



BMC  
Investments

FROM THE HEART OF FLORIDA,  
EXCEPTIONAL DEALS MADE FOR YOU

# INTRODUCTION

Set on approximately 10 acres in a high-growth corridor of Southwest Florida, this development offers a premium collection of private, single-family residences.

As one of the region's most rapidly expanding markets- consistently ranked among the fastest-growing in the U.S. as the area continues to attract a steady influx of new residents, driving sustained demand for high-quality, hurricane-resilient housing.

our mission is to translate this regional momentum into tangible value for both homeowners and investors. We provide a strategic entry point to capitalize on resilient market trends through capital appreciation and long-term rental yields, all supported by a professionally managed, end-to-end development process.



# PROJECT OVERVIEW



We will Develop And you will enjoy the entrepreneurial profit and/or the ongoing income of the place

- ⇒ A TRANSACTION MANAGED AND ACCOMPANIED BY OUR COMPANY FROM A TO Z
- ⇒ LEGAL SUPPORT AND METICULOUS PLANNING AND ARCHITECTURE BY AN ARCHITECTURAL FIRM
- ⇒ SECURITY FOR INVESTOR FUNDS
- ⇒ THE CONSTRUCTION COST OF EACH HOUSE IS APPROXIMATELY \$245,000.
- ⇒ A TRANSACTION THAT ENDS APPROXIMATELY 12 MONTHS FROM THE TIME OF PURCHASE
- ⇒ EXPECTED START OF CONSTRUCTION - 6 MONTHS FROM THE DATE OF PURCHASE OF THE LOTS

## Each House Include

Parking



BathRooms 3



BDR 3 / 4



# OUR BENEFITS:

-Comprehensive Project Management: We provide end-to-end oversight, managing every phase of site acquisition through final delivery.

-Competitive Build Costs: Estimated construction cost per home is \$245,000, aligning with 2025 mid-range build averages in Florida.

-Professional Expertise: All architectural planning is executed by a licensed firm, ensuring full compliance with Florida's latest building and hurricane codes.

-Efficient Delivery: Projected completion is approximately 12 months from the date of purchase, matching the standard 2025 timeline for Florida residential construction.

-Investor Security: Structured safeguards are in place to ensure the rigorous security of all investor funds throughout the project lifecycle.



# EXIT / VALUE OF BUILT PROPERTY

## WHAT AM I INVESTING, WHAT ARE THE EXPECTED PROFITS AND WHEN?

AN INVESTMENT OF ONLY  
\$100,000 FOR A SINGLE HOUSE

With the start of construction  
+\$35,000

Loan for continued construction by the  
company  
+\$145,000

Will be distributed according to the progress of  
construction to complete it

Expected total profit  
+\$40,000

Which will be divided 35% to the investor and 65% to the company  
- approximately 14% return on the investment amount

Upon signing the investment agreement  
+\$25,000

Purchasing the land and paying the architect

in submitting permits  
+\$40,000

Payment for building permits and payment to  
suppliers for the start of construction



# WHAT AM I INVESTING, WHAT ARE THE EXPECTED PROFITS AND WHEN?

AN INVESTMENT OF ONLY  
\$100,000



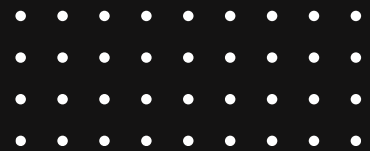
AND WHAT DO I GET FOR THEM?

