

The Pharmacy – A Business Accelerator
Fast Facts

- The opportunity: to create a work/lifestyle center in the intersection of Powerline and Sistrunk, just west of the railway train track.
- Positioning and Investment in the Community: the buildings located at 900, 914, 930 NW 6th St have been purchased with an all cash purchase. The renovation will convert the building and transform it from an outdated and dilapidated office/retail space to state of the art office space and entrepreneurial center with focus on real estate.
- Creating opportunities through network and experience: as an affiliate of Florida Prime Acquisitions, LLC the founders through their wide network is set to attract office users that can contribute to a developing real estate area as well as providing the required support via lifestyle elements that will create an uplifting and exciting area to live and work in.
- Working with the Community to create a thriving business corridor – we seek to encourage the creation of a business think tank the will welcome ALL business owners in the Sistrunk-Flagler Village corridor, we will seek to bring all minds together and create an upbeat pulse in the area.
- Living in Art: by incorporating art into the architectural elements of the buildings we seek to promote beautification and inspire people from within the community as well as from out of the community to connect with the area and see it as the vibrant corridor it can be.
- Lifestyle – bringing the fun back home! It's not all work after all... we believe that the Sistrunk corridor should have active lifestyle elements such as restaurants, active night life and entertainment. By incorporating proven methods to the design, we seek to trigger interest of groups that have operating businesses elsewhere and bring them close to home.

Mission Statement. We seek to make the Powerline/Sistrunk Blvd intersection an epicenter occupied by vibrant businesses, restaurants, lifestyle and entertainment to serve the community by transforming the visual experience in the area.

Overview. The Applicant seeks to transform the existing dilapidated space into a 1st class modern work, lifestyle and entertainment center that incorporates design, architecture, inviting and stimulating approach to attract business drivers and inspire them to create, drive and facilitate additional business development in Broward county and in particular in the immediate area.

Our vision includes workspace, restaurants, entertainment, yoga and holistic center, boutique stores along with strong engagement with the community to assure the concepts success.

Core Values.

- (a) Dare to make a difference - we are committed to make it happen and our track record shows that when we commit to something... we will work tirelessly to make it a reality.
- (b) Be True – this is one of the most important principals in our work and life ethics. It is important for us to assure we are honest, remain true and that we do the right thing (even if it's hard sometimes).
- (c) Be relentless - Never stop until you accomplished what you set yourself to do!
- (d) Communicate clearly and mean what you say. Also, if you said you are going to do something... DO IT!
- (e) Respect everyone around you – it just does not work any other way.

Best Use Determination. Based on our experience and market understanding, we believe that without major visual change it will be nearly impossible to truly attract business owners and operators to see the untapped potential in the community and make the decision to invest in the community. By investing and transforming the physical appearance of the buildings, people will be able to see the potential and engage with the community, create and facilitate more business.

Background. In December 2016, FPA II, LLC had purchased the complex located in 900 NW 6th St, 914 NW 6th St and 930 NW 6th St. We are excited to be in this market space and have full faith that this market can flourish should one be able to offer a space that is exciting, innovative and attractive to modern business operators and users. We come to the market to break the misconception that the corridor in play can only offer under developed properties with low curb appeal by utilizing a network with over twenty years to bring a fresh look and close knit network to the market.

The Applicant Capacity. The property is comprised of 3 buildings whereas that total sq.ft. is appx 22,400. The facility once stabilized and fully occupied can accommodate 30-40 people on the second floor of the 900 building, 3-4 retail venues on the same building with 25-40 employees at the same building, up to two tenants in the 930 building with 10-15 employees and the 914 building which is fully occupied by the CRA. Furthermore, once functional, the facility will support functions and events that can accommodate additional 30-40 people at the time.

The applicant is an experienced real estate developer that has a proven track record of revitalizing office and retail spaces in Florida, New York, Georgia, South Carolina, North Carolina and Israel. Applicant has a strong network in the business and retail arena which he intends to utilize in order to trigger business owners interest in the area. Applicant is a

calculated and seasoned entrepreneur, understands this process may take time and is ready to commit its resources to the area and the process in terms of both time and money.

