



October 31, 2017

D'Wayne Spence, NPF CRA Manager
City of Fort Lauderdale Community Redevelopment Agency
914 NW 6th Street, Suite 200
Fort Lauderdale, FL 33311

RE: Application for Commercial Façade Improvement Program; Application for Business Improvement Program

Dear Mr. Spence:

I am pleased to submit the enclosed application for the Application for Commercial Façade Improvement Program and Application for Business Improvement Program for improvements and renovation to the building at 300 West Sunrise Blvd, Fort Lauderdale, FL 33311.

As a long time business owner on the Sunrise Blvd corridor, it has been a long-life dream to make a difference to the neighborhood. I have more than two decades of operating a successful tire business at 250 West Sunrise Blvd and have recently acquired the adjacent property located at 300 West Sunrise Blvd, which is in need of major improvements and upgrades of the tenancy to include offerings such as doctor's offices, dentist offices, pharmacy and possible franchises. These types of businesses were historically part of this center, but moved due to poor maintenance by the previous owner. These are the types of services to the community that we want to bring back to the area.

Over the past few months, I have been consumed with thoughts of redeveloping the plaza and its environs. Specific outcomes that are expected to be achieved over time from an updated plaza and the environs are:

- To make improvements to the physical infrastructure and appearance of the plaza.
- Coordination of a cohesive business community committed to ongoing marketing and development of the plaza.
- An enhanced profile for the entire plaza with upgraded tenancy with improved services.
- To improve customer perceptions about the plaza.
- A continual improvement in consumer spending patterns at the plaza.
- The creation of additional job opportunity for residents of the community.

I am aware of what is being proposed for the area such as the integrated Progresso Village development to include the WAWA petrol station, supermarket, restaurant and Dunkin Donuts. I am excited and eager to be a part of the redevelopment, and this center (and eventually the tire business and adjoining buildings) will have a similar color scheme/facade as the planned WAWA development. The idea that this neighborhood will be transformed to a place which will bring about a lifestyle change is awe inspiring.



Given our financial commitment, expertise in entrepreneurship, and commitment to the Fort Lauderdale community, we respectfully request that the CRA Board and its Advisory Board will find that our application qualifies for the applied supporting funds.

Sincerely,

Dale Saunders
President



Application for CRA Funding

Dale's Properties- 300 W Sunrise LLC, submits this application for CRA funding based on the following programs:

1. Property and Business Improvement Program (PBIP). Amount: \$225,000.
2. Commercial Façade Improvement Program (CFIP). Amount: \$125,000.

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City of Fort Lauderdale

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



APPLICATION FOR CRA FUNDING ASSISTANCE

Name of Principal Owner in Charge Dale Saunders		Tel. No. 9544485575		E-Mail Address	
Primary Contact for this CRA Request Alicia Brooks		Tel. No. 9546831664		E-Mail Address brooksalia2@gmail.com	
Name of Business Dale's Properties-300 W Sunrise LLC		Tax I.D. No. 47-4248140		Company Website	
Business Address 300 W. Sunrise Blvd		Tel. No. 9543066992		Fax No. 9543066224	
City Ft. Lauderdale		State FL		Zip Code 33311	
Commencement Date to Begin Project: <u>As soon as project is approved</u>				JOB INFORMATION	
Completion Date for Project: <u>9-12 months</u>					
Check Appropriate Description <input type="checkbox"/> Existing Business <input type="checkbox"/> New Business		Project Type <input type="checkbox"/> Expansion <input type="checkbox"/> Relocation		Facility Description Existing Space <u>28,350</u> sq. ft. New Space _____ sq. ft.	
NAICS Code / Industry Type		Date of Incorporation 4/20/2015		State where the business was incorporated Florida	
Proposed Project Location/City Fort Lauderdale		Proposed Address 300 W. Sunrise Blvd			
Property Control Number(s) 4942 34 05 5480 4942 34 11 0090		Property Owner Dale Saunders			
Owner Tel. No. (include Area Code) 9544485575		Is there a lien on the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No NO		JOB INFORMATION Full Time Equivalent (FTE) Jobs to be created <u>40-50</u> Existing Jobs _____ Total FTE Jobs _____ TYPE OF BUSINESS Sole Proprietor _____ Partnership _____ Joint Venture _____ Corporation _____ Cooperative _____ Limited Liability Company _____ Non-Profit Org. _____ Other: _____	
Bank(s) Where Business Accounts for Projects Are Held				1. _____ 2. Wells Fargo	
Name of Participating Bank/Lender Wells Fargo (Dale's Properties-300 W Sunrise LLC)					
Amount \$ 53,889.51		Contact Person		Tel. No. (include Area Code) (800) 225-5935 Fax No. (include Area Code)	
Name of Other Financial Source Wells Fargo (Dale's Properties & Investments Inc)					
Amount \$ 39,270.94		Contact Person		Tel. No. (include Area Code) (800) 225-5935 Fax No. (include Area Code)	
Name of Other Financial Source Wells Fargo (Dale's Wheels & Tires Direct)					
Amount \$ 245,577.27		Contact Person		Tel. No. (include Area Code) (800) 225-5935 Fax No. (include Area Code)	
Name of Other Financial Source					
Amount \$		Contact Person		Tel. No. (include Area Code) Fax No. (include Area Code)	
Project Purpose and Economic Impact To get more tenants to open store front businesses that will allow more jobs and bring in a variety of tenancy to accomodate the community					

