



Attn: Rufus A. James
Airport Director
Fort Lauderdale Executive Airport
6000 N.W. 21st Avenue
Ft. Lauderdale, FL 33309

January 19th, 2022
SENT VIA E-MAIL

Re: Expression of Interest & Lease Assignment for Lots 1 & 2 Located at 6555 Powerline Road

Members of the FXE Fort Lauderdale Executive Airport:

Our company has been engaged in the purchase of a lease-held property located at 6555 Powerline Road, Ft. Lauderdale, FL 33309. The current building owners, East Group Properties, put the property on the market for sale in Q3 2021, during which time Adler submitted an offer to purchase that has been negotiated and accepted by the seller. The following page provides a Summary Term Sheet that outlines the high-level terms of the transaction. We are currently working through the Purchase & Sale Agreement and running concurrent due diligence. A new Adler-owned entity, Cypress Creek Flex, LLC, has been created to be the lessee and owner of the buildings and improvements.

Upon completion of the acquisition, our team will begin to improve and subdivide the vacant interior units. Several spaces have roll-up doors which have been covered or disabled and we will selectively convert some of them back to industrial flex space for improved marketability. Upon stabilization of the property, we will continue to maintain and operate the facilities with the same high standards and treatment as we have demonstrated on our other properties.

As some of you may recall, Adler acquired the Executive Airport Business Center ("FXE"), located at 5101 NW 21st Ave, in late 2019. The property shares a very similar profile to Cypress Creek, as it is comprised of two office/industrial assets with ~73k SF of leasable space on ~6 acres of land encumbered by a ground lease with the City of Ft. Lauderdale. The property is currently 100% leased/occupied and our team continues to improve upon the structure to extend the useful life of the asset.

Given our experience in the industry, we feel this is a great asset with a lot of potential and a perfect fit for our team and our portfolio. Our company has been actively engaged in ground lease deals across multiple projects, asset types, and municipalities including Miami-Dade County, Ft. Lauderdale, Broward College, and the City of Miami. Attached to this e-mail is a brochure that gives a brief overview of our company, Adler Group and Adler Realty Services, that will be managing the day-to-day operations of the property. A link to our website has also been provided if you would like to see our resumes, current managed properties, and development projects underway.
www.AdlerGroup.com

We look forward to working with the FXE Board and Commission for the assignment of the ground lease for the parcels/lots located at 6555 Powerline Road, Fort Lauderdale, FL 33309. If you should require any additional information regarding our request, please feel free to reach out to our team at any time. Thank you for your time and consideration and we look forward to discussing this transaction further and continuing a long relationship with Ft. Lauderdale Executive Airport and the City of Ft. Lauderdale.



SUMMARY TERM SHEET

Cypress Creek Business Park

Location	6555 NW 9th Avenue Fort Lauderdale, FL 33309
Building SF	55,825 SF
Purchase Price	\$5,600,000
Offering Price Per Square Foot	\$100.31
Purchase & Sales Agreement ("PSA")	Currently under negotiation. Access and Inspection agreement executed.
Due Diligence Period	Due Diligence period ends on February 11, 2022
First Deposit	\$100,000 at joint execution of PSA. <i>Refundable until expiration of Due Diligence.</i>
Second Deposit	\$100,000 at expiration of Due Diligence (assuming PSA is not terminated). <i>Nonrefundable.</i>
Total Deposit	\$200,000 <i>Nonrefundable after end of Due Diligence</i>
Closing Date	30 days after the end of Due Diligence.
Closing Extension	\$50,000 to extend closing for 30 days (<i>nonrefundable and not credited to the purchase price</i>).

Very truly yours,

By: 
Name: Jonathan Raiffe
Title: President
Date: January 19th, 2022

**Electronic Articles of Organization
For
Florida Limited Liability Company**

L22000010930
FILED 8:00 AM
January 04, 2022
Sec. Of State
jsdennis

Article I

The name of the Limited Liability Company is:
CYPRESS CREEK FLEX, LLC

Article II

The street address of the principal office of the Limited Liability Company is:
9050 PINES BLVD
STE 301
PEMBROKE PINES, FL. US 33024

The mailing address of the Limited Liability Company is:
9050 PINES BLVD
STE 301
PEMBROKE PINES, FL. US 33024

Article III

The name and Florida street address of the registered agent is:
ADLER RA, LLC
9050 PINES BLVD
STE 301
PEMBROKE PINES, FL. 33024

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: TINA SPANO

Article IV

The name and address of person(s) authorized to manage LLC:

