



Millenia Park[®]
ORLANDO



Residential Income Investment Opportunity

AVANTI WAY
REAL ESTATE DONE RIGHT

Investment
Overview

SECTION 01

Market
Overview

Rental
Comparables

Investment
Thesis



Millenia Park
ORLANDO

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COMMERCIAL REAL ESTATE

The Project

Millenia Park is a brand new, eight-building development with 960 residential units and 30,000 GSF of retail area. Situated on 43.6 acres in one of the most desirable areas of Orlando, Millenia Park is an ideal location for residents and retail tenants looking for space in Orlando's burgeoning real estate market. Located in close proximity to Millenia Mall, Millenia Park boasts roughly 1,185,871.80 GSF.

Millenia Park is transforming the area into a destination neighborhood in its own right. Residential units are complete with modern amenities, thoughtfully-designed recreational areas that foster a sense of community and generous retail storefronts to serve tenants and surrounding neighbors. Located in close proximity to Orlando's premier luxury, shopping destination, Millenia Mall, Millenia Park appeals to modern, sophisticated clientele searching for their next home.

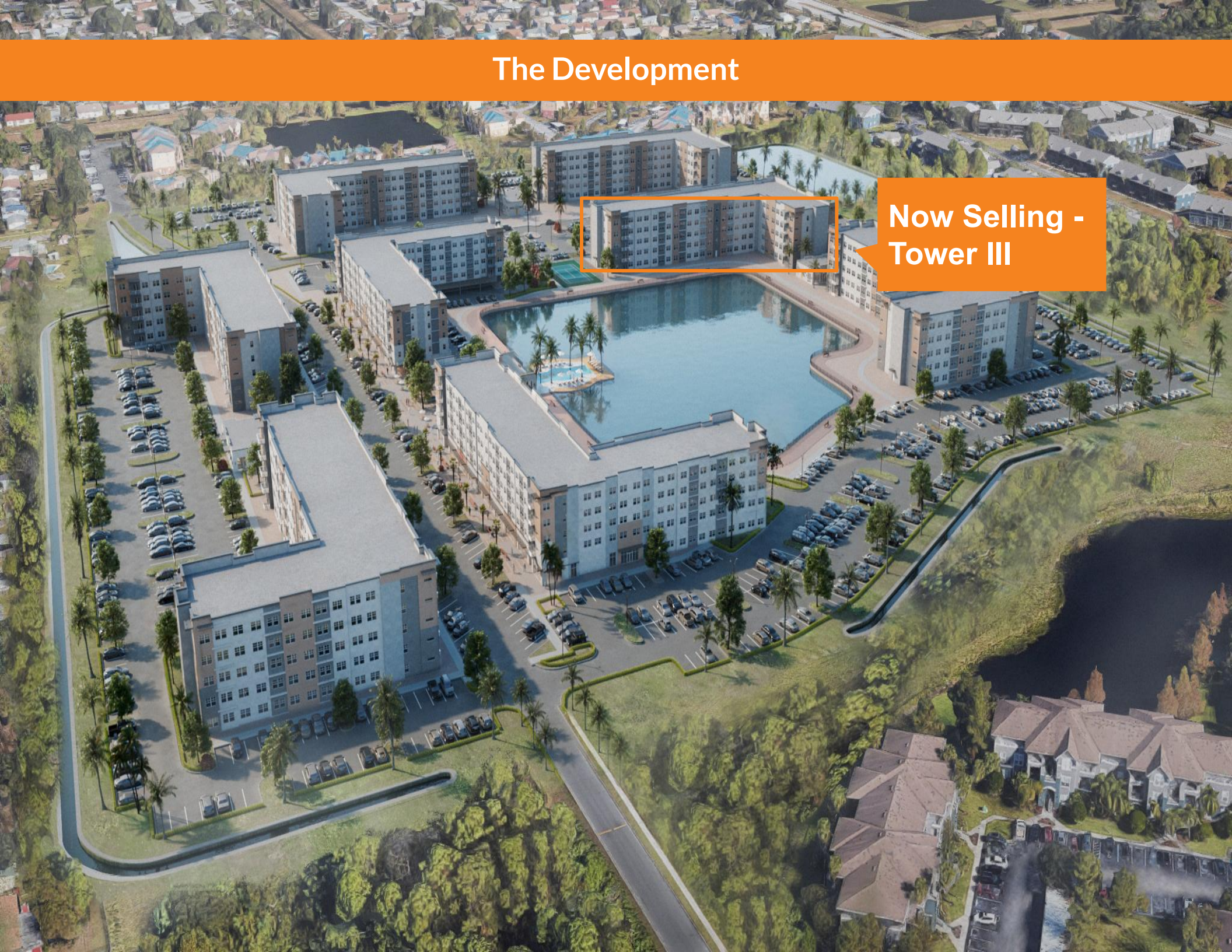
The development is planned in three phases, one containing the four principal buildings located at the center of the site-plan and the other two containing two building modules each one, at the north and west side of the first phase. The project contemplates six residential buildings of 120 apartment and two mix-use buildings of 120 residential units with commercial area in the lower level. In order to create an integrated lifestyle atmosphere. Construction is currently slated to begin in December 2020 and takes place in three, distinct phases, focusing on the principal buildings at the center of the site-plan first, with expected completion in the fall of 2022.

