



**THE SOUTH FLORIDA CONDOMINIUM MARKET IS A DISASTER...
AND MANHATTAN IS CLOSE BEHIND**

SOUTH FLORIDA AND NEW YORK'S CONDOMINIUM IMPLOSION FACTS

The Builder/Developers are once again drowning and we're once again back in the market doing our homework and making Bulk Purchase, deep discount Offers.

WE INVITE YOU TO JOIN US. WE'RE LOOKING FOR INVESTOR/PARTNERS!

We're so sure that the market is now "Ours" that we're offering Cumulative Annual Priority Returns plus 100% of Investment Capital repaid, before we split profits 50% - 50%.

We're so sure that the market is OURS, that Cumulative Annual Priority Returns up to 12% are available.

When we speak about "UNSOLD INVENTORY," we're speaking about reality! About right now! About how long a developer can hold on and not sell, not rent, just keep paying.

These Condominium Apartments are not for you to live in. These are apartments for us to buy from Builder/Developers at a "DEEP DISCOUNT" of 45% TO 55% from their current sales price and resell without any interference from the original mortgage lender, for a significantly cheaper price than any competition.

That's the whole Deal! No special secrets! Just Bulk Purchasing for Deep Discounts, combined with our forty-one years of expertise and experience in the condominium market.

We're so comfortable that the market is ours, that if you don't make an average annual Return on Investment that exceeds 35%, Guterman Partners is not making enough money to continue. It's that simple. You make the money or we "suffer".

SOUTH FLORIDA'S CONDOMINIUM IMPLOSION FACTS

Market reports of oversaturation and stagnant sales provide great opportunities for experienced, sophisticated investors.

Miami Beach “Middle Class” Condominium average sales velocity: 34.8 months

Miami Beach “Luxury” Condominium average sales velocity: 20.7 months

Sunny Isles Beach “Middle Class” Condominium average sales velocity: 33.4 months

Sunny Isles Beach “Luxury” Condominium average sales velocity: 60.4 months

Bal Harbor “Middle Class” Condominium average sales velocity: 25.1 months

Bal Harbor “Luxury” Condominium average sales velocity: 34.8 months

Broward County “Middle Class” Condominium average sales velocity: 6.1 months

Broward County “Luxury” Condominium average sales velocity: 20.0 months

Aventura “Middle Class” Condominium average sales velocity: 18.9 months

Aventura “Luxury” Condominium average sales velocity: 48.2 months

We buy in “Bulk” at deep discounts, from Condominium developers who need to sell their Condominium inventory NOW!

They can't lower their prices one Condominium apartment at a time, because the Banks' general lending restrictions on lowering prices stops it all.

This causes the Developer to be forced to keep holding on and paying every month or selling them all at a “bulk sale” discount.

We are the “go-to” experts in the condominium business. We have been developing, converting, buying and selling Condominium apartments since 1978....41 years.

FACT: We have converted or bought and sold more Condominium apartments than anyone else in America AND.... we have successfully converted 100% of each and every property we have EVER FILED for conversion.

Look us up, check us out, verify our conversions and get comfortable. Then contact us and we will walk you through the easy process to invest with us.



NEW YORK'S CONDOMINIUM IMPLOSION FACTS

Now New York. The swelling inventories and decreasing demand are seeing sales prices fall, so we anticipate buying at even lower process right now.

In the third quarter of 2018, the median sale price of new developments in Manhattan dropped by twenty-three (23% **-23%, -23%, -23%**) percent. The desperation is developing. The Builder/Developers know they have to get out. We're there! We have the money, the knowledge and the experience to make the deals and make the money!

Guterman Real Estate Partners-47, LLC., www.thefund-47.com

Manhattan has over 12,300 unsold condos that have either been built, are under construction, or planned, according to Miller Samuel, the internationally respected consulting firm.

Even discounts are increasing. Now up from 2.5% a few months or two ago, to 5% right now. As of the end of 2018, the velocity of Condominium sales is moving up like a rocket!

