

The logo consists of the letters 'H' and 'R' in a large, bold, serif font. The 'H' and 'R' are connected at the top, with the 'H' having a slightly larger, more prominent top bar. The letters are dark brown or black.

HUMBERTO RAMIREZ

DEVELOPERS, LLC

April 2024

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The Interests described herein, when and if offered, will not be registered under the Securities Act of 1933, as amended (the "1933 Act") or any state or foreign securities laws, and the Interests will be offered and sold only to persons that are "accredited investors" (as defined in Regulation D under the 1933 Act) and "qualified purchasers" (as defined in the Investment Company Act of 1940, as amended (the "Investment Company Act"). The Interests may be subject to certain restrictions on transferability and resale contained in the Project documents. The Interests have not been approved or disapproved by the Securities and Exchange Commission or any other state or foreign securities regulator. It is anticipated that the Project will be exempt from the registration requirements of the Investment Company Act, and investors will not be entitled to the protections of such Act. The Project expects to rely on the provision contained in Section 3(c)(1) or Section 3(c)(7) of the Investment Company Act. Consequently, the Project will likely be subject to significantly less regulation and supervision than registered investment companies.

HR DEVELOPERS LLC INVESTMENT

HR DEVELOPERS LLC

Under the direction of the experienced developer **Humberto Ramirez**, takes responsibility for all management decisions to build the luxury homes that are always at the forefront of the luxury experience and have always been a best seller in the South Florida high rise market.

Humberto Ramirez and his team provides all back office support, bringing transparency through regularly reporting investors about portfolio performance, analysis of risk project's exposure in a case by case basis and exit horizon, deals made, investment valuations, and market comparisons to competitors. Investors count with professional assistance when requesting information regarding these matters.

THE MANAGER

Humberto Ramirez is a Real Estate developer expert in the luxury homes segment in the Great Miami area, and a seasoned US and international real estate and capital market investor.

During his professional career as a financial executive back in his country of origin Venezuela, **Humberto** was the Executive Vice President of Banco Industrial de Venezuela and founded his stock exchange company called Intervalores.

As a real estate developer, **Humberto** has an exceptional talent identifying highly profitable opportunities, and his constant research of the luxury homes real estate market during the last 8 years has earned him recognition from his competitors. His winning formula combines experience as an investor, capacity to analyze inherent financial risks, and knowledge of the target market.

Currently, **Humberto** manages his Real Estate business from a holistic perspective that includes relation with creditors, execution of construction projects, and attraction of investors. He leads multidisciplinary teams consisting of well-known professionals in the business such as builders, architects, and engineers.

Humberto is a reference for quality. His work principle is based on his mindset that "this home is for my family" which makes him get personally involved in everything from the selection of the location to the smallest finishing details of each home.

As he says in his own words, "... I create luxury."

THE MANAGER

During the last eleven years, **Humberto** has been breaking records in price sales for luxury units at the exclusive locations of Normandy Isle, Key Biscayne, Palm Island, North Miami Beach, Miami Beach, Coconut Grove and Coral Gables in South Florida, another milestones of his career where he has successfully executed several projects.

Humberto is an active volunteer for the community. He is the founder and an active member of "Hermanos de la Calle" (Street Brothers) dedicated to feeding 500 homeless people once a week.

Humberto is an Economist from Universidad Santa Maria in Caracas, Venezuela, and the Advanced Management Program at Instituto de Estudios Superiores de Administración (IESA) also in Caracas, Venezuela.

