



ROC+HA
BROTHERS
Group

INVESTORS PORTFOLIO

BUILD TO RENT

Our Company

We are Rocha Brothers, a visionary construction firm founded and led by the dedicated Rocha brothers. We specialize in creating innovative and functional spaces through high-end residential projects and large-scale renovations in both the residential and commercial sectors.

Strategically located in one of the fastest-growing regions, we develop our real estate projects in the Heart of Southwest Florida—an area known for its high housing demand, privileged access to stunning beaches, and proximity to major business hubs.

Backed by over 15 years of experience in the construction industry, we have transformed more than 250 homes into modern, functional spaces, solidifying our reputation through total customer satisfaction. At Rocha Brothers, we combine cutting-edge technology and the highest construction standards to deliver homes that enhance quality of life. Our commitment is built on transparent, long-lasting relationships with our clients, suppliers, and strategic partners.



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Our Services



Build to Sell / **Build to Rent** / Custom Homes / Remodelations

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Our Benefits

- **Lot Purchase:** Guidance and support in acquiring lots for project construction.
- **Personalized Guidance:** We support our clients at every step of the construction process, providing tailored advice based on their preferences.
- **Financing Options:** We structure the financial model according to each client's capacity and needs.
- **High-Quality Construction Guarantee:** Each of our properties comes with Rocha Brothers' quality assurance, backed by over 15 years of experience in building durable and reliable homes.
- **Constant Time and Budget Monitoring:** Direct access to specialized software to track project development timelines and monitor budget execution in detail.



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Our Designs

- All our houses feature:
- Hurricane-resistant windows
- Ceramic flooring throughout the house
- Luxury cabinetry
- Quartz countertops
- Ceramic bathrooms
- Tiled backsplash
- Automated garage
- Stainless steel appliances (microwave, refrigerator, stove with oven, and dishwasher)
- Automated garden sprinkler system.

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Our Development Areas

Making an investment in a home in Southwest Florida is an excellent decision due to the privileged location and quality of life, the growth and appreciation of the investment, the constantly growing infrastructure, the fluid turnover of the real estate market, and the well-being and security that this region offers. That is why at Rocha Brothers we have developed our projects in the cities with the greatest projection in the real estate market.

**SOUTH
WEST
FLORIDA**



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Our Investment Proposal

Rocha Brothers offers a profitable, scheduled, and consistently monitored proposal that allows our investors to safely manage their capital. With 15 years of experience, we have identified the main investment focus cities in South Florida that have the greatest potential for turnover in the real estate market. We transmit this knowledge to our clients with the aim of providing them with security and confidence when investing.

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Investment Conditions



- The Investor provides 100% of the necessary resources for the purchase of the lot, permits, studies, designs, and construction.

- The investor must disburse to Rocha Brothers, in advance by 1 to 2 weeks, the direct and indirect construction costs.



- The “Direct Costs” budget incorporates contingencies to cover unforeseen events/cost overruns up to a value of 1.2% of the base direct costs.

- Any additional unforeseen events/cost overruns that may arise, above the previous value, are part of the project execution costs and are borne by the investor.

- Errors and omissions are assumed by the builder as the project manager.



- Savings in construction costs and/or higher sales value are for the investor.

- The “Management and Structuring Fees” and “Sales Commission” remain fixed.



- The “Lot Value” is an estimate and may vary depending on market conditions at the time of purchase.

- “Closing Costs and Realtor Fees” vary depending on the final sales price, being approximately 6.5% of the sales value.



- The figures presented in this document are estimates of expected values; NOT guaranteed. These may change depending on market conditions, inflation, sales pace, availability of materials and labor, among other factors.