The Land

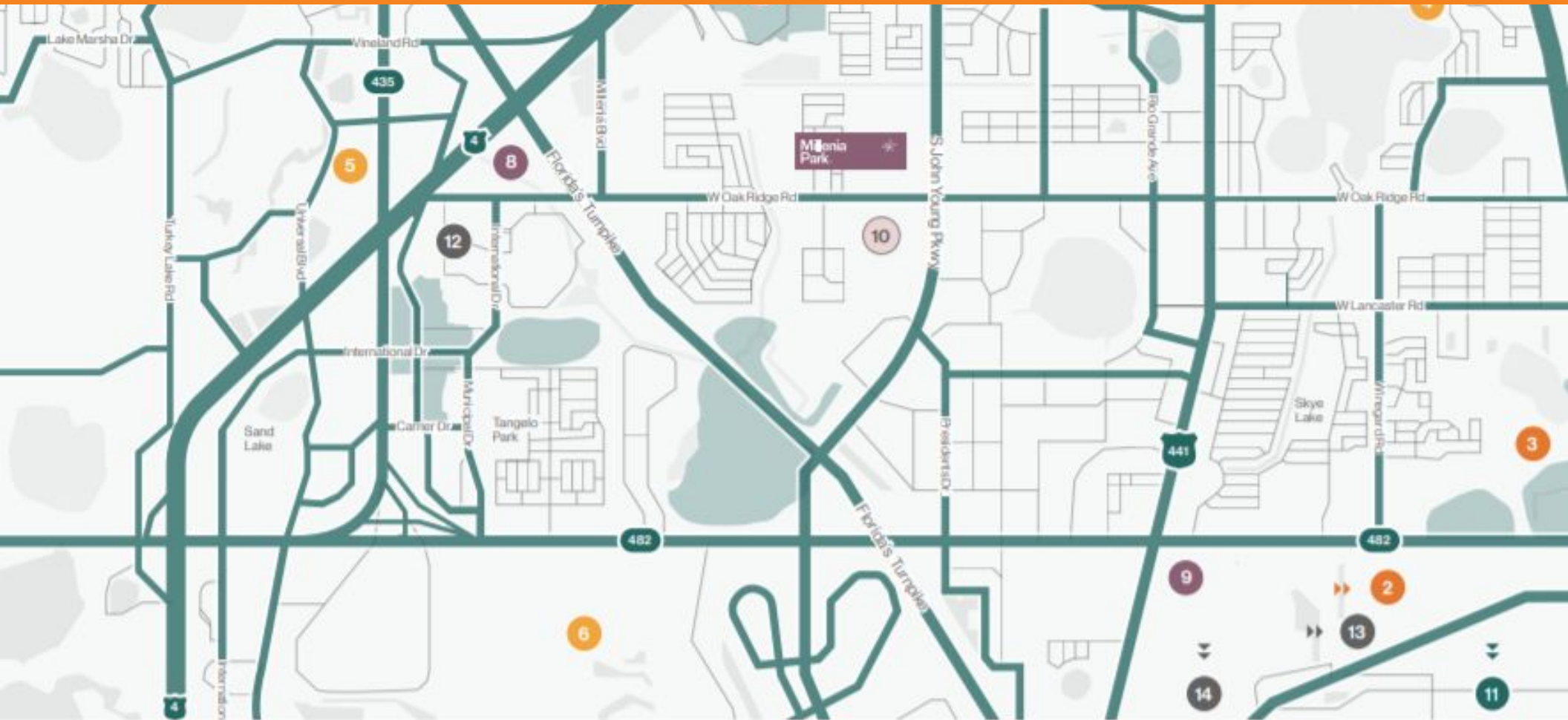


The Development

Now Selling -
Tower III



Location



SITES OF INTEREST

Transportation

- 1 LYNX Central Station
7.6 miles
- 2 Orlando International Airport
10.1 miles
- 3 Sand Lake Sun Rail
7.5 miles

Parks & Activities

- 4 Downtown Orlando
7.7 miles
- 5 Universal Studios
2 miles
- 6 Universal Epic
2 miles

Shopping

- 7 The Mall at Millenia
1 mile
- 8 Orlando Premium Outlets
1.5 miles
- 9 The Florida Mall
2.5 miles

