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✔ Nathan Holdings reports sale of four multi-family complexes in the US for about ten million dollars

BREAKING NEWS

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REPORT

Photo: Nathan Holdings



million dollars. As of 2021, Nathan Holdings owns about 1,000 housing units in seven multi-family complexes. In the Florida USA area, with the purchase of additional complexes for \$ 200 million in the near future.

The company, which previously focused on investing in private homes and owned about 400 singles, has been investing since 2014 as a strategic decision only in a multi-family model. The multi-family advantage is stability, when its value is calculated as commercial real estate – according to cash flow, and therefore less dependent on market fluctuations, which makes it one of the most attractive investment trends in the US in recent years.



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The multi-family complexes sold are located close to the Atlantic coast, about 40 km north of Miami, in a district of about 2 million people and are growing due to positive migration waves to the area. The volume of sales in 2021, about 10 million dollars. The complexes were purchased in the years 2015-2016 for \$ 5.5 million, or about \$ 85,000 per housing unit on average – including leverage of about \$ 3.4 million.

“The deals made in the midst of the global corona crisis reflect the company’s ability to operate calculatedly and wisely even in complex and dynamic market conditions, and the success of the conservative model it has developed for US real estate investments,” said Yaron Shamir, co-CEO. The assets, improve and manage them, with a clear policy of “zero dependence on third parties” Shamir adds. “The management company controlled by the group overcomes market failure in the relationship between the capitalists and the entrepreneurial and management companies, and it is the same experienced and reputable factor that buys, improves, maintains, leases and also sells the property at the appropriate timing.”

Dmitry Rosin and Yaron Shamir. Photo: Michal Revivo



“The focus on the geographic area of the housing market in Miami, Fort Lauderdale, Jacksonville and other Florida cities is proving itself,” says Dmitry Rosin, co-CEO. “It is only intensifying during President Biden’s rule, and a hot rental market in light of high demand,” he explains. In addition to the disposable income that is expected to increase. In addition, Rosin claims, “Anyone who is familiar with the taxation method in the United States takes into account all the considerations for investing in real estate, including the taxation method used in the various regions. In this regard, Florida has a very favorable policy, which is a great advantage for investors. “Also in terms of strategic location, Florida is home to huge ports and U.S. military bases,” he concludes.



Multi-family: A residential model in the United States, less so in Israel

The Nathan Holdings Group specializes in entrepreneurship and real estate investments in the United States. Yaron Shamir and Dmitry Rosin, accountants who specialize in real estate investments, and have accumulated experience of over 30 years of success, serve as co-CEOs. The two operate in a conservative model, looking for market opportunities with reliable foundations, and thanks to this conduct that has been practiced in the company since its inception in 2008, have proven stability and financial strength during turbulent market periods.

The company, which previously focused on investing in private homes and held about 400 singles, has been investing since 2014 as a strategic decision in the multi-family model exclusively. Nathan Holdings currently owns about 1,000 housing units in seven multi-family complexes in the Florida area of the United States, with the purchase of additional complexes for \$ 200 million.

Where ads achieve goals.

The group’s management company, Saar Management, led by Aviv Elbaz, has more than 30 employees and manages the assets from Florida closely and fully, out of loyalty to the principle of “zero dependence on third parties”, which is a significant advantage and added value for investors. Effective proactive management ensures that asset improvement plans are executed at the highest level, and also ensures smart locating of an optimal “exit point” for investors.

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