Title: P
JONATHAN RAIFFE
9050 PINES BLVD STE 301
PEMBROKE PINES, FL. 33024 US

Title: VP
TINA SPANO
9050 PINES BLVD, STE 301
PEMBROKE PINES, FL. 33024

Title: S
SARA ADLER
9050 PINES BLVD STE 301
PEMBROKE PINES, FL. 33024

Title: T
KAREN ADLER
9050 PINES BLVD STE 301
PEMBROKE PINES, FL. 33024

Article V

The effective date for this Limited Liability Company shall be:

01/04/2022

Signature of member or an authorized representative

Electronic Signature: TINA SPANO

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

L22000010930
FILED 8:00 AM
January 04, 2022
Sec. Of State
jsdennis



Adler Realty Services

9050 Pines Boulevard | Suite 301 | Pembroke Pines, FL 33024



ADLER
RENTAL SERVICES

CAM 22-0108

Exhibit 3

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ADLER REALTY SERVICES

Creating Value Through Best-in-Class Service

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About Adler Group

ABOUT THE ADLER GROUP

Adler Group is a multi-generational full-service real estate company, headquartered in Miami, Florida, with an impeccable reputation and a deep understanding of the real estate industry. With over 60 years of leasing, property management, acquisitions, investment, development and construction experience, Adler Group and its affiliates offer a seamless network of services designed to maximize the value and strength of real estate assets.



Throughout its history, Adler Group has developed and acquired over 20 million square feet of industrial, office, and retail real estate and over 8,000 residential units. Today, by means of relationships with a prestigious list of institutional and private investors and nationally and internationally recognized lenders, the company owns and manages an extensive real estate portfolio. Its properties include a wide range of strong performing, multi-tenant industrial, flex, office, retail, and multifamily assets. The real estate professionals at Adler Group offer decades of experience in every phase of property management, acquisition, development and construction. Leveraging expertise in each of these areas, the company provides direct services to its own portfolio properties, while also extending its capabilities to clients that seek quality, professional real estate support through Adler Realty Services and Adler Development. Adler Group's full service approach to success ensures the strength of its portfolio, while providing tenants, clients and investors with a strong foundation for the future.

Today, Adler Group owns and manages over 1.5 million square feet of commercial properties located strategically throughout the major markets of the Southeastern United States, and has approximately 2,000 multifamily units in various stages of development.

For more information, please visit www.adlergroup.com.

THE ADLER ADVANTAGE

“We are tenants of Adler Realty Services for over a year and are very please with the company. Adler Realty Services distinguished itself as a leader in the management industry. Their find group of professionals provide outstanding day to day support to our organizations' needs. Thank you!”

-Rose A. Guerra | Area Administrative Assistant | American Cancer Society, Dade Unit

With more than 50 years in real estate, experience has proven property management is one of the most significant ways you can add value to an asset. Regardless of your ownership scenario – whether you’re interested in selling, leasing up or simply maintaining occupancy and cash flow – Adler Realty Services (“ARS”) can ensure you maximize the return on your real estate investment.

At Adler Group, we are long-term holders of real estate and approach each management project from an ownership perspective. Adler Realty Services is a property management business, applying our full-scale real estate services to third-party property owners as well as Adler Group portfolio properties. We seek out ways we can add value to our managed properties by increasing the useful life of our buildings, improving the tenant experience and enhancing marketability to potential buyers.

Headquartered in South Florida, Adler Realty Services leases and/or manages approximately two million square feet of commercial property in the Southeast. Each member of our seasoned property management team averages over 15 years of experience. Adler’s employees are proven leaders in their field, with professional designations in a number of real estate organizations, such as IREM, CCIM, and BOMA.

We’ve managed every type of building, from metal to brick structures, from single-story structures to high-rises, from Class A office towerstowarehouses. ARS’ experienceintenantrepresentation, landlordrepresentation, investmentsales, propertymanagement andprojectmanagementallowsyou to addressallofyourrealestateneeds withasinglesolution. Weare ready to handleanysituation.

Property Management

PROPERTY MANAGEMENT

We believe that the success of a real estate asset begins with good management. Adler's ownership perspective ensures that each managed property -- regardless of owner -- is treated as if it were in the Adler Group portfolio. Our goal is to preserve and add value to properties and generate tenant satisfaction through fulfillment of expectations, timely handling of tenant requests, capital improvements and highly-trained, dedicated professionals.

Our focus is to extend the expected useful life of a property with preventative maintenance programs, efficiency installations/modifications and green measures, such as retrofitting buildings with Eco-friendly building materials enhancing productivity. We deliver solutions that meet today's needs while preparing for the demands of tomorrow.



