

EDI5 – PROPERTY MANAGEMENT SERVICES

At **FINDESA VENTURE CAPITAL**, we are pleased to introduce you to the company **EDI5 PROPERTY MANAGEMENT** as our first investment project. The **FINDESA VENTURE CAPITAL** aim is to provide to small and medium businesses (SMBs) a new opportunity for funding and development in Mexico. Our company is looking for investment opportunities in SMBs with high growth potential and fast cash-generating flows, ensuring success at significant grow rates in a relatively short period of time. The investment is developed in a flexible and monitored environment with the FINDESA's advisory services.

Property Management

Sector:

Service:

EDI5 is a service provider focused on the real estate industry, specialized in administration of housing buildings, residential condominiums, horizontal condos and private communities. **EDI5** offers integral property management incorporating technology, quality processes, and human treatment, allowing faster and proper solutions to the owners' needs and requirements. Our services portfolio includes:

- Professional and specialized service maintenance
- Monthly fee collection
- Finance reporting
- Personal management
- Online information – “Condominium online”
- Advisory services and proceedings solicitors

Innovation:

EDI5 is a company that stands out for its operation:

- **Personalized service via call center 24/7/365:** Specialized and timely attention based on efficient administrative processes.
- **Standardized processes:** Documented in flowcharts and procedures manuals.
- **State of the art Internet platform:** Ensuring the quality of service through Internet payments, realtime finance and operations reports, online booking and owners' communication center.
- **Detailed follow up on all owners' requirements**
- **Delivery of accurate service reports:** According to community's needs
- **Specialized service providers:** EDI5 has a broad providers portfolio ensuring efficient solutions and support to the condominium's requirements.



CONFIDENTIAL

Petrarca 223 • piso 8 • 802

Col. Polanco

Tel: 5545 0316

findesa.com.mx

info@findesa.com.mx

Finance and Development Group S.A. de C.V.

Results:

- With a fresh proposal, **EDI5** is strongly based on an Internet platform, call center operation, and structured processes, offering a flawless performance. The company is growing significantly towards profitability and success through the change of business rules in a traditional industry which has always been very fragmented with unprofessional practices and low-technology support.
- The company has achieved the operational break - even point in the first six months.
- The company has had a remarkable growth in sales of 300% in 2008.
- The estimated return on investment is 500% in 2009.



Success Factors:

EDI5 has a phenomenal growth because they focus on innovation and the conversion of the weaknesses of traditional property managers into strengths, creating a high value-added delivery service, some of the success factors are:

- The quality level of service, professionalism and continuous training.
- The transparent operation and expenditures control.
- Standardized control processes.
- Innovation and value-added
- Reliability, honesty, responsibility, and transparency



Web Site:

www.edi5.com.mx

Contact:

Octavio González Ochoa Alemán
ogonzalez@edi5.com.mx
 +52 (55) 43 31 01 59

Our object at **FINDESA VENTURE CAPITAL** is to emerge as a new risk finance model for new ventures in Mexico. At **FINDESA VENTURE CAPITAL** we target for high growth potential ventures that are looking for funding, and investors that want to have high returns on their investment with high potential ventures. Venture Capital is most attractive for start-up companies with limited operations history which are too small to raise capital in public markets and they are also still immature to obtain a bank loan. Our aim is to fill in a major financial gap in Mexico and Latin America promoting national development, jobs creation, and wealth for a number of entrepreneurs and investors.



CONFIDENTIAL

Petrarca 223 • piso 8 • 802

Col. Polanco
 Tel: 5545 0316

findesa.com.mx
info@findesa.com.mx
 Finance and Development Group S.A. de C.V.