

**EXHIBIT 2**

**APPLICATION, PLANS & PROJECT ILLUSTRATIONS**

**Sistrunk Market**

Front Rendering Sistrunk.jpg



# Application for CRA Funding

Submission based on the CRA Development Incentive Program

## Table of Contents

<u>Project Overview</u>	1
<u>Management Team</u>	2
<u>Application for CRA Funding Assistance</u>	3
<u>New Job Creation</u>	4
<u>Map, Warranty Deed &amp; Property Information</u>	5
<u>Income &amp; Expense vs Investment Comparison</u>	6
<u>Project Costs</u>	7
<u>Supplemental Questions</u>	8
<u>Articles of Organization &amp; Appraisal</u>	9
<u>Proposed Floor Plan and Renderings</u>	10





# MARKETS & FOOD HALL'S

Food halls are prevalent all over the world, and has become popular to Americans who are valuing fresh unique food sources and local purveyors. By combining artisanal foods with cool communal spaces, these European-style markets offer a better way to eat and shop.

Food halls—which we're defining primarily as indoor markets with vendors selling prepared items, beverages, groceries and crafts—are popping up across America, from Atlanta to LA. They are serving as incubators for small independent businesses and as gathering spaces for local residents. The appeal is to grab a bite and pick up products of the local, fresh artisanal varieties or just to meet friends to gather and enjoy a communal experience.



# **SISTRUNK MARKET**

## **ART / ENTERTAINMENT FOOD & BREWS**

The creation of South Florida's first market will create a big impact on the local area offering a truly unique social scene by creating a communal space to eat, entertain and socialize. Developing relationships with local artists, culinary and community members by offering a selections of locally produced goods, services and fare. The rustic yet modern industrial design will embrace the character of the building bringing a sense of culture to the experience. The interior of the space, as well as the front sidewalk outdoor patio will develop an overall vibe of "Sociable" surroundings for the community that will appeal to a wide variety of age and social demographics.

### **FACILITY OVERVIEW**

**Fully Functioning Micro Brewery with Tap Room**  
**Coffee Roasting Facility**  
**Event Space / Classroom / Meeting Facility**  
**Food, Art & Craft Kiosks**  
**Roof Top Urban Garden & Gathering Space**



# BREWS

## KEY ELEMENTS

Exposed Beer Brewing

Full Coffee Offerings

Our artesian approach to great sips includes both wholesale and retail of our, in-house brewed beer and roasted coffee delivering a unique experience and a perfect product.

### Full Production Micro Brewery



### Coffee Roasting & Packaging



Full production and local distribution of house brewed beer and roasted coffee. Facility will have ability to produce product from scratch straight through packaging. Tours and classes will be offered to build brand awareness as well as new release events.



# FOOD KIOSKS

Our gourmet "Street Food" menu will tempt not only the senses of taste and smell, but also sight, by uniquely plated fun fresh dishes.

## KEY ELEMENTS

- Open Front Kiosks
- Tasty "Street" Food
- Unique Plating
- Locally Sourced
- Accessible Pricing

## Action Display Food Kiosks



## Unique Preparation & Presentations of Modern Twists on Street Food





# RETAIL KIOSKS

## ECLECTIC & UNIQUE

Candles / Flowers / Clothing / Bikes

Kiosks become a form of interaction between vendors and guests. Allowing the public the opportunity to experience a variety of art and crafts up close.



### KEY ELEMENTS

Open Front Kiosks

Rolling Stands

Live Art Workspace

Craft Kiosks





# SOCIABLE SEATING

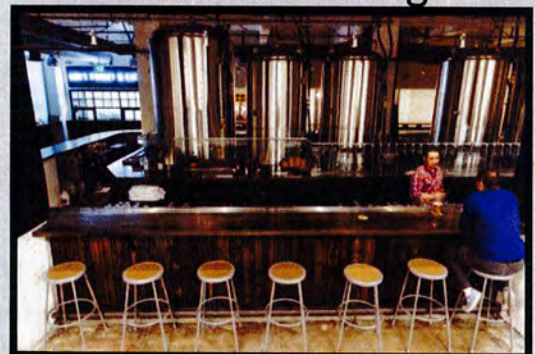
Offering private, group and individual spaces create "Neighborhood" areas for guests to interact. Complimentary Wi-Fi and a host of seating options create a social community



Long Communal Tables



Counter Seating



## FEATURES

Communal Seating  
Sofa Area's  
Outdoor Patio Tables  
Event Rooms  
Counter Seating





# LOCAL ART

Partner with Rotating local Artists & Art  
Vehicles to Provide a Unique Experience to  
the Community— Class & Exhibits  
Live Active Art Kiosks

**Sal Principe** — Owner & Artist in Principe—Showcasing Principe's Wines and hand painted limited release wine bottles. <http://www.salvatoreprincipe.com/>



## **Artist Nicole Ackerman**

Showcasing Paint  
On Canvas.

Facebook Fan Page:  
[www.facebook.com  
/pages/Nicole-  
Ackerman/2185458  
98226651](http://www.facebook.com/pages/Nicole-Ackerman/218545898226651)



## **Artist Anne Deon**

Featuring Paint On Canvas &  
Portraits. Artwork featured in  
TV Sitcom King of Queens.  
[www.AnneDeon.com](http://www.AnneDeon.com)





# CLASSES

Artesian Food  
Beer Brewing Classes  
Culinary Cocktails  
Art Classes



## Cooking & Spirits Classes

The offering of classes by our in-house staff, invited local celebrity chefs and upcoming chefs & entrepreneurs. We can truly create a culinary district second to none in South Florida.

### SUMMARY

Art Showings  
Weekend Farmers Markets  
Brewery Tours  
Group Classes  
Chef Dinners



## ART- PAINT & SIP CLASS

Includes Lesson & Painting Materials

### How Does It Work?

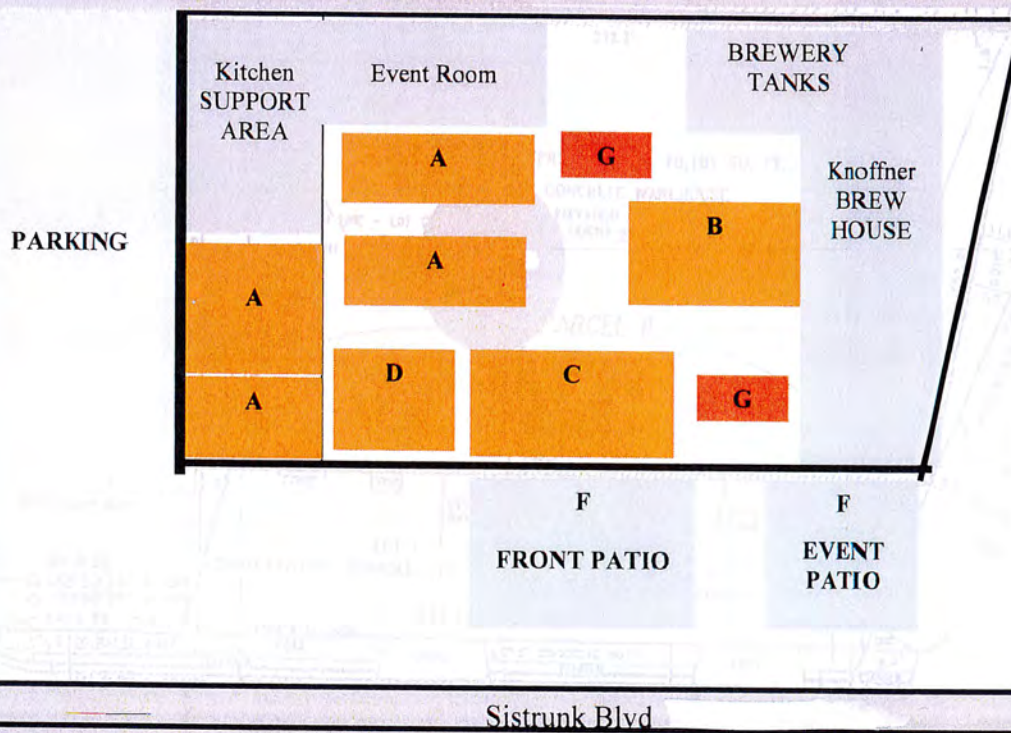
This class should take approximately 1 1/2 hours. Registration Required In Advance  
Limited Availability

Included in this class are the supplies to complete your work of art (canvas, apron, paints, brushes) step by step instructions and a great time with great people.



# THE SPACE

Utilizing the high ceilings with the light industrial look and feel, the inside space flows with the outside space to create an open market "Neighborhood" design. This allows guests to have multiple experiences within the same space.



## "Neighborhoods"

A = Food Kiosks   B = Brew Bar   C = Communal Seating   D = Lounge/Sofa Seating  
E = Private Room   F = Patio Seating   G = Retail Market Stands   H = Art Pods



A targeted and unique marketing mix will be used to promote the art, food & beverage offerings.

Our main efforts will be to attract locals, tourists & group bookings

## MARKETING

Social Media  
Email Marketing  
Strategic Partners - Word Of Mouth  
Grass Roots  
Frequent Events

EAT  
DRINK  
REPEAT

BUSINESS INSIDER

**ART WALK**

ENJOY LIVE ART, DRINK SPECIALS  
**Art · Booze · Music**  
& STREET PERFORMERS IN THE COURTYARD

6PM  
Friday  
20 MAR

NO  
cover  
CHARGE

FAT VILLAGE ARTS DISTRICT / 954-111-2222



# **SISTRUNK LIVE WORK LOFTS**

**PHASE 2**



# SISTRUNK LIVE WORK LOFTS

Embracing the trend in affordable yet productive live/work spaces.

8 Floors Tall

60 Micro Loft Units Ranging 360 to 600 sq.ft.

Multi Lower Level Parking

1st Floor Amenity Space

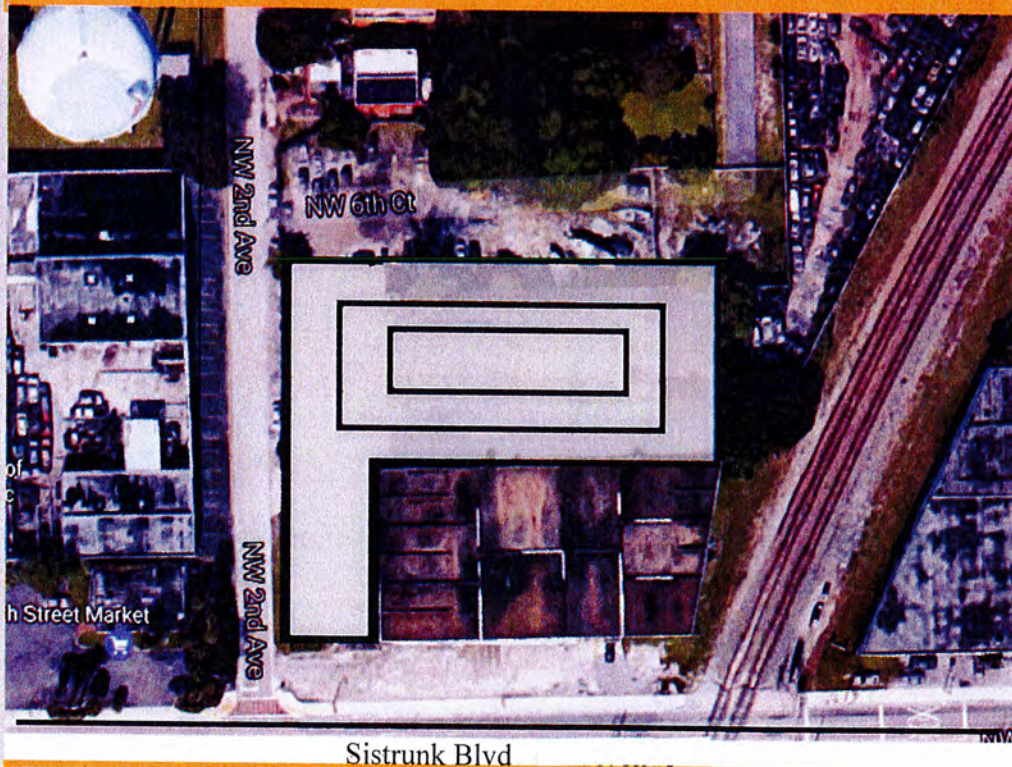
Communal Work Centers

Technology | Art | Professional



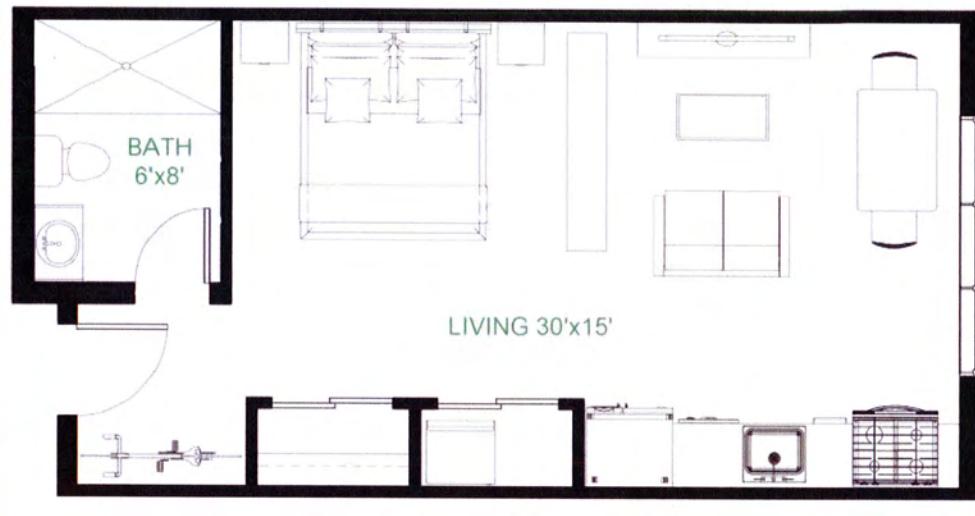
# LIVE / WORK SPACE

Utilizing the current market trends and demand for live/work space, we are developing a unique residence. Smaller living units with large communal work areas throughout the building offering an interactive live and work environment.