Schools

- 10 Westridge Middle School
0.3 miles

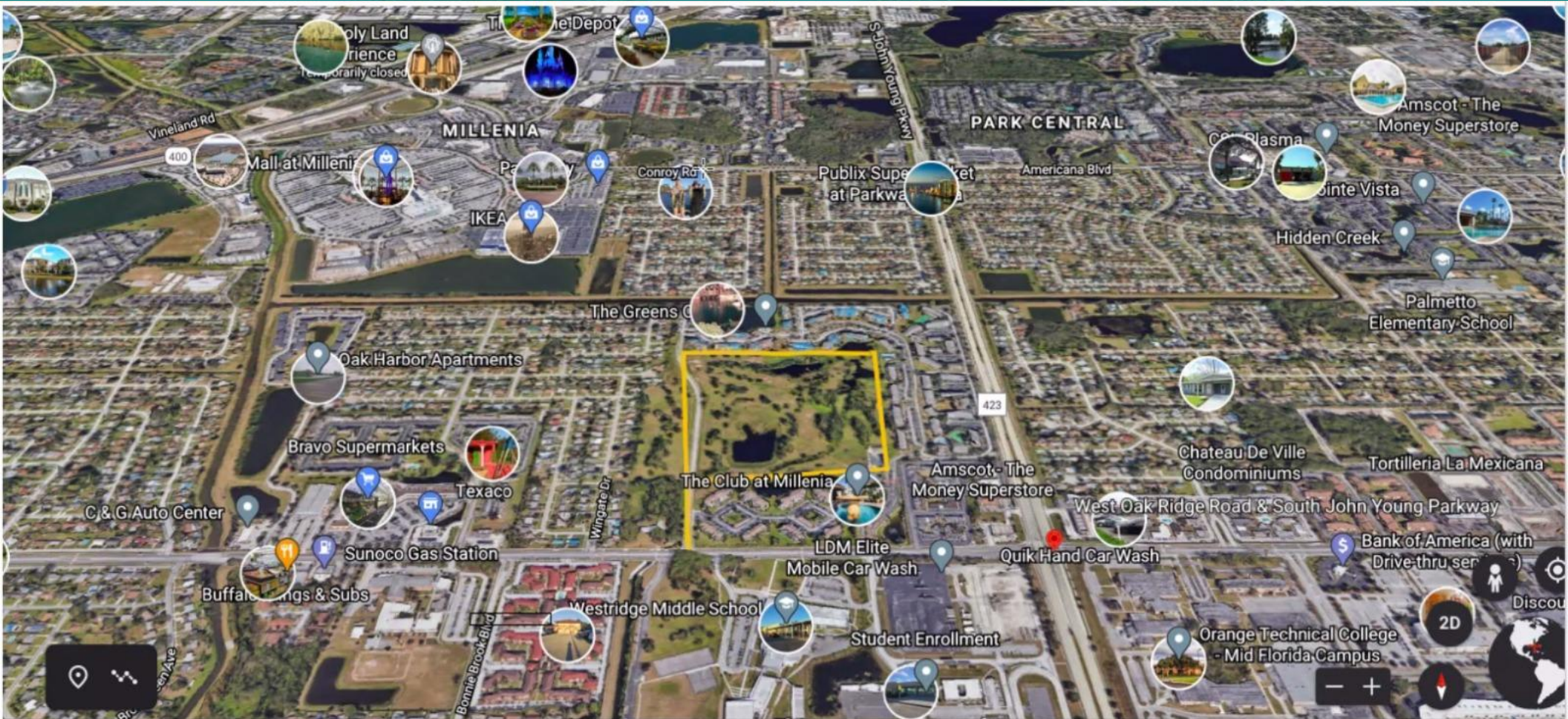
Hospitals

- 11 Orlando VA Lake Nona
15 miles

Other

- 12 International Drive
1.5 miles
- 13 Brightline Station (under construction)
10 miles
- 14 Amazon Warehouse
11.2 miles

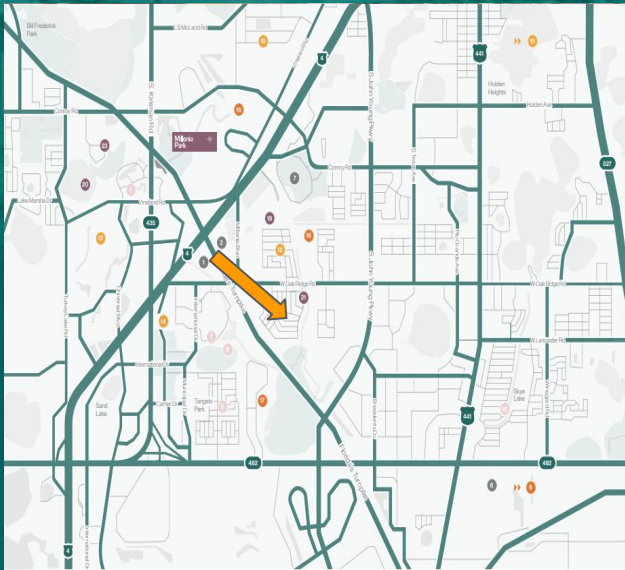
Location



Location Highlights

Its proximity to the airport, local transportation and major shopping centers make the location attractive to Orlando residents.

The project is strategically located in an area that is currently under several transformations, the 43.6 acres was an unused golf course that was acquire by Millenia Partners LLC in January 2018.



Within a 15 minute driving time radius there are more than 8 million square feet of commercial area distributed among major shopping centers, about 50.50 square feet per capita in that area, which indicates the community trade market potential in place when compared to the national average of 25 SqFt/per capita.



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The Unit Mix

Project Summary

Saleable SqFt.	119,629
# Total Units	120
# 2 Beds+Den	83
# 1 Bed +Den	27
# 3 Beds	10

Price Averages

Avg. Price	\$172,500
Avg P/SqFt	\$180
Ave. Rent	\$1,600
Oper. Ratio	35-40%

Unit Composition

Unit Types	# Units	Unit SqFt	Total SqFt
3 Bed	10	1,147	11,470
2 Bed	83	1,023	84,909
1 Bed	<u>27</u>	750	<u>20,250</u>
	120		119,629

Payment Structure

\$10,000 at Reservation
30% at Contract
Another 20% at Groundbreaking
Another 20% at Top Off
Final 30% at Closing & Delivery

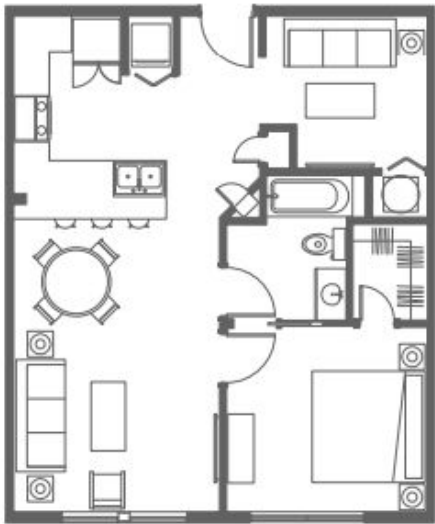


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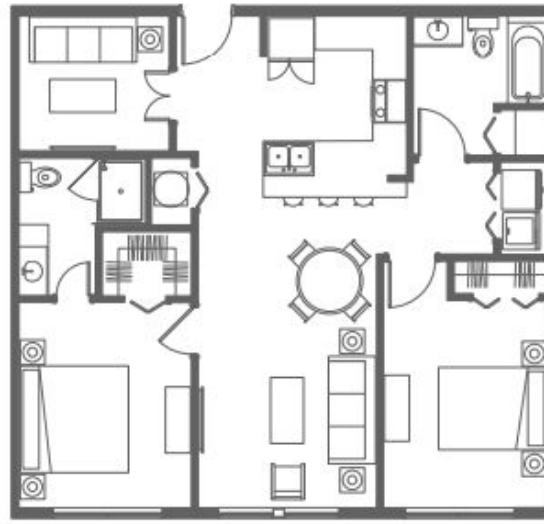
The Floor Plans