PROPERTY MANAGEMENT

Our hands-on approach to property management couples widespread experience managing industrial, flex, office and retail properties with a service and amenity-based concept. Services offered include:

- Building maintenance & engineering management
- Accounting & financial reporting
- Market research
- Leasing & tenant retention
- Sustainability consulting
- Project & development services
- Contract & vendor management
- Lease compliance & administration
- Budget preparation & updates
- Operations assessments & cost-savings opportunities
- Tenant service with timely responses & satisfaction guarantees
- Rent collection & rent roll maintenance
- Hurricane response team
- Supervision of on-site & off-site staff
- Physical property inspections / annual assessments
- Energy efficiency / LEED certified products & Energy Star improvements
- Natural disaster planning

Adler Realty Services simplifies property management with in-house real estate experts, established relationships with reputable vendors and the manpower to manage multiple properties at once. We enable you to get the most out of the current marketplace, without the hassle of calling upon multiple resources or adding to your own responsibilities. Once you partner with Adler Realty Services, you have access to everything you need to manage day-to-day operations from a single source. A well-managed and maintained property leads to long-term value creation.

Our property management solution addresses the following:

1) **PREVENTATIVE MAINTENANCE PROGRAM**

Adler begins each property management relationship with an overall assessment of the building(s). Our Director of Operations inspects each asset from top to bottom, from the roof down to the mechanical equipment. We also incorporate nondestructive testing technologies – such as infrared scans, Eddy-current tests, oil analysis, etc. – To get a complete “state of the building” report. Based on the initial assessment, we create a custom program which outlines:

- What needs immediate upgrading?
- How often to perform maintenance and equipment checks?
- Where we can reduce inconveniences?
- How we can improve efficiencies?

By taking this first step to determine preventative measures, Adler Realty Services can add valuable, revenue generating years to a building's useful life

2) **UPGRADES/ OPERATIONAL EFFICIENCIES**

One of the best ways to get more revenue out of a building is to spend less money maintaining it. ARS identifies efficiency improvements owners can employ at very little cost to implement. Whether it's phasing out old refrigerants in air conditioning units or integrating occupancy sensors to manage lighting, we can pinpoint areas where you can lower operating costs and enhance your margins. We seek out ways to provide you with relief from monthly bills, as well as look for opportunities to qualify you for government incentives.

Additionally, we are also able to help owners take advantage of price breaks for products and services from outside vendors, including carpeting, tile, office furniture and more, thanks to established relationships and quantity discounts. We also do all the background and reference work with vendors, ensuring they are reliable and have valid insurance and up-to-date licenses.

3) **DISASTER PLANNING**

Adler Realty Services plans for the unplanned. As a long-time property owner in the state of Florida, we are uniquely prepared for the impact of hurricanes, flooding, blackouts and other disaster scenarios. We have property management locations throughout Florida, so support is available no matter where disaster strikes, with backup personnel and solutions available as needed.

Adler Realty Services allows businesses to run unimpeded with disaster-ready support such as:

- 24-hours a day, 7 days a week emergency staffing support
- Temporary office set-up
- On-site and mobile generators
- Labor available for debris removal and security of the building
- Contractors and vendor support

4) **40 YEAR RECERTIFICATION**

As a multi-generational family business, Adler has extensive experience with bringing aging structures through the 40 year recertification process. ARS will provide the following services to help re-certify your building(s):

- Perform preliminary property assessment and site visit for code compliance and property conditions
- Schedule engineer inspection for 40 year recertification
- Repair and correct any deficient for code compliance
- Submit engineer report to municipality for compliance

5) PROJECT MANAGEMENT

In the event that renovations or capital improvements are needed, Adler Realty Services can lead your project to ensure it meets overall goals and enhances your property's value. ARS offers a variety of solutions including project management, interior build outs, ground-up development, facility expansion, capital improvements and building renovations as well as tenant improvements.

We have licensed, experienced project managers on staff who can administer construction projects on existing and ground-up buildings, including interiors, exteriors and tenant build-outs. Whether it's your vision or a tenant request, Adler Realty Services can oversee your real estate development projects, from obtaining permits through to project completion.

Examples of ARS' extensive renovation projects include: the revitalization of the Kendall Market Place shopping center; the Energy Star qualifying improvements of the Office Park at MICC; and the expansion of the Deerfield Commons Shopping Center.



The key to retaining tenants as well as sustaining – and increasing – revenue is offering a quality product at a competitive value. ARS's innovative and comprehensive property management strategies help real estate owners reduce their operating costs and enhance property values while maintaining a superior environment for tenants.

