

## Class A Retail Space

- The opportunity: to enhance the lifestyle aspect in the area by improving the northeast corner of NW 6<sup>th</sup> St and NW 9<sup>th</sup> Ave.
- Positioning and Investment in the Community: the buildings located at 600-618 NW 9<sup>th</sup> Ave are under contract and will close on May 21<sup>st</sup>, 2017 (cash purchase). The renovation will convert the building and transform it from an outdated and dilapidated retail space to state of the art retail center with focus on lifestyle and services needed by the community.
- 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 1<sup>st</sup> 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, business think tank, 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 April 2016 FH III, LLC signed a contract to purchase the property. 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 2 parcels whereas that total sq.ft. is appx 5,700. The facility once stabilized and fully occupied can accommodate 20-40 new jobs.

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 vibrant business operators in the services and lifestyle industry to the area.

The Company is currently under discussion with 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 the FH III, LLC.

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

### 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.