Partners. We have retained the services of an experienced architectural firm to assist in the vision. Amongst the companies we partnered with, one can find MKDA, Halliday Group, Dunay Miskal Backman LLP, Fuse Funding, LLC, Florida Prime Acquisitions and more.



We further retained the services of the nationally known executive chef of a famous Miami restaurant to assist us in curating the food and entertainment aspect of the project.

We are hopeful to partner with the Fort Lauderdale CRA to better our odds for success



Why Invest in this area?

The purpose of the renovation will be to bring in a management company at proposed suite 201 at 900 NW 6th St and a Business Accelerator tenant on suite 202 at 900 NW 6th St. the renovation is comprised of exterior modernization on the three buildings via face lift of the façade, as well as an interior renovation of the second floor of 900 NW 6th St to make it tenant ready.

The Company is currently under discussion with additional food, lifestyle and entertainment concepts such as coffee shop, restaurants, yoga/holistic center, Grill Bar and boutique stores which are looking to occupy the first floor of the 900 and 930 buildings as well as other that are looking at FH III, LLC project which is across the street.

About Us.

Ofer Tamir - Managing Partner

Starting in 1984, and while managing a 500-employee organization in the textile industry, Mr. Tamir purchased and syndicated a substantial real estate portfolio comprised of

commercial, residential and development projects in Florida, Georgia, Texas, Tennessee, Costa Rica and Israel. Mr. Tamir also acquired numerous tracts of land for future development in Israel and extended many private loans to real estate entrepreneurs. following the Real Estate debacle of 2008, Mr. Tamir co-founded Florida Prime Acquisitions, a real estate investment company that acquired hundreds of commercial and residential properties in South Florida.

Mr. Tamir is heavily involved in the South Florida community by volunteering many hours as the Chairman of the Board of the Israeli American not for profit organization, The Riviera Parliament, Inc.

Eyal Peretz - Managing Partner

Since 2002, Eyal Peretz has been a real estate entrepreneur and investor. He serves as managing partner of Florida Prime Acquisitions, a holding company that owns and operates commercial and residential real estate holdings. Throughout his career, Mr. Peretz was directly responsible for acquiring and rehabbing hundreds of thousands of sq. ft. of commercial space as well as several hundred single family homes and condominiums. In his past career, Mr. Peretz used to own a major Jaz and Blues musician venue in Tel Aviv Israel. Mr. Peretz served as a combat medic in the IDF and holds a BA in Biochemistry and a Master's degree in Biomedical Engineering from the University of Miami.

Dr. Shimon Elkabetz - Managing Partner

Shimon Elkabetz is a special investments consultant to the board and was up to January 2016 co-CEO of Harel Investments Insurance and Finance, one of Israel's largest publicly traded insurance and financial groups. He previously served as CEO of Ilanot Discount, Ilanot Batucha Investment House, and Harel Finance. Dr. Elkabetz's expertise is in the area of real estate investments and the mortgage business. From 2001 to 2004, Dr. Elkabetz served in senior roles at DBTC & UBC in Geneva, Switzerland. He received a BA in Economics and Accounting from the University of Haifa, a Master's in Economics from The Technion Institute, and a Ph.D. in Businesses Administration from the University of Haifa

Jay Jacob - Managing Partner Fuse Funding

Jay Jacob is a principal at Fuse Funding. Prior to joining the firm he held various senior executive positions at community banks in South Florida. Mr. Jacob's primary focus is managing the growth and business development at Fuse while ensuring credit quality. With over 20 years of experience in South Florida banking and managing over \$2 billion in loan portfolios for owner-occupied and investment real estate, Mr. Jacob brings valuable knowledge of the lending process, risk management and an extensive network of experienced professionals to rely on throughout the entire loan cycle. He received his undergraduate degree and MBA from the University of Florida.

Rebecca A. Lozano - Business Development

Rebecca brings more than 20 years of banking experience. In her new role, she will be responsible for loan generation in the Florida market, and fostering relationships with new and existing clients.