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
Dale Saunders	5604 NW 108th Terrace, Coral Springs	100	2015	Present
Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To

PROJECT/ACTIVITY COST SUMMARY	
1. Please state the overall project cost:	\$ 1,571,975 (including real estate acquisition)
2. Please state the overall project costs related to the CRA's assisted activity?	\$ 471,975
3. 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)			
City funds			
CRA funds	350,000		
Company's current cash assets	121,975		
Owner equity (specify)	1,100,000		
Other (specify)			
Other (specify)			
Other (specify)			
Total Sources	1,571,975		
Select the Use(s) of Funds and the Amount Need for Each	Sources of Funds (Yes or No)	Amount	
Land Acquisition	NO		
Real Property Acquisition	Yes	1,100,000	
Utility and road infrastructure improvements	No		
New construction of commercial and industrial buildings	NO		
Rehabilitation of commercial and industrial buildings	Yes	471,975	
Purchase and installation of equipment and fixtures	NO		
Other (specify)			
Other (specify)			
Other (specify)			
Total Uses		1,571,975	

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: _____	\$		\$	% <input type="text"/>		\$
Name: _____	\$		\$	% <input type="text"/>		\$
Name: _____	\$		\$	% <input type="text"/>		\$
Name: _____	\$		\$	% <input type="text"/>		\$
Name: _____	\$		\$	% <input type="text"/>		\$

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).
14. 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.
15. Attach a street map showing the location of the proposed project, Property Folio number and Legal Description.
16. Preliminary Project Schedule.

The following items are also needed, if your funding request is \$500,000 or more
(*not applicable for Commercial Façade, Streetscape Enhancement and Property and Business Improvement Incentive requests*)

17. CPA audited corporate financial statements for the last three years (*Profit and Loss Statement and a Balance Sheet*).
18. If the most recent business return and/or financial statement is more sixty (60) days old, please submit a current Interim Financial Statement.
19. Three year financial pro formas which include operating statements, balance sheets, funding sources, and use details.
20. Ten year revenue and expense projection for the project
21. Copy of sales/purchase agreement when purchasing land or a building (*or an executed lease if applicable*).
22. Provide details regarding any credit issues, bankruptcies and lawsuits by any principal, owning 20% or more of the business.
23. 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.
24. 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.
25. Identification and qualifications of project development team (*i.e., attorney, engineer, architect, general contractor, etc.*).

26. Current Broward County Assessed Value, new capital investment dollars and total estimated new assessment when completed and placed into service.
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: Dale's Properties-300 W Sunrise LLC

By: [Signature] Date: 11/2/17

Signature and Title

Date

Guarantors:

Signature and Title	Date
Signature and Title	Date
Signature and Title	Date
Signature and Title	Date
Signature and Title	Date



Northwest-Progresso-Flagler Heights Community Redevelopment Agency

PERSONAL HISTORY STATEMENT

PLEASE READ CAREFULLY - PRINT OR TYPE

Each Proprietor (if a Sole Proprietorship), General Partner (if Partnership), Limited Partner (if Partnership), Officer, Director and Business Owner (owning 20% or more of the business), must complete a Personal History Statement. For all Non-Profit Organizations, all guarantors must complete this form and be approved as guarantors by the City of Fort Lauderdale Community Redevelopment Agency.

