

Artison Investments Group, LLC

ARTISON INVESTMENTS GROUP

MULTIFAMILY

We acquire, renovate,
and optimize
underperforming
multifamily assets.

Presented by
YISRAEL ARTISON



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Artison
Investments Group



ABOUT US



Artison Investments Group acquires underperforming 40–100 unit apartment communities in Florida and Georgia, executes targeted value-add improvements, and delivers passive income to our investor partners. We acquire these properties at a discount to their stabilized potential, then execute a disciplined operational and physical improvement program to close the value gap.

Artison Investments Group is a family-owned multifamily investment firm assembled with over a decade of hands-on real estate ownership and operational experience. Together with our partners, we have acquired, managed, and sold more than 700+ multifamily apartment units, worth over \$100M. Every deal is run with operational precision from the initial LOI through stabilization. Each acquisition targets occupancy upside, operational improvements, and capital appreciation through a disciplined renovation program.

MISSION

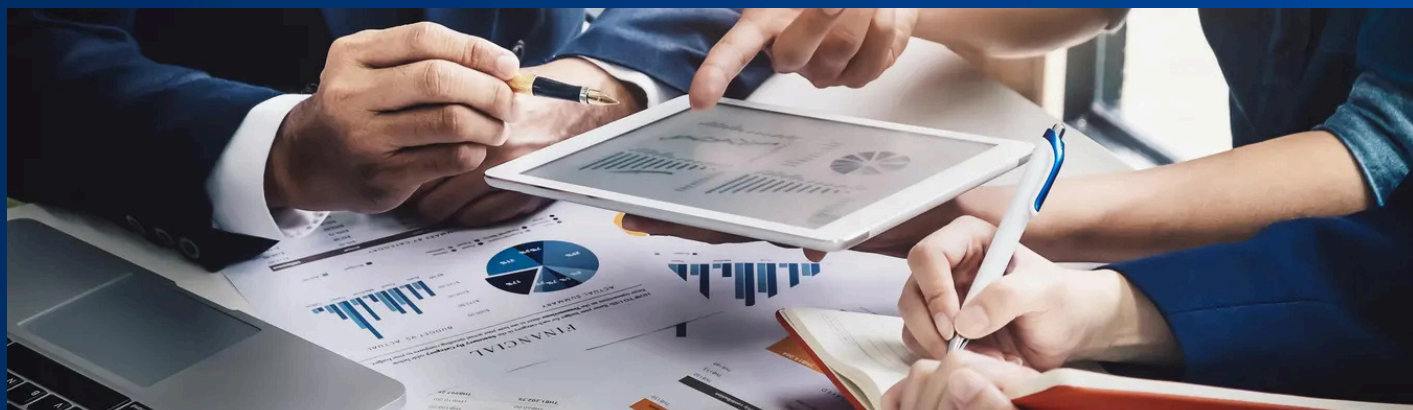
Our mission is to create lasting value through disciplined real estate investments, strategic partnerships, and exceptional asset management. We are committed to identifying high-quality investment opportunities that generate strong, risk-adjusted returns while enhancing the communities in which we invest.

VISION

Our vision is to set the standard for excellence in real estate investing by delivering superior returns, fostering trusted partnerships, and creating sustainable value through thoughtful acquisitions and exceptional asset management.

WHAT DRIVES OUR BUSINESS

At Artison Investments Group, everything we do is guided by a commitment to creating long-term value for our investors, partners, residents, and communities. Our business is driven by five core principles: Disciplined Investing, Integrity, Operational Excellence, Strategic Partnerships, and Long-Term Value Creation.



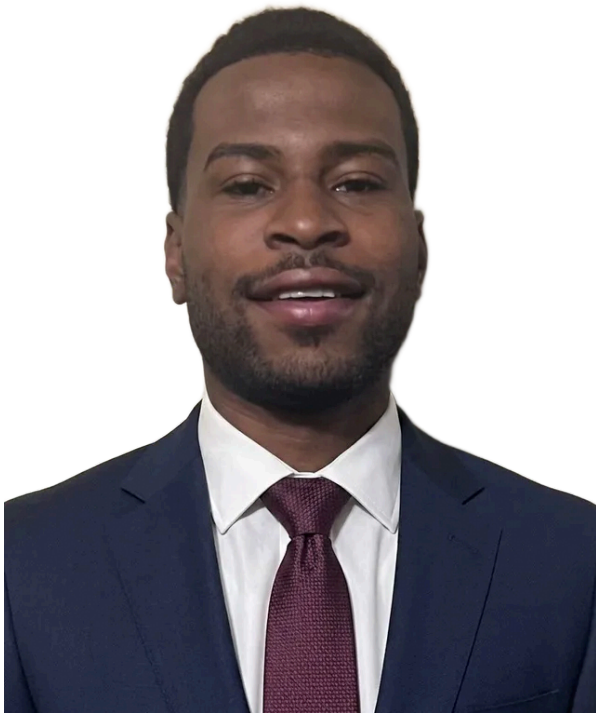
OUR LEADERSHIP

Our team came together with deep roots in acquisitions, asset management, and investor relations — and a shared discipline for buying correctly, improving assets, and delivering returns. Every deal we pursue is underwritten to a standard we would invest our own capital into first.

