



VENNCO EQUITIES



# PROPERTY PORTFOLIO





## ABOUT US

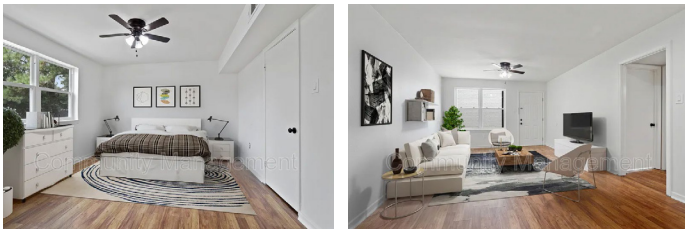
Sholom Eckhaus and Shea Schneider began their joint real estate career by buying multi-family properties in 2018. Utilizing their success and experience in multi-families they decided to shift and focus on unique industrial, and retail properties, having seen rapid growth they continue to deploy their expertise, detailed, and hard work to bring the properties acquired and future properties to their fullest potential

## OUR STRATEGY

We specialize in identifying properties that have large loss-to lease, and finding creative ways to add income. Using conservative underwriting, doing extensive due diligence, and focusing on executing our plan to add value we have created unique opportunities to acquire properties that have brought tremendous value and upside in short time frames. We ensure that the strategy used works for each assets in strong real estate markets as well as down markets.

# 459 APARTMENT COURT DR

BATON ROUGE, LA 70806



Located in an up and coming area in Baton Rouge this 24 unit property was purchased with well below market rents as well as extensive rehab needed for the property and each unit. Using strategic financing and managing the construction diligently we achieved our goal of turning over the property and capturing the market rents. We exited this property after 28 months with an ROI of 240%.



INVESTMENT TYPE  
**Multi Family**



UNIT COUNT  
**24**



PURCHASE DATE & PRICE  
**APRIL 2021 |**  
**\$1,060,000**



REHAB COST  
**\$550,000**



SOLD DATE  
**August 2023**



SOLD PRICE  
**\$2,150,000**



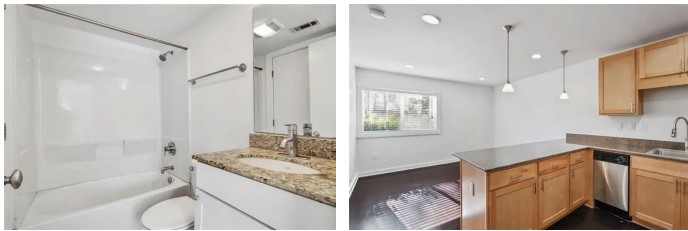
ROI  
**240%**



TIMELINE  
**28 Months**

# 1725 DELACHAISE ST

NEW ORLEANS, LA 70115



This unique 24 unit property with amenities located a block away from the famous St Charles Avenue was purchased with a rare opportunity to increase the rents by over 30% without any renovations being required.

After purchasing the property for \$2,595,000 we had the property appraised for \$3,600,000 just 1 year after purchasing the property allowing us to pull out all initial capital with profits.



INVESTMENT TYPE  
**Multi Family**



UNIT COUNT  
**24**



PURCHASE DATE & PRICE  
**NOVEMBER 2021 |**  
**\$2,595,000**



REHAB COST  
**\$0.00**



APPRAISED DATE/CURRENT VALUE  
**OCTOBER 2022**



APPRAISED/CURRENT VALUE  
**\$3,600,000.00**



TIMELINE  
**12 Months**

# 1528 HILLARY ST NEW ORLEANS, LA 70118



This duplex was being used as a owner occupied house. The owner was living on one side and was renting out the other side. We purchased this building with a decent in place cap rate for standard rentals. We purchased this property with the intention of renting it out to Tulane students.

With Tulane University being 0.4 miles away from the property, and housing being in high demand we were able to rent out this 6 bedroom home for \$7,200 per month post renovations. This property was operating at a 12.5 Cap Rate.



INVESTMENT TYPE  
**Duplex**



UNIT COUNT  
**2**



PURCHASE DATE & PRICE  
**FEBRUARY 2022 |  
\$391,000**



REHAB COST  
**\$125,000**



SOLD PRICE | DATE  
**\$787,500 |  
MARCH 2024**



ROI  
**210%**



TIMELINE  
**25 Months**

# 1530 HILLARY ST

NEW ORLEANS, LA 70118



This 2-story duplex was being used as a owner occupied house. The owner was living on one side and was renting out the other side. We purchased this building with a decent in place cap rate for standard rentals. We purchased this property with the intention of renovating and renting it out to Tulane students.