WORK SUITES—ART STUDIOS—SOCIAL ROOMS  
GATHERING AREAS—TECHNOLOGY CENTER





## **MICRO UNITS with a MACRO APPROACH**

Offering residents the urban life style with impressive shared work spaces and resident amenities. State of the art technology center, office print center and artist work spaces compliment the health and fitness center.







# SOCIETY

HOSPITALITY GROUP

*South Florida*

South Florida-based Society 8 Hospitality is a full service restaurant and hospitality company. From concept creation through operational management, Society 8 strives to meet the ever demanding needs of the public and the hospitality industry.

## RESTAURANTS

Our passion for food and fun has developed into restaurant concepts that are driven to meet a variety of senses. We begin with made to order cooking, utilizing only the freshest local and finest imported ingredients to make your meal enjoyable. Atmosphere is a key component of our concepts offering guests a unique design to complement the meal. We believe that to be successful, we must appeal to all your senses.

## EVENT SERVICES

Each of our venues offer a unique selection of areas to create the perfect scenario to host a party, gathering or event. Our team has created a proven formula to execute special events at one of our places or yours! We offer a full service solution of event management.

Décor | Food | Beverage | Music | Lights | Skilled Performers | Staffing

Themed Parties | Costume | Charity Events | Holiday's | Weddings | Birthdays | Corporate



*Beauty*  
KING OF BEAUTY  
KING OF BEAUTY

SOCIETY Atlantic

OCEAN  
MARKET  
GRILLE

HOSPITALITY GROUP



# CONCEPT CREATION SERVICES

*"F&B is half art and half science"*

## The Art of Food & Beverage

As industry trends evolve we feel the importance to embrace the artistic side of F&B offering the consumer a "Taste" of what's new and exciting. Some people eat to live, we try to cater to those who **live to eat**. As we open our minds and pallets to the artistic side of the equation we find concepts and offerings that are truly unique. Menu design is center stage, but a truly well created design creates the perfect backdrop for the show.

**There is a clear distinction between treating F&B as an amenity or creating a concept.** We provide concept creation offering a complete experience for the consumer. From menu design to décor the end result must give the guest a distinct look, feel and taste of what we have to offer. We start from the minute they walk in until the end with a level of design and service that fits the concept.

Concept Creation	Physical Design	Menu Planning	Branding
<ul style="list-style-type: none"><li>• Establish Mission Statement</li><li>• Create a Culture</li><li>• Product Offerings</li><li>• Guest Accessibility</li><li>• Define Customer Base</li><li>• Concept in the Market</li></ul>	<ul style="list-style-type: none"><li>• Floor Plans &amp; Layouts</li><li>• Operational Considerations</li><li>• Design Elements</li><li>• Seating &amp; Table Options</li><li>• Furniture &amp; Decor</li><li>• Wall Coverings</li><li>• Signage</li></ul>	<ul style="list-style-type: none"><li>• Menu Creation</li><li>• Menu Design &amp; Layout</li><li>• Menu Costing</li><li>• Unique Plating</li><li>• Food &amp; Beverage Program</li><li>• Purchasing</li><li>• Server Presentation</li></ul>	<ul style="list-style-type: none"><li>• Logo Development</li><li>• Marketing Materials</li><li>• Public Relations</li><li>• Pre-opening Campaigns</li><li>• Launch Parties</li><li>• Media Events</li></ul>



# MANAGEMENT SERVICES

## The Science of Proven Systems

Utilizing technology and proven traditional operating systems we can make any size operation efficient and manageable. The science of F&B operations is clear, if you have the proper systems and processes much of the operation burdens are taken out of this complicated business.

**Hiring aspiring talent with limited F&B experience...** We provide a level of experience that allows us to bring on less experienced talent giving them the ability to thrive without spending valuable time on more operational functions. Proper oversight allows both the FOH and BOH team to focus directly on day to day processes that effect the guest experience. Our management team offers a level of support by monitoring key systems and analyzing data, allowing us to make adjustments and deliver results within each aspect of the operation.

Front Of House	Back Of House	Marketing	Promotions
<ul style="list-style-type: none"><li>• Policies &amp; Procedures</li><li>• Operational Structure</li><li>• Staffing &amp; Scheduling</li><li>• Product Training</li><li>• Guest Interaction &amp; Experience</li><li>• Floor Workflow &amp; Process</li><li>• Concept Branding</li></ul>	<ul style="list-style-type: none"><li>• Vendor Selection</li><li>• Menu Evolution</li><li>• Recipe Mapping</li><li>• Ordering &amp; Inventory Systems</li><li>• Competitive Pricing Evaluations</li><li>• Staffing &amp; Training</li><li>• Service Workflow &amp; Process</li></ul>	<ul style="list-style-type: none"><li>• Digital Media</li><li>• Print Media</li><li>• Social Media</li><li>• Public Relations</li><li>• Press Releases</li><li>• Special Features/Events</li><li>• 4 Walls Marketing</li></ul>	<ul style="list-style-type: none"><li>• In-house Promotions</li><li>• Themed Promotions/ Events</li><li>• Culinary Dinners &amp; Events</li><li>• Cooking Classes/ Demo's</li><li>• Entertainment Bookings</li><li>• Local Promotions</li><li>• Visitor/Hotel Referral Program</li></ul>



# MANAGEMENT TEAM

Management will establish sound operating guidelines by which to conduct the day to day operations. Policies, systems and procedures will be adopted using the combined resources of industry research and the previous experiences of the team. With insights on restaurant startup, menu design, marketing, customer development, business management, staffing and much more.

## Management- Roles and Responsibilities

### **Susan Martin**

Restaurant design and concept creation. Corporate Operations-complete and timely execution of corporate marketing plans. Perform sales and marketing functions, including customer relations and community relations. Set up of financial reporting systems, maintaining corporate books and records including accounts payable and receivable.

### **Steven Dapuzzo**

Operations / Marketing - Concept Creation, development of company policies and procedures, creation and implementation of marketing and public relations. Guest relations and host of numerous special events for corporate clients, charities and individual clients. Proven success in all aspects of operations including FOH and BOH. Corporate Chef - Maintaining quality control and profitability throughout Front and Back of house, controlling food and labor cost, training of staff, restaurant cleanliness. Food ordering, purchasing and receiving. Restaurant set-up, menu planning, development of standardized recipes

### **Robert "Alan" Myers**

Experienced in all aspects of operations and customer relations. Maintained accurate service, positive guest relations, made certain products were consistent with company quality standards. Manage FOH operations, purchasing, and inventory controls for high-volume properties. Employee supervision, hiring and training personnel; motivate them to complete assigned tasks. Perform sales and marketing functions, including customer relations and community relations. Train and operate POS system. Reconcile cash, maintain operating records, facilitate daily operating functions.

### **Neil Sack**

Restaurant menu design, development of comprehensive beverage programs, day to day operations, employee training and education. Perform sales and marketing functions, employee development. Food ordering, purchasing and receiving. Restaurant set-up and continued operations. Develop community outreach programs for strategic relationships. Manage FOH operations, purchasing, and inventory controls for high-volume properties. Employee supervision, hiring and training personnel; motivate them to complete assigned tasks.

SOCIETY

HOSPITALITY GROUP

SISTRUNK MARKET



# MARKET KIOSK CONCEPT

Development of the overall market concept to attract local & visitor business.

- 1) Trendy Shared Art & Market Space
- 2) Unique "Made to Order" Food & Beverage Food Court
- 3) Full Production Brewery & Roaster
- 4) Full Service Event Space

## Highlight Points:

Warm Light Industrial Atmosphere  
Communal Concept  
Interactive Experiences  
Unique Offerings





# LIBATIONS

Our artisan approach to great sips includes hand crafted culinary cocktails, Local Craft Beers and a tap wine system to deliver a perfect product.

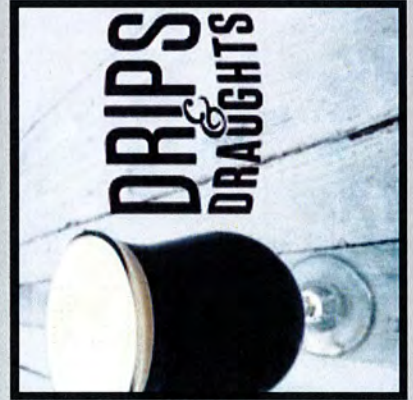
**EAT  
DRINK  
REPEAT**

## Speakeasy

Event Space & Craft Bar  
Offering a gathering spot featuring the latest trends in Libations



Local Craft Beer  
Culinary Cocktails  
Fresh Roasted Coffee Bar  
Fresh Juices  
Dessert Offerings



## Micro Brewery

A warm inviting tap room overlooking the production of local craft beers







KEY ELEMENTS  
Artesian Offerings  
Accessible Pricing  
Quick Counter Service

Craft counters offer customers access to a variety of unique fresh made to order food offerings. Local chefs focus on their best of the best menu items to entice even the most discriminating customers pallet. Food halls are beginning to sweep the country with great success offering exciting unique themed environment. Our focus is to create a unique experience for our customers through the combination of our high-quality products in a distinctive light industrial communal environment .



Roasted Coffee & Juice Bar  
Artisan Pizza  
Authentic Taco's  
Ramen Bar  
House Made Chips & Pretzels  
Brat's & Carved Sandwiches  
Baked Sweets & Treats  
Southern BBQ





# GROUP MARKETING

## BUSINESS EVENTS

Corporate Luncheons  
Dinner Meetings  
Holiday Events  
Private Luncheons  
Cobranded Events  
Nonprofits  
Launch Parties  
Team Building Activities  
Fashion Shows



## PERSONAL EVENTS

Weddings  
Rehearsal Dinners  
Bachelorette Parties  
Birthdays  
Anniversaries  
Farmers Markets  
Reunions  
Themed Parties  
Cocktail Parties

# TARGET MARKETING

### Parties & Special Events

Targeted to customers looking to celebrate a birthday, special occasion, or just have a night out with friends. Party menus and packages are perfect for social events and include delicious cocktails, and great food options.

### Corporate Events / Team Building Events

Large or Small companies; we can create a customized event to meet individual needs and budget. From client entertainment to a new product launch, our staff will execute the event to perfection.

### Interactive Cooking Classes and Unique Dining Experiences

Take part in our hands on interactive cooking classes. We provide a fun learning & dining experience that temps all the senses while filling in the desire for a different form of entertainment.

### Fundraisers and Local Charities

Put FUN in Fundraisers! Let the cocktails go, the tasty bites eaten, and the donations flow! We'll create an exciting event that will blow your guests away without blowing the budget.



# PROMOTIONS

Specific, targeted weekly promotions will be used to bring in both new and repeat customers. They will revolve around art, entertainment, food & beverage.

## Unique Events



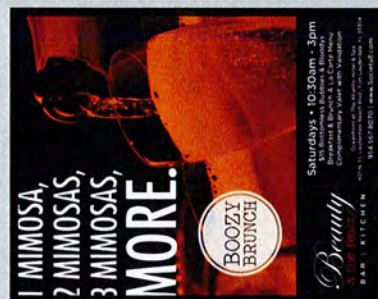
## Entertainment



## Weekend Markets



## SATURDAY / SUNDAY BRUNCH



## Art Expo's





# MEDIA & PUBLIC RELATIONS



Sofia Vergara  
November 24, 2012, at

Great dinner at Solita !!!