UNIT A



1 Bedroom + Den / 1 Bathroom
Total Area 750 sq. ft - 70 sq. meter

UNIT B



2 Bedrooms + Den / 2 Bathrooms
Total Area 1,023 sq. ft - 95 sq. meter

UNIT C

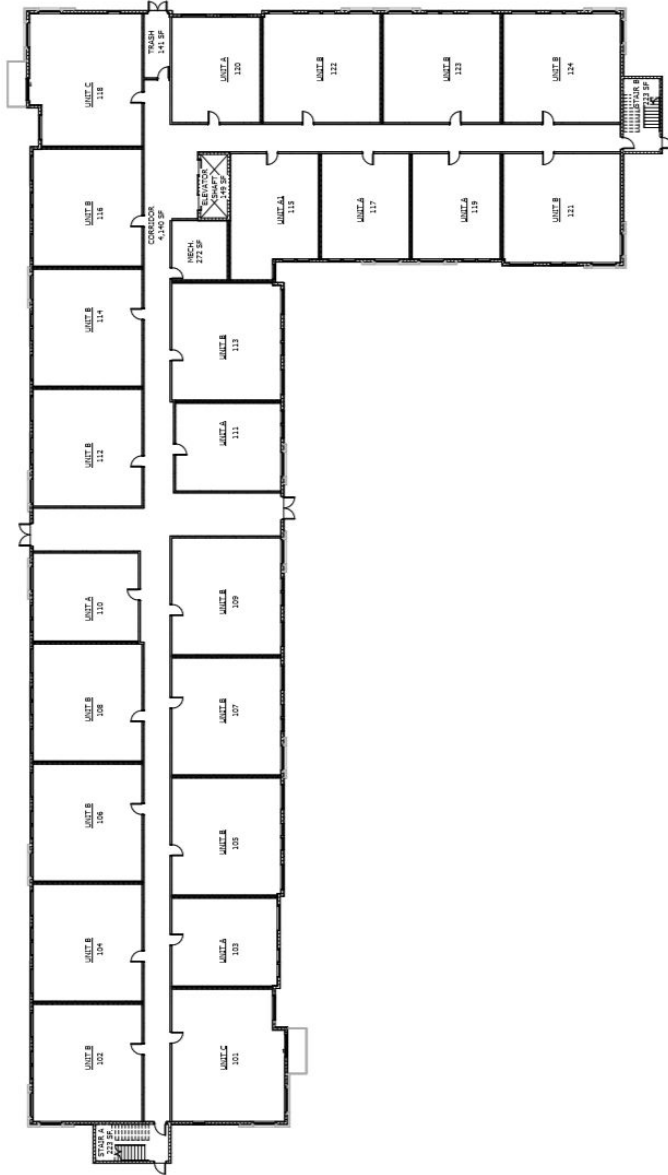


3 Bedrooms / 2 Bathrooms
Total Area 1,147 sq. ft - 106 sq. meter

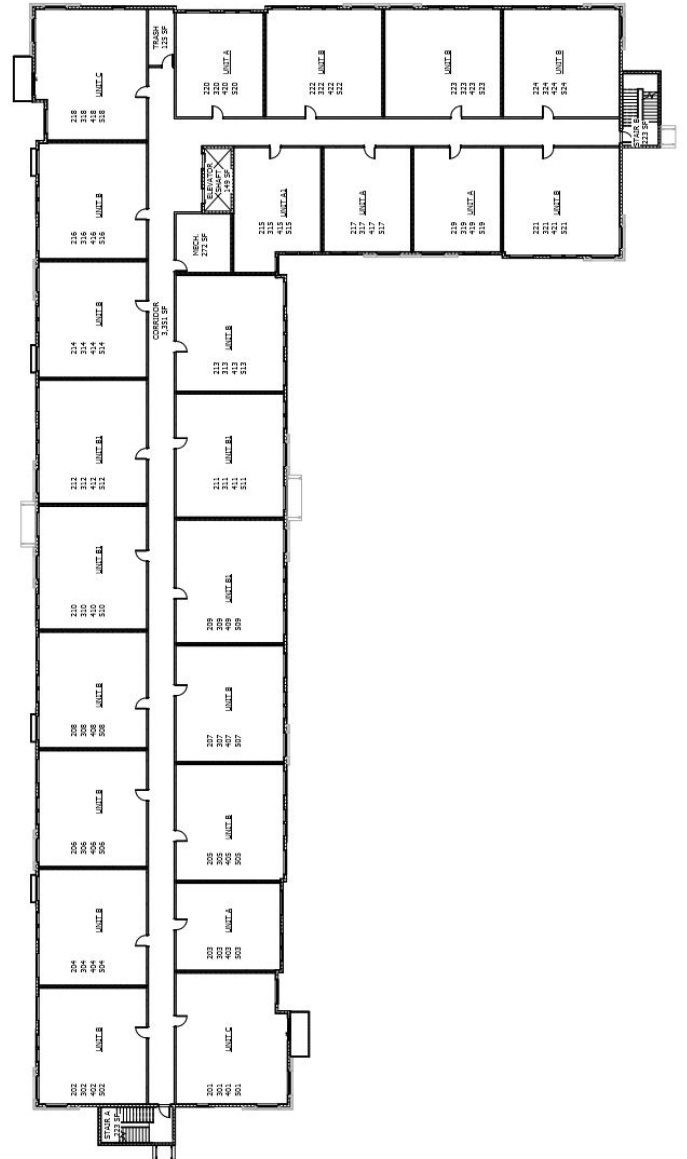
Units Location in Building

North - Back View

1st Floor



2nd to 5th Floor



South - Pool View

The Living Experience



WHERE BIG THINGS HAPPEN

Home is more than just the walls that surround you! Millenia Park is designed for living, both inside and outside. Enjoy well-appointed outdoor spaces, from summer kitchens, grilling stations and dog parks. When you're ready to come in, Millenia Park's communal spaces are designed for work and play. Enjoy gaming and theater rooms, as well as coworking lounges. Because home is where life happens. • Open kitchens with state-of-the-art modern cabinets and natural granite countertop, fully equipped with high-efficiency stainless steel appliances • Spacious walk-in closets in the bedrooms • Bathrooms decorated with exclusive • cabinets and finishes with mirrors and designer accessories • Wooden floors in social areas and carpets in bedrooms • 9-Foot ceiling • In unit washer and dryer

BUILDING COMMON AREAS AMENITIES

- High technology of construction with maximum efficiency
- Enclosed hallways with air conditioning system.
- Security with electronically controlled access and cameras of the latest generation
- CLUB HOUSE that includes an elegantly decorated living room that opens into an exclusive terrace, ideal for any type of occasion.
- Resort Style Pool
- Wooden type floor in common areas
- Large Fitness Center with mixed studio classes, multi-strength, and cardio equipment
- Tennis Court
- Dedicated Bicycle Storage
- Building Trash Chute on each floor
- Elevator
- Lake park running trail
- Kids park
- Dog Park – Pet Friendly Community
- Retail stores and restaurants
- In unit washer and dryer



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SECTION 02



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The Orlando Market

WHY ORLANDO ?