With Tulane University being 0.4 miles away from the property, and housing being in high demand we were able to rent out this 6 bedroom home for \$7,200 per month post renovations. This property currently operates at a 11.26 Cap Rate. This property is also next door to 1528 Hillary allowing us to be able to house groups of 12 between the 2 homes.



INVESTMENT TYPE  
**Duplex**



UNIT COUNT  
**2**



PURCHASE DATE & PRICE  
**SEPTEMBER 2022 |**  
**\$525,000**



REHAB COST  
**\$50,000**



SOLD PRICE | DATE  
**\$787,500 |**  
**MARCH 2024**



ROI  
**162%**



TIMELINE  
**17 Months**

# 7640 NW 36TH AVE

MIAMI, FL 33147



This 26,304 S.F. warehouse was purchased at \$127 per foot. It also came with an 40,000 S.F. attached vacant lot on a separate folio. At the time of closing warehouses in the area were trading at \$175 per foot. Demand has only continued to grow in the very dense Hialeah neighborhood of Miami.

As rents continue to grow the cap rate and demand has risen for investors and owners alike.



INVESTMENT TYPE  
**Industrial**



UNIT COUNT  
**5**



PURCHASE DATE & PRICE  
**MAY 2022 |**  
**\$3,350,000**



PRICE PER FOOT  
**\$127**  
**(including 40,000 SF Lot)**



APPRAISED DATE/CURRENT VALUE  
**AUGUST 2023**



APPRAISED/CURRENT VALUE  
**\$6,500,000**



TIMELINE  
**15 Months**

# 1789 Benbow Ct

Apopka FL 32703



1789 Benbow Court is a multi-bay industrial warehouse located in the beautiful neighborhood of Apopka FL, just off of South Orange Blossom Trail (25,000 vehicle average day count). Directly across the street from Starbucks and Walmart Supercenter. The property was listed for \$1,500,000.

We closed for \$900,000. Rents for the occupied tenants were 55% of the market rate at closing and remain low until expiration. The vacant space was rented at \$15 per foot just after closing with a national company. At the current market rate this property will yield a 35.12% IRR after 4 years.



INVESTMENT TYPE  
**Industrial**



UNIT COUNT | SF  
**3 | 11,000**



PURCHASE DATE & PRICE  
**JANUARY 2024 | \$900,000**



PRICE PER FOOT  
**\$81.81**



APPRAISED VALUE  
**\$1,450,000**



PRO-FORMA CAP RATE  
**18.33%**



# 29345 SW 152nd Avenue

Homestead FL 33033



29345 SW 152nd Avenue is a neighborhood retail strip center in Homestead FL. It is the only retail center in the neighborhood of Leisure City. We identified this property as a rare opportunity in an area with very little available spaces on the market and extremely high demand.

Property was purchased at a 7.15 cap rate, with the average rents being \$14.50 per foot NNN. We were strategically able to terminate 75% of the leases which were under market. We signed some of the tenants that were there on new leases. We also signed leases with new, strong tenants at \$29 per foot NNN. We are in place to have this asset at a 12.25 Cap Rate just 12 months after acquisition



INVESTMENT TYPE  
**Retail**



UNIT COUNT | SF  
**18 | 17,061**



PURCHASE DATE & PRICE  
**DECEMBER 2023 |**  
**\$3,450,000**



CAP RATE AT PURCHASE  
**7.15%**



6 MONTH CAP RATE  
**10.97%**



RETURN OF CAPITAL  
**12 MONTHS**



## OUR TEAM

With decades of collective experience, the Vennco Equities team is comprised of seasoned veterans who bring a wealth of knowledge and expertise to the dynamic real estate landscape. Each member boasts a robust track record of successful transactions, embodying the wisdom and skill that only long-standing professionals in the industry can offer.



**SHEA SCHNEIDER**  
CO-FOUNDER



**SHOLOM ECKHAUS**  
CO-FOUNDER

**Contact Us**



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



(347) 439-8613