See more from Sofia Vergara: <http://say.hi/UCd4Edp>



Like Comment Share 4,058 261 54





**3**



**Northwest-Progresso-Flagler Heights  
Community Redevelopment Agency  
(NWPF CRA)**





Name of Principal Owner in Charge <b>Steven Dapuzzo</b>		Tel. No. <b>954-270-5953</b>		E-Mail Address <b>2755East@gmail.com</b>	
Primary Contact for this CRA Request		Tel. No.		E-Mail Address	
Name of Business <b>Northwest 6th Investments, LLC</b>		Tax I.D. No. <b>81-5301362</b>		Company Website	
Business Address <b>2755 E. Oakland PK Blvd #24</b>		Tel. No.		Fax No.	
City <b>Fort Lauderdale</b>		State <b>Florida</b>		Zip Code <b>33306</b>	
Commencement Date to Begin Project: <b>ASAP</b>				<b>JOB INFORMATION</b> Full Time Equivalent (FTE) Jobs to be created _____ Existing Jobs _____ Total FTE Jobs _____	
Completion Date for Project: <b>Fall 2017</b>					
Check Appropriate Description Existing Business <input type="checkbox"/> New Business <input checked="" type="checkbox"/>		Project Type Expansion <input type="checkbox"/> Relocation <input type="checkbox"/>		Facility Description Existing Space <b>24K</b> sq. ft. New Space _____ sq. ft.	
NAICS Code / Industry Type		Date of Incorporation <b>2.6.17</b>		State where the business was incorporated <b>Florida</b>	
Proposed Project Location/City <b>Fort Lauderdale</b>		Proposed Address <b>115 NW 6th Street</b>			
Property Control Number(s)		Property Owner <b>Northwest 6th Investments, LLC</b>			
Owner Tel. No. (include Area Code) <b>954.270.5953</b>		Is there a lien on the property? <input checked="" type="radio"/> Yes   No			
Bank(s) Where Business Accounts for Projects Are Held 1. _____ 2. _____					
Name of Participating Bank/Lender <b>Valley National Bank</b>					
Amount \$		Contact Person		Tel. No. (include Area Code) <b>954-524-2265</b>	
Name of Other Financial Source					
Amount \$		Contact Person		Tel. No. (include Area Code)	
Name of Other Financial Source					
Amount \$		Contact Person		Tel. No. (include Area Code)	
Name of Other Financial Source					
Amount \$		Contact Person		Tel. No. (include Area Code)	
Name of Other Financial Source					
Project Purpose and Economic Impact					

**NOTE 1:** If the project receives funds via another City, County, Federal or State program which also requires job creation/retention, the jobs created/retained for those programs must be in addition to the jobs required under this program.

**NOTE 2:** If project includes the purchase of equipment using CRA funds, then there must not be another UCC filing for the equipment.



Management: Owners, partners, officers, all holders of outstanding stock — 100% of ownership must be shown (use separate sheet if necessary).

Name	Complete Address	% Owned	From	To
Steven Dapuzzo	2155 E Bayland PK Blvd Ft Lauderdale, FL 33306	75%		
Name	Complete Address	% Owned	From	To
Landis Family Trust	980 N. Federal Hwy Boca Raton, FL	25%		
Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To

#### PROJECT/ACTIVITY COST SUMMARY

- Please state the overall project cost: \$ 5,958,780.00
- Please state the overall project costs related to the CRA's assisted activity? \$ \_\_\_\_\_
- Please indicate the sources and uses of funds for the project on the following table.

Project Source(s) of Funding	Amount	Rate	Term
Bank Loan (specify)	1,300,000.	4.5	7yr.
City funds			
CRA funds	1,400,000		
Company's current cash assets	500,000		
Owner equity (specify)	2,008,780		
Other (specify) Sellers Note	750,000	1%	24mo
Other (specify)			
Other (specify)			
<b>Total Sources</b>	<b>5,958,780</b>		
Select the Use(s) of Funds and the Amount Need for Each	Sources of Funds (Yes or No)	Amount	
Land Acquisition		2,600,000	
Real Property Acquisition			
Utility and road infrastructure improvements			
New construction of commercial and industrial buildings			
Rehabilitation of commercial and industrial buildings		1,780,236	
Purchase and installation of equipment and fixtures		1,507,844	
Other (specify)		70,700.	
Other (specify)			
Other (specify)			
<b>Total Uses</b>		<b>5,958,780</b>	

NOTE 3: Other "uses" include Architectural/Engineering Fees, Application Fees, Permit Fees Impact Fees



**BUSINESS INDEBTEDNESS:** Furnish the following information on all outstanding installment debts, code and other liens, notes and mortgages payable that relate to this project. The present balances should agree with the latest balance sheet submitted (use a separate sheet if necessary).

To Whom Payable	Original Amount	Original Date	Present Balance	Rate of Interest	Maturity Date	Monthly Payment
Name: Valley National Bank	\$ 1.3m	3.28.17	\$	% 4.5		\$
Name: Francis Hagler Property	\$ 750K	3.28.17	\$	% 1		\$
Name: _____	\$		\$	%		\$
Name: _____	\$		\$	%		\$
Name: _____	\$		\$	%		\$
Name: _____	\$		\$	%		\$
Name: _____	\$		\$	%		\$
Name: _____	\$		\$	%		\$
Name: _____	\$		\$	%		\$
Name: _____	\$		\$	%		\$

**THE FOLLOWING ITEMS MUST BE COMPLETED AND SUBMITTED WITH YOUR APPLICATION**

1. A business plan which describes the company mission, market analysis, applicant capacity, economic analysis and project feasibility, a brief history and description of the company (including the founding of the company), overview of operations, product information, customer base, method and areas of distribution, primary competitors and suppliers within the County.
2. A list of general and limited partners, officers, directors and shareholders of the company. Please provide a resume for all the principals and key management.
3. Corporate income tax returns for the last three years (personal returns may also be requested).
4. Two separate lists that detail the existing jobs on your payroll and the new jobs to be created (within the list please provide the job title of each position, a brief description of each position, annual salary for existing and new positions and the industry average salary for those positions).
5. If machinery and equipment are being purchased with CRA funds, provide a list of all the items to be purchased, with quotes on vendor's letterhead. Include a statement from the manufacturer, attesting to the economic life of the equipment.
6. If business is a franchise, include a copy of the franchise agreement;
7. Bank Commitment Letter detailing the conditions of the loan approval.
8. Copy of IRS determination letter as a non-profit organization (required for all non-profit organizations only).
9. Signed copy of resolution or minutes from the meeting of the governing body authorizing submission of the application (required for all non-profit organizations only).
10. Articles of Incorporation or Division of Corporations information identifying authorized signatories
11. Copy of the Property Deed (if the applicant is the owner)
12. Copy of By-Laws (required for all non-profit organizations only).
13. Please sign and submit Statement of Personal History and Credit Check Release (as attached).

**The following items are also needed, if your funding request is \$500,000 or more**

14. CPA audited corporate financial statements for the last three years (Profit and Loss Statement and a Balance Sheet).
15. If the most recent business return and/or financial statement is more sixty (60) days old, please submit a current Interim Financial Statement.
16. Three year financial pro formas which include operating statements, balance sheets, funding sources, and use details.
17. Ten year revenue and expense projection for the project
18. Copy of sales/purchase agreement when purchasing land or a building (or an executed lease if applicable).



19. If project involves construction, please provide a minimum of two (2) detailed cost estimates prepared by Architect/Engineer and/or General Contractor, preliminary plans and specifications, Architectural Illustration and photos of existing conditions.
20. Provide details regarding any credit issues, bankruptcies and lawsuits by any principal, owning 20% or more of the business.
21. The names of all affiliates and/or subsidiary companies, and their previous three (3) years financial statements and Interim Financial Statements if the financial statements are more than sixty (60) days old.
22. Attach a street map showing the location of the proposed project, Property Folio number and Legal Description.
23. Letter from the Department of Sustainable Development (DSD) approving the proposed project with zoning and land use designations, and Plan Development Review number and comments.
24. Identification and qualifications of project development team (i.e., attorney, engineer, architect, general contractor, etc.).
25. Current Broward County Assessed Value, new capital investment dollars and total estimated new assessment when completed and placed into service.
26. Preliminary Project Schedule
27. Existing Leases, Lease commitments and tenant makeup (if applicable).
28. Copy of Environmental Report showing there are no Environmental issues (if applicable).
29. Copy of Appraisal Report (if applicable).

**THE FOLLOWING ITEMS ARE REQUIRED AFTER CRA BOARD APPROVAL AND PRIOR TO EXECUTION OF AN AGREEMENT AND RELEASE OF FUNDS**

30. Evidence that all funds are in-place to fully fund the project.
31. A copy of the City approved project plans, contract with General Contractor and permits (Prior to Release of Funds)
32. Scope of work and all project costs
33. Copies of Insurance Certificates (Builders Risk/All Risk Policy, Commercial General Liability, Workers Compensation with the City of Fort Lauderdale and the Fort Lauderdale CRA listed as Additional Insured.

**APPLICANTS CERTIFICATION**

By my signature, I certify that I have read and understand the application, criteria, loan fees and program requirements. I further certify that all the information I (we) supplied is correct and accurate. All of the owners of the company/organization (regardless of ownership percentage) are aware of this loan and are in full agreement with the business securing financing for this project. My (our) signature(s) represent my (our) agreement to comply with City of Fort Lauderdale Community Redevelopment Agency, as it relates to this CRA funding request.

Each Proprietor, General Partner, Limited Partner and Business Owner, owning 20% or more must sign below. For all Non-Profit Organizations, all guarantors must be approved by City of Fort Lauderdale Community Redevelopment Agency.

Business Name: North West 6th Trustants LLC

By: [Signature] Managing Partner 5/31/17  
Signature and Title Date

Guarantors: [Signature] 5/31/17  
Signature and Title Date

Signature and Title Date

Signature and Title Date

Signature and Title Date

Signature and Title Date



4



**SISTRUNK MARKET JOBS  
SUMMARY OF ALL OUTLETS**

HSD- High School Diploma

Job Title	#	Brief Job Description	Annual Average Salary	Experience/Education/Skills Required
General Manger	1	Oversight of Operation	\$ 70,000.00	5yrs Manager Exp / HSD
Floor Mangers	4	Shift Supervision	\$ 40,000.00	1 yr Manager Exp / HSD
Counter	18	Counter & Service Staff	\$ 30,000.00	No Exp / HS
Floor Staff	6	Food Runner & Table Resets	\$ 25,000.00	No Exp / No Education
Porter	4	General Cleanliness	\$ 19,000.00	No Exp / No Education
Chef	1	Menu Development & Quality Control	\$ 65,000.00	5yrs Chef Exp / HSD
Kitchen Manager	1	Oversee Kitchen Operation	\$ 55,000.00	2yrs Manager Exp / HSD
Culinary Instructor	2	Facilitate Cooking Classes	\$ 50,000.00	5yrs Chef Exp / HSD
Line Cooks	12	Line Cooks	\$ 35,000.00	1 yr Work Exp / No Education
Prep Cooks	4	Prep Menu Items	\$ 25,000.00	Minimal Exp / No Education
Steward	3	Dish	\$ 19,000.00	No Exp / No Education
Master Brewer	1	Oversight of Brew Operation	\$ 60,000.00	5 yr Brew Exp / Technical Ed
Brewers	3	Day to Day Brewing	\$ 40,000.00	1yr Brew Exp / HSD
Packaging	2	Pack & Ship Kegs/Cans	\$ 19,000.00	No Exp / No Education
Admin	2	General Administration	\$ 35,000.00	2 yr Experience / Min 2 yr College
Marketing	2	Execution of Facility Marketing & PR	\$ 40,000.00	2 yr Marketing / Min 2 yr College
Sales	2	Group Sales & Bookings	\$ 40,000.00	1 Yr Exp / HSD
Maintenance	2	Building Upkeep & Exterior Landscape	\$ 25,000.00	1 Yr Exp / HSD



**JOBs - Facility / Co-work Space  
North West 6th Investments, LLC**

**JOBS - Facility / Co-work Space**  
**North West 6th Investments, LLC**

[illegible]



## HSD- High School Diploma

[illegible]