Orlando has never been more popular — and not just with tourists. Orlando leads the nation in job growth for four years in a row. With countless job opportunities, tourist attractions and infrastructure investment, there's never been a better time to make Orlando home.

Named one of the fastest growing cities in the nation, making it an optimal place to call home — and an optimal destination to invest in. While Orlando is known as a prime tourist destination — and rightfully so — the Orlando area is attracting an increasing number of homebuyers and renters looking to settle down. Home values in the Orlando area have been steadily rising thanks to great weather, world-class amusement parks and a strong job sector.



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YOU THINK YOU KNOW ORLANDO

With committed investment in Orlando's infrastructure, including over \$4.2 billion in capital improvements at the nation's 11th largest airport, and upcoming improvements in transit and hyperloop lines, the interest in Orlando continue to rise. Leading companies like Amazon and Lockheed Martin are taking notice, building warehouses and facilities that will create jobs and raise Orlando's profile as a suitable home for big business.

Orlando leads the state and nation in job growth. In January 2017, Orlando held the number one spot as the fastest growing job market in the country with an employment base of at least one million jobs.

According to U.S. Bureau of Labor Statistics (BLS) data, the total non-farm employment as of October 2018 was up fully 60,400 jobs (4.8%) year over-year. The strong job creation is undeniable. Indeed, September-to-September increase was greater still at 67,700 jobs (5.5%), a huge increase by any standard.

The industry leader in on creation is Leisure and Hospitality sector, which added 16,500 jobs net for a huge increase of 6.4%. Construction was next, adding 11,900 net, growth at fully 16.0%, the highest rate of job creation among MSA industry groups for the period.



The Orlando Market

The Professional and Business Services segment was third with 9,000 jobs added net for a 4.0% gain. Employment in Education and Health Services grew by 8,200 jobs. Read an article on Orlando's Job growth [HERE](#) and another one [HERE](#).

Big players are coming to the area and is not only about tourism. Read more about Orlando's Economic activity [HERE](#).

The Central Florida region will have 5.2 million people calling the area home. Read more [HERE](#).

The population of the local MSA grew by some 62,000 persons in 2017

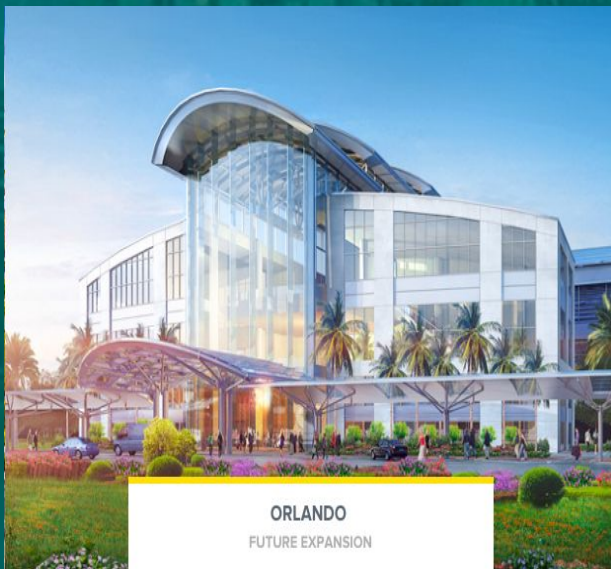
2.5% increase, two-and-a-half times the national rate and the same rate of growth calculated for 2016

Gains of about 77,000 residents (3.0%) currently are projected for both 2018 and 2019.



The Florida Advantage

- Florida is one of the most favorable states to buy properties in the US
- There is No state tax nor income taxes on an inheritance
- Oceanfront properties, an abundance of beaches and excellent year round climate
- Includes two of the fastest growing cities in the US: Miami and Orlando
- It is considered an economic powerhouse.
- New large scale investments: Virgin's Brightline (high-speed train line) & American Dream Miami (US Largest Mall)
- Florida is the capital of Latin America and a key entry market for Europe and Asia.
- It has some of the major ports in the U.S.



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A COMMUNITY BY CENTURY LINK

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SECTION 03



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COMMERCIAL DEVELOPMENT

Rent Market Data

In terms of quality and design, within a five minutes driving time from the Millenia Park Project there are approximately 1,519 existing residential units and an additional 403 under construction distributed among six projects.

The average vacancy rate is 4.61% with an average rent for the one-bedroom units for 1.73\$/SF and 1.54\$/SF for the 2- and 3-bedroom units.



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Rent Comparables Properties

#	Address	Name	Year	Lot	Units	Density	# Vac.	% Vac.	Rent 1b	2&3b
1	5215 Millenia Blvd	Place On Millenia	2007	21.92	371	16.93	7	1.89%	1.61	1.34
2	5451 Millenia Lakes Blvd	Aqua Millenia	2009	8.23	329	39.98	10	3.04%	1.82	1.79
3	4150 Eastgate Dr	Millenia 700 Apt	2012	7.78	297	38.17	18	6.06%	1.75	1.52
4	5100 Millenia Waters Dr	Century Millenia	2015	9.1	252	27.69	18	7.14%	1.79	1.50
5	5312 Millenia Blvd	Aria At Millenia	2017	9.6	270	28.13	17	6.30%	1.66	1.54
6	4206 Eastgate Dr	M2 at Millenia	2019	6.81	403	59.18	(being built)		1.76	1.53