About +\$56,000

After approximately 36 months in  
Four construction Cycles

About +\$14,000

Return on investment of  
approximately 12 months per  
cycle



# GENERAL TRANSACTION DATA

Average value of similar properties in the area that have been sold

\$350,000

Selling at \$300,000 gross per property

According to our cautious approach

Total investment forecast

\$245,000

Expected profit less selling expenses

\$40,000

Expected profit for the investor according to the prudent approach

\$14,000

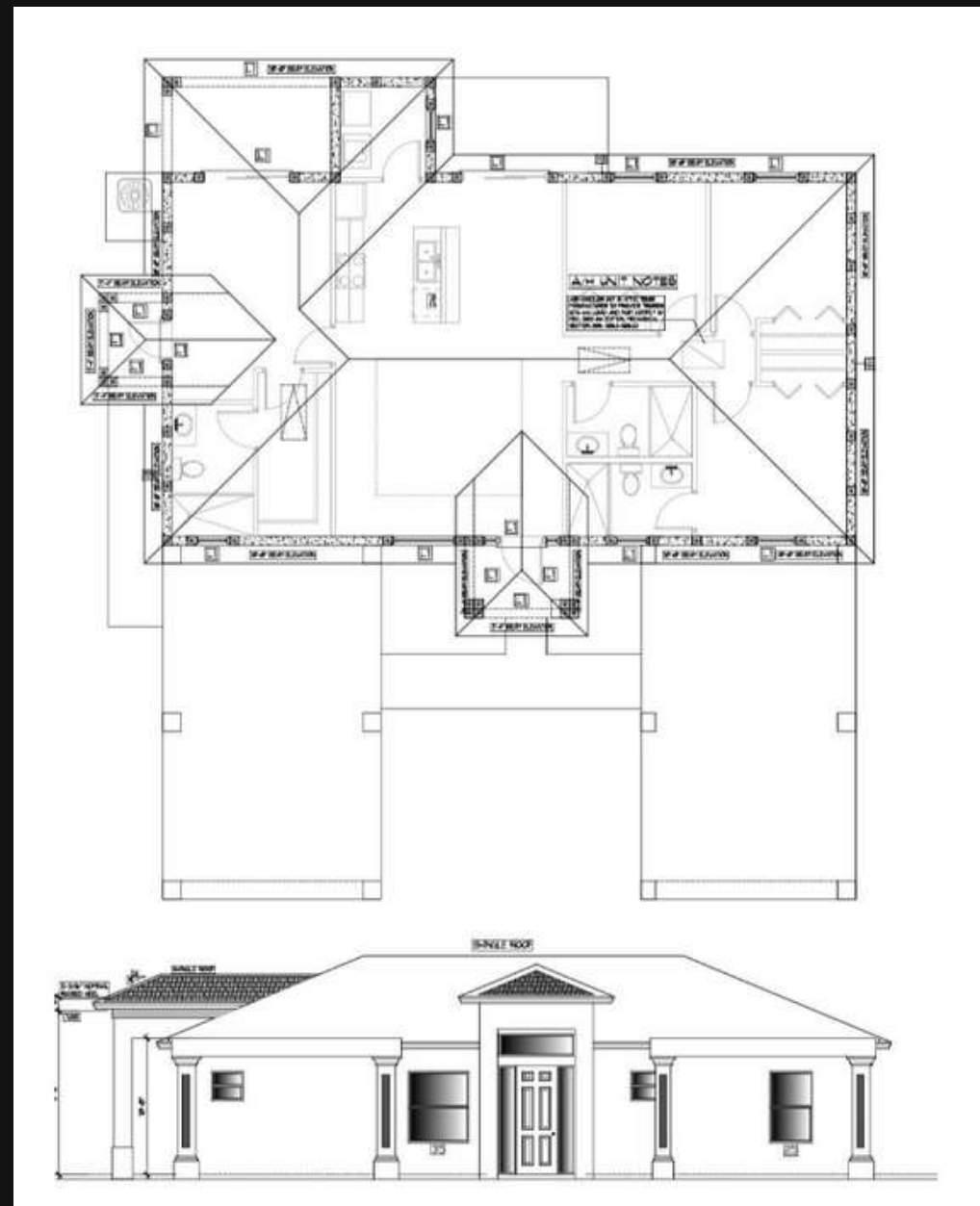
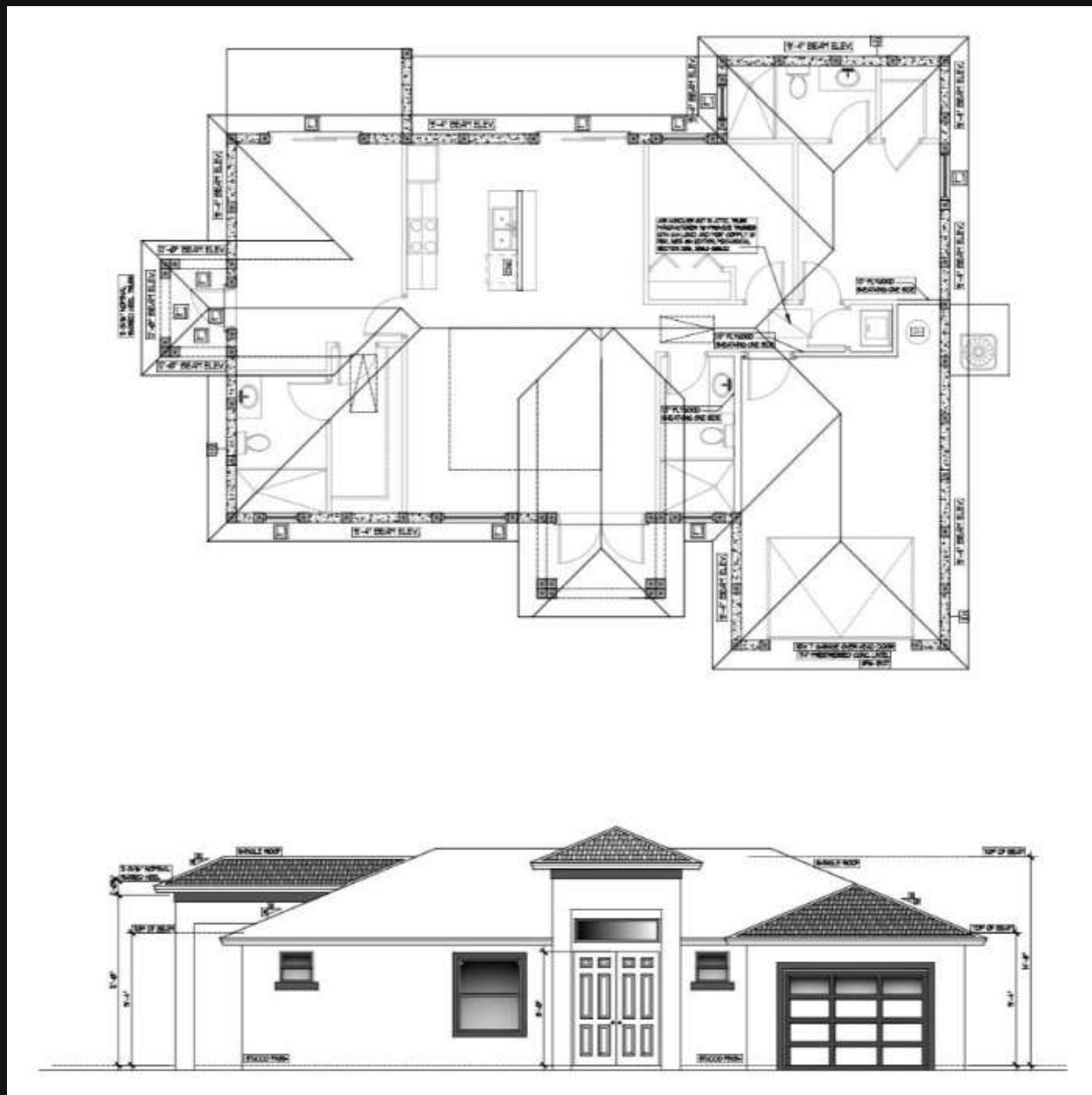
Expected profit based on current average property value in the area