**Break out:      JOBS - Events/Catering/Kiosk      HSD- High School Diploma**  
**Society 8 Hospitality**

Job Title	#	Brief Job Description	Annual Average Salary	Experience/Education/Skills Required
General Manger	1	Oversight of Operation	\$ 70,000.00	5yrs Manager Exp / HSD
Floor Mangers	1	Shift Supervision	\$ 40,000.00	1 yr Manager Exp / HSD
Counter	6	Counter & Service Staff	\$ 30,000.00	No Exp / HS
Floor Staff	2	Food Runner & Table Resets	\$ 25,000.00	No Exp / No Education
Porter	4	General Cleanliness	\$ 19,000.00	No Exp / No Education
Chef	1	Menu Development & Quality Control	\$ 65,000.00	5yrs Chef Exp / HSD
Kitchen Manager	1	Oversee Kitchen Operation	\$ 55,000.00	2yrs Manager Exp / HSD
Culinary Instructor	2	Facilitate Cooking Classes	\$ 50,000.00	5yrs Chef Exp / HSD
Line Cooks	4	Line Cooks	\$ 35,000.00	1 yr Work Exp / No Education
Prep Cooks	2	Prep Menu Items	\$ 25,000.00	Minimal Exp / No Education
Steward	1	Dish	\$ 19,000.00	No Exp / No Education
Marketing	1	Execution of Facility Marketing & PR	\$ 40,000.00	2 yr Marketing / Min 2 yr College
Sales	1	Group Sales & Bookings	\$ 40,000.00	1 Yr Exp / HSD



**Break out:**      **JOB**S - per Kiosk Counter  
                         **Kiosk Counter**

[illegible]







A map of the area around 115 Northwest 6th Street. The map shows a grid of streets including NW 1st Ave through NW 10th Ave, NW 3rd St through NW 9th St, and NW 7th Terrace. Major roads like NW 9th Ave, NW 10th Ave, and NW 7th Terrace are highlighted. A red pin marks the location of 115 Northwest 6th Street, with a label indicating a 21-minute drive home. Other landmarks include Larry's Restaurant Equipment, Parker Playhouse, and Regal Trace. The map also shows the intersection of NW 6th St and NW 5th St, and the location of the 115th Street exit on I-75.



Prepared by:

Stephen V. Hoffman, Esq.  
Hackleman, Olive & Judd, P.A.  
2426 East Las Olas Boulevard  
Fort Lauderdale, FL 33301  
954-334-2250  
Matter No.: 16-11982

Return to:

Landis & Mallinger, P.L.  
980 N. Federal Highway, Suite 302  
Boca Raton, FL 33432

[Space Above This Line For Recording Data]

## Warranty Deed

This **Warranty Deed** made this 28<sup>th</sup> day of **March, 2017** between **Flagler Property of Broward County LLC**, a Florida limited liability company whose post office address is **8443 N. Lake Forest Drive, Davie, FL 33328**, grantor, and **North West 6th Investments, LLC**, a Florida limited liability company whose post office address is **2755 East Oakland Park Blvd., Ste. 304, Fort Lauderdale, FL 33306**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward County, Florida** to-wit:

**Lots C, D, E and F, of RICKARDS SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 25, Page 3, of the Public Records of Broward County, Florida.**

**Less and except that part of Parcels D, E and F of RICKARDS SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 25, Page 3, of the Public Records of Broward County, Florida, described as follows:**

**Begin at the Southwest corner of Parcel D, thence Easterly, along the South line of said Parcels D, E and F to the Southeast corner of said Parcel F; Thence Northerly along the East line thereof an arc distance of 14.06 feet to a point; thence Westerly along a line 35 feet North of and parallel to the South boundary of the North 1/2 of Section 3, Township 50 South, Range 42 East, 219.12 feet to the tangent point of a circular arc having a radius of 10 feet and being concave to the Northeast; thence Westerly to Northerly along said arc 15.71 feet through a central angle of 90°00' to the end of said arc; thence Southerly and tangent to said arc, also being on the West line of said Parcel D, 22.73 feet to the Point of Beginning.**

**Parcel Identification Number: 504203-10-0020**

**AKA: 115 NW 6 Street, Fort Lauderdale, FL 33311**



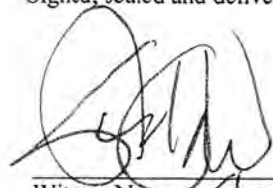
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

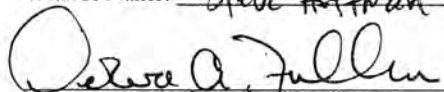
**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2016**.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
Witness Name: Steve Hoffman

  
Witness Name: Debra A. Fullen

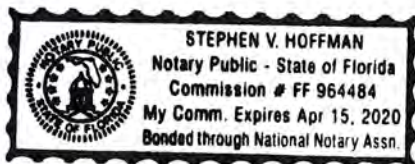
Flagler Property of Broward County LLC,  
a Florida limited liability company

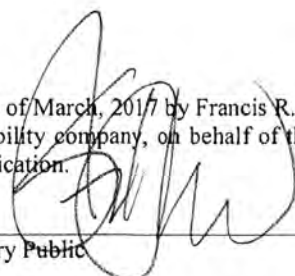
 (Seal)  
Francis R. Margaglione, Manager

State of Florida  
County of Broward

The foregoing instrument was acknowledged before me this 27 day of March, 2017 by Francis R. Margaglione as Manager of Flagler Property of Broward County LLC, a Florida limited liability company, on behalf of the company who ☐ are personally known or ☐ have produced a driver's license as identification.

[Notary Seal]



  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_





**MARTY KIAR**  
**BROWARD**  
 COUNTY  
 PROPERTY APPRAISER

Sistrunk Market Property

Site Address	115 NW 6 STREET, FORT LAUDERDALE FL 33311	ID #	5042 03 10 0020
Property Owner	NORTH WEST 6TH INVESTMENTS LLC	Millage	0312
Mailing Address	2755 E OAKLAND PARK BLVD STE 304 FORT LAUDERDALE FL 33306	Use	48

Abbreviated Legal Description	RICKARDS SUB 25-3 B LOT C,D,E,F LESS ST R/W
-------------------------------	---

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Click here to see 2016 Exemptions and Taxable Values as reflected on the Nov. 1, 2016 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2017	\$388,470	\$476,840	\$865,310	\$852,780	
2016	\$388,470	\$399,350	\$787,820	\$775,260	\$15,468.55
2015	\$388,470	\$316,320	\$704,790	\$704,790	\$14,430.92

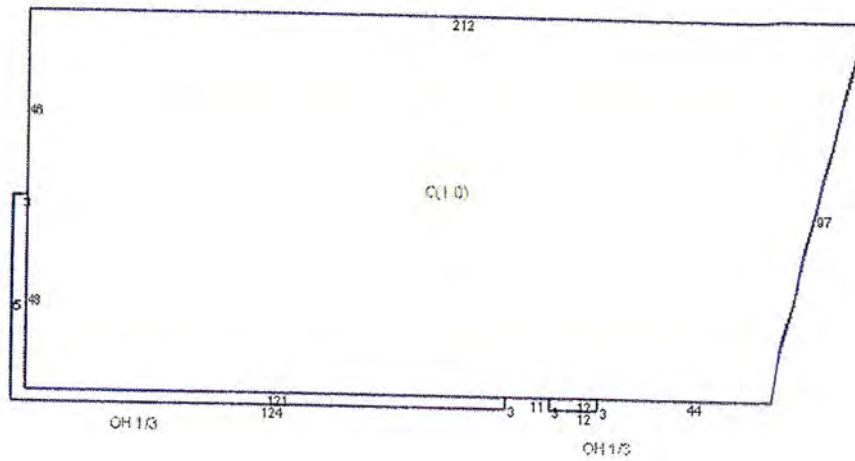
2017 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$865,310	\$865,310	\$865,310	\$865,310
Portability	0	0	0	0
Assessed/SOH	\$852,780	\$865,310	\$852,780	\$852,780
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$852,780	\$865,310	\$852,780	\$852,780

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
3/27/2017	WD-Q	\$2,600,000	114287745	\$10.00	38,847	SF
6/30/2010	WD*-D	\$1,500,000	47189 / 1201			
3/22/2006	DRR	\$100	41671 / 1371			
3/30/2005	TD	\$1,900,000	39362 / 641			
3/1/1994	QCD	\$100	21827 / 957			
				Adj. Bldg. S.F. (Card, Sketch)		
				Efi./Act. Year Built: 1962/1961		

\* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
W								
18982								





Code	Description	Long Description
C (1.0) + 9	First Floor	First Floor
OH 1/3	Overhang 1/3	Overhang 1/3

#### Details :

Page : 1  
File : 0203-10-0020.xml  
Subject information :

#### Area Summary :

Code	Description	Area	Perimeter	Adj. Area	Adj. Perim	Factor	Stories	Level
C(1.0)	First Floor	18,800.00	591.02	18,800.00	591.02	1.00	1.00	1.00
OH 1/3	Overhang 1/3	516.00	350.00	170.28	350.00	0.33	1.00	1.00
OH 1/3	Overhang 1/3	36.00	30.00	11.88	30.00	0.33	1.00	1.00





**MARTY KIARA**  
**BROWARD**  
 COUNTY  
 PROPERTY APPRAISER

Phase II (Option Property)

Site Address	616-620 NW 2 AVENUE, FORT LAUDERDALE FL 33311	ID #	5042 03 17 0010
Property Owner	FLAGLER PROPERTY OF BROWARD COUNTY LLC	Millage	0312
Mailing Address	PO BOX 291448 DAVIE FL 33329	Use	48
Abbreviated Legal Description	S & R INVESTMENT CO PLAT 76-26 B TR A & VAC ALLEY LYING N & ADJ TO TR A & LYING S & ADJ TO LOT 33 BLK 320 OF PROGRESSO & THAT POR OF W1/2 OF 15' VAC ALLEY IN BLK 320 OF PROGRESSO LYING E & ADJ TO PREVIOUSLY MENTIONED VAC ALLEY PER QCD 39078/1785 & PER ORD C-04-7 (OR37116/980)		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values					
<a href="#">Click here to see 2016 Exemptions and Taxable Values as reflected on the Nov. 1, 2016 tax bill.</a>					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2017	\$411,120	\$622,420	\$1,033,540	\$996,430	
2016	\$411,120	\$508,700	\$919,820	\$905,850	\$18,577.39
2015	\$411,120	\$412,380	\$823,500	\$823,500	\$17,368.83

2017 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,033,540	\$1,033,540	\$1,033,540	\$1,033,540
Portability	0	0	0	0
Assessed/SOH	\$996,430	\$1,033,540	\$996,430	\$996,430
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$996,430	\$1,033,540	\$996,430	\$996,430

Sales History			
Date	Type	Price	Book/Page or CIN
6/30/2010	WD*-D	\$1,500,000	47189 / 1201
3/31/2005	WD	\$1,400,000	39362 / 644
2/1/2005	QCD	\$100	39078 / 1785
12/17/2002	WD	\$700,000	34392 / 1016
5/31/2001	WD	\$680,000	31889 / 473

\* Denotes Multi-Parcel Sale (See Deed)

Land Calculations		
Price	Factor	Type
\$8.00	51,390	SF
Adj. Bldg. S.F. (Card, Sketch)		20891
Eff./Act. Year Built: 1946/1945		

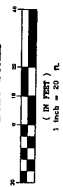
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
W								
20891								