Previously, Lozano served as Vice President of Private Banking for Bank United where she developed a portfolio in excess of \$400 million through various business development efforts. Her areas of expertise are sales cycle management, client relations, vendor relations and EB-5.

Throughout her career, she has consistently been recognized and awarded for superior production and customer service.

Her leadership capabilities and expertise will help us continue to provide the highest level of personal service.

Lozano received a Bachelor of Science degree in International Relations with a minor in Economics from the University of Wisconsin, Milwaukee. Active in the banking industry, Lozano is a regularly featured speaker on the EB-5 program and serves as a committee member for the IIUSA Banking and Finance, an organization dedicated to the permanent authorization of the EB-5 Regional Center Program



Yair Hamburger Chairman
Dr. Shimon Elkabetz CO-CEO
Michel Siboni CO-CEO

Lines of Business
Insurance and financial services – health insurance, non-life insurance, life insurance, pension funds, provident funds, study funds, mutual funds, investment portfolio management, exchange-traded notes, as well as other financial services

Shareholders
Hamburger Family 49.7%
The Public 50.3%

Established in 1982



Harel Insurance Investments & Financial Services Ltd. is one of Israel's largest insurance and financial groups. In 2014, with a market share of about 21%, Harel continues to be Israel's largest insurance group in terms of premiums, presents 9% growth of total premiums and management fee revenue of NIS 17.4 billion, as of December 31, 2014. Harel's balance sheet totaled of NIS 89.3 billion as of December 31, 2014 (compared with NIS 78.7 billion as of December 31, 2013). The Group is Israel's largest and most dominant in the field of health insurance with a market share of 41.9%, the largest in non-life insurance in terms of premiums, the 4th largest (in terms of premiums) in life insurance and the 2nd largest in mutual funds. Group assets under management, in insurance, pension funds, provident funds, mutual funds and financial services, as of December 31, 2014, totaled over NIS 180 billion.

Harel insures the Israeli branches of numerous multinational corporations and is a "Global Partner" of large insurance conglomerates, such as Zurich, Allianz, AXA, Ace, Royal & Sun Alliance, XL Capital, Gerling HDI, QBE, If and Chubb. Since 2008, the Group signed a unique cooperation agreement with National Indemnity Company - a leading company in the insurance arm of Berkshire Hathaway.

Harel Finance Holdings Ltd. (100%)

The Group's financial arm, actively involved in three main capital market's lines of business, when every one of them is managed through specialized subsidiary: mutual funds management through Harel PIA Ltd., exchange-traded notes (ETNs) through Harel Sal Ltd., and investment portfolio management through Harel Finance Investment Management Ltd. As of December 31, 2014 Harel Finance manages NIS 57.9 billion of assets. Harel Finance focuses on providing a complete solution for all financial needs through a wide range of financial products and services to both private and institutional clients. Harel Finance is one of the leading companies in the Israeli market on its lines of business.

Dikla Insurance Company Ltd. (100%)

specializes in health insurance and long-term care insurance. Dikla has long-standing relationships with hospitals and medical service centers, worldwide.

ICIC-Israel Credit Insurance Company Ltd. (50%)

offers credit insurance (export and domestic markets). ICIC is jointly controlled by Harel and Euler Hermes, the world's largest credit insurer.

EMI – Ezer Mortgage Insurance Company Ltd. (100%)

Mortgage Insurance Company Ltd., operates in Israel as an insurer in the residential mortgage field.

Interasco Societe Anonyme General Insurance Company S.A.G.I (94.5%)

An insurance company in Greece by the Harel Group. Interasco is involved in non-life insurance and health insurance.

Turk Nippon Sigorta A.S. (100%)

An insurance company in Turkey. Operates in all non-life lines of business and health insurance in Turkey.

Corporate Responsibility

As one of the leading groups in the Israeli economy, Harel attaches the utmost concern for corporate responsibility. Harel is carrying the flag of obligation to the community and involves, donates and supports a variety of non-profit organizations. Although Harel is one of Israel's largest insurance groups, it still retains its traditional family values with an emphasis on integrity, fairness, reliability and personalized service.

