

The Capital Group Global

Founder & Partner

Yara De Abreu is a strategic and tactical operator who has provided critical path support to Principals and Stakeholders within the large-scale real estate lending and investment arena throughout the U.S. and abroad. She serves her clients with full discretion, working with their teams when and where she is needed, operating with expedient mobility, and without geographical limitation. She has assembled very creative deal structures throughout her career and has acted as strategic advisor for very successful projects. Moreover, she operates regularly in highly sensitive settings, where non-disclosure and confidentiality remain paramount. Mrs. De Abreu has successfully led high profile development programs from vision through delivery, with full responsibility for acquisition, entitlement, finance, marketing, sales, design, construction, and turnover. The diversity of her experience has encompassed all major development sectors within the real estate industry, with a substantial emphasis in hotels and hospitality and luxury residential condominium. Through her resources, she has procured equity funding and allocated debt for multiple projects including in the military, government, and private sectors.

She makes full use of her expertise to serve her client's immediate and continued interests during their business operations. She gives intrinsic understanding and aid directly to her clients as they come across crucial and difficult situations caused by borrower behavior, market conditions, or unprecedented events. Her involvement strengthens overall program integrity and performance. Her focus is importantly centered on risk identification and tactical control. She introduces actions, including countermeasures, that remain intensely fixed on recovery, expedited completion, expense control, maximized revenue, and bottom-line return.

Over the course of three decades, Mrs. De Abreu has acquired substantial experience working with various international investors and providing them with advisement regarding the many facets of their business investments, both within the United States and across the globe. Furthermore, the relationships which she cultivated through the years she spent immersed in the blossoming South Florida real estate industry have enabled her to engage and collaborate with a number of successful developers, financiers, principals, contractors, and financial industry experts. As a result, Mrs. De Abreu has established an exceptionally esteemed career in the field of real estate sales and business advisory services in Florida.

+1 954 515 6979 or via email ydeabreu@thecapitalgroupglobal.com



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Real Estate

Having been raised in New England, Mrs. De Abreu migrated to South Florida in 1994 and was invited by The Portofino Group to join their management team during the development of Portofino Tower. As one of the first high-end oceanfront condominiums in South Beach, it became a recognizable emblem in Miami. Her development duties ranged from being the direct liaison between the developers and all parts of the development team, direct oversight of the sales staff, direct contact and follow-through with the buyers and administration of the purchase process. After successfully completing the Portofino Tower among a few other development projects that followed, Mrs. De Abreu found that she was in demand by many of the early upscale developers in Miami-Dade County. It was at this time that she decided to venture out on her own, and in 2002, she formed YDA Enterprises, LLC, later to become YDA Worldwide, LLC where she provided its clients – developers and product investors alike – with a wide array of real estate, investment analysis, financial assessment, sales capabilities, and a network of relationships that has grown throughout the last couple of decades.

During the last couple of decades, Mrs. De Abreu has been a material contributor to many of the most high-profile, upscale projects in Miami, Ft. Lauderdale, Las Vegas, Manhattan, and Chicago. What has made her most successful, however, is her documented ability to sustain working relationships with experts in real estate development, the hospitality industry and construction contractors, all the while remaining a trusted advisor to her many investors, both foreign and domestic, at times even with the world-wide economic downturn.

Financial Portfolio Analysis & Management

In 2008, Mrs. De Abreu was asked by a high-profile Texas based private investor to assist him in determining an exit strategy to save his diverse, \$250 million portfolio. His portfolio included joint ventures between government and military funding as well as private funding. After organizing and evaluating the assets, Mrs. De Abreu opened operations in both Austin and San Antonio, Texas and called in her team of financial analysts, tax attorneys and asset-management specialists and developed an exit strategy that included reorganization, refinancing, downsizing and liquidation where necessary.



