



BUILD SMART. INVEST WITH CLARITY.

A real estate ecosystem combining investment strategy,
property opportunities and construction expertise.

Lightning Investment Partners | Tampa Bay, Florida

About _____

LIGHTNING

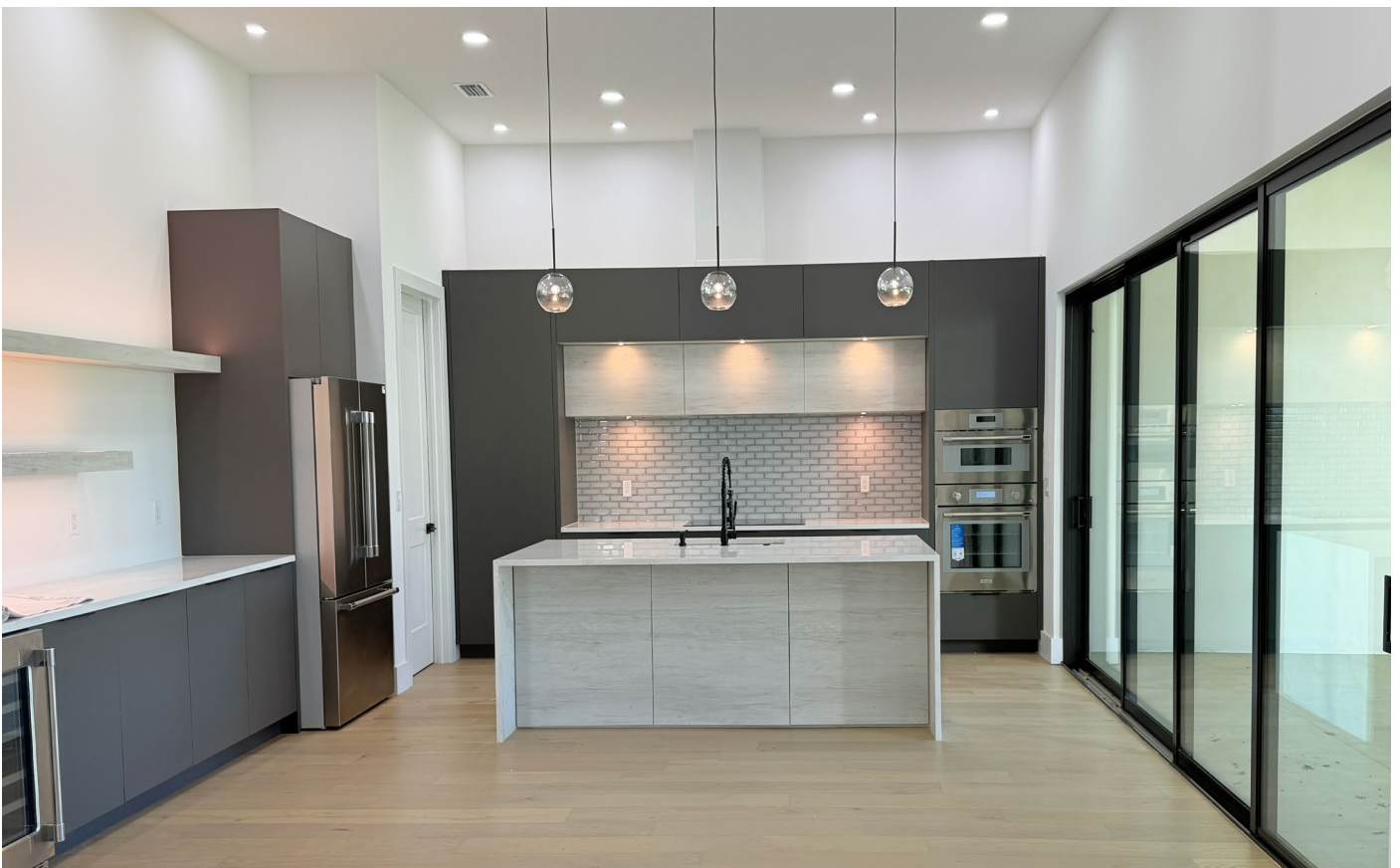
INVESTMENT PARTNERS

Lightning Investment Partners is a real estate ecosystem that brings together investment strategy, property opportunities and construction expertise under one integrated approach.

Our mission is to identify opportunities, transform properties and create long-term value through strategic real estate investments.

Based in Tampa Bay, Florida, our team combines years of experience in real estate investment, property redevelopment and construction services.

By integrating these capabilities into one ecosystem, we are able to move quickly, identify strong opportunities and execute projects with efficiency and precision.