Investment Planning



% = Estimated schedule of disbursements

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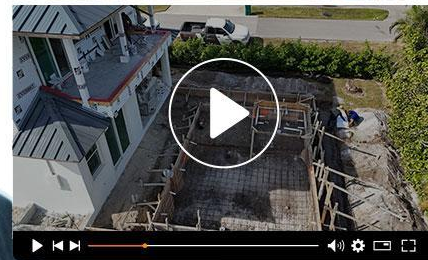
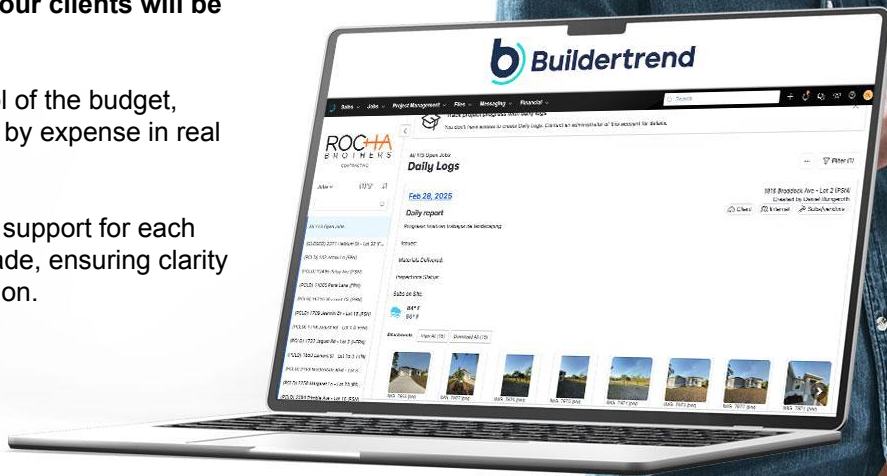
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Our Value Proposition

At Rocha Brothers, we understand that transparency and control are key in every real estate investment. That's why we provide our clients with BuilderTrend, our tracking tool, designed to offer them a secure and reliable investment experience.

Through BuilderTrend, our clients will be able to:

- Have total control of the budget, viewing expense by expense in real time.
- Access payment support for each disbursement made, ensuring clarity in every transaction.



Real-time construction site monitoring through closed-circuit camera system.

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Build to Rent

Lucca

Modelo

SPECIFICATIONS:

Layout: 3 Bedrooms / 2 Baths/ 1 Den / 2 Car garage
Lot Area: 10,000 ft² approx.
Built Area: 2,028 ft²
Air – Conditioned Area: 1,521 ft²
Interior Height: 8'0"



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CONSTRUCTION COST

Cost of Investment	
Lot Cost	\$20.000
Construction Cost	\$230.000
Builder Fee	\$35.000
Total Investment	\$285.000

* Located in high – demand rental zone

RENTAL PERFORMANCE TO 5 YEARS:

Year	Rent	Net Income	ROI
1	\$2.300	\$18.792	6.6%
2	\$2.350	\$19.344	6.8%
3	\$2.400	\$19.896	7.0%
4	\$2.450	\$20.448	7.2%
5	\$2.500	\$21.000	7.4%

Note: The presented costs and sales prices are estimates based on current market conditions, which are subject to fluctuations. Therefore, Rocha Brothers reserves the right to review and update these values in response to potential variations.

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APPRECIATION & EXIT STRATEGY

5 YEARS FORECAST	
Current Market Value	\$340.000
Projected Appreciation	3.5% Per Year
Estimated Value Year 5	\$403.813
Selling Cost (6%)	Approx. \$24.288
Net Sale Proceeds (Yr 5)	\$379.585

5 YEARS FINANCIAL SUMMARY

5 YEARS FORECAST	
Initial Investment	\$285.000
Total Cash Flow (Rent)	\$99.480
Net Sale Proceeds (Yr 5)	\$379.585
Total ROI (5 Years)	68%
Total Profit	\$194.065

Note: The presented costs and sales prices are estimates based on current market conditions, which are subject to fluctuations. Therefore, Rocha Brothers reserves the right to review and update these values in response to potential variations.

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Homes

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Contracting

ROOFING
ONE BY ONE

Kitchen & Bath
Design of SWFL