\$30,000



# OUR MODELS

What sets our models apart are spacious homes, precisely tailored to the needs of the market: each home has a luxurious master suite, a huge yard on an acre of land, private parking or a closed parking garage, preparation for a storage room, and a wealth of other details carefully designed for maximum comfort



# \$100,000 - INVESTMENT AMOUNT STARTING FROM

.We, the project's developers, are also investing our energy, experience and money, just like the investors  
A developing area in Florida, USA, that attracts a large population in a country that is currently doing much to promote the well-being of its residents



Investment protection  
By establishing a private company to hold the land and assets



Holding in the company's shares  
of the company's shares will be allocated to investors and which 15% reflect a profitability of 35%



Scope of Purchase  
In each round, the company will purchase 10 lots



Legal support  
and depositing funds in legal trust with the title company



Completion of financing  
From leading financial entities to provide loans to complete the equity to support the transaction



months 36  
to return on  
investment

+ Approximately 56%  
Expected entrepreneurial profit



# WE ALSO OFFERING READY-TO-MOVE-IN HOMES

Invest with us to acquire finished, ready-to-rent homes designed to generate immediate and stable monthly income

## :Key Features

Immediate Rental Potential: Carefully selected properties with high demand in the market

Strong Returns: Projected gross rental yield of approximately 10%

Hassle-Free Ownership: Ideal for investors seeking a property that generates returns from day one, without the operational burden

## :Comprehensive Management Services

We offer optional, end-to-end property management services to ensure seamless

operation, including

Tenant acquisition and care

Ongoing maintenance and repairs

Professional, reliable support throughout your ownership



ABOUT US  
THE TEAM

REAL ESTATE DEVELOPER  
MOSHIKO MALKA ADV  
REAL ESTATE DEVELOPER  
OWNER OF THE LAW FIRM MALKA &  
CO. ATTORNEYS (ISRAEL)  
CURRENTLY A DEVELOPER AND  
BUILDER MAINLY ABROAD  
SPECIALIZES IN LUXURY RESIDENCES  
AND HIGH-RISE CONSTRUCTION  
FM CONSULTANT ON THE REAL ESTATE  
PROGRAM ON RADIO 102  
WRITES OPINION COLUMNS IN  
VARIOUS NEWSPAPERS IN THE FIELD  
OF REAL ESTATE



# LET'S TALK

Ready to join the opportunity? Contact us



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Location  
FLORIDA, USA

**BHMC**  
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