Applicant/Business Name: Dale Saunders/Dale's Properties-300 W Sunrise LLC	Participating Bank/Lender:
City: Ft. Lauderdale State: FL Zip: 33311	City: _____ State: _____ Zip: _____

Personal Statement of (if you do not have a middle name, put NMN):

First Name: **Dale** Middle: _____ Last: **Saunders**

Social Security No. _____ Date of Birth: **06/03/1965** Place of Birth: **Trinidad & Tobago**

Present Address: 5604 NW 108th Terrace	Previous Address:
City: Coral Springs State: FL Zip: 33065	(needed if in present address less than 5 years)
From: 1999 To: Present	City: _____ State: _____ Zip: _____
Loan Requested from CRA: \$ 350,000	From: _____ To: _____
Loan Request from Bank(s): \$ 0	Are you a U.S. Citizen: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Percentage of Company Ownership: 100 %	If NO, are you a Lawful Permanent Resident Alien: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
	Alien Registration Number: _____

IT IS IMPORTANT THAT THE NEXT THREE (3) QUESTIONS BE ANSWERED COMPLETELY. AN ARREST OR CONVICTION RECORD WILL NOT NECESSARILY DISQUALIFY YOU. HOWEVER, AN UNTRUTHFUL ANSWER WILL CAUSE YOUR APPLICATION TO BE DENIED.

IF YOU ANSWER "YES" TO ANY OF THE QUESTIONS BELOW, PLEASE FURNISH DETAILS ON A SEPARATE SHEET. INCLUDE DATES, LOCATION, FINES, SENTENCES, WHETHER MISDEMEANOR OR FELONY, DATES OF PAROLE/PROBATION, UNPAID FINES OR PENALTIES, NAME(S) UNDER WHICH CHARGED, AND ANY OTHER PERTINENT INFORMATION.

1. Are you presently under indictment, on parole or probation? (If YES, indicate the date parole or probation is to expire)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
2. Have you ever been charged with and/or arrested for any criminal offense other than a minor motor vehicle violation? Include offenses which have been dismissed, discharged, or not prosecuted.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
3. Have you ever been convicted, placed on pretrial diversion, or placed on any form of probation, including adjudication withheld pending probation, for any criminal offense other than a minor vehicle violation?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
I hereby authorize the City of Fort Lauderdale to request criminal record information about me from the criminal justice agencies for the purpose of determining my eligibility.	

Signature:	Title: Owner	Date: 11/2/17
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*ORIGINAL SIGNATURES REQUIRED

CRA INCENTIVE APPLICATION

Last Updated: September 16, 2016



Northwest-Progresso-Flagler Heights Community Redevelopment Agency

CREDIT CHECK RELEASE FORM

I authorize the City of Fort Lauderdale Community Redevelopment Agency to obtain such information (from any source necessary), as the City/CRA may require concerning statements made in the application for the CRA funding (including but not limited to, obtaining a copy of my credit report, current loan status reports and financial information from the Participating Bank/Lender).

PLEASE NOTE: Each Proprietor (if a Sole Proprietorship), General Partner (if Partnership), Limited Partner (if Partnership), Officer, Director and Business Owner (owning 20% or more of the business), must complete this Credit Check Release Form. For all Non-Profit Organizations, all guarantors must complete this form and be approved as guarantors by the City of Fort Lauderdale Community Redevelopment Agency.

First Name: Dale Middle: _____ Last: Saunders

Social Security No.: _____ Date of Birth: 06/03/1965

Driver's License (State and Number): S536-167-65-203-1

Home/Cellular Phone No.: 954-448-5575 Office No.: _____

Current Home Address (PO Boxes not accepted): 5604 NW 108th Terrace

City: Coral Springs State: FL Zip Code: 33065

Employer: Dale's Wheel & Tires Direct (Business Owner)

Employer Address: 250 W. Sunrise Blvd

City: Fort Lauderdale State: FL Zip Code: 33311

Company Phone No.: 954-764-1582 Other No.: _____

Signature: [Handwritten Signature]

