



NHD Capital

Boutique investment firm in the U.S. specializing in value-add Class “B” or “C” multifamily assets, delivering returns throughout all economic cycles.

www.nhdcapital.com

WHAT WE DO



NHD owns and operates hundreds of units throughout the Southeast. We have acquired multifamily assets at 30% (or less) below market value and maximized property operations and cash-on-cash returns in a short period of time.



We fully stabilize our properties by doing extensive renovations, increasing rents, and running an in-depth asset management process that leads to successful results. Some assets remain under our management, while others return to the market upon stabilization.



We have an enviable market position in every region in which we invest. Through our well-established network, we source off-market deals via our brokerage, as well as through long-term relationships with communities, banks, and real estate professionals.

PROCESS



Sourcing

Offering an opportunity to obtain access to information and important business relationships, in order to discover deals not available on the market.

Due Diligence

Providing protection and in-depth analysis, along with potential for added value.

Acquisition Criteria

Primary focus: SC, GA, FL, NC and AL. No more than 45 minutes from major cities

Repositioning

Investing in improvement of the assets, accompanied by asset and construction management.

Disposition or Refinance

Knowing when and how to exit in order to maximize profits.

INVEST WITH US

We welcome you to join our investments in the U.S. where we acquire and reposition value-add multifamily properties in select growing markets to provide our investors above average returns.

Target Average Total Return

12%-15%

Distribution

Annually

Target Leverage

50%-65% of total asset value

Target Cash Yield

8%

Minimum Investment

\$200,000

Target Hold Period

3-5 years from final closing

Preferred Return Hurdle

8% compounded annually

SUCCESS STORIES



Airport City

- 48 units spread over 10 acres.
- Acquired off-market in 2019 for \$1,700,000, major discount to replacement cost.
- Located less than 20 miles from the heart of Myrtle Beach, SC.
- Rent increase of 40% since closing.
- Completed \$250,000 renovation and brought occupancy up to 100%.
- Sold in October 2020 for \$2,875,000.



Atlantic Gardens

- 14 units located two blocks from the ocean in North Myrtle Beach, SC.
- Acquired off-market in 2019 for \$150,000 as a vacant building.
- Completed \$400,000 renovation within 11 months.
- Occupancy is now 92%.
- Appraised value in May 2020 came back at \$1,095,000.



Palms Court

- 43 units located near dynamic Myrtle Beach downtown area.
- Acquired off-market in late 2020 at a purchase price of \$1,920,000 that reflects a significant discount.
- Appraised value prior to closing was \$3,295,000.
- Unique opportunity to transform an older motel into a thriving multifamily asset.
- Presents a clear repositioning opportunity.

LEADERSHIP



Roy Assaf

President

Since founding NHD, Roy Assaf has served as President, guiding execution of company strategy and overseeing operations. He has steadily expanded the firm's footprint by leveraging his expertise in investment analysis, valuation, and forecasting.

His experience in leading and motivating teams, combined with his out-of-the-box thinking, has driven NHD's rapid growth. Roy is directly responsible for partnering with family offices, real estate funds, and international investment groups valued at over \$200M.

Prior to establishing NHD, Roy spent five years as co-founder of Myrtle Investment Group, where he was instrumental in acquisition, disposition, and asset management. Before that, Roy was an executive in the entertainment business, including 17 years as a leader in the music industry.



Shai Schlusberg

Managing Member

As a real estate entrepreneur, Shai Schlusberg has vast experience and knowledge in the Multifamily, student housing, and single-family residential sectors, as well as hospitality and other commercial asset classes.

Since the company's inception, Shai has overseen our investment strategy, from acquisition and disposition to renovations and other business growth plans. He has consistently created value across various real estate asset classes and through multiple market cycles for the company and investment partners.

With over 25 years in real estate, Shai has helped develop, build, and acquire over \$400 million in transactions. He was also the founder and CEO of a national commercial renovation company, rehabbing over 20,000 units

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Thank You

For interested parties, please contact us through one of the following methods below



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