OUR STORY

Lightning Investment Partners was founded in 2015 by cousins Rosa Acosta and Karyn Useche. Both came from real estate backgrounds and shared a vision of building a company focused on identifying opportunities and creating value through property redevelopment.

The name “Lightning” reflects both their ability to move quickly in competitive real estate markets and their connection to Tampa Bay — widely known as the lightning capital of the United States.

What began as a real estate investment venture has evolved into a fully integrated ecosystem that includes property acquisition, redevelopment and construction.

Today, Lightning Investment Partners continues to grow with a clear focus: building smarter investments and delivering lasting value.

Our Ecosystem

Three Pillars. One Integrated Approach.

Lightning Investment Partners operates through three interconnected areas that allow us to identify opportunities, execute projects and create value through real estate.



INVESTMENT

Strategic real estate investment opportunities backed by tangible property assets.



PROPERTY

Acquisition and redevelopment of residential properties with strong value potential.



CONSTRUCTION

Construction and remodeling services that transform spaces and increase property value.

Together, these three pillars create a streamlined process that allows us to move efficiently from opportunity to execution.



PROPERTY ACQUISITION & REDEVELOPMENT

Lightning Property Group focuses on identifying properties with strong potential for redevelopment and long-term value.

Our team specializes in acquiring properties that require renovation, repositioning or redevelopment, transforming them into modern, functional homes.

By combining market knowledge with strategic planning, we are able to unlock value in properties that others may overlook.



Services include:

- Property acquisition
- Residential redevelopment projects
- Property analysis
- Real estate investment opportunities



LIGHTNING

CONSTRUCTION & REMODELING

CONSTRUCTION & HOME TRANSFORMATION

Lightning Construction & Remodeling focuses on residential construction and home transformation projects.

Our team works with homeowners, buyers and investors to design and build spaces that combine functionality, aesthetics and long-term durability.

Through expert craftsmanship and clear communication, we ensure every project is executed with attention to detail and quality.



Services include:

- New home construction
- Home remodeling and additions
- Kitchen remodeling
- Bathroom remodeling
- Windows and doors installation
- Flooring and millwork
- Plumbing



OUR INVESTMENT APPROACH

Our investment strategy focuses on identifying real estate opportunities with strong redevelopment potential.

We look for properties where thoughtful renovation, strategic improvements and efficient execution can create significant value.



Our typical process includes:

- 1.- Identifying undervalued properties in strong markets
- 2.- Acquiring properties below market value
- 3.- Renovating and repositioning the property
- 4.- Selling or holding the property depending on market conditions

This disciplined approach allows us to generate value while minimizing risk and maximizing efficiency.

Private Lending Opportunities

Private lenders play an important role in supporting real estate redevelopment projects. Through private lending opportunities, investors can participate in real estate deals while benefiting from returns backed by tangible property assets.

These opportunities allow investors to support property acquisitions and renovations while the Lightning team manages the entire project.



Typical investment structure:

- Short-term real estate projects
- Returns backed by property assets
- Transparent project structure
- Defined timelines for investment returns

This model allows investors to participate in real estate opportunities without the responsibilities of property management.

PROJECT PORTFOLIO

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3817 W San Nicholas St. Tampa, FL.



2765 Northridge Dr.



1332 S Madison



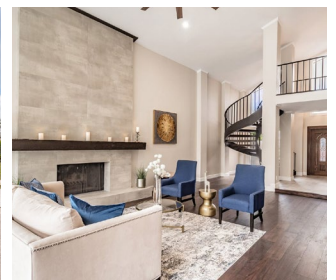
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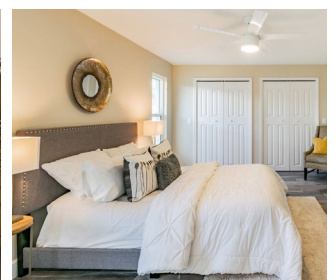
2765 Northridge Dr. E.



San Mateo Project



65th Way North Project 2020



Why Work With Us

Lightning Investment Partners combines real estate knowledge, construction expertise and strategic investment thinking. Our integrated model allows us to identify opportunities quickly and execute projects efficiently.



What sets us apart:

- Experience in real estate investment and redevelopment
- Integrated construction capabilities
- Strong understanding of local real estate markets
- Strategic project evaluation and planning
- Transparent communication and professional execution

Client Testimonials



"The team was easy to work with, showed up when they said they would and kept us informed throughout the entire process. The final result was exactly what we envisioned."



"Working with Lightning Construction was an amazing experience. They transformed our home with incredible attention to detail and excellent communication."



"Loved working with them. They made the entire process easy and straightforward."



START YOUR NEXT PROJECT

Whether you're planning to invest in real estate, purchase a renovated property or transform your home, our team is here to help.

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