Date: 11/2/17

*ORIGINAL SIGNATURES REQUIRED



Northwest-Progresso-Flagler Heights Community Redevelopment Agency

APPLICATION REQUEST SUPPLEMENTAL INFORMATION

CRA Incentive Programs

Please select the incentive(s) you are applying for and insert the amount of funding assistance you are seeking:

<input checked="" type="checkbox"/> COMMERCIAL FAÇADE IMPROVEMENT PROGRAM	\$ <u>125,000</u>
<input checked="" type="checkbox"/> PROPERTY AND BUSINESS IMPROVEMENT PROGRAM	\$ <u>225,000</u>
<input type="checkbox"/> STREETSCAPE ENHANCEMENT PROGRAM	\$ _____
<input type="checkbox"/> DEVELOPMENT INCENTIVE PROGRAM	\$ _____
<input type="checkbox"/> PROPERTY TAX REIMBURSEMENT PROGRAM	\$ _____

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

1. Please describe your project.
2. What is the address, folio number and legal description of the property.
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.
5. What is the zoning of the property?
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.
7. Is your project new construction or is it 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)
9. What is the current Broward County Assessed Value of the property?
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.

11. Are there any other liens or pending liens on the property? Please provide OR Book and Page.
12. Are there any code violations on the property? Identify.
13. Is the property listed "For Sale." Please note that properties listed for sale may not apply for CRA program funding.
14. How many new permanent jobs will be created by the project? Please describe the jobs to be created and projected salaries.
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.
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.
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.
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.
19. Have you previously received funding from the CRA? Explain.

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:

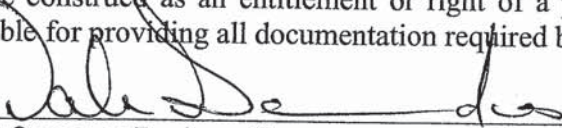
20. Do you have a detailed scope of work? If so, please include for CRA review and approval.
21. Do you have completed architectural drawings for the scope of work to be performed? Please include along with architectural illustration(s) of the proposed work, material specifications, color selections, etc. Please note that architectural cost may be included as part of your total project cost.
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.
23. Do you have detailed, written contractor cost estimates? If so, please provide.
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.
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 **Dale Saunders**

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 or Business Owner

Dale Saunders

Print Name

List of all Jobs to be Created

[illegible]

***USE ADDITIONAL SHEETS IF NECESSARY**



Business Plan & Market Analysis

Table of Contents

1. Business Plan & Market Analysis
2. The Applicant Capacity
3. Brief History & Description of the Company
4. Customer Base
5. Dale's Community Outreach Program
6. Contact
7. Background of Founder



Business Plan & Market Analysis

The Dale's Property Retail Plaza is located at 300 West Sunrise Blvd. It is strategically situated in the heart of the northernmost portion of the Northwest Progresso – Flagler Heights (NPFH) CRA. The aim of starting this particular business was to serve as a community based retail plaza, servicing residents located within close proximity of the plaza (including the Sistrunk Corridor), as well as assist entrepreneurs achieve their dreams of being business owners. While we are extremely proud of our ability to accommodate the retail needs of the immediate community, we have a desire to attract improved retail uses that previously operated in the center (doctor's offices, dentist offices, pharmacies, franchises) that will make the plaza a place of destination for individuals that travel along the very busy West Sunrise corridor. The Sunrise Corridor is the only city corridor that has a direct connection from I-95 to the Fort Lauderdale. The enhancement of this plaza will complement the continued growth of our Downtown and the NPFH-CRA.

Dale's Property Retail Plaza (which will be renamed as a part of the renovations) is located directly in the middle of the large redevelopment that is occurring on the Sunrise corridor adjacent to Andrews Ave (WaWa, Aldi Supermarket, Applebees and Dunkin Donuts). The improvements to the plaza will have a similar color scheme/facade as the planned WAWA development. A new name and brand will further promote the area along with the new businesses.

Dale's Property Retail Plaza is owned by Dale Saunders and family which will be the first stage of improvements to be done by Mr. Saunders. He also owns the adjoining property which houses Dale's Wheels & Tires Direct which is a very vibrant and respected business in the area. These properties and businesses have no debts or liens. The property is self-administered and self-managed by the family, with a plaza manager and contractual technicians as needed.