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Rent Top Comparables



1. Place at Millenia



2. Aqua Millenia



3. Millenia 700



4. Century at Millenia



5. Aria at Millenia



6. M2 Millenia



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SECTION 04



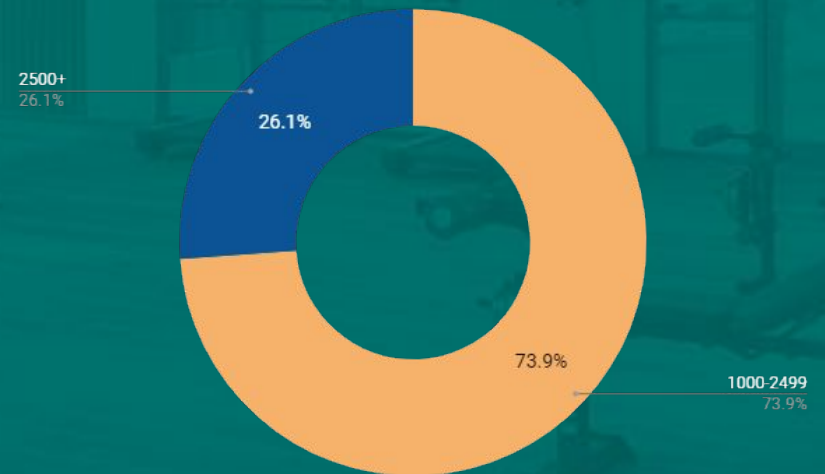
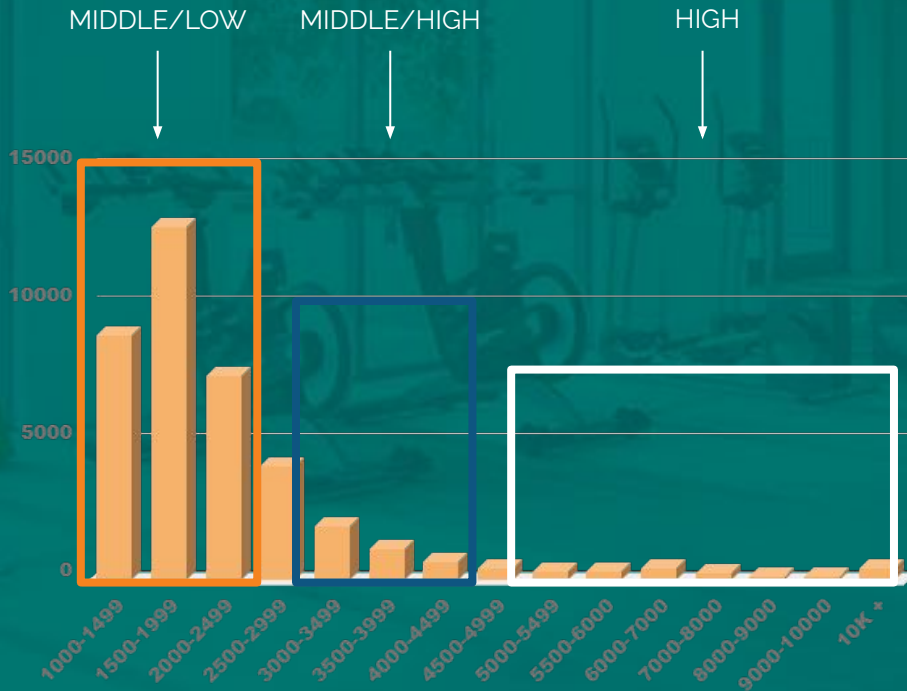
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Investment Detail

This is an ideal property for investors that look for residential properties in the middle market segments with a clear return based on a 5 to 7 years investment term earning a cash on cash of 5% to 7% yearly and a 8% to 12% annualized return upon exiting the investment with a sale to an emotional home buyer.

Rentals 2017 with highest demand are \$1,000 to \$2,500+



Population Segment

<u>CLASS</u>	<u>Income</u>	<u>RENTAL/ Mortgage</u>	<u>POPULATION %</u>	<u>OWNER RATE</u>	<u>RECOMMENDED USE</u>
HIGH	> \$500,000	> \$10,000	2%	81%	Primary/Second Home
MID/ HIGH	\$100,000 - \$499,000	\$2,600 - \$10,000	9%	81%	Primary /Second Home
MIDDLE	\$30,000 - \$99,999	\$1,250 - \$2,500	23%	40%	Investment
MID / LOW	\$15,000 - \$29,999	\$1,000 - \$1,250	22%	30%	Investment
LOW	\$1 - \$14,999	\$1 - \$1,000	44%	50%	Cash Flow

The middle class rents between these ranges and also buys properties

This investment property type targets renters that comprise the majority of the population segment and that make up for the highest demand for rental property, while having the potential to also become future buyers for their primary home.



Investment Highlights

\$160K-\$209K

UNIT PRICE

2022

DELIVERY YEAR

\$225K-\$240K

RE-SALE TARGET BY 2027

6-7%

YEARLY CASH FLOW

45% to 55%

TOTAL NET ROI

9% to 12%

ANNUALIZED RETURN

Expenses Considered

HOA Condo
Property Taxes
Insurance
Management
Rent & Sales Commissions

Concept

Own a stress free investment of brand new middle class residential units! An investment with low maintenance and carrying costs, rented at average market rates with low vacancy and well managed tenants. Keep your property for a 5 to 7 year period after delivery with a healthy cash flow. Eventually sell it to another investor or primary homeowner with local market appreciation for total return.

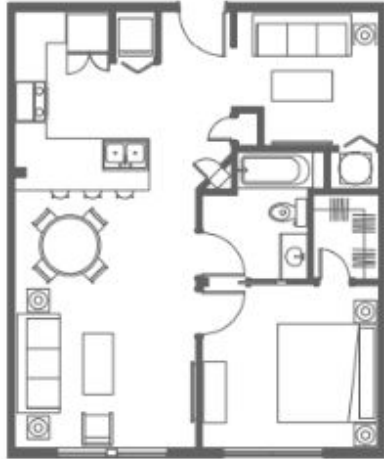


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A COMMUNITY BY CENTURY 21

Investor Projections - 1 Bedroom + Den

INVESTMENT PROPERTY



Millenia Park UNIT A

INVESTMENT AMOUNT

\$163,897.50

CASH ON CASH

5.5% to 6.5%

MONTHLY CASH FLOW

\$769.39

ANNUALIZED ROI

9.5% to 11%
if sold in 5 years

@ 204,077.42 selling price

INVESTMENT SUMMARY

Expenses Percentages



- 7.00 % Management \$ 1.1k
- 13.81 % Association \$ 2.2k
- 4.75 % Rent Com. \$ 774.06
- 14.72 % Taxes/Prop. \$ 2.3k
- 3.07 % Insurance \$ 500.00

Total Value Summary



- Purchase Price: \$ 159,900.00
- Initial Capital: \$ 0.00
- Total Closing Cost: \$ 3,997.50



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Investor Projections - 2 Bedroom + Den