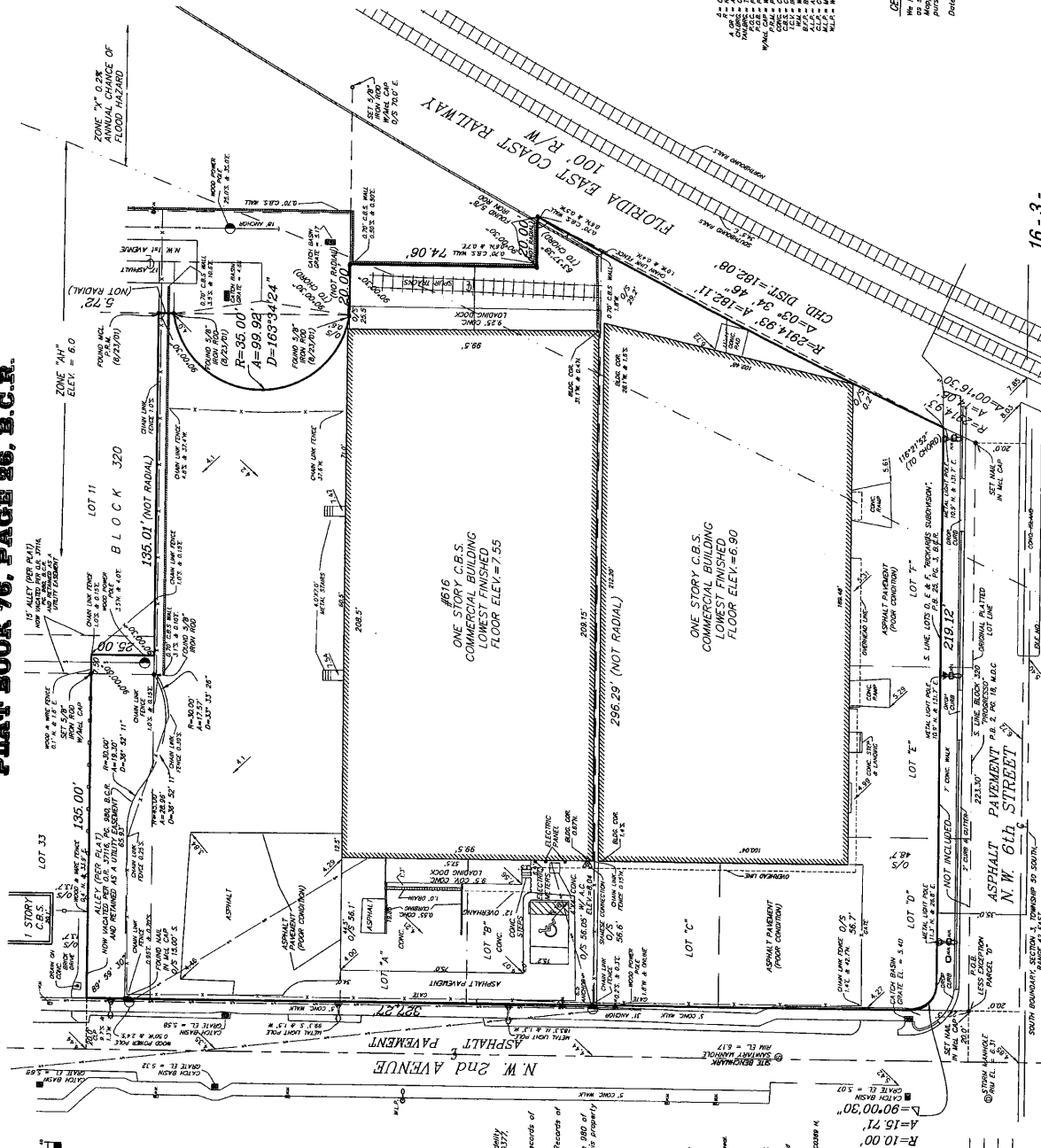
prepared by  
**McLAUGHLIN ENGINEERING COMPANY (L.P.#285)**  
 1700 N.W. 64th STREET, SUITE 400  
 MIAMI, FLORIDA 33155  
 PHONE: (785) 763-7611 FAX: (785) 763-7615



GRAPHIC SCALE  
 1" = 30.0'



# **RECORD LAND SURVEY** **TRACT 'A', S. & R. INVESTMENT PLAT** **PLAT BOOK 76, PAGE 26, B.C.R.**



## **TITLE NOTES:**

- There are no other Easements, Road Reservations or other interests of record affecting this property nor any other interests of record affecting this property nor any other interests of record affecting this property.
- This survey was made in accordance with the Florida Statutes, Chapter 218, and the rules and regulations of the Board of Surveyors and Assessors of Broward County, Florida.
- Metes and bounds per Plat Book 25, Page 3 of the Public Records of Broward County, Florida, affects this property as shown.
- Metes and bounds per Plat Book 76, Page 26 of the Public Records of Broward County, Florida, affects this property as shown.
- Definition No. C-40-2 per O.R. Book 37116, Page 580 of the Public Records of Broward County, Florida, affects this property as shown.
- Intentionally Deleted

## **NOTES:**

- This survey reflects all easements and other interests as shown on some recorded record plat(s). The subject property was not surveyed in accordance with the Florida Statutes, Chapter 218, and the rules and regulations of the Board of Surveyors and Assessors of Broward County, Florida.
- Boundary survey information does not show title or ownership.
- All lots are 5.00' wide.
- Reference to the City of Fort Lauderdale, Broward County, Florida, is made.
- Structure shown on this plat is a one-story commercial building (1000) and is intended to be used as a warehouse.
- This property is in the City of Fort Lauderdale, Broward County, Florida.
- Reference to the City of Fort Lauderdale, Broward County, Florida, is made.
- Reference to the City of Fort Lauderdale, Broward County, Florida, is made.
- Reference to the City of Fort Lauderdale, Broward County, Florida, is made.

## **OFFICE NOTES**

FIELD BOOK NO. 765, P. 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.







**Projected Income**

Name	Use	Rate per foot	Rentable Sq. Ft.	Annual Potential Income
Tenant 1	Office/Indu	\$12.00	10,000.00	\$ 120,000.00
Tenant 2	Industrial	\$12.00	9,800.00	\$ 117,600.00
Potential Rental Income			19,800.00	\$ 237,600.00
Less Vacancy @	5%			\$ 11,880.00

**Total Income****\$225,720.00****Projected Expenses\*\***

Real Estate Taxes			\$ 15,468.00
Exterior Building Maintenance			\$ 7,200.00
Grounds/Landscaping/Exterior			\$ 3,600.00
Water & Sewer			\$ 3,800.00
Electric			\$ 6,000.00
Trash			\$ 4,800.00
Security / Fire			\$ 2,400.00
Maintenance Personnel Wages			\$ 25,000.00
General Administrative			\$ 20,000.00
Insurance			\$ 19,000.00
Other			\$ 8,900.00

**Total Expenses****\$116,168.00**

Sellers Note			\$ 7,500.00
Mortgagee Payments			\$ 82,332.00

**Total Expenses and Reserves****\$198,500.00****Free Cash Flow****27,220.00****Investment**

Building Purchase	\$ 2,600,000.00
Closing & Carry	\$ 150,000.00
Construction Infrastructure	\$ 400,000.00

**Total Investment****\$3,150,000.00**

Mortgage	\$ (1,300,000.00)
Sellers Note	\$ (750,000.00)
Owners Equity	\$1,100,000.00
Requested CRA Investment	
Revised Owner Equity	
<b>Return on Owners Equity</b>	<b>2.47%</b>



**Projected Income**

Name	Use	Rate per foot	Rentable Sq. Ft.	Annual Potential Income
Market Kiosk Rent	Market			\$ 303,000.00
Percentage Rent	Retail			\$ 99,992.00
Potential Rental Income				\$ 402,992.00
Less Vacancy @	5%			\$ 20,149.60

**Total Income****\$382,842.40****Projected Expenses\*\***

Real Estate Taxes			\$ 15,468.00
Exterior Building Maintenance			\$ 7,200.00
Grounds/Landscaping/Exterior			\$ 3,600.00
Water & Sewer			\$ 3,800.00
Electric			\$ 6,000.00
Trash			\$ 4,800.00
Security / Fire / Life Safety			\$ 2,400.00
Maintenance Personnel Wages			\$ 25,000.00
General Administrative			\$ 20,000.00
Insurance			\$ 19,000.00
Other			\$ 8,900.00

**Total Expenses****\$116,168.00**

Sellers Note			\$ 7,500.00
Mortgagee Payments			\$ 82,332.00

**Total Expenses and Reserves****\$198,500.00****Free Cash Flow****184,342.40****Investment**

Building Purchase	\$ 2,600,000.00
Closing & Carry	\$ 150,000.00
Construction Infrastructure	\$ 400,000.00
Construction Market Concept	\$1,450,936.00
Equipment, Furniture & Fixtures	\$1,507,844.00

**Total Investment****\$6,108,780.00**

Mortgage	\$ (1,300,000.00)
Sellers Note	\$ (750,000.00)
Owners Equity	\$4,058,780.00
Requested CRA Investment	
Revised Owner Equity	
<b>Return on Owners Equity</b>	<b>4.54%</b>



**Projected Income**

Name	Use	Rate per foot	Rentable Sq. Ft.	Annual Potential Income
Market Kiosk Rent	Market			\$ 303,000.00
Percentage Rent	Retail			\$ 99,992.00
Potential Rental Income				\$ 402,992.00
Less Vacancy @	5%			\$ 20,149.60

**Total Income****\$382,842.40****Projected Expenses\*\***

Real Estate Taxes			\$ 15,468.00
Exterior Building Maintenance			\$ 7,200.00
Grounds/Landscaping/Exterior			\$ 3,600.00
Water & Sewer			\$ 3,800.00
Electric			\$ 6,000.00
Trash			\$ 4,800.00
Security / Fire / Life Safety			\$ 2,400.00
Maintenance Personnel Wages			\$ 25,000.00
General Administrative			\$ 20,000.00
Insurance			\$ 19,000.00
Other			\$ 8,900.00

**Total Expenses****\$116,168.00**

Sellers Note			\$ 7,500.00
Mortgagee Payments			\$ 82,332.00

**Total Expenses and Reserves****\$198,500.00****Free Cash Flow****184,342.40****Investment**

Building Purchase	\$ 2,600,000.00
Closing & Carry	\$ 150,000.00
Construction Infrastructure	\$ 400,000.00
Construction Market Concept	\$1,450,936.00
Equipment, Furniture & Fixtures	\$1,507,844.00

**Total Investment****\$6,108,780.00**

Mortgage	\$ (1,300,000.00)
Sellers Note	\$ (750,000.00)
Owners Equity	\$4,058,780.00
Requested CRA Investment	\$ (1,400,000.00)
Revised Owner Equity	\$2,658,780.00
<b>Return on Owners Equity</b>	<b>6.93%</b>



North West 6th Investments, LLC 10 Year Projections

Projected Annual Income		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Name	Use										
Market Kiosk Rent	Market	\$303,000.00	\$312,090.00	\$321,452.70	\$331,096.28	\$341,029.17	\$351,260.04	\$361,797.85	\$372,651.78	\$383,831.33	\$395,346.27
Percentage Rent	Retail	\$ 99,992.00	\$102,991.76	\$106,081.51	\$109,263.96	\$112,541.88	\$115,918.13	\$119,395.68	\$122,977.55	\$126,666.87	\$130,466.88
Potential Rental Income		\$402,992.00	\$415,081.76	\$427,534.21	\$440,360.24	\$453,571.05	\$467,178.18	\$481,193.52	\$495,629.33	\$510,498.21	\$525,813.15
Less Vacancy @	5%	\$ 20,149.60	\$ 20,754.09	\$ 21,376.71	\$ 22,018.01	\$ 22,678.55	\$ 23,358.91	\$ 24,059.68	\$ 24,781.47	\$ 25,524.91	\$ 26,290.66
Total Income		\$382,842.40	\$394,327.67	\$406,157.50	\$418,342.23	\$430,892.49	\$443,819.27	\$457,133.85	\$470,847.86	\$484,973.30	\$499,522.50

Projected Expenses**		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Name	Use										
Real Estate Taxes		\$ 15,468.00	\$ 15,932.04	\$ 16,410.00	\$ 16,902.30	\$ 17,409.37	\$ 17,931.65	\$ 18,469.60	\$ 19,023.69	\$ 19,594.40	\$ 20,182.23
Exterior Building Maintenance		\$ 7,200.00	\$ 7,416.00	\$ 7,638.48	\$ 7,867.63	\$ 8,103.66	\$ 8,346.77	\$ 8,597.18	\$ 8,855.09	\$ 9,120.74	\$ 9,394.37
Grounds/Landscaping/Exterior		\$ 3,600.00	\$ 3,708.00	\$ 3,819.24	\$ 3,933.82	\$ 4,051.83	\$ 4,173.39	\$ 4,298.59	\$ 4,427.55	\$ 4,560.37	\$ 4,697.18
Water & Sewer		\$ 3,800.00	\$ 3,914.00	\$ 4,031.42	\$ 4,152.36	\$ 4,276.93	\$ 4,405.24	\$ 4,537.40	\$ 4,673.52	\$ 4,813.73	\$ 4,958.14
Electric		\$ 6,000.00	\$ 6,180.00	\$ 6,365.40	\$ 6,556.36	\$ 6,753.05	\$ 6,955.64	\$ 7,164.31	\$ 7,379.24	\$ 7,600.62	\$ 7,828.64
Trash		\$ 4,800.00	\$ 4,944.00	\$ 5,092.32	\$ 5,245.09	\$ 5,402.44	\$ 5,564.52	\$ 5,731.45	\$ 5,903.39	\$ 6,080.50	\$ 6,262.91
Security / Fire / Life Safety		\$ 2,400.00	\$ 2,472.00	\$ 2,546.16	\$ 2,622.54	\$ 2,701.22	\$ 2,782.26	\$ 2,865.73	\$ 2,951.70	\$ 3,040.25	\$ 3,131.46
Maintenance Personnel Wages		\$ 25,000.00	\$ 25,750.00	\$ 26,522.50	\$ 27,318.18	\$ 28,137.72	\$ 28,981.85	\$ 29,851.31	\$ 30,746.85	\$ 31,669.25	\$ 32,619.33
General Administrative		\$ 20,000.00	\$ 20,600.00	\$ 21,218.00	\$ 21,854.54	\$ 22,510.18	\$ 23,185.48	\$ 23,881.05	\$ 24,597.48	\$ 25,335.40	\$ 26,095.46
Insurance		\$ 19,000.00	\$ 19,570.00	\$ 20,157.10	\$ 20,761.81	\$ 21,384.67	\$ 22,026.21	\$ 22,686.99	\$ 23,367.60	\$ 24,068.63	\$ 24,790.69
Other		\$ 8,900.00	\$ 9,167.00	\$ 9,442.01	\$ 9,725.27	\$ 10,017.03	\$ 10,317.54	\$ 10,627.07	\$ 10,945.88	\$ 11,274.25	\$ 11,612.48
Total Expenses		\$116,168.00	\$119,653.04	\$123,242.63	\$126,939.91	\$130,748.11	\$134,670.55	\$138,710.67	\$142,871.99	\$147,158.15	\$151,572.89