The most desirable features of the plaza include: friendly people (both shop owners and community residents), its convenience to the community, its location in the center of the neighborhood, a decent mix of businesses and a community focus. The most undesirable is its old, tired, dowdy and dated appearance and ambience, not enough landscaping, perhaps a café or takeaway restaurant, including places for lunch is needed. It is not necessarily an inviting plaza for customers and finally, the plaza is lacking in identity and directional signage. In short, the plaza simply needs upgrading to a modernized look.

I am quite aware that improving the property requires a huge capital base, and with the help of the City of Fort Lauderdale and the NWCRA I can confidently say that we are ready to take on the redevelopment project.

As part of our plans to make our customers our number one priority and to become one of many leading property redevelopment projects in Fort Lauderdale and for the Saunders family, we are working on plans to work with our tenants and the community, providing affordable and reasonable price point for our units. In doing so we intend to comply with the stipulated CRA requirements such as job creations and long term leases.



Company Vision:

- To establish Dale's Property Retail Plaza as a premier shopping center on the Sunrise Blvd Corridor.
- To continually improve the goods and services offered so that the plaza is competitive with existing and proposed future establishments in the surrounding areas.

Mission Statement:

- To improve and promote the plaza so that it becomes a state of the art shopping center.
- To develop a stronger sense of cohesion and involvement amongst all the businesses in the plaza and the community.
- Acts as leaders and ambassadors for redevelopment of the corridor in accordance with the overall vision of the CRA.



The Applicant Capacity

Dales Property Retail Plaza has a total square footage of 12,288 that can accommodate 13 storefront businesses.



Brief History & Description of the Company

Backed by entrepreneur, Dale Saunders, Dale's Property Retail Plaza is a strip mall that allows entrepreneurs of all kinds to start, and scale their own businesses servicing the Sunrise Corridor. This strip mall will be able to give 12 entrepreneurs a chance to live their dream.

Dale's Property Retail Plaza is a partner business of Dale's Wheels & Tires Direct that started over 25 years ago and is dedicated to serving the Sunrise Corridor. The owner acquired 300 W. Sunrise Blvd in May 2015. The company does not have a mortgage on the building.

300 W Sunrise Blvd
Rent Roll

Space #	Tenant	SQ. FT	Monthly	Cam	PSF	PSF+CAM	Lease Exp
1A	Polo Music	525	\$976.21	\$306.25	\$22.31	\$29.31	8/20/2019
1B	Luc's Tailoring	525	\$920.17	\$306.25	\$21.03	\$28.03	6/30/2018
2	Vacant	812					
3	Vacant	812					
4	Vacant	812					
5+6	Restaurant	2000	\$2,145.17	\$1,516.67	\$12.87	\$21.97	11/30/2018
7	Jovisha Travel	900	\$1,044.38	\$525.00	\$13.93	\$20.93	8/20/2019
8	Vacant	855					
9	Vacant	855					
10	Barber Shop	780	\$988.89	\$455.00	\$15.21	\$22.21	10/31/2019
11	Office	812					
12+13	Haiti Market	2600	\$2,145.17	\$1,516.67	\$9.90	\$16.90	4/30/2028