INVESTMENT PROPERTY

Millenia Park UNIT B



INVESTMENT AMOUNT

\$193,622.50

MONTHLY CASH FLOW

\$905.20

CASH ON CASH

5.5% to 6.5%

ANNUALIZED ROI

9.5% to 11%
if sold in 5 years
@ 241,089.59 selling price

INVESTMENT SUMMARY

Expenses Percentages



- 7.00 % Management \$ 1.3k
- 15.98 % Association \$ 3.0k
- 4.75 % Rent Com. \$ 912.28
- 12.59 % Taxes/Prop. \$ 2.4k
- 3.12 % Insurance \$ 600.00

Total Value Summary



- Purchase Price: \$ 188,900.00
- Initial Capital: \$ 0.00
- Total Closing Cost: \$ 4,722.50



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Investor Projections - 3 Bedroom

INVESTMENT PROPERTY



Millenia Park UNIT C

INVESTMENT AMOUNT

\$202,847.50

CASH ON CASH

5.5% to 6.5%

MONTHLY CASH FLOW

\$1,005.33

ANNUALIZED ROI

9.5% to 11%

if sold in 5 years
@ 252,576.12 selling price

INVESTMENT SUMMARY

Expenses Percentages



- 7.00 % Management \$ 1.4k
- 16.42 % Association \$ 3.4k
- 4.75 % Rent Com. \$ 995.22
- 11.15 % Taxes/Prop. \$ 2.3k
- 3.10 % Insurance \$ 650.00

Total Value Summary



- Purchase Price: \$ 197,900.00
- Initial Capital: \$ 0.00
- Total Closing Cost: \$ 4,947.50



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The Execution: An Award Winning Team



Millenia Park
ORLANDO

The Execution Team



Development & Construction Management



Sales and Rentals Brokerage



Property Management Services



Millenia Park®

ORLANDO

The Developer: MIR Development Group

MIR Developments targets investment markets with high opportunities for growth and seeks to generate a competitive edge by creating a high quality product that keeps the end user in mind. The firm aims to invest in unsaturated markets with high indexes of organic growth such as Orlando, Florida to create value. Moreover, MIR Developments is committed to elevating established communities and creating new ones to benefit community environments and investors alike.

Ruben Kaufman has over 40 years of experience in Development in South America and Miami and has been developing in Orlando for the last 5 years. Ruben is the owner of a leading real estate firm in Miami and South America, Master Real Estate. Ruben benefits from two generations of family in construction and a Civil Engineering background to implement the firm's vision.

Isaac Peckel has over 12 years of experience in construction in Miami and has been developing in Orlando for the last 5 years. He comes from a business and contracting background. He aims to innovate in a creative manner to better cater the product to the end user's needs.

Mark Rousso was born in Rochester, New York and moved to Miami in the early 1970s. He attended The University of Miami and graduated with a Bachelor of Science in Computer Science in 1988. Thereafter, he attended the University of Florida College of Law where he earned a Juris Doctorate in 1991. In 1996, Mr. Rousso began developing property throughout Florida and has been involved in numerous projects including residential, commercial and industrial developments. Mr. Rousso has developed over one thousand residential units and over five hundred thousand square feet of commercial and industrial space.



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The Developer: Projects Summary

#	Address	Name	SqFt	Type	# Units	Status
1	2323 McCoy road belle isles 32809	Palm Square	107,475	Residential	107	Completed
2	2121 McCoy road belle isles 32809	Royal Palace	123,802	Residential	120	Completed
3	505 West Sand Lake Road. 32809	Royal Shoppes	31,200	Retail/Office		
4	7803 S Orange Ave. Orlando 32809	Sand Lake Station	37,400	Retail/Office		
5	7803 S Orange Ave. Orlando,32809	Sand Lake Station	261,534	Residential	234	
6	505 West Sand Lake Road. 32809	Mirage	60,708	Residential	60	Under permitting
7	505 West Sand Lake Road. 32809	Palazzo	121,416	Residential	120	Construction
8	5818 PGA blvd, Orlando FL 38239	Millenia Park	1,087,681	Mixed Use	960	Planning

Within the Orange County, MIR Developments has a total of eight developments projects, comprising an approximately of 1.6M of net square foot of residential, commercial and mixed-use projects.



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The Developer Similar Projects: MIR

Palm Square with 107 units, was an acquisition and renovation project of an existing building in poor conditions located in 2323 McCoy road belle isles in 2016. Part of the building structure was renovated, and part was re-constructed. The building is currently 93% occupied with an average monthly rent that varies between 1.20\$/SF and 1.39\$/SF depending on the location within the building modules of the unit. The average sold price in 2016 per square footage was 98\$/SF with an estimated annual return to the property owners from the current cash flows between 9% and 11%.

Royal Palace with 120 residential units, is superior in quality and has more common areas and amenities than Palm Square. It was built from ground up and completed in November 2018. As of to date the building has 75% occupancy with the highest rent rate in the area of 1.79\$/SF for one bedroom and 1.40\$/SF for 2 bedrooms. The average sold price in 2018 per square footage was 160\$/SF to property owners with an estimated return from the current cash flows between 7% and 8%.

Palm Square and Royal Palace are located within 4.5 miles radius from Millenia Park. Other MIR projects like Palazzo, Mirage and SandLake Station Condos will bring to the market area 414 additional residential units and more than 60,000 SF of retail/office spaces with similar standards in terms of quality and design. MIR vision is transforming the neighborhoods were the projects are located, increasing property values.



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MIR Projects Map



MILLENIA PARK



MIR
DEVELOPMENTS



MIRAGE
residences

Palazzo
RESIDENCES



Sandlake Station
Condominiums & Shops



PALM SQUARE



ROYAL PALACE



SANDLAKE ROYAL SHOPPES



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MIR Projects Photos



PALM SQUARE



ROYAL SHOPS



ROYAL PALACE



SANDLAKE STATION SHOPS



SANDLAKE STATION CONDOS



HARBOUR CENTRE AVENTURA

Sales and Rental Team: Avanti Way Realty

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Trajectory

+20K

Transactions

+\$2.8B

Sales Volume

+1,000+

Realtor Sales Force

The Avanti Way



Systems

Our **proprietary technology** platform provides a unique real estate experience. Enjoy tracking and controlling the historical and upcoming showings, transactions and pending tasks with real time data online, making Collaboration with the broker and the agent effective to support the sale of your property .