2nd Note	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00
Mortgage Payments	\$ 82,332.00	\$ 82,332.00	\$ 82,332.00	\$ 82,332.00	\$ 82,332.00	\$ 82,332.00	\$ 82,332.00	\$ 82,332.00	\$ 82,332.00	\$ 82,332.00	\$ 82,332.00
Total Expenses and Reserves	\$206,000.00	\$209,485.04	\$230,574.63	\$234,271.91	\$238,080.11	\$242,002.55	\$246,042.67	\$250,203.99	\$254,490.15	\$258,904.89	

CASH FLOW	176,842.40	184,842.63	175,582.87	184,070.32	192,812.39	201,816.72	211,091.18	220,643.88	230,483.15	240,617.61	
-----------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	--







# W.P.R. Contracting, Inc.

INTERIOR / EXTERIOR ALTERATION - 115 NW 6TH STREET, FORT LAUDERDALE

STEVEN D'APUZZO JR.  
115 NW 6TH STREET  
FORT LAUDERDALE, FL

20-Jun-17

DESCRIPTION	UNITS	UNIT COST	EXTENDED COST	% OF TOTAL	COST/ SF	REMARKS

a. FIRST FLOOR 20000 sf  
b. SECOND FLOOR 4000 sf

TOTAL 24000 sf

<b>A. FRAMING / DRYWALL / INSULATION / DEMOLITION</b>						
1. Provide labor and material to Frame, Hang and Finish Dry-wall at new Demising Walls and Interior Walls.	1 ea	\$38,500.00	\$38,500.00	2.2856%	\$1.60	
2. Provide labor and material to install insulation at Demising Walls and Interior Walls.	1 ea	\$3,000.00	\$3,000.00	0.1781%	\$0.13	
3. Provide labor and material to complete Demolition of existing Interior Walls, Floors, etc.	1 ea	\$12,000.00	\$12,000.00	0.7124%	\$0.50	
<b>Sub-Total</b>			<b>\$53,500.00</b>	<b>3.1761%</b>	<b>\$2.23</b>	
<b>B. CEILING</b>						
1. Provide labor and material to install new Ceiling Grid and Tiles at Office Area.	1 ea	\$2,000.00	\$2,000.00	0.1187%	\$0.08	
<b>Sub-Total</b>			<b>\$2,000.00</b>	<b>0.1187%</b>	<b>\$0.08</b>	
<b>C. FIRE SPRINKLER / FIRE ALARM</b>						
1. Provide labor and material to install new Fire Alarm Devices per Code.	1 ea	\$18,700.00	\$18,700.00	1.1102%	\$0.78	
2. Provide labor and material to install Fire Sprinkler Heads per Code.	1 ea	\$62,000.00	\$62,000.00	3.6807%	\$2.58	
<b>Sub-Total</b>			<b>\$80,700.00</b>	<b>4.7909%</b>	<b>\$3.36</b>	
<b>D. PLUMBING</b>						
1. Provide labor and material to install new Plumbing Rough, Top-out and Final Trim out.	1 ea	\$48,000.00	\$48,000.00	2.8496%	\$2.00	
2. Provide Plumbing fixtures for the above captioned Plumbing scope of work.	1 ea	\$25,000.00	\$25,000.00	1.4842%	\$1.04	ALLOWANCE
<b>Sub-Total</b>			<b>\$73,000.00</b>	<b>4.3338%</b>	<b>\$3.04</b>	
<b>E. MECHANICAL</b>						
1. Provide labor and material to install new Units and Supply/Return drops.	1 ea	\$150,000.00	\$150,000.00	8.9050%	\$6.25	
<b>Sub-Total</b>			<b>\$150,000.00</b>	<b>8.9050%</b>	<b>\$6.25</b>	
<b>F. ELECTRICAL</b>						
1. Provide labor and material to install new Electrical scope of work.	1 ea	\$75,000.00	\$75,000.00	4.4525%	\$3.13	
2. Provide Electrical fixtures for the above captioned Electrical scope of work.	1 ea	\$25,000.00	\$25,000.00	1.4842%	\$1.04	ALLOWANCE
<b>Sub-Total</b>			<b>\$100,000.00</b>	<b>5.9367%</b>	<b>\$4.17</b>	



<b>G. FLOORING</b>						
1. Provide labor and material To complete Floor Prep at all areas.	1 ea	\$6,000.00	\$6,000.00	0.3562%	\$0.25	
2. Provide labor and material to install new Wood Laminate Flooring.	1 ea	\$30,000.00	\$30,000.00	1.7810%	\$1.25	
3. Provide labor and material to install new Wood Base at new Wood Flooring.	1 ea	\$6,000.00	\$6,000.00	0.3562%	\$0.25	
4. Provide labor and material to install new Ceramic Tile at Kitchen Walls and Floors.	1 ea	\$12,000.00	\$12,000.00	0.7124%	\$0.50	
5. Provide labor and material to Clean and Polish existing Marble at Restroom Walls and Floors.	1 ea	\$8,500.00	\$8,500.00	0.5046%	\$0.35	
<b>Sub-Total</b>			<b>\$62,500.00</b>	<b>3.7104%</b>	<b>\$2.60</b>	
<b>H. DOORS / HARDWARE</b>						
1. Provide labor and material to install 3'0"x8'0", SC, Wood Doors, KD Metal Frames.	16 ea	\$975.00	\$15,600.00	0.9261%	\$0.65	
2. Provide labor and material to install new ADA Lever Hardware at Doors.	16 ea	\$125.00	\$2,000.00	0.1187%	\$0.08	
<b>Sub-Total</b>			<b>\$17,600.00</b>	<b>1.0449%</b>	<b>\$0.73</b>	
<b>I. INTERIOR PAINTING / EXTERIOR PAINTING</b>						
1. Provide labor and material to Prime and Paint Walls (2) Coats of finish paint.	1 ea	\$11,700.00	\$11,700.00	0.6946%	\$0.49	
2. Provide labor and material to Stain new Doors and Prime and Paint (2) Coats at KD Metal Frames.	16 ea	\$125.00	\$2,000.00	0.1187%	\$0.08	
3. Provide labor and material to Pressure Clean all Exterior Walls, Prime and Paint same, (2) coats.	1 ea	\$8,500.00	\$8,500.00	0.5046%	\$0.35	
<b>Sub-Total</b>			<b>\$22,200.00</b>	<b>1.2179%</b>	<b>\$0.93</b>	
<b>J. CASEWORK</b>						
1. Provide labor and material to install Casework at Brewery and adjacent areas.	1 ea	\$73,500.00	\$73,500.00	4.3635%	\$3.06	
<b>Sub-Total</b>			<b>\$73,500.00</b>	<b>4.3635%</b>	<b>\$3.06</b>	
<b>K. GLASS</b>						
1. Provide labor and material to install Fixed Glass at Offices and Brewery.	1 ea	\$20,000.00	\$20,000.00	1.1873%	\$0.83	
<b>Sub-Total</b>			<b>\$20,000.00</b>	<b>1.1873%</b>	<b>\$0.83</b>	
<b>L. FIRE EXTINGUISHERS</b>						
1. Provide labor and material to install Fire Extinguisher Wall Cabinet and 10lb., ABC Fire Extinguisher.	8 ea	\$475.00	\$3,800.00	0.2256%	\$0.16	
<b>Sub-Total</b>			<b>\$3,800.00</b>	<b>0.2256%</b>	<b>\$0.16</b>	
<b>M. APPLIANCES / HOOD EXHAUST KITCHEN</b>						
1. Provide labor and material to install new Appliances at Brewery, Kitchen and Bar.	1 ea	\$150,000.00	\$150,000.00	8.9050%	\$6.25	ALLOWANCE
2. Provide labor and material to install new Exhaust Hood at Brewery, Kitchen.	1 ea	\$35,000.00	\$35,000.00	2.0778%	\$1.46	
<b>Sub-Total</b>			<b>\$185,000.00</b>	<b>10.9828%</b>	<b>\$7.71</b>	
<b>N. ASBESTOS</b>						
1. Provide labor and material to complete Asbestos Survey and Abatement of Asbestos materials.	1 ea	\$8,000.00	\$8,000.00	0.4749%	\$0.33	
<b>Sub-Total</b>			<b>\$8,000.00</b>	<b>0.4749%</b>	<b>\$0.33</b>	
<b>O. ELEVATOR</b>						
1. Provide labor and material to install new Elevator for access to 2nd Floor.	1 ea	\$91,000.00	\$91,000.00	5.4024%	\$3.79	
<b>Sub-Total</b>			<b>\$91,000.00</b>	<b>5.4024%</b>	<b>\$3.79</b>	
<b>P. ROOFING</b>						
1. Provide labor and material to install new Roofing at all areas.	1 ea	\$175,000.00	\$175,000.00	10.3892%	\$7.29	
<b>Sub-Total</b>			<b>\$175,000.00</b>	<b>10.3892%</b>	<b>\$7.29</b>	
<b>Q. ROOF DECK PATIO AREA</b>						
1. Provide labor and material to install Roof Deck Seating Area.	1 ea	\$45,000.00	\$45,000.00	2.6715%	\$1.88	
<b>Sub-Total</b>			<b>\$45,000.00</b>	<b>2.6715%</b>	<b>\$1.88</b>	