Total	12,288	
Vacant	4,146	34%
Occupied	8,142	66%



CAM # 18-0003
Exhibit 1





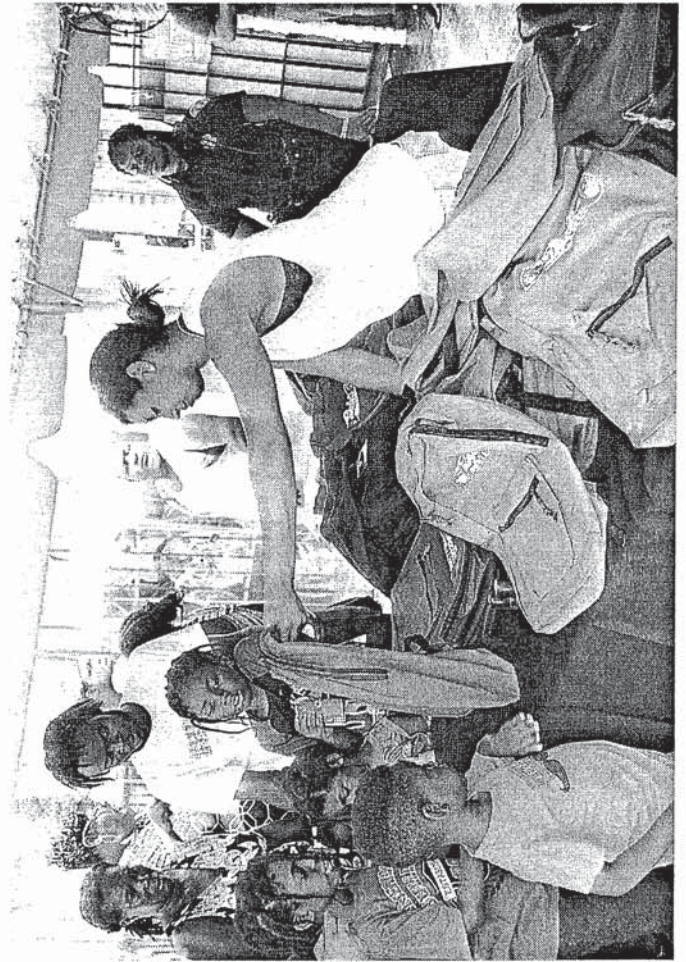
Customer Base

This Retail Plaza will target businesses of all kinds. Some examples of types of businesses we will target includes: doctor's offices, dentist offices, pharmacies, franchises such as a dollar tree or other reputable 99 cents stores, cell phone stores and more. The focus is to have eclectic and unique businesses to add that will provide a variety to the redevelopment of the Sunrise Corridor.



Dale's Community Outreach Program

Dale along with Dale's Wheels & Tires Direct has been a big contributor within the community over the years. Besides doing his own events for the community he donates to many different foundations especially ones that help the kids. Every August Dale's host a Back-To-School Giveaway which provides over 400 backpacks with school supplies, t-shirts, socks, underwear and food to the kids in the community. He is also a member of the Dillard High School Alumni in which he donates to every event the school sponsors. Dale's also sponsors a lot of sport teams like South Florida Shockers Basketball, Annual Kappa Golf Klassic and Western Baseball Booster Club just to name a few. Another yearly event sponsored by Dale's is the Miss Fort Lauderdale Teen Pageant. They also got involved in the T-Doggs Big Dream Charity which hosts the Battle of the Bands between local schools in the area to fight against gun violence.





Contact Us

If you would like more information about Dale's Property Retail Plaza, please contact Dale Saunders at 954-448-5575 or visit us at 300 W. Sunrise Blvd, Suite 11, Ft. Lauderdale, FL 33311.