ARS strives to create value for an owner's real estate investment. Owners can expect an institutionally managed property, with all implementation, monitoring, reporting, maintenance and annual re-evaluation handled by Adler professionals.

“**A**dler succeeds at timely facilities improvements so we can continue our day-to-day operations uninterrupted”

- Robert J. Murphy | Manager, Real Estate Department, University of Miami

Additional Services

ACQUISITION & DISPOSITION SERVICE:

In the event that renovations or capital improvements are needed, Adler Realty Services can lead your project to ensure it meets overall goals and enhances your property's value. ARS offers a variety of solutions including project management, interior build outs, ground-up development, facility expansion, capital improvements and building renovations as well as tenant improvements.

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ACCOUNTING SERVICE:

Our accounting department will provide comprehensive accounting services. The performance of each property is closely monitored using the Yardi Voyager System. Detailed financial statements and property and leasing reports are prepared and delivered in a timely fashion with performance tracking and analysis. ARS maintains accounting records in accordance with generally accepted accounting principles. Our accounting services strive to be fully transparent, providing owners or their designees with access to all reports and schedules upon request.

We handle the following:

- Income statements with budget variations
- General ledgers
- Accounts receivable and payable aging statements
- Detailed check/expense registers
- Bank reconciliations
- Payment of all invoices from owners' accounts
- Maintenance of financial transaction records and providing owners with monthly itemized income and expense statements, including copies of all paid invoices
- All deposits are made into and out of a separate trust/escrow account to be established with a federally insured bank
- Review and analyze existing operations and operating budgets and make recommendations as needed
- Analyze client's current on-site accounting systems and controls
- Detailed cash receipt journals
- Monthly distribution of funds
- Property cost allocations
- Preparation of financial statements
- Payment of invoices

LEASING SERVICES:

Adler Realty Services specializes in the management and marketing of income generating properties including office buildings, warehouses, flex space, retail, and multifamily. The team is supported by professionals with decades of experience on the financial, physical and legal side of the business. We are able to identify prospective tenants, review market conditions and research competitors to create a targeted leasing strategy specific to your needs. ARS serves business owners by finding the ideal real estate solution for their needs – whether it's a lease, sublease or a purchase.

Adler Realty Services can help ensure you achieve the maximum value and the best tenant mix for your property. As a commercial real estate brokerage firm, ARS interacts with the buyer/seller and leasing community, soliciting listings, negotiating, writing contracts, performing due diligence/compliance, posting listings to a number of real estate websites and databases, assisting with locating financing options, conducting property tours and attending closings.

The Adler team has extensive experience and possesses unparalleled knowledge of the commercial real estate market. Multiple regional offices allow ARS to function as a strategic partner for clients, whether it's an expansion, contraction, relocation or renewal. ARS assists clients with critical evaluation data, including: market survey, site selection, space planning, area demographics and comparative analysis. Adler's in-house transaction team will manage the entire process, from the letter of intent through contract or lease signing – ensuring clients receive the best value for their real estate dollar.

ARS' breadth of regional market knowledge and significant transaction volume also provides increased exposure to leasing opportunities. Associates utilize an expanded property database of prime office, warehouse, industrial, retail and flex space. This is bolstered by ARS's network of industry connections and real estate owner relationships, providing access to both on- and off-market opportunities. The result is a comprehensive list of availabilities based on geography, size, accessibility, amenities and more. We can also take steps to help you increase your building's rental rates, making improvements and re-positioning an asset to merit a higher asking rate.

Thanks to unparalleled knowledge and broad market saturation, ARS is best qualified to negotiate on their clients' behalf. Adler's sheer volume of transaction experience – in excess of \$1 billion – means that clients work with a partner who can provide true insight and guidance into complex real estate transactions and negotiation.

LANDLORD REPRESENTATION:

ARS serves as a trusted advisor with a true owner's perspective, due to vast experience in landlord representation – in excess of 20 million square feet. The landlord representation services provided by ARS are highly specialized, and focus primarily on aggressive and effective marketing strategies specifically designed to meet a client's individual needs and objectives.

The goal is to achieve maximum value through increasing occupancy at competitive lease rates for client properties. This objective is reached by implementing individual marketing plans designed to meet client requirements. A complete property marketing plan provides owners with the following: market surveys of competing properties and comparable market rents, lease criteria selections as well as target tenant profiles. ARS can also help tenants during negotiations and conduct a review of all lease documents.

