

FIRM OVERVIEW

Investing in Florida for the long run.

MV Investment Partners is a South Florida based investment company engaged in opportunistic investing and real estate development.

— THE FIRM

Patient and disciplined investing, an impatient bias towards action, and a partnership orientation

Founded in 2008 by Alexis Mantecon and Guillermo Vadell to capitalize on dislocated residential real estate in South Florida, the firm acquired a large portfolio of single family homes at bargain prices. That portfolio's appreciation became the foundation for a scaled investment and real estate development company engaged in the acquisition, development and management of commercial and residential real estate.

The company has since expanded into complementary operating companies and hospitality assets, in partnership with Breakwater Hospitality Group, pursuing complex situations where active ownership, creative structuring, and a long-term perspective unlock trapped value. The firm is owned entirely by its founders.

— COMPANY EVOLUTION

'08-'13**Single-Family Residential**

Founded in 2008; built an initial portfolio of single family homes across South Florida with disciplined underwriting at deeply distressed bases.

'14-'19**Commercial Development**

Expanded into ground-up commercial development, targeting complex, transformative projects requiring creative structuring and long entitlement horizons.

'20-now**Operating Companies & Continued Development**

Acquired complementary operating businesses across hospitality, self-storage, construction, and HVAC, while continuing to invest in and develop real estate — vertically integrating the platform so that the operating companies service the developments.

— STRATEGIES

Three investment verticals, One disciplined, value oriented approach to opportunistic investing

We invest across three related strategies, pursued through a consistent set of foundational principles we believe are critical to durable, long-horizon compounding: anchored by a value orientation, a margin of safety, long-term relationships, and a reputation we protect above all else.



01 · REAL ESTATE INVESTMENT

Real Estate Investment

Acquiring commercial and residential assets at discounts to intrinsic value and managing them actively to create incremental value.



02 · REAL ESTATE DEVELOPMENT

Real Estate Development

Ground up development, including waterfront, mixed-use projects, and affordable housing.



03 · OPERATING BUSINESSES

Operating Businesses

Complementary operating companies and food & beverage venues spanning hospitality, self-storage, construction services, and HVAC.

We are happy to discuss our track record and pipeline in detail with qualified and credible counterparties.

OUR APPROACH

Every asset is underwritten from inception to disposition.

We map the full arc of an investment before we own it: Price Paid, Business Plan, and Disposition Plan. Each stage is scripted to minimize risk and increase the probabilities of success.

01 Acquisition

Margin of Safety

We seek steep discounts to underlying intrinsic value and replacement cost. We believe that purchase price is not only a return driver but the real minimizer of risk. A low purchase price creates business plan optionality and a layer of downside protection against cycles.

We search for bargains created by dislocated situations, where a seller's circumstances, a broken capital structure, or a temporary loss of confidence in an asset class have widened the gap between price and value.

02 Execution

Value-Add

We are opportunistic and "Value Add" investors in the literal sense of the term. MV is a vertically integrated business with property management, construction, and mechanical services capabilities allowing us to act on our own assets directly rather than through third parties. Post-acquisition, we roll up our sleeves: repositioning, re-tenanting, and employing capital improvements at high incremental returns.

03 Disposition

Planned at Entry

While we look for assets we would like to own forever, and in several cases we intend to, we go into every acquisition with a range of disposition strategies in mind. The path from inception to disposition is mapped and scripted, to the best of our abilities, before we commit our own and our partners' capital.

Foundational Operating Principles

01 Long-Term Orientation

In culture, decision making, ownership, relationships, and how every deal is capitalized and structured.

02 Margin of Safety

Hyperfocused on the assessment and management of risk.

03 Price Disciplined

Value oriented and sensitive to basis, drawn to complex, off-market situations that benefit from a patient home.

04 Local Focus

Primarily focused on Florida based investments where we have decades of relationships across bankers, brokers, lenders, and operators.

05 In the Details

Detail orientation minimizes risk and helps us identify levers for value creation.

06 Reputation First

Always do the right thing.

— REPRESENTATIVE INVESTMENTS

Portfolio Highlights

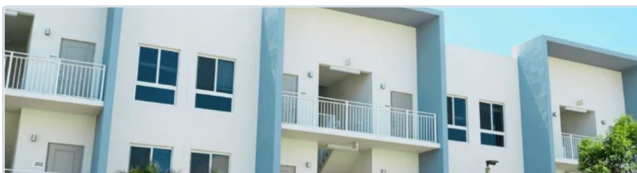


MIXED-USE · WATERFRONT

Dream Riverside Wharf

Miami River · Miami, FL

A 200,000 sq ft hospitality and entertainment complex on the historic Miami River, anchored by the 167-key Dream Miami hotel, the expanded Wharf Miami, signature restaurants, an event hall, the Omnia nightclub and rooftop dayclub, and a private marina.



