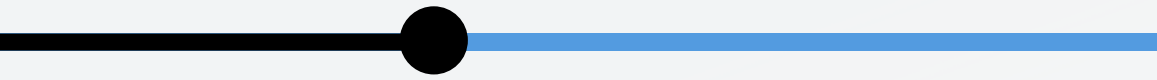
01 ACQUISITION OF REAL ESTATE PROPERTY

02 REFINANCE + CASH-OUT

03 CONSTRUCTION + REAL ESTATE DEVELOPMENTS



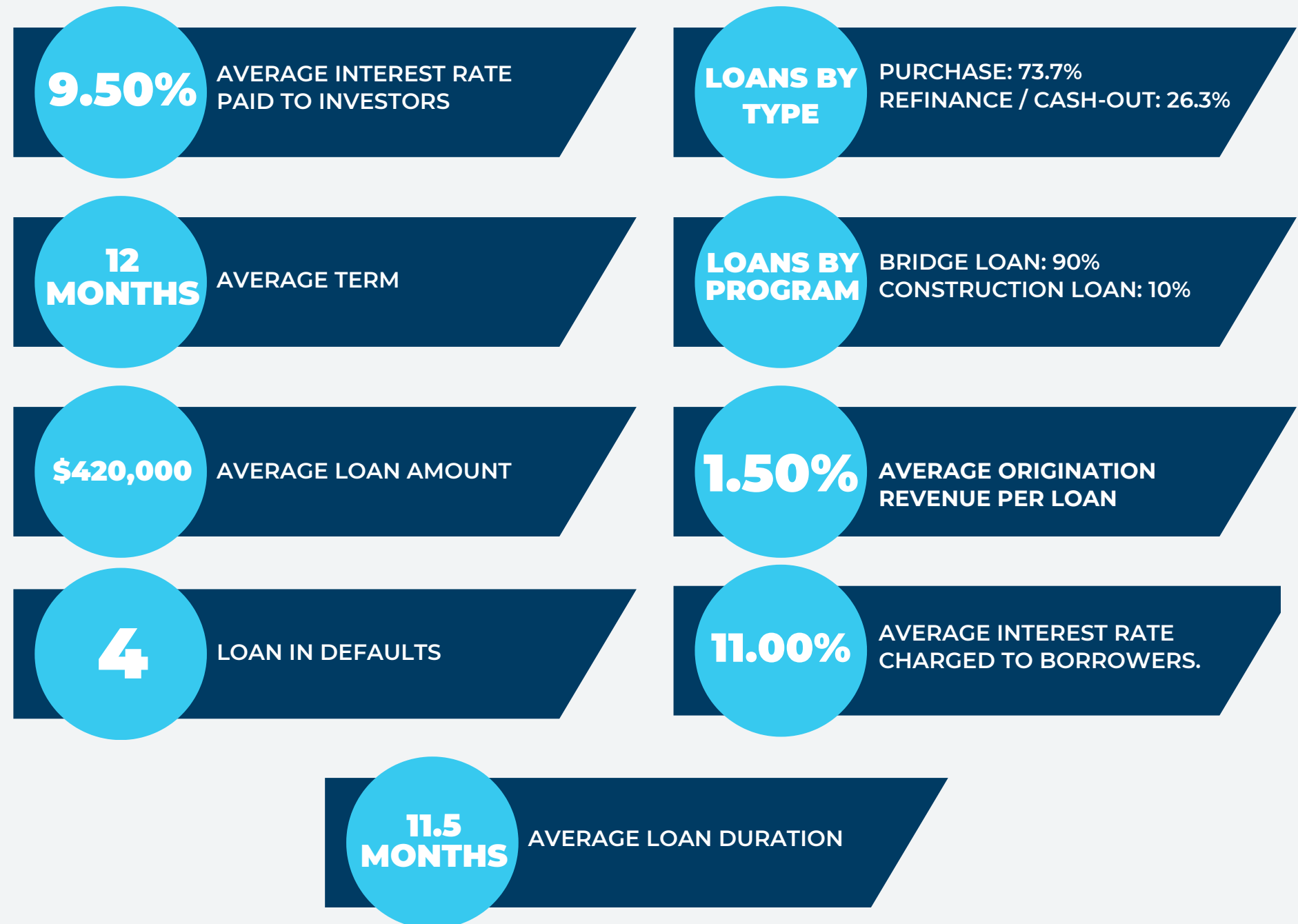
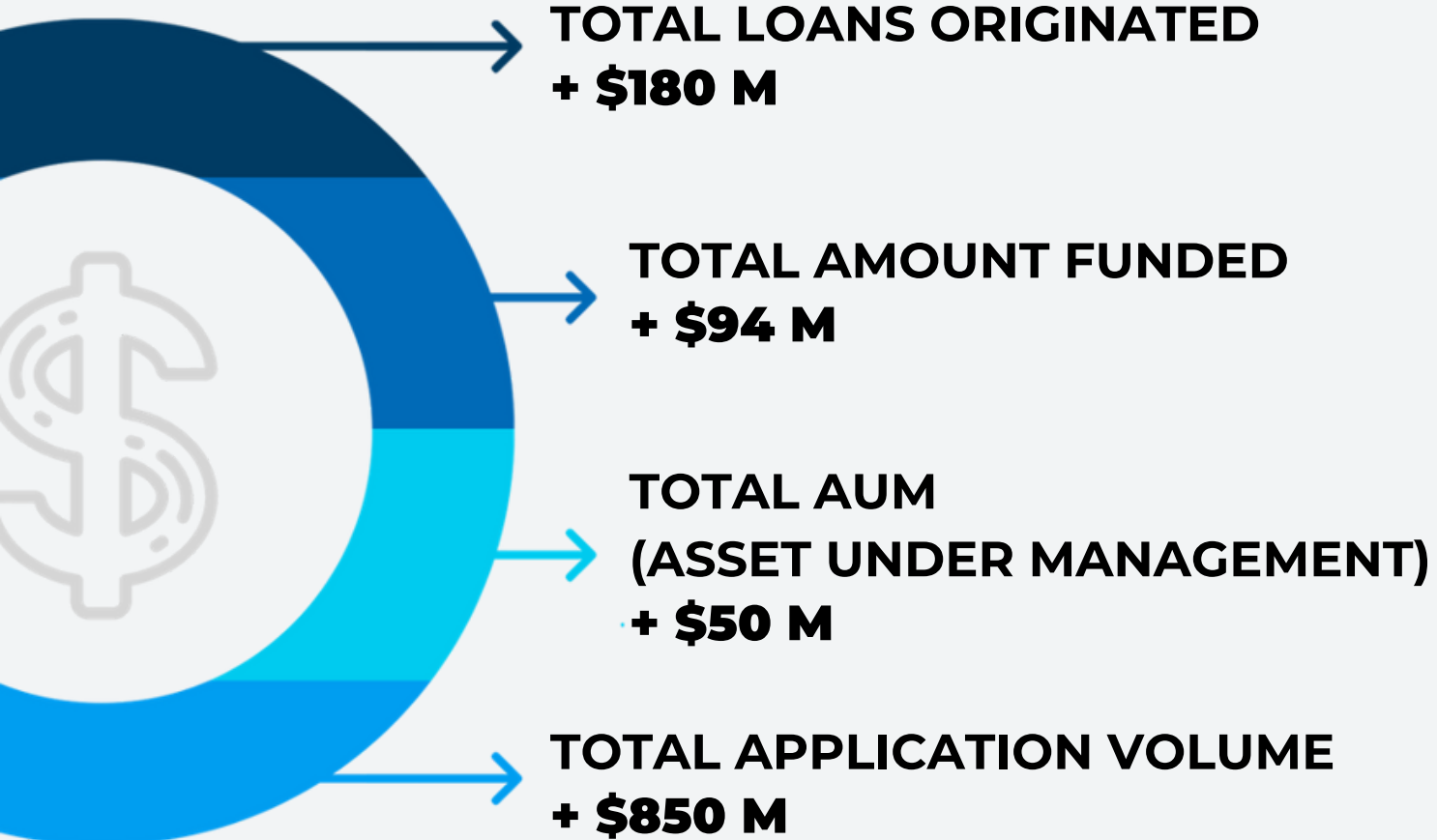
EXPLORE OUR FINANCING PROGRAMS



