



Sam Ventura
President

Galit Rozen
Vice President

Alon Ventura, CCIM
Director

Ofir Ventura, ESQ.
In House Counsel

Haim Rozen
Construction Coordinator

Marianne Ventura
Asset Manager

Ron Ventura
Director IT & Marketing

Our Mission:

To use our knowledge, expertise and greatest standards of ethics to earn the highest return for our investors in commercial real estate in acquisitions, development and finance.

Ventura Enterprises' market success results from the strength of its management team.

With more than four decades of experience in real estate investing, Sam Ventura, president & CEO, has averaged an annual return of 30% to 100% for his investors. At the helm of Ventura Enterprises, he has guided the company through strategic growth, prepared it to adapt to changing economic condition and trained the next generation for leadership.

An integral member of the Ventura Enterprises' management team, Galit Rozen, vice president, is a sales and acquisitions specialist with more than \$600 million in commercial real estate transactions, including expertise in multi-family, retail, industrial and office income properties.



COMPANY OVERVIEW

Ventura Enterprises is a Las Vegas-based investment and development firm founded in 1990. Its principals have more than 70 combined years of experience in all facets of commercial real estate. **To date, Ventura Enterprises, and/or, through its subsidiary RE/MAX Commercial Professional, has been involved in the acquisition, leasing, management and disposition of commercial real estate valued at \$900 million. Over the previous five years, under the leadership of its President and CEO, Sam Ventura, Ventura Enterprises has seen steady growth of +/- 30% a year.**

Because of its longevity, diversified executive-level expertise, portfolio management and market experience, Ventura Enterprises is distinctively qualified to capitalize on the current downturn in the commercial real estate market. By identifying, acquiring, managing and eventually selling a portfolio of commercial real estate assets, the company is poised to deliver a significant return on investment for its investment partners.

While Ventura's real estate investment experience is broad-based, the company, over the last three years, has focused on the multi-family market in Las Vegas participating in the acquisition and disposition of property valued at more than \$400 million. Going forward, Ventura's primary focus will be on placing investors' funds in areas of growth and upside in the Las Vegas multi-family, senior housing and student housing sector.

MANAGEMENT

Ventura Enterprises' management is experienced, forward thinking, trend setting and successful. Since the 1980's, its president and CEO, Sam Ventura has demonstrated his ability to lead the market, implementing strategies that benefit from whatever economic conditions exist at the time. The accomplishments of Ventura's management team reflect this ability to combine investment savvy with an 'old school' work ethic.



DIRECTORS



SAM VENTURA

President/CEO

With more than four decades of experience in real estate investing, Sam Ventura has averaged an annual return of 30% to 100% for his investors. **Past performance includes raising more than \$300 million in capital including \$100 million in the last three years, and successfully investing over \$600 million in commercial real estate and land.** He has been a licensed general contractor since 1976 and is also an owner of RE/MAX Commercial Professionals.

Sharpening his entrepreneurial skills early in his career, Ventura demonstrated the ability to establish and grow businesses. In 1979 he founded a cabinet manufacturing and distribution company, which became the largest kitchen and bathroom cabinet builder for consumers and distributors in the state of California.

Throughout the late 1980s and early 1990s, Ventura launched and operated Benron Developers & Investment Co., which developed mixed-use, commercial and industrial projects. He also became owner, developer, operator and manager of the first in a group of mini storage facilities in Southern Nevada with over 3000 units.

As president of Ventura Enterprises, he has both guided the company through strategic growth and prepared the next generation for leadership.

Present Positions

- ❖ President, Ventura Enterprises Investment & Development, Inc.
- ❖ Licensed General Contractor.
- ❖ Co- Owner, RE/MAX Commercial Professionals, Inc. a Las Vegas based commercial real estate company that was established in 2000.
- ❖ Owner, developer and manager of self-storage buildings consisting of over 3000 units
- ❖ Owner, developer and manager of Multi– Tenant retail, Multi-Family, industrial and office buildings.



GALIT ROZEN

Vice President

An integral member of the Ventura Enterprises' management team, **Galit Rozen is a sales and acquisitions specialist with more than \$600 million in commercial real estate transactions, including expertise in multi-family, retail, industrial and office income properties.** As broker/owner of RE/MAX Commercial Professionals, she oversees a team of agents and brokers and is responsible for marketing activities. She has been a licensed real estate broker since 1997. Rozen brings to Ventura Enterprises a proven ability to recognize and capitalize on market trends for purposes of market research, strategic planning and pricing as well as marketing and promotions.