<b>R. STUCCO / CONCRETE BLOCK</b>						
1. Provide labor and material to install Concrete Block to close Openings and Stucco same.	1 ea	\$3,000.00	\$3,000.00	0.1781%	\$0.13	
2. Provide labor and material to complete Stucco Repairs as needed.	1 ea	\$5,000.00	\$5,000.00	0.2968%	\$0.21	
<b>Sub-Total</b>			<b>\$8,000.00</b>	<b>0.4749%</b>	<b>\$0.33</b>	
<b>S. CONCRETE CUTTING / CONCRETE</b>						
1. Provide labor and material to complete Concrete Cutting for Plumbing and Electrical.	1 ea	\$2,400.00	\$2,400.00	0.1425%	\$0.10	
2. Provide labor and material to install new Concrete Floor Joists.	1 ea	\$75,000.00	\$75,000.00	4.4525%	\$3.13	
3. Provide labor and material to Prep and pour Concrete at Plumbing and Electrical Trenching.	1 ea	\$3,500.00	\$3,500.00	0.2078%	\$0.15	
<b>Sub-Total</b>			<b>\$80,900.00</b>	<b>4.8028%</b>	<b>\$3.37</b>	
<b>T. PAVERS</b>						
1. Provide labor and material to install Concrete Pavers at new Driveway.	1 ea	\$20,000.00	\$20,000.00	1.1873%	\$0.83	
1. Provide labor and material to install Concrete Pavers at new Patio.	1 ea	\$15,000.00	\$15,000.00	0.8905%	\$0.63	
<b>Sub-Total</b>			<b>\$35,000.00</b>	<b>2.0778%</b>	<b>\$1.46</b>	
<b>U. FENCING</b>						
1. Provide labor and material to install Perimeter Fencing around property.	1 ea	\$10,000.00	\$10,000.00	0.5937%	\$0.42	
<b>Sub-Total</b>			<b>\$10,000.00</b>	<b>0.5937%</b>	<b>\$0.42</b>	
<b>V. STEEL BEAMS / COLUMNS / ORNAMENTAL IRON</b>						
1. Provide labor and material to install new Red Iron Steel Columns and Beams.	1 ea	\$30,000.00	\$30,000.00	1.7810%	\$1.25	
2. Provide labor and material to install new Ornamental Iron Railings.	1 ea	\$5,000.00	\$5,000.00	0.2968%	\$0.21	
<b>Sub-Total</b>			<b>\$35,000.00</b>	<b>2.0778%</b>	<b>\$1.46</b>	
<b>W. SECURITY CAMERA'S</b>						
1. Provide labor and material to install new Red Iron Steel Columns and Beams.	1 ea	\$30,000.00	\$30,000.00	1.7810%	\$1.25	
<b>Sub-Total</b>			<b>\$30,000.00</b>	<b>1.7810%</b>	<b>\$1.25</b>	
<b>X. LANDSCAPING</b>						
1. Provide labor and material to install new Landscaping and Sod.	1 ea	\$21,000.00	\$21,000.00	1.2467%	\$0.88	ALLOWANCE
2. Provide labor and material to install new Irrigation System.	1 ea	\$5,000.00	\$5,000.00	0.2968%	\$0.21	
<b>Sub-Total</b>			<b>\$26,000.00</b>	<b>1.5435%</b>	<b>\$1.08</b>	
<b>Y. SIGNAGE</b>						
1. Provide labor and material to install new LED Signage for Brewery.	1 ea	\$8,000.00	\$8,000.00	0.4749%	\$0.33	
<b>Sub-Total</b>			<b>\$8,000.00</b>	<b>0.4749%</b>	<b>\$0.33</b>	
<b>Z. GENERAL</b>						
1. Provide Master Permit for Project, including sub-contractor Permits for Electrical, Mechanical, Plumbing, Fire Sprinkler and Fire Alarm.	1 ea	\$70,000.00	\$70,000.00	4.1557%	\$2.92	ALLOWANCE
<b>NOTE: Above price includes an Allowance of \$7,000.00, for Expediting of Plans through the Plan Review process at the City of Fort Lauderdale.</b>						
2. Provide Construction Dumpsters for Disposal of construction debris from the above captioned project.	10 ea	\$645.00	\$6,450.00	0.3829%	\$0.27	
3. Provide Architectural Construction Drawings for providing Permit for the above captioned project.	1 ea	\$25,000.00	\$25,000.00	1.4842%	\$1.04	
4. Provide Engineering Construction Drawings for providing Permit for the above captioned project.	1 ea	\$15,000.00	\$15,000.00	0.8905%	\$0.63	
5. Provide labor to complete interim and final cleaning for project.	1 ea	\$15,000.00	\$15,000.00	0.8905%	\$0.63	
<b>Sub-Total</b>			<b>\$131,450.00</b>	<b>7.8038%</b>	<b>\$5.48</b>	
<b>Direct Cost Totals Items A - N</b>			<b>\$1,527,150.00</b>	<b>90.6619%</b>	<b>\$63.63</b>	



General Conditions			\$96,210.45	5.7117%	\$4.01	
Sub-Total						
Liability Insurance			\$15,269.97	0.9085%	\$0.64	
Sub-Total						
Contractors Fee			\$45,814.50	2.7199%	\$1.91	
Sub-Total						
Contingency			\$0.00	0.0000%	\$0.00	
Sub-Total						
Performance Bond			\$0.00	0.0000%	\$0.00	
Sub-Total						
<b>Indirect Cost</b>			<b>\$157,294.92</b>	<b>9.3381%</b>	<b>\$6.55</b>	
<b>SUB-TOTAL BUDGET</b>			<b>\$1,684,444.92</b>	<b>100.0000%</b>	<b>\$70.19</b>	



# Estimated Job Costs

## AIA DOCUMENT G703

Steve Sellers General Contractor

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO:

APPLICATION DATE:

PERIOD TO:

ARCHITECT'S PROJECT NO:

Estimate

5/21/2017

Sistrunk Market

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D		E WORK COMPLETED THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	WORK COMPLETED THIS PERIOD			TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
1	Air Conditioning	\$125,000.00					\$0.00	0.00%	\$125,000.00	
2	Air Conditioning Ducts	\$24,500.00					\$0.00	0.00%	\$24,500.00	
3	Appliances - Kitchen	\$91,160.00					\$0.00	0.00%	\$91,160.00	
4	Appliances - Bar Equip	\$37,896.00					\$0.00	0.00%	\$37,896.00	
5	Architectural Fees	\$23,400.00					\$0.00	0.00%	\$23,400.00	
6	Appraisals	\$1,200.00					\$0.00	0.00%	\$1,200.00	
7							\$0.00		\$0.00	
8	Asbestos Test & Removal	\$7,750.00					\$0.00	0.00%	\$7,750.00	
9	Brewery Equipment	\$1,279,248.00					\$0.00	0.00%	\$1,279,248.00	
10	Builders Risk Insurance	\$4,000.00					\$0.00	0.00%	\$4,000.00	
11	Counters/ Counter Tops	\$32,000.00					\$0.00	0.00%	\$32,000.00	
12	Cleaning/ Rough & Final	\$2,500.00					\$0.00	0.00%	\$2,500.00	
13	Concrete/ Floor Joists	\$62,000.00					\$0.00	0.00%	\$62,000.00	
14	Concrete Foundation Labor	\$1,200.00					\$0.00	0.00%	\$1,200.00	
15	Concrete	\$2,400.00					\$0.00	0.00%	\$2,400.00	
16	Contingencies	\$25,000.00					\$0.00	0.00%	\$25,000.00	
17	Deck & Patio	\$15,000.00					\$0.00	0.00%	\$15,000.00	
18	Driveway & Pool Deck Pavers	\$22,000.00					\$0.00	0.00%	\$22,000.00	
19	Demolition	\$8,600.00					\$0.00	0.00%	\$8,600.00	
20	Drywall Framing & Finishing	\$23,450.00					\$0.00	0.00%	\$23,450.00	
21	Electrical Work	\$65,000.00					\$0.00	0.00%	\$65,000.00	
22	Electric Fixture Allowance	\$25,000.00					\$0.00	0.00%	\$25,000.00	
23	Elevator	\$85,000.00					\$0.00	0.00%	\$85,000.00	
24	Entry Doors	\$10,138.00					\$0.00	0.00%	\$10,138.00	
25	Environmental	\$1,500.00					\$0.00	0.00%	\$1,500.00	



# Estimated Job Costs

## AIA DOCUMENT G703

Steve Sellers General Contractor

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

APPLICATION NO:

Estimate

Contractor's signed certification is attached.

APPLICATION DATE:

5/21/2017

In tabulations below, amounts are stated to the nearest dollar.

PERIOD TO:

Sistrunk Market

Use Column I on Contracts where variable retainage for line items may apply.

ARCHITECT'S PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D		E		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	WORK COMPLETED THIS PERIOD						
26	Engineering Fees	\$8,500.00						\$0.00	\$8,500.00	0.00%
27	Entry Doors	\$10,138.00						\$0.00	\$10,138.00	0.00%
28	Enviornmental	\$1,500.00						\$0.00	\$1,500.00	0.00%
29	Equipment - Kitchen	\$91,160.98						\$0.00	\$91,160.98	0.00%
30	Equipment - Bar	\$37,896.16						\$0.00	\$37,896.16	0.00%
31	Equipment Rental	\$4,000.00						\$0.00	\$4,000.00	0.00%
32	Exterior Fence	\$8,600.00						\$0.00	\$8,600.00	0.00%
33	Fire Sprinkler Control	\$7,500.00						\$0.00	\$7,500.00	0.00%
34	Fire Sprinkler System	\$52,000.00						\$0.00	\$52,000.00	0.00%
35	Floor Cleaning	\$15,000.00						\$0.00	\$15,000.00	0.00%
36	Furniture - Tables & Chairs	\$39,997.81						\$0.00	\$39,997.81	0.00%
37	Glass - Interior	\$17,900.00						\$0.00	\$17,900.00	0.00%
38	Hood / Exhaust System	\$28,000.00						\$0.00	\$28,000.00	0.00%
39	Interior Decorating	\$25,000.00						\$0.00	\$25,000.00	0.00%
40	Irrigation	\$4,500.00						\$0.00	\$4,500.00	0.00%
41	Land Acquisiton	\$2,600,000.00						\$0.00	\$2,600,000.00	0.00%
42	Landscape Design	\$4,000.00						\$0.00	\$4,000.00	0.00%
43	Landscapeing & Sod	\$15,000.00						\$0.00	\$15,000.00	0.00%
44	Lath/ Plaster/ Stucco Repair	\$5,600.00						\$0.00	\$5,600.00	0.00%
45	Liability Insurance	\$16,000.00						\$0.00	\$16,000.00	0.00%
46	Marble Restroom Flooring/Tile	\$8,600.00						\$0.00	\$8,600.00	0.00%
47	Masonry Labor	\$1,200.00						\$0.00	\$1,200.00	0.00%
48	Masonry Materials	\$2,200.00						\$0.00	\$2,200.00	0.00%
49	Millwork Labor	\$24,000.00						\$0.00	\$24,000.00	0.00%
50	Millwork Materials	\$17,500.00						\$0.00	\$17,500.00	0.00%



# Estimated Job Costs

## AIA DOCUMENT G703

Steve Sellers General Contractor

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

APPLICATION NO: Estimate

APPLICATION DATE: 5/21/2017

Contractor's signed certification is attached.

PERIOD TO: Sistrunk Market

Use Column I on Contracts where variable retainage for line items may apply.

ARCHITECT'S PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D		E WORK COMPLETED THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	WORK COMPLETED THIS PERIOD					
51	On Site Sanitation- Dumpsters	\$2,400.00					\$0.00	\$2,400.00	0.00%
52	Ornamental Metal Work (Railings)	\$5,300.00					\$0.00	\$5,300.00	0.00%
53	Overhead Garage Doors	\$36,212.00					\$0.00	\$36,212.00	0.00%
54	Painting Interior/Exterior	\$18,286.00					\$0.00	\$18,286.00	0.00%
55	Permit Fees	\$9,500.00					\$0.00	\$9,500.00	0.00%
56	Permit Fees - City Hook up	\$8,600.00					\$0.00	\$8,600.00	0.00%
57	Planters - Front	\$6,000.00					\$0.00	\$6,000.00	0.00%
58	Plumbing Work	\$45,000.00					\$0.00	\$45,000.00	0.00%
59	Plumbing Fixtures/ Sinks	\$26,000.00					\$0.00	\$26,000.00	0.00%
60	Punchout Labor	\$10,000.00					\$0.00	\$10,000.00	0.00%
61	Roofing- Materials & Labor	\$163,000.00					\$0.00	\$163,000.00	0.00%
62	Roof Top Decking	\$40,000.00					\$0.00	\$40,000.00	0.00%
63	Roof Top Planters	\$12,000.00					\$0.00	\$12,000.00	0.00%
64	Security Camera System	\$4,538.94					\$0.00	\$4,538.94	0.00%
65	Signage	\$8,600.00					\$0.00	\$8,600.00	0.00%
66	Site Clean	\$2,500.00					\$0.00	\$2,500.00	0.00%
67	Steel Beams for Kiosks	\$22,000.00					\$0.00	\$22,000.00	0.00%
68	Stone Precast						\$0.00	\$0.00	0.00%
69	Structural Steel Columns	\$5,600.00					\$0.00	\$5,600.00	0.00%
70	Supervision	\$32,000.00					\$0.00	\$32,000.00	0.00%
71	Surveys						\$0.00	\$0.00	0.00%
72	Temporary Electric & Phone	\$8,000.00					\$0.00	\$8,000.00	0.00%
73	Temporary Labor						\$0.00	\$0.00	0.00%
74	Temporary Water	\$2,500.00					\$0.00	\$2,500.00	0.00%
75	Windows & Exterior Doors	\$45,000.00					\$0.00	\$45,000.00	0.00%



# Estimated Job Costs

## AIA DOCUMENT G703

Steve Sellers General Contractor

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

APPLICATION NO: Estimate

Contractor's signed certification is attached.

APPLICATION DATE: 5/21/2017

In tabulations below, amounts are stated to the nearest dollar.

PERIOD TO:

Use Column I on Contracts where variable retainage for line items may apply.