Adler Realty Services will help ensure the maximum value and the best tenant mix for every property. Our leasing and marketing team handles multiple asset types across Florida and will provide the following services:

- Reviews of property attributes
- Creation of quality marketing materials
- Market surveys of competing properties
- Summaries of comparable market rents
- Lease criteria selections
- Target tenant profiles
- Comprehensive lease-up marketing plans
- Tenant retention programs
- Technology-based marketing services
- Review of lease documents
- Comparative lease financial analyses
- Lease sensitivity analyses
- Tenant qualifications and selections

Beyond attracting new tenants, ARS also strives to keep existing tenants in place. Tenant satisfaction leads to increased renewal rates, which is why Adler institutes a tenant amenity program from the beginning of a lease to its close. This includes:

- On-site leasing offices & welcome kits
- Weekly interaction with property managers & staff
- Community intranet website: service requests, notifications & resolution log

CREATIVE MARKETING SOLUTIONS:

ARS utilizes creative ways to reach target audiences. In addition to traditional media tactics, ARS incorporates innovative technologies, search engine optimization, product positioning, and marketing strategies and tools to help market properties. Listed below are just a few of the marketing solutions that enhance our overall leasing and marketing plan to promote your property.



SOCIAL NETWORKING

- Post promotion of the partnership, with description of property and photos of specific spaces available on Adler's Facebook Page
- Utilize LinkedIn profile to promote the partnership and the property, and identify key prospective tenants

ONLINE MARKETING

- Post property and specific space available, with photos and embedded code appropriate sites, ensuring your property comes up when keywords like "industrial office space" are entered in Google
- Position property page on Adlergroup.com website
- Announce partnership on Adlergroup.com homepage
- CoStar & Loopnet database listings

PUBLIC RELATIONS

- Write and distribute press release about the partnership, focusing on the benefits of the property
- Follow up with media contacts to secure placement in local, regional, state, trade and industry publications
- Link and tag with key industry words a press release to all Adler's social media platforms and Adlergroup.com

DIRECT MAIL/ LIST ACQUISITION

- Identify key optimal tenants and purchase a list (with addresses, names and phone numbers for follow up) of those SIC codes within a radius of the property
- Once list is acquired, create and execute a solid (and repeated) direct mail campaign, with incentives, to increase awareness, target your optimal tenant and communicate the benefits of the property to ideal prospects
- Work with local trade organizations and chambers to secure local lists of small business to include on all mailings

BROCHURE/ EMAIL BLASTS/ ADVERTISING

- Create property brochures (print, PDF and on-line version) to use to canvas the area and mail/email to prospects (will also be included on your property's "page" on Adlergroup.com)
- Experiment with classified advertisements in the business section of the local newspapers
- Create and distribute email blasts to prospects, brokers and acquired lists

Meet The Team

JONATHAN RAIFFE

President - Adler Group

Jonathan Raiffe is the Chief Operating Officer of Adler Group. In this position, he is responsible for all day to day activities of the company including acquisition, investment, property management, leasing, pre-development, construction, and financial management of all assets under management. Jonathan formerly served as Adler Group's Chief Investment Officer and prior to that as Director of Finance, where his responsibilities included oversight of financing activities, treasury functions, corporate reporting, financial analysis, structuring new investments, and sourcing new opportunities. Prior to taking the position of Director of Finance, Jonathan served as Director of Business Opportunities for the Adler Group, where he focused on acquisition analysis and new business development.

Before joining the Adler Group, Jonathan worked at Ronin Capital Management, a global macro hedge fund, where he fulfilled a variety of functions including trade support and administration, research analyst, marketing coordinator, and trade execution. Jonathan earned a Bachelor of Arts, majoring in anthropology, and a Bachelor of Science in Business Administration, with an emphasis in Marketing from Washington University (St. Louis). He also received a Master of Science in Finance and a Master of Science in International Real Estate from Florida International University. Additionally, Jonathan is licensed as both a Florida Real Estate Sales Associate and Florida Mortgage Loan Originator.



DAVID S. ADLER

President-Adler Development

David S. Adler is the president of Adler Development, the development and project management division of Adler Group, Inc. In this position, he is responsible for contributing to the development and acquisition of high-rise multifamily, industrial, office and retail properties. Additionally, he oversees business development of third-party development projects, project management services and capital expenditure and facilities management programs for properties owned and managed by Adler Group.

Since joining Adler Group in 1997, Adler, a licensed general contractor, has been involved in all development and construction projects. Currently, he is working on high-rise multifamily commercial and retail projects, primarily in the South East.