More than 80 years of Insurance Activity

In 1935, the late Ernst and Margot Hamburger founded the Hamishmar Insurance Agency, which was the start of their insurance activity in Israel. In 1975, the Hamburger family established Harel Insurance Company. Seven years later, both Harel Insurance Company and Hamishmar Insurance Agency became subsidiaries of Harel Hamishmar Investments Ltd., whose shares began trading on the Tel Aviv Stock Exchange (TASE) in 1982. In 2007, the company's name was changed to Harel Insurance Investments & Financial Services Ltd. Harel Investments shares are currently traded on the TASE's Tel Aviv 75 Index.

Harel Insurance Company Ltd. (100%)

Harel's professional experience and knowledge is presented in all the lines of business Harel actives: In health insurance sector (which includes health insurance, long term care, dental care and foreign travel insurance), Harel leads as Israel's largest company in this field, with more than 3 million insured parties, who benefit from this professional and advanced service base, with strong close ties with medical institutions in Israel and abroad. **In 2014, Harel was also selected by a competition run by "Adif" as The Health Insurance Group of the Year!** In non-life insurance sector (which includes motor insurance, residential insurance, liability insurance, mortgage insurance, credit insurance), Harel continues to lead as the largest company in this field (in terms of premiums), as of totaled NIS 3.1 billion. In 2014, Harel's earned premiums and fees in the long term savings sector (which includes life insurance, pension funds, provident and study funds) totaled about NIS 16.8 billion. Harel is the 4th largest in Israel in life insurance in terms of premiums, totaled about NIS 3.8 billion. Harel's pension funds hold a 16.1% market share.

Over the last decade, the Group has expanded its investments in Israel and abroad, and continues to strengthen its position in credits, infrastructures and in revenue generating real estate in Israel and abroad.

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Ary Velasco-Private Wealth Management Miami

Director-Ultra High Net Worth Private Banking at Citi Private Bank

August 24, 2016, Ary worked with Eyal but at different companies

Eyal is a true professional, with the highest level of ethics and depth of insight. He is connected to the right people and they all trust his character and judgement. Everyone who I have ever introduced to Eyal has thanked me. He is a good friend and I highly endorse and recommend him.



Mark D. Hobson

Founder at Hobson Firm

May 3, 2016, Eyal was a client of Mark D.'s

Eyal brings high-level sophistication and deep experience to every deal, and scrutinizes the details with a trained and critical eye, to help ensure that every transaction in which he and his team enter will prove to be a huge success, to the fullest extent possible, for their clients and investors. It is always a pleasure to work with C-suite executives like Eyal and his partners.



Michael Foelster

at

October 11, 2016, Eyal was a client of Michael's

Eyal and his team are true deal makers. Eyal is very detailed oriented and works with his clients to understand their needs and accomplish their goals. It has been a pleasure working with Eyal and I look forward to continued success from Eyal and his team.



uri rotlewicz

BRIXMORT, LLC

May 4, 2016, uri was a client of Eyal's

Not only has Eyal become a good friend but he has proved to be a great real estate mind and a very valuable person to bounce ideas and deals off of. He expects nothing in return and truly gives you an honest and thoughtful opinion, a refreshing change from most people who tell you what you want to hear.

Now with is new venture, he is able to also put his lender hat on and analyze a deal with even more detail and scrutiny.

I highly recommend Eyal and Fuse to anyone thinking of investing/developing real estate. Talk to the experts before you make a mistake.

TODAY'S CONNECTIONS COULD BE TOMORROW'S NEW BUSINESS.



What really makes **The Pharmacy** unique is the sense of community we worked to cultivate.

Start up a conversation while you wait for your coffee or **introduce yourself** over lunch, and you may just find a partner for your next big venture. The energy of the the space we work in is contagious – and even if you don't find a new business associate, you may find a new friend. Add an international network and a full calendar of business events, speakers and networking lunches, and you'll see just how hard we works to keep you engaged. At **The Pharmacy**, we believe that a cultural program of events enriches your work-life experience which in turn assist in creating more business.