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International Business

Mrs. De Abreu formed an affiliation with key players within the international business realm within multiple industries, with whom she has worked in various capacities over the last couple of decades and whose business acumen is very well documented. She has formed alliances which she focused on ferreting out investment opportunities that met the investment criteria of foreign investors, analyzed the merits of the individual projects, assembled a team of experts that facilitated the structuring of investments deals and saw the investments to fruition.

Construction Project Coordination

With thirty years of development expertise under her belt, ranging from commencement to completion, Mrs. De Abreu is an established figure in the field of project management. Having had the opportunity to don a variety of hats in her professional journey, she has now emerged as a proficient Project Director for a number of prominent luxury condominium developments in South Florida, other parts of the United States, and international regions.



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PROJECT LIST

HOTELS & HOSPITALITY EXPERIENCE

Florida

Boca Raton Resort & Country Club – Boca Raton, FL (Disposition Team)
Buena Vista Place – Orlando, FL (Disposition Team)
Casa Marina & Reach – Key West, FL (Disposition Team)
Marriott Boca Center – Boca Raton, FL (Disposition Team)
Marriott Singer Island – Riviera Beach, FL (Disposition Team)
PGA National Resort, Palm Beach Gardens, FL (Disposition Team)
Turtle Bay & Parrot Key – Key West, FL (Disposition Team)
Shelbourne Hotel (Disposition Team)
Sheraton & Marriott Airport Hotels (Disposition Team)
SoHo Beach House – (Disposition Team)
Sonesta Coconut Grove (Disposition Team)
The James Royal Palm Hotel (Disposition Team)
Viceroy Miami (Disposition Team)
W South Beach (Disposition Team)
B Orlando (Disposition Team)
Coco Key Water Park – Orlando, FL (Disposition Team)
Orlando Airport Marriott (Disposition Team)
Swan & Dolphin Resort – Orlando, FL (Disposition Team)
Florida Hotel & Conference Center – Orlando, FL (Disposition Team)
Naples Hotel & Resort (Disposition Team)
Ritz Carlton Sarasota (Disposition Team)
Hotel Sheldon – Fort Lauderdale, FL (Disposition Team)

New Jersey

Legends Resort & Country Club (Old Playboy Hotel) (Equity Placement Pursuit)

Caribbean

Viceroy Anguilla – Anguilla (Disposition Team)
Zemi Beach House – Anguilla (Disposition Team)
Rosewood Tucker's Point Bermuda – Bermuda (Disposition Team)
Ritz Carlton Grand Cayman (Disposition Team)
Four Season Nevis (Disposition Team)
El Conquistador – Fajardo, PR (Disposition Team)
Marriott San Juan Stellaris – San Juan, PR (Disposition Team)
El Condado Plaza Hotel – San Juan, PR (Disposition Team)
Embassy Suites San Juan – San Juan, PR (Disposition Team)
Sheraton Old San Juan – San Juan, Puerto Rico (Disposition Team)
W Retreat & Spa – Vieques, PR (Advisory & Asset Management Team)
La Samanna – Sint Marteen (Disposition Team)
Sugar Bay Resort & Spa – St. Thomas, USVI (Disposition Team)
Club Med Miches (Advisory & Asset Management Team)
Ambassador Plaza San Juan (Disposition Team)
Mallery Hostel Nicolas de Ovando, Dominican Republic (Advisory & Asset Management)
Hostel Mercure Comercial, Dominican Republic (Advisory & Asset Management)
La Estancia, La Romana (Equity Placement Pursuit)

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PROJECT LIST

LATIN AMERICA

Argentina

Hotel Libertador, Buenos Aires (Disposition Team)
Sheraton Buenos Aires (Disposition Team)

Brazil

JW Marriott Rio de Janeiro (Disposition Team)
Costa do Sauipe (Disposition Team)
Sheraton Rio de Janeiro (Disposition Team)

Chile

Sheraton & San Cristobal (Disposition Team)

Colombia

Charlee Medellin (Disposition Team)
Corferias Bogota (Advisory, Asset Management & Equity Procurement Pursuit)