Committed to community service and education initiatives, Adler is a member of the Florida International University Foundation Board of Directors; is a dedicated member of the Young Founders Club at Mount Sinai Medical Center; and is the Treasurer of the Jewish Museum of Florida. Additionally, he is actively involved with the Greater Miami Jewish Federation, the Miami Beach Jewish Community Center, and the American Jewish Committee of Greater Miami and Broward.



TINA SPANO

Chief Financial Officer- Adler Group

Tina Spano joined Adler Group in January 2014 as Controller with a wealth of property management experience, including Yardi, Argus, investor reporting, acquisitions and cash management. Tina was promoted to Chief Financial Officer in June 2015 and is responsible for Adler Group and its affiliates accounting department, financial reporting, income taxes, treasury, banking and lender relations as well as human resources and information technology. Tina is accountable for the accounting operations of the company, which includes the production of periodic financial reports, maintenance of an adequate system of accounting records and a comprehensive set of controls and budgets designed to mitigate risk, enhance the accuracy of the company's reported financial results, and ensure that reported results comply with generally accepted accounting principles or international financial reporting standards.

Prior to joining Adler, Tina served as Controller for Avison Young Florida. Tina became the Controller for Avison Young following its merger with Flagler Real Estate Services. She previously served for more than 12 years as Controller of Flagler Real Estate Services and its predecessor, DBR & Associates, a \$1-billion asset and property management company. Spano was responsible for the financial reporting for 200 properties located throughout the Southeast U.S., including retail, office, industrial and residential.

Tina holds a Bachelor of Science degree in Accounting and Business Administration from the University of North Carolina-Greensboro and a Master of Science in Accounting from Stetson University (Deland, FL). Due to her academic excellence, she became a lifetime member of the International Honor Society at Beta Gamma Sigma, is a Certified Public Accountant licensed in the State of Florida, is a Chartered Global Management Accountant, and a member of AIPCA.



MORGAN SIRLIN

Director of Investments -Adler Group

Morgan Sirlin joined Adler Group in June 2015 as a financial analyst and works with the development and accounting departments where his responsibilities include analysis of current properties under management, acquisitions, dispositions, financing, and ongoing development projects.

Before coming to Adler Group, Morgan worked at a boutique development group where he was the lead acquisitions analyst and assistant project manager. He also served as a commercial real estate mortgage broker in previous years, assisting with the financing and refinancing of a wide variety of asset types and loan products.

Morgan Sirlin graduated from the University of George Washington with a Bachelor of Arts in Finance and brings with him over 8 years of finance related experience.



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NIKKI SUTTON

Marketing Coordinator - Adler Group

Nikki Sutton is the Marketing Coordinator for Adler Group. She is responsible for executing and overseeing all marketing strategies and initiatives. She supports all brokers portfolio wide to ensure consistent branding throughout.

Prior to joining Adler Group Nikki worked as the Marketing Director for Sunshine Car Care, LLC. She facilitated the day to day marketing operations, and overall marketing efforts for 60 plus locations spread across five states. On a contract basis, Nikki also has worked in freelance graphic design for small businesses and start ups.

Nikki Sutton is graduated from the Florida State University with a Bachelor of Arts in Studio Art with a focus in graphic design. She is fluent in both English and Spanish



DANIEL HEISLER

Vice President of Brokerage- Adler Realty Services

Daniel Heisler, CCIM, CPM®, is responsible for the Sales, Leasing and Brokerage for Adler Realty Services' Florida market. Through his 20 year career Daniel has overseen the signing of leases totaling over 9 million square feet and over \$30 million dollars in sales of office, flex, land and retail properties.

Before joining Adler, Heisler worked seven years for Houston developer Hines Interests. While there, Heisler managed their portfolio of Class A office buildings in Broward County - which included the tallest building in Florida - overseeing all building operations and services, managing capital improvements and controlling operating expenses.

Heisler began his real estate career in college, purchasing, repositioning and selling distressed real estate and leasing residential property for various local firms, such as Coldwell Banker. He also served four years as a senior internal auditor for American Express.

Heisler is a licensed Florida real estate broker. He received his Certified Property Manager (CPM) designation and is a Certified Commercial Investment Member (CCIM). He is an active member of the Institute of Real Estate Management, CCIM Institute and the Miami-Dade Board of Realtors. He received his Bachelor's Degree in Business Administration from the University of Miami, with a major in finance.



VAN L. ANTLE

Vice President Of Operations-Adler Group

Van L. Antle, RPA, CGC oversees the asset operations of Adler Group. Van is responsible for directing how each asset is managed while continually improving properties to consistently raise efficiencies, operations and increasing their value.