GALLERY OF PROJECTS

271 COCONUT LANE, MIAMI BEACH



345 WESTWOOD, KEY BISCAYNE



201 PALM ISLAND, MIAMI BEACH



2430 N SHORE TC, NORMANDY ISLAND, MIAMI BEACH



247 PALM ISLAND, MIAMI BEACH



2475, LINCOLN AVENUE, MIAMI BEACH



GALLERY OF PROJECTS

16421 NE 30TH AVE. NORTH MIAMI BEACH



16429 NE 30TH AVE. NORTH MIAMI BEACH



3508 SEGOVIA ST, CORAL GABLES



GALLERY OF PROJECTS

3172 NORTH BAY RD, MIAMI BEACH.



3130 & 3132 PLAZA STREET COCONUT GROVE

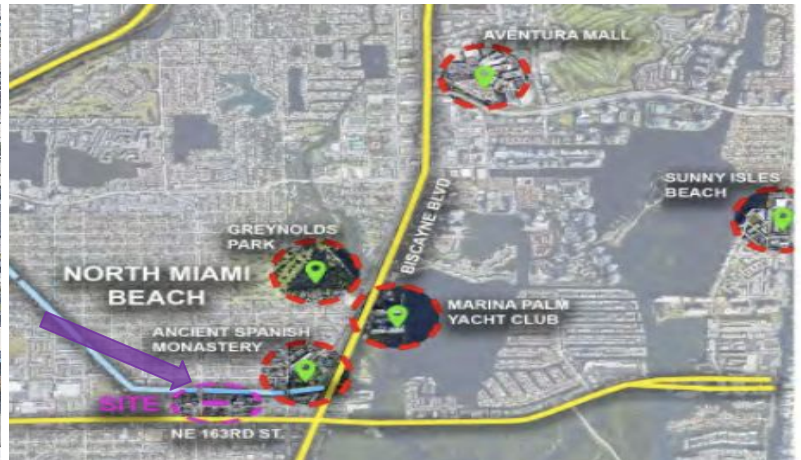


1041 N VENETIAN DR, MIAMI



GALLERY OF PROJECTS – Multi Family

2040 NE 163rd STREET, NORTH MIAMI BEACH



OUR ALLIED BUILDERS

CIVIC CONSTRUCTION - WILLIAM REAL **MULTI FAMILY BUILDER**

A state certified general contractor, a construction professional for 22 years, specializing in luxury residential and multifamily high rise projects.

STAR BRITE GROUP - ALFREDO BORGES **LUXURY HOMES BUILDER**

A state certified General Contractor, a construction management expert with a 20-year record.

DEPCOR INC – EDUARDO FERREIRA **LUXURY HOMES BUILDER**

A state certified General Contractor, and experienced professional with more than 16 years in the luxury houses construction market

OUR ALLIED BUILDERS

GINEVRA CONSTRUCTION - GABRIEL GINEVRA **LUXURY HOMES BUILDER**

A state certified and well known General Contractor who has been developed his career in the luxury residential market since more than 10 year in South Florida.

THE BOSCHETTI GROUP- JOSE BOSCHETTI **LUXURY HOMES BUILDER**

The Boschetti Group has been committed over the years to building high-quality, profitable projects that stand the test of time, without a doubt a great ally for our team.

OUR ALLIED ARCHITECTS

ONE D+B - HUGO MIJARES ARCHITECT

Established his studio in 2007 to pursue a broad design practice. Mr. Mijares holds a Florida Honors Fellowship and numerous design and architecture awards.

PRAXIS ARCHITECTURE - JOSE SANCHEZ ARCHITECT. AIA LEED AP

Founding principal of Praxis Architecture. He is a registered architect since 1993, initially practicing in New York. Upon relocating to Miami, he became engaged in high-rise residential and mixed-use projects.

JUAN SANTANDREU - ARCHITECT.

His work specializes in the design of Town Homes in Coconut Grove and Coral Gables areas. His architectural design very well combines comfort, noble materials, luxury finishes and achieves a perfect integration of natural light in all rooms of the house.

OUR ALLIED ARCHITECTS

BERMELLO, AJAMIL & PARTNERS - WILLY BERMELLO ARCHITECT

Bermello Ajamil & Partners (BA) has created an impressive portfolio of globally recognized projects that have enhanced our communities for more than 30-year serving various market sectors with a focus on Aviation, Commercial, Education, Healthcare, Maritime, Municipal, Residential, and Transportation. With more than two hundred awards for design excellence, BA is as a Top A/E firm in South Florida, as well as a prominent global planning and design firm working on six continents from its offices in Florida, New York, California, and Denmark.

OUR ALLIED PROFESSIONALS

ERRA LAW PL - SANTIAGO ELJAIK ATTORNEY

A Miami based Firm whose attorneys have earned a reputation that reaches well beyond the Southeast region.

HLB GRAVIER – ALEJANDRO GRAVIER CPA

HLB Gravier is a Florida accounting firm that provides financial services to corporations, industries, and individuals for over 25 years. HLB Gravier's perspective is built on its association with independent peer firms with offices in more than 100 countries.

OUR ALLIED FINANCIALS

OUR BANKS

For more than 10 consecutive years we have had the financial support of some of the most solid banking entities in South Florida that over the time have become part of our team.



OUR ALLIED TEAM

HUMBERTO RAMIREZ

FOUNDER & CEO

13+ of developer experience in Miami. His experience and professionalism have guaranteed success in each development, which, it should be remarked, has always managed to achieve sales records.

ALEJANDRO RAMIREZ

PROJECT MANAGER

Civil Engineer with 30 years of experience in the construction of single-family and multi-family homes. Alejandro is also a Financial Advisor with extensive knowledge in economic feasibility studies, financial projections, construction costs and profitability, which adds great value to the success of each project.

BARBARA RAMIREZ

**EXECUTIVE ADMINISTRATOR & DEVELOPMENT
ASSOCIATE**

Executive administrator for all properties and office. Barbara is an FIU graduate whose role include market comparable, creating documents offers, marketing and other administrative tasks.

AURA RUIZ

REAL ESTATE COORDINATOR

A state certified Real Estate Sales Associate.

HR

HR

HUMBERTO RAMIREZ

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