MULTIFAMILY · RESIDENTIAL

Atlantica at Dania Beach

Dania Beach · Broward County



AFFORDABLE HOUSING

Ludlam Trail Tower

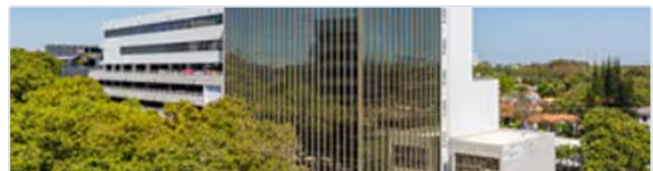
Ludlam Corridor · Miami-Dade



COMMERCIAL · OFFICE

Red57 Office Tower

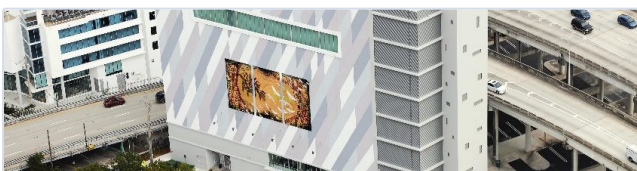
South Florida



COMMERCIAL · OFFICE

2103 Coral Way · The Axis

Coral Way · Miami



SELF-STORAGE

BoxVault Self Storage

Downtown Miami · Miami, FL



RESIDENTIAL

Altis at Ludlam

Miami, FL

LEADERSHIP

Institutional pedigree, local conviction.

MANAGING MEMBERS

AM

Alex Mantecon

CO-FOUNDER & MANAGING MEMBER

ROLE

Oversees strategic direction across real estate and operating businesses.

EXPERIENCE

- Co-Founder of MVREH; co-founder and co-CEO of Breakwater Hospitality
- Chairman of the City of Coral Gables Pension Board
- Former Vice President at a multinational hedge fund based in Boca Raton
- CFA Charterholder

EDUCATION

B.A. Finance & International Business, FIU.

GV

Guillermo D. Vadell

CO-FOUNDER & MANAGING MEMBER

ROLE

Oversees strategic direction across real estate and operating businesses.

EXPERIENCE

- Co-Founder of MVREH
- Founder of First Home View Realty (300+ properties)
- Former senior roles deploying mission-critical telecom infrastructure across Florida for Level 3 Communications and Coulter Electronics

EDUCATION

B.S. Electrical Engineering, FIU.

GV

Guillermo Vadell Jr.

MANAGING MEMBER

ROLE

Responsible for sourcing new opportunities across development and acquisitions for all three of MV's strategies, and for allocating the firm's capital across its investment activities.

EXPERIENCE

- Former Vice President at \$40B hedge fund Davidson Kempner, investing across value-oriented public securities and private market special situations
- Former investor at Morgan Stanley Merchant Banking & Real Estate Investing

EDUCATION

B.A. Finance, Babson College.

EXECUTIVE LEADERSHIP

JC

Javier Carreno

CHIEF FINANCIAL OFFICER

ROLE

Leads corporate financial strategy, capital-structure oversight, and regulatory compliance, with two decades of experience in complex multinational organizations.

EXPERIENCE

- 12 years at Mastercard Worldwide
- Starboard Cruise Services (LVMH)
- CPA

EDUCATION

Master's in Accounting, University of Florida.

GA

Guillermo AlvarezGENERAL COUNSEL & HEAD OF
LAND DEVELOPMENT

ROLE

Oversees land use, development coordination, and regulatory compliance for MV and Breakwater, with deep experience guiding complex waterfront and entitlement processes across South Florida.

EXPERIENCE

- Florida-licensed attorney focused on land use and zoning

EDUCATION

LL.M. in Real Estate Development, Florida State University.

AM

Alex MoyaHEAD OF DEVELOPMENT &
CONSTRUCTION

ROLE

A Certified General Contractor (CGC 1510541) with 25+ years managing complex residential, commercial, hospitality, and mixed-use developments across South Florida.

EXPERIENCE

- Founder of Ocean Contractors, LLC
- Contributed to South Florida developments including One Paraiso, Le Parc at Brickell, and the W Hotel Fort Lauderdale

EDUCATION

B.S. Building Construction, University of Florida.

Contact Us

Whether you're a capital partner, lender, or broker with an opportunity, or a business owner seeking a strategic partner: we welcome the conversation.

Miami, Florida

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