WORK IN THE FAST LANE

Take your business to the next level with our business and real estate focused creative workspace in the Fort Lauderdale's new accelerator. Collaborate with like-minded innovators in an engaging, exclusive work environment designed to accelerate your business. Step out of the box and leap into **The Pharmacy's vibrant, up-and-coming business and real estate hub** among a unique mix of businesses and scenic historical culture.

An extension of Fort Lauderdale's dynamic arts district, **The Pharmacy** is minutes from Las Olas, FAT Village and the new All Aboard Florida train station. The infrastructure is in place, now all that is needed is your passion, confidence and uncompromising commitment for success! You can ride or step downstairs to enjoy a taste of an eclectic menus at the downstairs café (soon to be announced) and enjoy Fort Lauderdale's energizing ambiance.

Take your business to the next level with **The Pharmacy's** workspace in the heart of Fort Lauderdale. Collaborate with like-minded innovators in this engaging, exclusive work environment designed to accelerate your business.

YOUR OWN OFFICE SPACE WITH FLEXIBLE CONTRACT

Some businesses do better with their own office space. Somewhere you can post your plans for world domination away from prying eyes.

No matter if you need a few square feet or a few hundred square feet, we can provide you with a perfectly sized environment for you and your team. Set it up the way that works for you and settle in knowing you can access your secure space – with full access to the Meeting Hub. And because we know how quickly business can change, we can tailor a lease that will fit your needs and can accommodate changes in your business. The one thing we ask for is that you will commit to excellence!

MEET NEW PEOPLE WITHOUT LEAVING THE OFFICE.

Pick a spot in the Bar, Kitchen or Meeting Hub and enjoy a beautifully designed workspace created to facilitate new connections.

Whether you're mind-mapping, meeting, collaborating or crunching numbers, the designer desks, tables, Bar, super-fast wifi and informal meeting areas provide the perfect place for every business need. So even

if you want a quiet desk Monday to finalize the details of your plan, a large table Tuesday to coordinate with your team, a lunch table Wednesday to meet a new client, and a cozy coffee corner the rest of the week to vet potential candidates — we have all the spaces you'll need, available on a full-time basis or 5 days or 10 days a month.

MAKE YOUR MEETING A MEETING OF THE MINDS.

Planning an off-site meeting, mind-mapping session or seminar? The Pharmacy has the space you need.

Book a meeting room designed to keep your team or your clients comfortable, creative and focused – we've got you covered. We know that sometimes getting out of your everyday environment is just what people need to get their creative juices flowing, meeting rooms are open to members and non-members.