Artison Investments Group operates by a consistent framework that applies from the first underwriting pass through asset disposition. These are operational standards embedded in how we source deals, manage assets, and communicate with investors.

We stress-test every deal across multiple rent-growth and exit-cap scenarios. We do not chase aggressive assumptions — our base cases are conservative, and upside is earned through execution.

Artison's principals bring complementary expertise across acquisitions, operations, and capital markets — with a shared track record in value-add multifamily properties.



YISRAEL ARTISON

Co-Founder

Yisrael leads acquisitions and investor relations at Artison, with extensive history sourcing and closing value-add multifamily transactions across Florida and Georgia. He attributes well over a decade of hands-on real estate ownership experience and deep market understanding to every acquisition decision.



TREVOR REID

Co-Founder

Trevor oversees LP communications, capital raises, and deal structuring at Artison. He imputes a background in real estate private equity, and has represented over 500+ investor partners. He unites exceptional opportunities, capital, and operators across multiple networks.

OUR INVESTMENT APPROACH

We acquire, renovate, and optimize underperforming multifamily assets — transforming overlooked properties into thriving communities and superior returns. Every deal we underwrite targets clear NOI growth supported by market comparables, not speculation.

ASSET TYPE

- Multifamily Properties (Apartments)

AGE

- Preferably built 1950 and newer

PROPERTY SIZE

- 40+ Unit Properties

TARGET MARKETS

- Southeast Eastern United States
- Florida
- Georgia
- Alabama
- Texas

ASSET PROFILE

- Value-add and operationally under-optimized communities
- Strong submarkets with stable employment drivers
- Clear pathways to income growth and expense optimization

FINANCIAL DISCIPLINE

- Conservative underwriting assumptions
- Emphasis on capital preservation
- Focus on risk-adjusted returns
- Structured use of leverage

OPERATING STRATEGY

- Operational stabilization and performance optimization
- Revenue growth through structured asset management
- Thoughtful capital improvements
- Long-term ownership with scalable portfolio growth





MULTIFAMILY PROPERTY CASE STUDY



WESTBROOK APARTMENTS

96 units

Purchase: \$4.5M | Hold: 15 months | Sell: \$7.3M | Returns: 35%



MAGNOLIA GARDENS

48 units

Purchase: \$1.6M | Equity raise: \$350K | Value add: +\$250/month | Equity: \$750K



THE COVE APARTMENTS

45 units

Purchase: \$2.41M | Refi: 18 months | Appraisal: \$3.8M | Equity: \$1.39M



MULTIFAMILY INVESTMENT PROCESS

DISCIPLINED. INTENTIONAL. BUILT FOR LONG-TERM PERFORMANCE.

At Artison Investments Group, every acquisition follows a structured, risk-conscious framework designed to protect investor capital, strengthen operations, and generate sustainable returns. From initial sourcing through long-term ownership, execution is grounded in clarity, accountability, and operational precision.

1 STRATEGIC DEAL SOURCING

We identify multifamily opportunities in growth-oriented Southeast markets that align with our disciplined investment philosophy. Only assets with clear operational upside and durable fundamentals advance for deeper evaluation.

2 DISCIPLINED UNDERWRITING & DUE DILIGENCE

Each opportunity undergoes rigorous financial and physical analysis. We underwrite conservatively, stress-test assumptions, and prioritize capital preservation before committing investor funds.

3 OPERATIONAL EXECUTION & VALUE CREATION

Following acquisition, we implement a structured business plan focused on operational efficiency, expense management, and revenue optimization. Performance improvement is driven through consistent oversight and measurable benchmarks.

4 PERFORMANCE MANAGEMENT & CAPITAL STRATEGY

As assets stabilize, we continuously evaluate operational results, financing opportunities, and capital structure decisions to enhance cash flow while maintaining responsible leverage.

5 LONG-TERM OWNERSHIP & STEWARDSHIP

We approach multifamily with a long-term ownership mindset. Our focus remains on transparency, disciplined oversight, and steady portfolio growth designed to deliver reliable performance across various market cycles.



ARTISON

I n v e s t m e n t s

G r o u p , L L C

Artison Investments Group does not provide tax or legal advice. We serve as the General Partner (GP) — we source the deal, arrange financing, manage operations, and execute the value-add business plan. Our investors participate as Limited Partners (LPs): their role is entirely passive.

We work with accredited investors who value transparency, have a mid-to-long term investment horizon (typically 3-7 years), and understand the value-add multifamily model. Prior real estate experience is welcome but not required. We prioritize investors who engage with our diligence materials and ask informed questions.

Securities offered through private placement. Past performance is not indicative of future results. For accredited investors only. All securities offerings are conducted in compliance with applicable federal and state law.

Apply to invest on our website.

YISRAEL ARTISON

Co-Founder

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