



*Pyramiddevcor*  
GROUP OF COMPANIES

## Real Estate

Investment & Management

[pyramiddevcor.com](http://pyramiddevcor.com)



# *where the smart money is*

The Pyramid Devcor Group has been purchasing property since 1984 by forming either joint ventures, limited partnerships, or by combining capital from equity raised in Canada, U.S. and Europe.

To date, the Pyramid Devcor Group and its partners have closed over 300 million dollars of residential and commercial real estate. They have also facilitated transactions of over 60 million dollars for private and institutional investors. Careful analysis and prudent management has resulted in almost 70 successful partnerships.

## INVESTMENT AND SELL STRATEGY

**our model is based on:  
immediate and ongoing cash flow**

### **Purchase Strategy:**

Purchase undervalued Class "A" and "B" commercial and office towers in major centers (U.S. Sunbelt preferred). What does undervalued mean?.....

- Purchase price, \$7M to \$35M dollar range
- Purchase property below replacement (construction cost)
- Purchase when current rents are below market value
- Stress Test: occupancy rate of 50 to 55%, less operating expenses must equal a positive NOI.

### **Sell Strategy**

- Raise leases to market rate
- Where possible engage in leasehold improvements
- Re-financing properties within 3 to 5 years
- Sell in up cycled market

### **Disclosures**

Please remember that past performance may not be indicative of future results. Real estate investments involve varying degrees of risk and there can be no assurance that the future performance of any investment strategy referred to directly or indirectly will be profitable.

# TURN-KEY INVESTMENTS AND OWNERSHIP



- **We offer our investors a turn-key effortless process.** You can own real estate properties without the day-to-day hassles that are associated with ownership such as phone calls, emergency repairs, tenant problems, financing, etc.
- Income tax services are available through our Canadian and US chartered accountants.
- We provide you with detailed yearly earning reports.
- You are part owner within a LLP (limited liability partnership) with a percentage stake in an individual property. For example, you can own a 5% stake in a \$25M office building.

## **INVESTORS ROI:** (return on investment)

**Dividends:** Are calculated quarterly (March, June, September, and December) and paid on each subsequent month following each quarter, accompanied by a management report, including estimated current market value of the property and other events such as the gain/loss of tenants or that we are preparing to re-finance the property.

**Re-financing:** Generally re-financing occurs after owning a property 3 to 5 years.

Should management feel that the time is right to re-finance a property due to increased occupancy or other positive undertakings, investors will receive payment and the details as soon as the financing has been approved and disbursed by the bank. Although hard to predict from our own history, Pyramid Devcor has paid back through re-financing from 25% to 85% of an individual's investment. In one such case in a Dallas, Texas property investors received 83.4% of their initial investment back within an 18-month period.

After re-financing occurs, investors will continue to receive quarterly profits.

# OUR BUSINESS DEVELOPMENT TEAM

## JOSEPH N. PETRAGLIA:

Joseph is a management consultant by profession and is a founding partner in Astoria Consulting, a Montreal, Canada firm specializing in business development.

Since 1986 Joseph, as an independent consultant, has worked closely with the Pyramid Devcor Group in several capacities. He has provided advice in purchasing and selling commercial real estate, raised funds, provided risk assessments on property purchases and assisted in closing over 180 million dollars in Dallas, Miami, Columbus, Cincinnati, Ohio, New York City, Montreal, and Quebec City.

Subsequent to Joseph's corporate career, he was successfully elected to three terms as Commissioner with the English Montreal School Board in Canada. At that time the School Board had an operational budget of \$368 million dollars and under his interventions, he piloted a turnaround of \$11 million dollar deficit to a \$2.4 million dollar surplus.

A native of Long Island, New York, Joseph served as a platoon sergeant in the Vietnam War. While in the Army, his unit received a Presidential Unit Citation and Joseph was awarded the Bronze Star.

Joseph attended Hunter College, in New York City and graduated from the United States Army Military College (USAMC) at Fort Sill, Oklahoma.

## CARMINE CATINO:

Since 2014, Carmine has been a Licensed Real Estate Broker and has 23 years of real estate experience as an owner, investor and consultant.

Carmine has managed his own revenue portfolio of residential properties in Canada and commercial properties in Texas, Ohio, and Florida.

His approach in real estate is about providing great service, honesty, integrity and loyalty towards his clients and collaborating brokers. His philosophy is: it's all about the client and every transaction must be a win-win situation for all parties involved.

Carmine graduated in 1991 from Concordia University (Montreal, Quebec) with a Bachelor of Commerce degree.



# PROPERTY ACQUISITIONS

**1980 Sherbrooke St. West, Montreal, Canada (heritage) Office Building**



**11-story downtown Montreal property purchased, October 8, 2008 for \$16,000,000. CDN December 2021 value is estimated at \$29,000,000. CDN**

**Corporate Exchange Office Building, Columbus, Ohio**



**4-story glass and concrete multi-tenant property purchased October 30, 2020 for \$6,700,000. USD**

# PROPERTY ACQUISITIONS

2400 & 2500 FARMERS DRIVE

Columbus, Ohio



2400 & 2500 Farmers Drive are 2 five-story office buildings purchased March 29, 2018 for \$25,000,000.



# PROPERTY ACQUISITIONS

**La Gare Office Tower, Quebec City, Canada**



**Comprising of 2 office buildings and an interior shopping center in Downtown Quebec City purchase December 2010 for \$25,000,000. CDN**

**1300 Riverplace Boulevard, Office Complex, Jacksonville, Florida**



**Glass and steel beam construction building purchased June 12, 2015 for \$10,550,000. USD  
December 2021 value is estimated at \$15,000,000. USD**

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