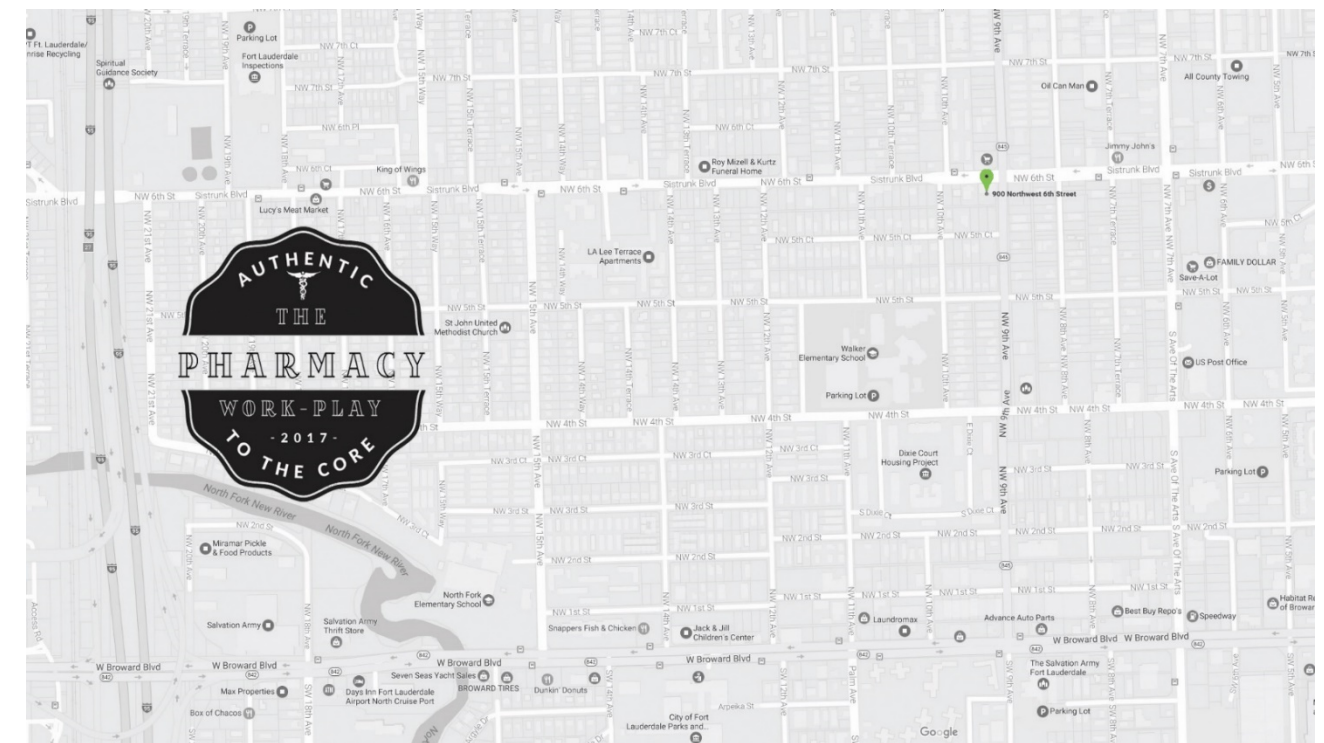
ALL YOU NEED, ALL IN ONE PRICE.

When you join **The Pharmacy**, you'll get everything you need to work - all in one place, on the same bill.

Everything's ready, from super-fast wifi to stylish furniture. Not to mention a community of creative entrepreneurs who'd love to meet you. We'll take care of the dull stuff like utilities and cleaning – all included in one simple price. Then when you want to hold a meeting, fire on some photocopies, or refuel with a cup of coffee, you simply pay as you go. So you always know where you stand. The only surprise is who're standing next to.

HOW TO REACH US

From I-95 South: follow I-95 S to Broward Blvd. Take exit 27 from I-95 S Follow Broward Blvd East, turn left (North) on NW 9th Ave, until you see our parking lot right before the intersection of the NW 6th St intersection on your left side.



Advisory Committee.

John G. Primeau - Executive V.P. & Market President for Centennial Bank

John G. Primeau, presently, Executive V.P. & Market President for Centennial Bank (formerly known as Broward Bank of Commerce) has been a respected member of the South Florida financial industry for more than 40 years. He began his professional career in banking, serving as Executive Vice President for the Commercial Lending Division of Hollywood Federal Savings and Loan, and later served as President and CEO of Unifirst Bank in Hollywood, successfully directing the merger with Republic Security Bank in 1998. Prior to joining Centennial Bank (BBOC) he was President and CEO of Valley Bank of Florida and Senior Vice President of Florida Community Bank.

A dedicated community activist, John's leadership and volunteerism have benefited countless South Florida residents. He has served as a board member of the American Red Cross, the Barry University School of Business Advisory Council, the Hollywood Chamber of Commerce and the chair of the American Diabetes Association. He was also on the board of the South Broward Hospital District for eight years, two of which were as their Chairman.

For his outstanding service, he was honored with the National 3R Award from the American Diabetes Association and the Sunshine Health Humanitarian of the Year Award, and was recognized for this community dedication by the Memorial Healthcare Foundation. He formerly served as President of the Liberia Economic Society (L.E.S.). He also currently sits on the Board of Trustees of Women in Distress, The Board of Directors of Broward Partnership for the Homeless, The Board of Trustees of Barry University, and the State of Florida Consumer Affairs Council. He also sits on the Broward County Housing Finance Authority and the United Way Audit Committee.

Originally from Detroit, Michigan, John is a long-time Broward County resident. Having earned his MBA from Barry University, he held the office of Mayor and Councilman of the Town of Davie and served as President of the Davie-Cooper City Chamber of Commerce.