With more than 24 years of real estate experience, Van's responsibilities as the Director of Operations include evaluating properties and building systems to maintain quality standards and best practices, maximizing efficiencies, achieving cost-effective improvements and extending the useful life of building infrastructure. He performs site inspections and subsequent reviews, blueprints assessments, evaluates and approves work proposals and coordinates with property managers, vendors, contractors and consultants to optimize sequencing of work.

Previously, Van served as property manager for Adler Realty Services. He was responsible for managing and directing 800,000 square feet of Adler Group's commercial properties in the Miami market. He specialized in facility operations, property and construction management, preventative maintenance, budgeting, cost analysis, appraisals and tenant relations. Throughout his career, Van has received several awards, including BOMA's Office Building of the Year (TOBY), Broward County's Beautification Special Recognition, the American Institute of Architects Gold Medal awards, City of Fort Lauderdale Community Appearance awards and special accolades from the Florida Landscape Critics Council.

Van holds a Bachelor's degree in real estate from Florida International University in Miami. He is a licensed real estate broker, a member of The Building Owners and Managers of Greater Miami-Dade with a Real Property Administrator (RPA) designation and is a certified general contractor in the state of Florida.



AMANDA MILLER

Leasing Director- Adler Realty Services

Amanda Miller is the Leasing Director for ARS, where she is responsible for the sales and leasing of the South Florida portfolio. Miller oversees both Landlord and Tenant representation.

Prior to this position, she was the Marketing and Public Relations Coordinator for Adler Realty Services, where she was responsible for executing and overseeing the portfolio's marketing strategies.

Miller became a licensed real estate agent after earning her Bachelor of Arts in Communication and Spanish from Hiram College in Hiram, Ohio. She is fluent in both English and Spanish.



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ELLIOT ANKER

Senior Director- Adler Realty Services

Elliot Anker joined ARS in 2014 to assist the third-party brokerage division with sales and leasing. As a Senior Director, Anker has over 29 years of commercial real estate experience in South Florida.

Prior to Adler, Anker was a Landlord and Tenant Rep Leasing Specialist for Coldwell Banker Commercial where he was responsible for building a comprehensive database of tenant profiles seeking space, creating an inclusive Landlord marketing strategy and successfully completing several large lease transactions in South Florida for clients like Sherwin Williams. Additionally, Anker worked for Streamline Properties as their Senior Vice President and for Wimbish Riteway as their Commercial Real Estate Director. At Streamline, Anker created and implemented a new business and marketing plan that resulted in 100 percent increase in commercial agents and a 33 percent increase in gross sales in one year. At Wimbish Riteway, he created a new commercial real estate sales division, where he recruited and trained 50 agents, generated over \$160 million in additional gross revenues and managed agents in six different offices.

During his career, Anker has received the Wimbish Riteway Rookie of the Year Award, Director of the NAIOP Dade County Bus Tour and Office Leasing Achievement Award by the Board of Realtors. He received his Bachelor of Arts degree in Business Administration and a Marketing minor from Monmouth University in New Jersey.



PHIL GREENBAUM

Portfolio Manager-Adler Realty Services

Phil Greenbaum is the Portfolio Manager for ARS, where he oversees approximately 750,000 square feet of property in North Miami Dade and Broward County. In addition to managing this portfolio, Greenbaum supervises the leasing of his properties and all marketing activities.

Phil joined Adler Group in 1998 after eight years with International Fisheries where he exercised his leadership and negotiation skills to develop and grow business initiatives throughout Europe, Asia and South America. In fact, he successfully tripled the company's profits.

After graduating from Marietta College in Ohio with a Bachelor in Accounting and Finance, Greenbaum began his career at Harborside Terminal in Jersey City, New Jersey. He was hired as a controller of a 2.5 million-square-foot facility and rose through the ranks to the President and Chief Executive Office after less than ten years of demonstrating his admirable work ethic and aptitude. After leaving Harborside and moving to Florida, Greenbaum pursued restaurant ventures and owned two very successful restaurants in South Florida.



CAM 22-0108

JOEY BARNES

Leasing/ Property Manager- Adler Realty Services

Joey Barnes is responsible for the Leasing and Management of the Central Florida Portfolio for Adler Realty Services. Barnes oversees all daily operations of this portfolio including leasing, renewals, budgets, preventative maintenance, construction, and interior improvements. His vast experience in this market and relationships with local vendors in the area help him to serve the best interest of not only ownership but the tenants as well.