Here are some current "Fast Facts"

1. **East Side of Manhattan - \$3m - \$4.99m**
An average Condominium sales velocity of 13.6 months
2. **West Side of Manhattan - \$3m - \$4.99m**
An average Condominium sales velocity of 13.6 months
3. **East Side of Manhattan - \$5m - \$9.99m**
An average Condominium sales velocity of 14.9 months
4. **West Side of Manhattan - \$5m - \$9.99m**
An average Condominium sales velocity of 8.9 months

Guterman Real Estate Partners-47, LLC., www.thefund-47.com



Monticello Building, Dallas, TX



Parc Vendome, Manhattan, NY



Glen Oaks Village, Glen Oaks, NY



Harrison Park, East Orange, NJ



Cryder Point, Beechurst, NY



International Building, Ft. Lauderdale, FL



Everything my partners and I have learned and experienced during our now forty-one (41) years as developers of condominium apartments and converters of rental apartments to both cooperative and condominium ownership, has arrived “now” in South Florida and is currently arriving “now” in New York with heretofore unprecedented speed.

Guterman Real Estate Partners-47, LLC (“Fund-47”) is now negotiating to purchase large groups of “Unsold Condominium Apartments” from the original Developer/Sponsors, for a forty-five to fifty-five (45% - 55%) percent discount from the Sponsor’s original retail pricing.

We finance each bulk purchase of unsold condominium apartments with a mortgage loan of about seventy-five (75%) percent of our fifty (50%) percent discounted price. This means we invest equity of about twenty-five (25%) percent of the discounted purchase price or twelve and one half (12.5%) percent of the original retail sales price.

Now the money! We sell each individual Condominium Apartment for a “bargain price,” to the Retail User/Buyer. That bargain price may be as much as twenty-five (25%) percent less than the retail sales price offered by the Developer/Sponsor. The Retail Buyer saves a “bundle” on the purchase and we at least double our cash equity, within about twelve months or less.

Bulk purchasing at significant discounts from 45% – 55% off the retail market price AND reselling those same Condominium apartments at discounts of about twenty-five (25%) percent off the retail market price, is the fastest and most profitable way to sell Condominium Apartments.

WE INVITE YOU TO JOIN US

Guterman Real Estate Partners-47, LLC. www.thefund-47.com

DISCLOSURE

This presentation is for informational purposes only and is not intended for any other use. This presentation is not an offering memorandum or prospectus and should not be treated as offering material of any sort. The information contained in this presentation shall not constitute an offer to sell or the solicitation of an offer to buy securities. This presentation is intended to be of general interest only and does not constitute or set forth professional opinions or advice. The information in this document is speculative and may or may not be accurate. Actual information and results may differ materially from those stated in this document.

Guterman Partners makes no representations or warranties which respect to the accuracy of the whole or any part of this Guterman Partners presentation and disclaims all such representations and warranties. Neither Guterman Partners nor its principals, employees, or agents shall be liable to any user of this document or to any other person or entity for the truthfulness or accuracy of information contained in this presentation or for any errors or omissions in its content, regardless of the cause of such inaccuracy, error, or omission. Furthermore, Guterman Partners, its principals, employees, or agents accept no liability and disclaim all responsibility for the consequences of any user of this document or anyone else acting, or refraining to act, in reliance on the information contained in this document or for any decision based on it, or for any actual, consequential, special, incidental, or punitive damages to any person or entity for any matter relating to this document even if advised of the possibility of such damages. Any and all projections that may be contained this document have been estimated based on unknown variables which may or may not occur in the future.

This presentation contains forward-looking statements within the meaning of the federal securities laws. Forward-looking statements express Guterman Partners expectations or predictions of future events or results. They are not guarantees and are subject to many risks and uncertainties. There are a number of factors beyond Guterman Partners control that could cause actual events or results to be significantly different from those described in the forward-looking statements. Any or all of the forward-looking statements in this document or in any other statements Guterman Partners makes may turn out to be wrong. Except as required by applicable law, Guterman Partners does not intend to publicly update or revise any forward-looking statements, whether as a result of new information, future developments or otherwise. In light of the significant uncertainties inherent in the forward-looking statements made in this document, the inclusion of this information should not be regarded as a representation by Guterman Partners or any other person that its objectives, future results, levels of activity, performance or plans will be achieved.

WHY GUTERMAN PARTNERS? BECAUSE "EXPERIENCE IS EVERYTHING"