Michael Budwick, Esq.

Michael Budwick is a shareholder of law firm Meland, Russin and Budwick and has been deeply involved in litigation related to lender liability, negligence, and professional malpractice. Mr. Budwick has represented parties in some of the highest-profile financial fraud cases in the U.S. and is nationally recognized as a bankruptcy and commercial litigation expert. He received both his undergraduate and law degrees from the University of Florida.

Ryan Poliakoff, Esq.

Ryan Poliakoff of Becker, Aboud, Poliakoff & Foelster concentrates his practice in the community associations practice group. Mr. Poliakoff serves as general corporate counsel to condominium associations, homeowners associations, master associations and country clubs. He is particularly experienced in the areas of property management, accommodations under the Fair Housing Amendments Act, and executive board operations and service. Previously, Mr. Poliakoff was senior counsel at Sachs Sax Caplan and an attorney in New York, where he practiced complex commercial litigation, including securities, patent, environmental and mass tort litigation. Mr. Poliakoff received both his undergraduate and law degrees from Cornell University.

Greg Matus

Greg Matus serves as regional managing partner of South Florida for Franklin Street Real Estate Services, where he oversees the growth of the company's South Florida presence through strategic recruiting and business development. Prior to joining Franklin Street, Mr. Matus spent 11 years with Marcus and Millichap, and has been involved in thousands of transactions valued at more than \$3 billion. He serves as a member of the National Association of Office and Industrial Properties, Urban Land Institute, and International Council of Shopping Centers. Mr. Matus received his bachelor's degree in business administration from the University of Florida.

Mark Hobson, Esq.

Mark D. Hobson is an experienced transactional attorney who has represented domestic and foreign clients, including angel investors, entrepreneurs, privately held companies, majority owners of privately held companies, small and medium-sized businesses, investors, and EB-5 Regional Centers, in diverse business transactions across a wide array of industry sectors. A significant portion of his practice involves helping clients comply with state and federal securities laws, in mergers & acquisitions, address broker-dealer issues, codify distributorship and sales arrangements, in commercial finance transactions, in preparing manufacturing arrangements, in codifying joint ventures, cross-border transactions, and technology-transfer arrangements, in preparing employment agreements, NDAs and confidentiality agreements, consulting agreements, option agreements, stock and membership interest option plans, stockholders agreements, operating agreements, agreements of limited partnership, convertible promissory notes, and preferred and restricted stock plans, in documenting loan transactions that are insured or guaranteed by the Export-Import Bank of the United States, in preparing and filing Premerger Notification Report Forms under the Hart-Scott-Rodino Antitrust Improvements Act of 1976 for deals that meet the size thresholds, and in documenting loan transactions that are secured transactions subject to Article 9 of the UCC.

Mark received his J.D. with *Honors* from The Florida State University College of Law in 1992 and a Masters of Laws, *Cum Laude*, in International, European & Comparative Law from Vrije Universiteit Brussel, in Brussels, Belgium in 1993. Mark started his career initially working for a couple of major law firms in São Paulo, Brazil and then worked in-house in Citibank's São Paulo headquarters, before moving to Miami, where he has lived since November 1998.

In Miami, Mark worked in the corporate department of Shutts & Bowen, LLP's Miami offices for 12 years, and then joined with an 8-member firm (made up of mostly big-firm refugees) for 3 & 1/2 years before starting his own firm in July 2014.

Mark is co-chair of the Newsletter Subcommittee of the Middle Market and Small Business Committee of the ABA's Business Law Section.

Zvi Rafilovitz, CPA

Zvi Rafilovich is the managing shareholder of Zvi Rafilovich, CPA, P.A., where he advises entities and high-net worth individuals on tax compliance issues. Rafilovich previously managed large-scale tax credit projects for IVAX (now Teva Pharmaceuticals), one of the largest pharmaceutical companies in the U.S. He is a member of the steering committee for Broward County's annual Joint Tax and Estate Planning Seminar, and received his master's in taxation from Florida International University.