Prior to joining Adler, Barnes was the Regional property manager for Coldwell Banker Commercial, managing their third party commercial assets as well as leading their association management department. Previous to that, he managed multi-family units for the University of Central Florida's off campus housing for over 7 years.

Barnes is a licensed Florida real estate agent as well as a licensed Community Association Manager. He received his Bachelor's Degree in Interpersonal Communications from the University of Central Florida. He is active in his community with mentoring programs as well as an active member of the local alumni chapter of Alpha Phi Alpha Fraternity Inc.



Currently Managed

1400 Building

Location: Miami, FL
Square Feet: 39,079

A five-story, Class-A office building located just east of Dolphin Mall and west of International Mall on NW 107th Street.



Business Center I at MICC

Location: Doral, FL
Square Feet: 62,000

Two one-story flex buildings, comprised of office, showroom and street-level warehouse space fronting NW 82nd Avenue.



Business Center II at MICC

Location: Doral, FL
Square Feet: 133,435

Three one-story flex buildings, comprised of office, showroom and street-level warehouse space fronting NW 82nd Avenue.



The Office Park at MICC

Location: Kissimmee, FL
Square Feet: 105,480

The Office Park at MICC consists of a total of eight buildings ranging from two to four stories, including ground level showroom type space. Tenants have access to amenities such as conference and meeting rooms. Additionally, this property features an on-site restaurant and a health club.



Miami Lakes Office Center

Location: Hialeah, FL
Square Feet: 50,026

Two two-story office buildings located in the heart of Miami Lakes business community.



Kendall Market Place

Location: Miami, FL
Square Feet: 54,757

The shopping center is located in the sub-market of Kendall, within the city of Miami, Florida. Built in 1980 and renovated in 2008, the shopping center benefits from great visibility along one of South Florida's busiest roads, North Kendall Drive.



Pembroke Pines Professional Center

Location: Pembroke, FL
Square Feet: 96,996

PPPC consists of twin, 4-story office towers with one corner of each section abutting the common atrium and offers a total of 96,996 square-feet of Class A office space.



Adler Oakes

Location: Davie, FL
Square Feet: 9.3 Acres

Oakes, also known as New Town, is comprised of five buildings – four of which were built in 2000 – and the fifth at an earlier date. The property is 152,657 sq. ft.



Ganot Plaza

Location: Hollywood, FL
Square Feet: 105,480

Ganot Plaza is a class A completely renovated building with new floor to ceiling impact glass, state of the art Daikin HVAC, generator new elevators and ADA bathrooms that is professionally managed by ARS.



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Exhibit 3
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Fort Lauderdale Executive Business Center

Location: Fort Lauderdale
Square Feet: 73,289

FXE is comprised of two one-story flex buildings constructed in 1987 on a six-acre property. The property is subject to a municipal ground lease governed by the Executive Airport Authority of Fort Lauderdale.



Sawgrass Association

Location: Sunrise, FL
Square Feet: 76,596

An office complex consisting of 4 buildings under ARS management and located near the Sawgrass Mills Mall.



Holy Cross Medical Building

Location: Fort Lauderdale, FL
Square Feet: 7,955

Located on the west side of Federal Highway in downtown Fort Lauderdale, the building was constructed in 1976 and was substantially expanded and gut renovated in 1999. The subject itself is built out for medical office use and has adequate on-site parking.



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Exhibit 3
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Donegan-Smith Warehouse

Location: Kissimmee, FL
Square Feet: 105,480

Built between 1999 and 2007, the property consist of three separate warehouse/showroom buildings.



Sunport Commerce Center

Location: Orlando, FL
Square Feet: 406,014

Located in the Southeastern/Airport sub-market, the property consists of four office/warehouse/showroom buildings and was built in 2000. These condo units are located and operated under a condominium association totaling 154,390 square feet.



Crossroads Business Center

Location: Winter Park, FL
Square Feet: 28,139

Crossroads FlexxOffice, Ltd. is the owner of multiple condo units within the Crossroads Business Center, which is operated as a condominium association, and 1.2 acres of land behind Crossroads Business Center. The Crossroads Business Center consists of two buildings, totaling 78,005 square feet and was built in 1986.



Colliers Park of Commerce

Location: Naples, FL
Square Feet: 189,182

A 112 acre industrial and office development with a variety of well known owners and users. Helios Colliers LLC owns seven buildings in the master planned park, which are a mix of light industrial, flex and Class B garden office built between 1982 and 1990.





Adler Realty Services will customize a menu of property management services specific to your needs. Contact us today to discuss how we can start adding value to your building or portfolio of properties.

Contact Us:

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