UNDERWRITING	SINGLE FAMILY HOME	CONDO	COMMERCIAL ASSETS	RESIDENTIAL LAND	COMMERCIAL LAND
Location	Florida, Texas & New York	Florida & New York	Florida & New York	Florida	Florida
Max LTV	60%-65%	60%-65%	60%-65%	50%-55%	50%-55%
Term	12 to 24 Months	12 to 24 Months	12 to 24 Months	12 Months	12 Months
Pre-Payment Penalty	None	None	6 Months	6 Months	6 Months
Rate Type	Fixed Rate	Fixed Rate	Fixed Rate	Fixed Rate	Fixed Rate
Max Loan Amount	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000
Min Loan Amount	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000
Foreign National	Yes	Yes	Yes	Yes	Yes

EXPLORE OUR PORTFOLIO KEY METRICS

General picture of our balanced and healthy investment portfolio.



LOAN CYCLE

UNDERWRITING & FUNDING PROCESS



LOAN
ORIGINATION



UNDERWRITING



PROCESSING



LEGAL REVIEW



CLOSING &
FUNDING



SERVICING

BUSINESS OPPORTUNITIES FOR EVERY INVESTOR

Lets find the opportunities that best fit with your risk-return appetite

INVEST AS A LENDER

INVESTMENT FUND/STRUCTURE

Investor will be the Lender and loans will be closed under Investor's company.
Nexos Invest takes care of the operation all the way from Origination to Servicing.

Investment terms (*)

Lender will receive the full rate of the note minus a 1% spread paid to Nexos as Asset Under Management fee. Nexos originates according to Lender's risk appetite and lending criteria.

() Terms and conditions may change according to market conditions.*

BUSINESS OPPORTUNITIES FOR EVERY INVESTOR

Lets find the opportunities that best fit with your risk-return appetite

DEAL BY DEAL

1 to 1

Our team works diligently to identify and analyze deals with strong potential, and we will ensure that you receive these opportunities on a regular basis.

Investment terms (*)

- Annual interest rate range: (8.5% - 9.5%).
- Term: 12 to 24 months.
- Max. LTV 65%
- Monthly interest payments.
- Investment with Tax benefits for foreigners.

() Terms and conditions may change according to market conditions.*

MEET THE NEXOS TEAM

Gaston Schneider

Managing Partner/Co-Founder

Gaston has been involved in over \$2 billion of real estate debt transactions. Gaston is also a co-funder and Managing Partner of QKapital, one of the largest independent mortgage brokers in South Florida. Prior to Co-founding QKapital in 2007, Gaston was a Senior mortgage broker and Operations Manager at Quallta Financial Group in Miami.

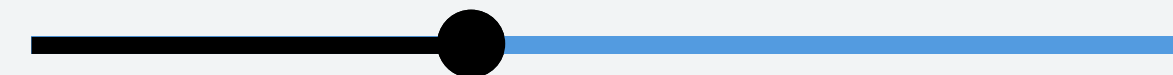
He was responsible for hiring, training, compliance and quality control. He began his real estate career in 2003 with Bank United as a trainee of the Corporate management program. Mr. Schneider is originally from Argentina, holds a master's degree in business administration from Nova Southeastern University and a Bachelor degree in Finance from Florida International University. He is a licensed mortgage broker NMLS#331631.

Mauricio Ordonez

Managing Partner/Co-Founder

Mauricio is involved in marketing, sales, and new business development functions of the firm, and he is also a co-founder and Managing Partner of QKapital. Prior to co-founding QKapital, Fernando worked from 1996 to 2005 for Quallta Financial Group, a licensed Mortgage Lender, where he became the Aventura, FL Branch Manager.

Mr. Ordonez is originally from Bogota, Colombia where he worked as an architect and as a developer from 1988 to 1996. Mauricio is a licensed Florida Mortgage Lender (NMLS License #381326). He received a Bachelor degree in architecture from the Piloto University of Bogota, Colombia.



