

Experience

Tourman Ltd

Started off my career as a Logistics manager at Tourman Ltd, a tour operator for the Jewish Orthodox traveler. During my 4 years at Tourman, I was promoted to general hotel manager. During the Hotel Manager's tenure, the hotel bookings have had an average growth of 13.5% a year.

Independent real-estate Entrepreneur

Started acquiring properties in Belgium for myself and close family and friends. Used own capital to buy the properties and bank loan for renovations. Refinanced 80% of market value after completion of project. Several examples of capital growth:

1. Chatelet:
 - Purchase Price: 80.000eur
 - Renovations: 170.000Eur
 - Total Cost: 250.000Eur
 - Expert's Value: 380.000Eur
2. Gosselies:
 - Purchase: 150.000eur
 - Renovations: 130.000eur
 - Total Cost: 280.000Eur
 - Expert's Value: 435.000Eur
3. Jumet:
 - Purchase: 235.000eur
 - Renovation: 255.000eur
 - Total costs: 490.000eur
 - Expert's Value: 750.000eur
4. Tournai:
 - Purchase: 225.000eur
 - Renovation: 265.000eur
 - Total costs: 490.000eur
 - Expert's Value: 650.000eur

5. Hornu:

Purchase: 155.000eur
Renovation: 450.000eur
Total costs: 605.000eur
Expert's Value: 950.000eur

6. Marche en Famenne:

Purchase: 435.000eur
Renovation: 1.655.000eur
Total costs: 2.090.000eur
Expert's Value: 3.200.000eur

Currently in portfolio 13 apartment buildings of various sizes, all rented out.



Renobelg gvc

In 2009 opened a development company called Renobelg, a constructing company for my growing real estate business. Using my own renovation company, gives me a better handle on the renovating process and evaluating new potential projects thus minimizing unnecessary expenses and maximizing profit.

This later was closed and we opened a development company that is owned and managed by Excelion's CPO Eli Gruzman. Company is called Renoglobal Bvba.



Nadlan Portal Bvba

Building on the success in my private real estate portfolio, I took on a partner and started on bigger real estate projects in Belgium.

- I. Vielsalm: Purchased property in 2013, created 8 unit divisions, renovated and sold in 2014

- II. Hotton: Purchased property in 2013 created unit 8 divisions, renovated and sold 7 out of the 8 units
- III. Daussois: created unit divisions, renovated and sold all 6 units
- IV. Malmedy: Purchased in 2015 and created 10 units, renovated and sold all 10 units.

DSG Immo

Opportunities have risen in France and my partner and I decided to invest in there as well. DSG Immo became our Nadlan Portal for the French market.

- I. Lohr: 2014: After renovations, we sold all 11 units
- II. Sarrebourg: 2013: bought a property , converted into 5 units and sold all of them
- III. Sedan: 2013: Bought an 18room hotel, transformed into 6 flats and sold
- IV. Longwy: 2014 After renovations, we sold all units.



Renoglobal Bvba

To help us facilitate the various projects we conduct in Europe and to use our own resources in the Belgian market, we have created Renoglobal. Over the last few years, Renoglobal has renovated and sold several residential units in several locations in Belgium:

1. rue du commerce 37, montignies sur Sambre, Belgium:

Purchase Price	137,650 €
Costs renovation	322,350 €
Total project costs	460,000 €
Total value	600,000 €

2. Rue de lodelinsart 270, Montignies Sur sambre:

Purchase Price	397,100 €
Costs renovation	167,900 €
Total project costs	565,000 €
Total Value	700,000 €

3. chausse de ransart 50-52, Gilly:

Purchase Price	92,300 €
Costs renovation	120,500 €
Total project costs	212,800 €
Total Value	297,000 €

4. Place de l'hotel de ville, Chatelet:

Purchase Price	177,100 €
Costs renovation	260,000 €
Total project costs	437,100 €
Total Value	550,000 €

5. Gasstraat 98, Antwerpen:

Purchase Price	595,000 €
Costs renovation	204,670 €
Total project costs	799,670 €

6. Lange kongostraat 76-78, Antwerpen:

Purchase Price	950,000 €
Costs renovation	225,446 €
Total project costs	1,175,446 €

7. Zandstraat 87-89, Turnhout:

Purchase Price	1,185,000 €
Costs renovation	368,834 €
Total project costs	1,553,834 €
Total Value	1,980,000 €

BDS Portal

The main reason for this company is for the project we are currently doing in Andorra. We are transforming a 4000 sq. m. office building into luxury condominiums, as well as commercial space in the center of Andorra.

Project of 12million Euros Turnover

Renovation completed , currently in sales.



TCI Hotels GmbH,

a 67 apart-hotel in the Austrian Alps and are starting the renovations after the winter season of 2017.

Project of 15million euros Turnover

Waiting for permits. Expected construction late 2022.



ST MARTIN gmbh,

a 56 apart-hotel in the Austrian Alps under construction with completion for winter season of 2017.

project of 9million euros turnover.

75% of development achieved. Delivery expected early 2023.



Goutroux Holding bvba

a Greenland development of 180units in Charleroi, Belgium, permits approved, construction will start in January 2018

project size : 33million euros.

last stage of construction phase 1 : 40houses. Delivery expectation early 2023.



Excelion ag,

A development of 48 apartments in the charming alpine resort Leukerbad

Project size: 12million CHF.

Delivery expected Q4 2022



Upcoming Projects

1. Bulgaria: 33units aparthotel, renovating and keep in portfolio.
Pre agreement signed March 2022. Completion expected mid 2023.
2. Switzerland: 40units renovating and keep in portfolio
Pre agreement signed March 2022. Permits expected late 2023 ,
Development end expected mid 2025.
3. Greece: Development of 4 old apart hotels into 4* hotels with 256 units