People

Avanti Way's unique type of Realtor, the Agentpreneur, is trained, supported, and equipped to enhance your entire real estate experience. Trained in the **art of negotiating** and proficient in the use of proprietary data-driven technologies, the Agentpreneur has the ability to obtain the maximum profit to your sale



Record

The business model of Avanti Way and its Agentpreneurs has earned nominations, awards, and recognitions throughout the years and has been featured in the media becoming also one of the **fastest growing** real estate companies in the state

Advanced Data Driven Systems



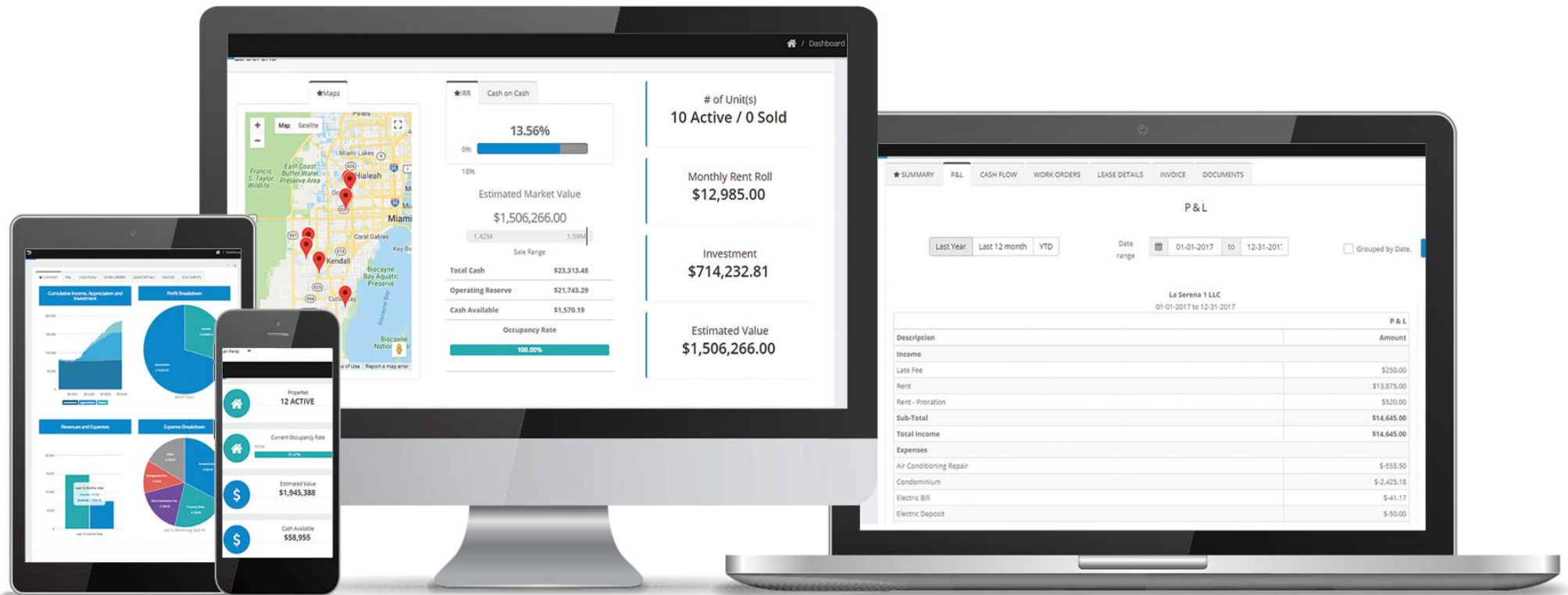
Avanti Way's breakthrough,
all-inclusive proprietary
technology

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Property Management Services: Propfolio Management

propfolio
management





Propfolio: A first of its kind Mobile and Web Asset Management Platform

See the performance of the property or portfolio of properties at any time and anywhere.

Total transparency in the management of the property and financial performance

- Payments and status of tenants
- Payments to contractors, invoices and photos
- Status of work under hire
- Market value and metrics of returns
- Transaction information and financial statements

Trajectory



+\$800M

Assets Under
Management



<5%

Vacancy Rate



+500

Properties Under
Management



<1%

Eviction rate

Record: Group's Awards and Recognitions

**50 Fastest Growing Companies
by South Florida Business
Journal**

Featured in:
South Florida Business Journal

2013



inman

2014

**Up & Comer Awards in
Residential Real Estate**

Panelists at the NYC Inman
Connect Real Estate Conference

Featured in:
Inman News
Agent Caffeine
Lifestyle Magazine

**10 Fastest Growing Companies
by South Florida Business
Journal**

Panelists at the San Francisco
Inman Connect Real Estate
Conference

Featured in:
The Miami Real Estate Show

2015



2016

Real Estate Achievers & Leaders
by Miami Chamber of Commerce

Inman Innovator Awards
Nominee for Most Innovative
Brokerage Nationwide by Inman
News

**3 Fastest Growing Companies
by South Florida Business
Journal**

Panelists at the Miami Connect
on the Road Real Estate
Conference

Record: Group's Awards and Recognitions

Real Estate Achievers & Leaders by
Miami Chamber of Commerce

Inman Innovator Awards Nominee
for Most Innovative Brokerage
Nationwide by Inman News

**3 Fastest Growing Companies by
South Florida Business Journal**

Panelists at the Miami Connect on
the Road Real Estate Conference

2017



2018

Residential Board of Governors - Miami
Association of Realtors
The Largest Realtor Board in the US

Members:

Enrique Teran (2018 - 2019 - 2020)
Julio Guzman (2019 - 2020)
Ines Hegedus-Garcia (2014 - present)

Presidents:

Ines Hegedus-Garcia 2019



Avanti Way Realty expands in
Miami-Dade

Avanti Way acquires Homestead
brokerage, hires new director

Featured in:
The Real Deal

2019



2020



Help Your Agents Be
Entrepreneurs

National Association of Realtors

Featured in:
Realtor Magazine

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