MEET THE NEXOS TEAM



Carlos Vázquez Orellana
General Manager



David Hassan
VP of Sales



Luca Rozycki
Account Manager



Gabriela Urdaneta
Operations Manager



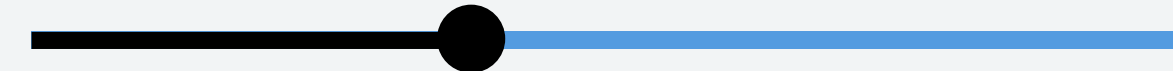
Aura Quintero
Processor



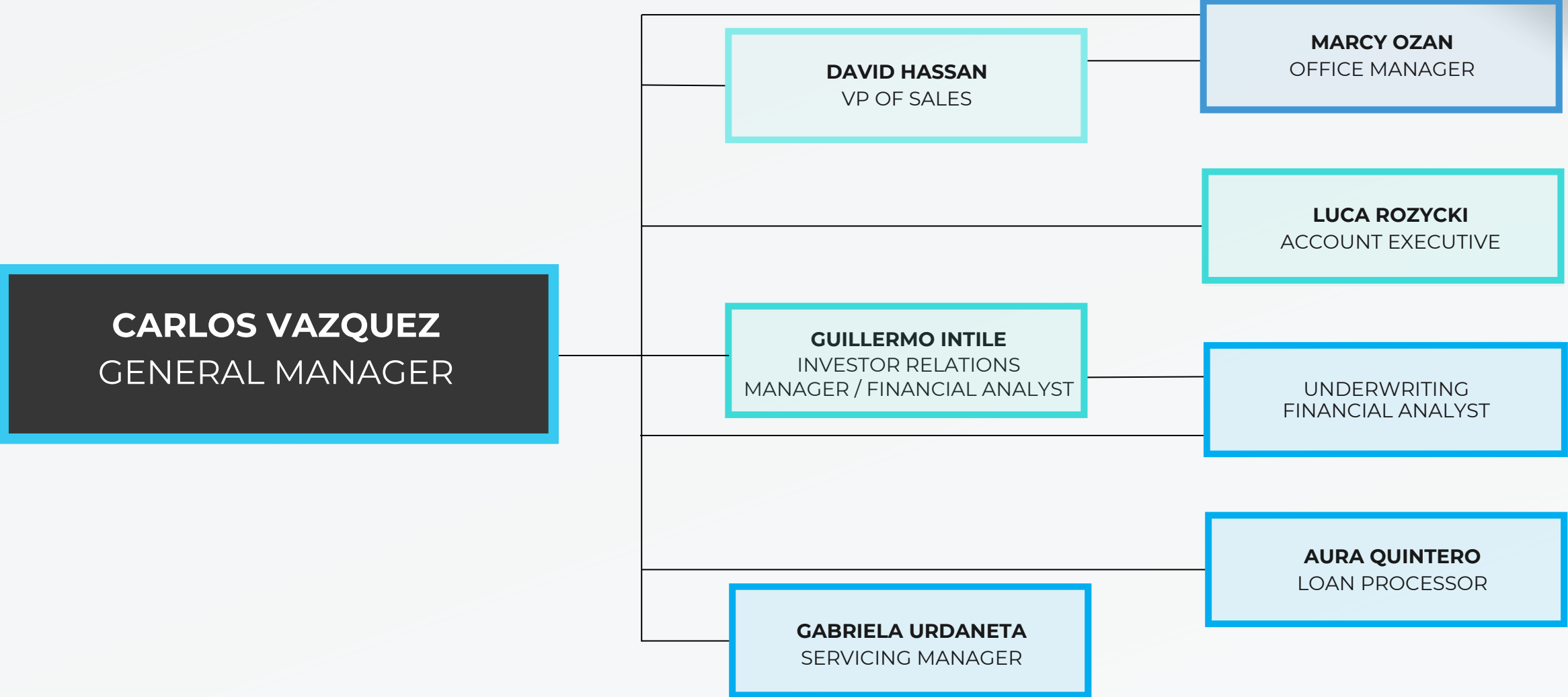
Guillermo Intile
Investor Relations
Manager



Marcela Ozan
Marketing Coordinator



NEXOS ORGANIZATIONAL CHART



THANK YOU!



[NEXOSINVEST.COM](https://www.nexosinvest.com) | INFO@NEXOSINVEST.COM | +1 305-846-0214