Uruguay

Sheraton Colonia (Disposition Team)

Mexico

Hampton Inn & Suites Salamanca (Disposition Team)
JW Marriott Mexico City (Disposition Team)
St. Regis Punta Mita (Disposition Team)
Viceroy Rivera Maya (Disposition Team)
Mahekal (Disposition Team)
NH Collection Santa Fe (Disposition Team)
Portfolio Heredia (Advisory & Asset Management Team)
The Cape Thompson – Los Cabos (Disposition Team)
Westin Portfolio (Disposition Team)
Karisma Portfolio – Global (Advisory & Asset Management Team)



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PROJECT LIST

GROUND-UP RESIDENTIAL DEVELOPMENT EXPERIENCE

THE RELATED GROUP OF FLORIDA

Portofino Tower – Project Coordinator / Sales Coordinator
High-end luxury development in South Beach. 1994 - 1996
Ocean One – Construction Coordinator
Luxury Condominium in Sunny Isles, Florida 1997-1999

MULTIPLAN USA

Il Villaggio on South Beach – Project Director
High-end luxury development in South Beach 1995-1997

DEZER DEVELOPMENT|TRUMP ORGANIZATION|THE RELATED GROUP OF FLORIDA JV

Dezer Development
Project & Contract Administration Director
Trump Ocean Grande International Hotel - Sunny Isles, FL
Trump Residences - Sunny Isles, Florida 1998-2001

CAMBRIDGE DEVELOPMENT

Space One
Owner's Representative/Managing Director
Luxury Condominium in North Bay Village, Florida 2001-2003

SUNBORNE DEVELOPMENT

Star Lofts on the Bay
Sales & Contract Administrator Director
Allocated look-a-like equity in the form of a bulk sale
High end condominium in Miami, FL 2002-2005

AFRICA ISRAEL

Marquis Miami
Soleil Miami
Vitri South Beach
Administrative Director
High-End Developments in Downtown Miami, Biscayne & South Beach 2005-2007
Allocated Mezzanine Debt via look-a-like equity in the form of a bulk sale



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DYL DEVELOPMENT GROUP

Infinity at Brickell, Miami – Administrative Director
High-End Development Condominium in Downtown Miami, FL 2005-2007
W Fort Lauderdale – Administrative Director
High-end luxury development in Fort Lauderdale, Florida 2005-2007
Europa by the Sea – Administrative Director
High-end development in Fort Lauderdale, Florida 2005-2006
Palazzo Las Olas – Administrative Director
High-end Development in Fort Lauderdale, Florida 2005-2006
Bermuda Yacht Club – Administrative Director
High-end Development in Fort Lauderdale, Florida 2005-2006

CABANA CAY INVESTMENTS

Cabana Cay – Contract Administration Director
Condominium Development in Panama City, Florida 2005-2007
Evolution, Las Vegas – Contract Administration Director
High-end luxury Development located in Las Vegas, Nevada 2005-2007

ROSEN-AUKER DEVELOPMENTS

Puerta De Palmas – Contract Administration Director
High-end Development in Coral Gables, Florida 2002-2004

PROSPECT CAPITAL

Ten Aragon – Contract Administration Director
High-end Development located in Coral Gables, Florida 2002-2004

ROYAL PALM COMMUNITIES

Paramount Bay, Miami – Administrative Director
High-End Condominium located in Miami, FL 2005-2007

FAULKNER USA

Alteza, San Antonio Texas – Sales Director
Multi-Component high-rise compose of a high-end condominium, a 1,000+ keys Grand Hyatt Hotel and Convention Center located in San Antonio, Texas 2008-2009

BALLENA HOLDINGS LLC

Makara, Costa Rica Modern Organic Living condo hotel component
Equity Procurement Pursuit

TERRA GROUP

Nautica, Miami Beach
High end residences, 6 story building
Allocated equity funding via an international investor