ALON VENTURA, CCIM

Director

An active participant in all aspects of Ventura Enterprises, Alon Ventura is a company director and a broker/owner of RE/MAX Commercial Professionals. **He has a Certified Commercial Investment Manager (CCIM) designation.** He has been involved in over \$600 million in commercial real estate transactions, including sales of multi-family, retail, industrial and office income properties. He is considered a decisive team leader with extensive experience in commercial sales and leasing. At present he is responsible for leasing and managing retail, office, and industrial space totaling over 300,000 square feet.



OFIR VENTURA, ESQ.

In House General Counsel

Ofir Ventura is a Nevada licensed Attorney and has been practicing law for nearly 6 years. Ofir also has a Bachelors Degree in Finance. His past experience consists of working for a real estate developer in converting two large apartment complexes into condominiums. Ofir also has extensive experience in dealing with real estate land use zoning approvals, financing and purchase agreements. In the past few years he has experienced real estate development from the early stages of obtaining financing, until the final stage of disposition. His knowledge and experience also covers various aspects of real estate acquisitions.



SUPPORT TEAM

HAIM ROZEN

Construction Coordinator

Haim Rozen serves as director and development coordinator of Ventura Enterprises as well as being a licensed general contractor. He has overseen the construction of more than 2,000 self-storage units, 100,000 square feet of office, 40,000 square feet of industrial, and the renovation of hundred's of multi-family units. He is proud of a track record of delivering projects on budget.

MARIANNE VENTURA

Asset Manager

Marianne Ventura is asset manager of the firm's Multi-Family portfolio. Her expertise includes analytics and marketing for two fortune 500 companies and she currently manages and markets over 1,200 Multi-Family units.

RON VENTURA

Director of IT and Marketing

Ron Ventura handles all marketing and technology issues for Ventura Enterprises and RE/MAX Commercial Professionals. He is a licensed broker-salesman with RE/MAX Commercial Professionals. A leasing specialist, he oversees the leasing of more than 300,000 square feet of commercial space.



VENTURA

ENTERPRISES

Investment & Development Inc.



MULTI-FAMILY PROJECTS



Ventura Enterprises

Multi-Family Projects

Overview

❖ *Grandview & Sunwood Apartments*

Ventura Enterprises purchased the 20-acre, 450-unit Grand View and 10-acre, 258-unit Sunwood Apartments in 2005 for \$34 million. Sam Ventura's efforts resulted in the land being re-zoned for 3000 apartments and 500,000 square-foot commercial mixed-use. Market value as of fourth quarter, 2008 was \$300 million.

❖ *The Meadows*

Ventura Enterprises purchased The Meadows apartment complex in 2006 for \$20 million, completing the 256-unit condominium conversion by 2007. Condominiums have been sold individually for a total of \$35 million with an additional \$2 million renovation expenditure resulting in a current \$13 million profit. Ventura has held the property for 18 months.

❖ *Cambridge Tower Apartments*

Ventura Enterprises purchased the 210-unit Cambridge Tower Apartments in 2007 for \$21 million. The property is currently owned and managed by Ventura. The company is currently moving forward with approvals for senior housing and an additional two towers, which would add an +/- 300 units. Property value after new entitlements is \$36 million.

❖ *Town Terrace Apartments*

Ventura Enterprises purchased the Town Terrace Apartments in 2007 for \$5 million. The 50-unit high end apartment complex has been re-zoned as condominiums the value of which is \$9.5 million if sold with entitlements. Currently, Ventura owns and manages the property.



❖ *Blue Harbor*

Ventura Enterprises purchased the 8.5 acre, 399 -unit apartment complex in 2006 with a vision of the property being sold for land value to the Las Vegas Convention & Visitor Authority, the purchase price was \$35 million. In 2008, Ventura demolished the property, sold the land to the LVCVA for \$50 million resulting in a profit of \$15 million in 14 months

Additional Projects

❖ *Self-Storage*

In 1990 Ventura Enterprises purchased a self storage facility on 5 acres for \$4.5 million. By 1994 the land had been sold the property to Stations Casino for \$7.75 million.

In 1995 Ventura constructed 1500-self storage units as well as a RV and boat parking facility. The business is currently owned and operated by Ventura Enterprises and is valued at \$11.5 million

Expanding the Self-Storage business, in 2001, Ventura Enterprises purchased seven acres with 105,000 square feet of self storage and commercial space. A 2006 expansion added an additional 75,000 square feet of boat and RV facilities as well as 1300 storage units. Currently owned and operated by Ventura Enterprises the property is valued at \$12 million.