ARCHITECT'S PROJECT NO: Sistrunk Market

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	E WORK COMPLETED THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)	H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
76	Wood Flooring	\$32,000.00				\$0.00	0.00%	\$32,000.00	
77						\$0.00		\$0.00	
78						\$0.00	0.00%	\$2,500.00	
79						\$0.00	0.00%	\$45,000.00	
80						\$0.00	0.00%	\$32,000.00	
81						\$0.00		\$0.00	
82						\$0.00		\$0.00	
GRAND TOTALS			\$0.00	\$0.00	\$0.00	\$0.00		\$5,645,271.89	

### BUILDERS COST

Builders Scope

Builders Profit

Builders OH

1,766,023.89

10.00%

176,602.39

10.00%

PROJECT TOTALS		\$0.00	\$0.00	\$0.00	\$0.00	\$5,998,476.67
----------------	--	--------	--------	--------	--------	----------------







**Please provide a supplement sheet responding to the following numbered questions:**

1. Please describe your project.

Retail Market featuring micro brewery, food & beverage offerings, art and retail kiosks

2. What is the address, folio number and legal description of the property.

SEE SECTION 5

3. What is the existing and proposed use of the property? Please note that certain uses are not eligible for CRA assistance. This includes convenience stores, pawn shops, check cashing stores, tattoo parlors, massage parlors, liquor stores and other uses as may be determined by the CRA that are inconsistent with the CRA Community Redevelopment Plan. Please note that there will be restrictive covenants placed on the property for minimum of 5 years restricting use of the property to only those uses for which CRA funding was provided.

4. Are the proposed improvements to the property being made on behalf of a proposed tenant for the property. If so, please provide a copy of the lease agreement.

NO

5. What is the zoning of the property?

Light Commercial, Retail, Restaurant Mixed Use

6. Are you the property owner? Please provide a copy of the deed of the property. You must be the owner of the property to apply.

SEE SECTION 5

7. Is your project new construction or is it renovation?

RENOVATION

8. What is the total capital investment of your project and what is your hard construction and soft cost? (While property acquisition cost is not an eligible CRA expense, it may be included in your total capital investment)

Property \$2,600,000.

Construction \$1,780,236.

Equipment \$1,507,844.

Soft Costs \$70,700. (excluding mortgage payments)

**Total \$5,958,780.**

9. What is the current Broward County Assessed Value of the property?

SEE SECTION 5

10. Is there a mortgage on the property? Please provide OR Book and Page. Please note that CRA funding is in the form of a 0% interest forgivable loan, forgiven after 5 year of project completion secured by a first mortgage or subordinate mortgage on the property. Projects receiving over \$225,000 in CRA assistance will be secured by a forgivable loan forgiven after 7 years to 10 years depending on the level of CRA funding. Other forms of security in lieu of a forgivable mortgage will be considered on a case by case basis.

YES - Valley National Bank & Sellers Note.



11. Are there any other liens or pending liens on the property? Please provide OR Book and Page.  
NONE

12. Are there any code violations on the property? Identify.  
NONE

13. Is the property listed "For Sale." Please note that properties listed for sale may not apply for CRA program funding.  
NOT LISTED FOR SALE

14. How many new permanent jobs will be created by the project? Please describe the jobs to be created and projected salaries.  
SEE SECTION 4

15. What is the estimated construction commencement date of the project? Please note that no work is to commence on the project unless a Program Agreement is approved and fully executed between the CRA and the property owner and that work must commence within 90 days of CRA funding approval.  
ASAP

16. What is the estimated completion date of the project? Please note that all approved projects must be completed within a maximum of three (3) years.  
December 2017

17. Please provide proof of your matching funds (i.e. bank statement, line of credit, etc.) and identify other proposed forms of financing for your project.  
OWNERS EQUITY

18. Do you have general liability and fire and casualty insurance on the property? You will be required to demonstrate proof of insurance and may include bonding requirements as required by the City/CRA prior to commencement of work. The cost of insurance may be included as part of your total project cost funded by the program.  
YES WILL PROVIDE AS REQUIRED

19. Have you previously received funding from the CRA? Explain.  
NO

**If you are applying for funding from the Commercial Façade Improvement Program, Property & Business Improvement Program and/or Streetscape Enhancement Program, please also complete the following:**

20. Do you have a detailed scope of work? If so, please include for CRA review and approval.  
SEE SECTION 10

21. Do you have completed architectural drawings for the scope of work to be performed? Please include along with architectural illustration(s) of the proposed work, material specifications, color selections, etc. Please note that architectural cost may be included as part of your total project cost.



SEE SECTION 10

22. Have your project plans been submitted for City Development Review and/or permitting and if so what are the status of the plans and the plan review number? All work must be permitted and approved by the Building Official.

PARTIAL SUBMISSION

23. Do you have detailed, written contractor cost estimates? If so, please provide.

SEE SECTION 7

24. Have you selected a contractor from the attached City/CRA Approved Contractor List? Please note if your contractor is not on the City/CRA approved list, it may be possible to have your contractor become an approved CRA Contractor. He/She will need to complete the attached Contractor Application for consideration.

SEE SECTION 7 contractor TBD

25. If you are applying for the Facade Program or Property and Business investment Program, and if you are not using a City /CRA Approved Contractor, you must secure two detailed licensed and insured contractor cost estimates and CRA funding is limited to 60% of the lowest cost estimate not to exceed \$50,000 which can only be funded on a reimbursement basis, rather than a direct payment to the contractor. In addition, all projects over \$50,000 may be assigned a CRA Construction Review Specialist who will determine the scope of work to be funded and will secure contractor pricing for the project, manage funding request and provide general project oversight.

26. For Streetscape Enhancement Program projects, see additional requirements for projects in excess of \$300,000 as required by Florida Statute 255.20.

I \_\_\_\_\_ attest that the information is correct to the best of my knowledge. I further understand that the CRA program benefits are contingent upon funding availability and CRA approval and are not to be construed as an entitlement or right of a property owner/applicant. I further understand that I am responsible for providing all documentation required by The CRA.

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Print Name





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

L17000029291  
FILED 8:00 AM  
February 06, 2017  
Sec. Of State  
dlokeefe

**Article I**

The name of the Limited Liability Company is:  
NORTH WEST 6TH INVESTMENTS, LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:  
2755 EAST OAKLAND PARK BLVD  
# 304  
FORT LAUDERDALE, FL. US 33306

The mailing address of the Limited Liability Company is:  
2755 EAST OAKLAND PARK BLVD  
# 304  
FORT LAUDERDALE, FL. US 33306

**Article III**

Other provisions, if any:  
ANY AND ALL LAWFUL BUSINESS

**Article IV**

The name and Florida street address of the registered agent is:  
STEVE J D'APUZZO SR.  
2755 EAST OAKLAND PARK BLVD  
# 304  
FORT LAUDERDALE, FL. 33306

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: STEVE D'APUZZO

### **Article V**

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

Title: MGR  
STEVE J D'APUZZO SR.  
2755 EAST OAKLAND PARK BLVD # 304  
FORT LAUDERDALE, FL. 33306

L17000029291  
FILED 8:00 AM  
February 06, 2017  
Sec. Of State  
dlokeefe

### **Article VI**

The effective date for this Limited Liability Company shall be:

02/07/2017

Signature of member or an authorized representative

Electronic Signature: STEVE D'APUZZO

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.



APPRAISAL REPORT  
(APPRAISER FILE: 16-1146)

OF

**REDEVELOPMENT PROPERTY**

115 NW 6<sup>TH</sup> STREET & 616 NW 2ND AVENUE  
FORT LAUDERDALE, FLORIDA  
Client File: 1846

FOR

Valley National Bank  
Coral Springs, Florida

AS OF

August 29, 2016

**AUCAMP, DELLENBACK & WHITNEY**  
APPRAISERS & CONSULTANTS

# AUCAMP, DELLENBACK & WHITNEY

APPRAISERS & CONSULTANTS

September 6, 2016

Ms. Stacey Greaves  
AVP, Risk Analytics Officer  
Valley National Bank  
2855 North University Drive  
Coral Springs, Florida 33065

RE: Appraisal of Real Property  
Redevelopment Property  
Flagler Property of Broward County  
115 NW 6<sup>th</sup> Street & 616 NW 2nd Avenue  
Fort Lauderdale, Florida 33311  
Client File: 1846  
(Appraiser File: 16-1146)

Dear Ms. Greaves:

As you requested, we made the necessary investigation and analysis to form opinions of value for the above referenced real property. This report is an appraisal of the property.

To assist Valley National Bank its employees, agents, successors and/or assigns in updated collateral analysis and-or as a basis for updating a value for the property for loan renewal, this appraisal provides an estimate of market value for the fee simple interest in the subject real property in its "as is" condition as well as an estimate insurable value. This report is written in **APPRAISAL REPORT** format. No other party may use or rely on this report for any purpose.

This appraisal assignment and report have been prepared in accordance with requirements of the Uniform Standards of Professional Appraisal Practice (USPAP) developed by the Appraisal Standards Board of the Appraisal Foundation, with the appraisal requirements of Title XI of the Federal Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA), with the Interagency Appraisal and Evaluation Guidelines of 2010, with the Appraisal Institute's Code of Professional Ethics and Standards of Professional Appraisal Practice, with requirements of the State of Florida for state-certified general real estate appraisers, and with bank policies.

The subject property is located along NW 6th Street (Sistrunk Boulevard) within the municipality of Fort Lauderdale, Broward County, Florida. The property is located in downtown Fort Lauderdale approximately six blocks north of Broward Boulevard (State Road 842).

The site consists of two contiguous parcels containing a total of 90,237 square feet (SF), or 2.07 acres. The larger parcel contains 51,390 SF, or 1.18 acres, and is located at 616 NW 2<sup>nd</sup> Avenue. In 1946, this parcel was improved with an industrial warehouse building containing 20,700 SF. The building is currently vacant.

The smaller parcel contains 38,847 SF, or 0.89 acres, and is located adjacent to the south at 115 NW 6<sup>th</sup> Street. In 1961, this site was improved with an industrial warehouse building

---

1900 NW CORPORATE BOULEVARD, SUITE 215E, BOCA RATON, FLORIDA 33431  
561-998-9326, FAX 561-241-4759

CAM # 17-0940  
Exhibit 3  
Page 73 of 79



Ms. Stacey Greaves  
September 6, 2016

containing 18,800 SF. Approximately 40% of this building is occupied by a local tenant on a month-to-month basis; the owner uses the remainder of the building for storage.

The subject property is currently under contract to be purchased by RUDG, LLC (affiliate of the The Related Group) for \$4,600,000; the contract was signed on August 22, 2016. The property was listed for sale on the open market for approximately five years; the most recent listing price was \$4,800,000. A conclusion within this report is that the purchase contract is consistent with market prices.

The existing improvements on the site are an underutilization of the site and do not provide any significant contribution to property value. The buyer plans to raze the existing improvements and redevelop the site with a multifamily project. Details concerning the buyer's proposed project are not known at this time; the buyer has not yet submitted a proposed site plan to the City of Fort Lauderdale.

The owner owes \$36,159 for 2015 taxes.

After careful and thorough investigation and analysis, we estimate market value for the fee simple interest in the subject real property in its "as is" condition, subject to assumptions and contingent and limiting conditions as well as any extraordinary assumptions and hypothetical conditions, as explained in this report, as of August 29, 2016, is:

**FOUR MILLION SIX HUNDRED THOUSAND DOLLARS  
(\$4,600,000)**

After careful and thorough investigation and analysis, we estimate insurable value for the subject real property building improvements located at 616 NW 2<sup>nd</sup> Avenue, subject to assumptions and contingent and limiting conditions as well as any extraordinary assumptions and hypothetical conditions, as explained in this report, as of August 29, 2016, is:

**ONE MILLION ONE HUNDRED SIXTY THOUSAND DOLLARS  
(\$1,160,000)**

After careful and thorough investigation and analysis, we estimate insurable value for the subject real property building improvements located at 115 NW 6<sup>th</sup> Street, subject to assumptions and contingent and limiting conditions as well as any extraordinary assumptions and hypothetical conditions, as explained in this report, as of August 29, 2016, is:

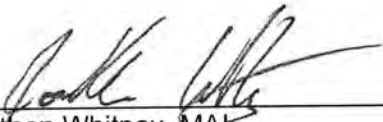
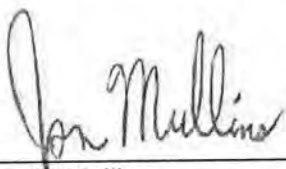
**ONE MILLION FOUR HUNDRED THOUSAND DOLLARS  
(\$1,400,000)**

Ms. Stacey Greaves  
September 6, 2016

Aucamp Dellenback & Whitney has not performed services concerning this property during the past three years. Thank you for this opportunity to assist in meeting your appraisal needs.

Respectfully submitted,

**AUCAMP, DELLENBACK & WHITNEY**

  
\_\_\_\_\_  
Jonathan Whitney, MAI  
State-certified General Real Estate Appraiser RZ2943  
\_\_\_\_\_  
Jon C. Mullins  
State-certified General Real Estate Appraiser, RZ 3111





Front Rendering Sistrunk.jpg





Side Rendering Sistrunk.jpg