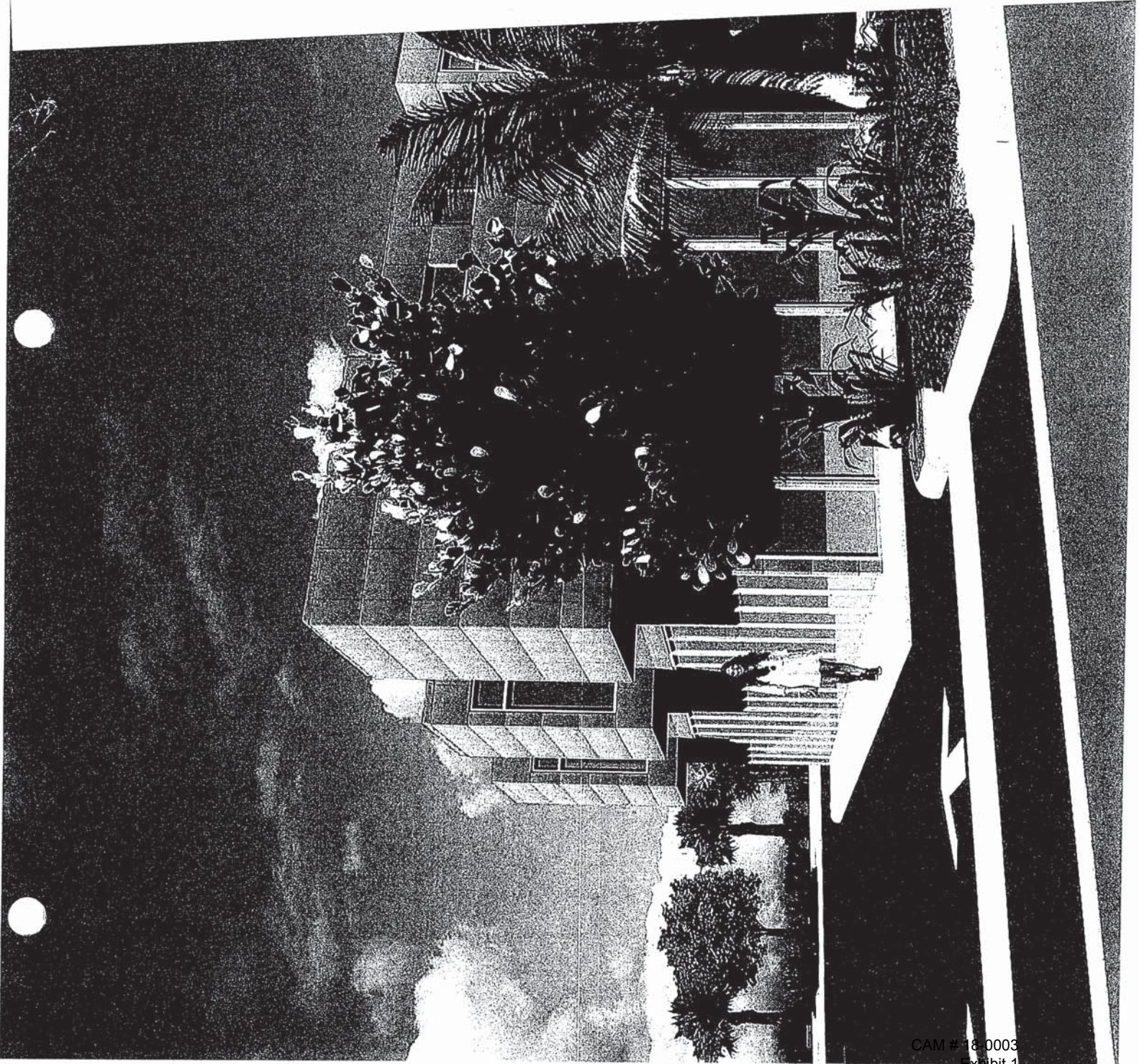


Background of Founder

Dale Saunders

- Founder of Dale's Wheels & Tires Direct that started May of 1991 on Broward Blvd then moved to the Sunrise Corridor April of 1996 where it still stands.
- Owner of Dale's Properties & Investments located at 100 NW 8th Street, Ft. Lauderdale, FL 33311 which consists of 10 condominiums.
- Owner of 727 NW 7th Ave, LLC which consist of a few warehouses.
- Owner of Saunders Vacant Lots, LLC which consist of a few empty lots.
- Owner of Dale's Properties-300 W. Sunrise LLC which consist of two retail plaza.

The businesses listed above that is all owned by Mr. Saunders are all located right here in Fort Lauderdale. Being a business owner in this community for over 25 years and his continued investment shows the dedication that Dale has to this community.





Question 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.

The sole owner of Dale's Properties – 300 W. Sunrise LLC – (Dale's Property Retail Plaza) is Dale Saunders.

Dale's Properties – 300 W Sunrise LLC,

Dale Saunders
300 W Sunrise Blvd
Fort Lauderdale, FL 33310

Re: Letter of Intent to Lease

Dear Dale:

Based on our discussion on the proposed renovation and upgrades at the property, this Letter of Intent shall serve to outline a proposal for the lease of space at Dales Properties at 300 West Sunrise Blvd. As more fully explained below, this proposal does not constitute a binding agreement between the parties. It only evidences Tenant's offer to negotiate in good faith with Landlord for a lease of space in the Center. The basic terms of the proposal are as follows:

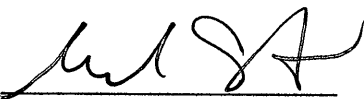
- A. Landlord:** Dale Saunders
- B. Tenant:** Armi Glass & Woodworks, LLC
- C. Effective Date:** Subject to completion date.
- D. Premises:** 300 W. Sunrise Blvd, Ft. Lauderdale, FL 33311
- E. Lease Term:** 3-5 Years
- F. Rent Commencement Date:** Rent and all other charges shall commence upon sixty (60) days after Delivery..
- G. Delivery Date:** Landlord shall deliver the Premises for possession to Tenant on the date of completion
- H. Minimum Rent:**
- I. Taxes and Insurance Expense:** Tenant shall reimburse Landlord for all taxes assessed.
- J. Utilities:** Tenant shall pay for its own utilities including but not limited to water, sewer, gas and electricity consumed within the Premises.
- K. Common Area Expense:** Tenant shall pay its share of the cost of ownership, operation, maintenance and management of the common areas of the Center
- L. Security Deposit:** Upon execution of the lease agreement, Tenant shall deposit an amount equal to 1 month's gross with Landlord to secure Tenant's performance under the

lease agreement. Landlord shall hold the deposit, without interest, for the term of the lease agreement.

M. Nature of this Letter of Intent: As noted above, this Letter of Intent constitutes Tenant's offer to negotiate with Landlord. If the terms of this Letter of Intent are accepted by Landlord, this Letter of Intent shall only constitute the agreement of Tenant and Landlord to negotiate with each other in good faith for a lease of space in the Center having the basic terms set forth in this Letter of Intent. This Letter of Intent may not be relied upon by any party as evidence of a binding agreement or commitment between Landlord and Tenant for a lease of space in the Center, and no legal rights and obligations between the parties shall be created or deemed to exist with respect to the Premises until the parties have fully executed and delivered the lease agreement described above.

We look forward to your response to the above. Please contact us should you have any comments or questions.

Very truly yours,

By: 

Its: Armi Glass & Woodworks LLC

Dale's Properties – 300 W Sunrise LLC,

January 10, 2018

Dale Saunders
300 W Sunrise Blvd
Fort Lauderdale, FL 33310

Re: Letter of Intent to Lease

Dear Dale:

Based on our discussion on the proposed renovation and upgrades at the property, this Letter of Intent shall serve to outline a proposal for the lease of space at Dales Properties at 300 West Sunrise Blvd. As more fully explained below, this proposal does not constitute a binding agreement between the parties. It only evidences Tenant's offer to negotiate in good faith with Landlord for a lease of space in the Center. The basic terms of the proposal are as follows:

- A. Landlord:** Dale Saunders
- B. Tenant:** Dr. Richards
- C. Effective Date:** June 1, 2018 for 5 years renewable lease
- D. Premises:** Space No. 3 having approximately 812 sq. ft. of Floor Area,
- E. Lease Term:** 5+Years
- F. Rent Commencement Date:** Rent and all other charges shall commence upon sixty (60) days after Delivery..
- G. Delivery Date:** Landlord shall deliver the Premises for possession to Tenant on or about June 1, 2018
- H. Minimum Rent:** \$1,600.00
- I. Taxes and Insurance Expense:** Tenant shall reimburse Landlord for all taxes assessed.
- J. Utilities:** Tenant shall pay for its own utilities including but not limited to water, sewer, gas and electricity consumed within the Premises.
- K. Common Area Expense:** Tenant shall pay its share of the cost of ownership, operation, maintenance and management of the common areas of the Center
- L. Security Deposit:** Upon execution of the lease agreement, Tenant shall deposit an amount equal to 1 month's gross with Landlord to secure Tenant's performance under the

lease agreement. Landlord shall hold the deposit, without interest, for the term of the lease agreement.


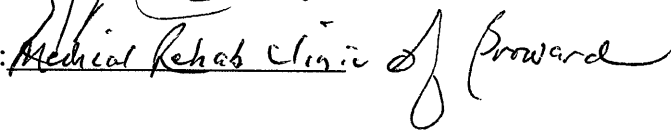
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We look forward to your response to the above. Please contact us should you have any comments or questions.

Very truly yours,

By:

Its:


Jeffrey A. O.

Medical Rehab Clinic of Broward

J. B. Robinson Ent. Inc.
2601 nw 47 ave
Lauderhill, FL 33313



Dale's Properties – 300 W Sunrise LLC,

Dale Saunders
300 W Sunrise Blvd
Fort Lauderdale, Fl 33310

Re: Letter of Intent to Lease

Dear Dale:

Based on our discussion on the proposed renovation and upgrades at the property, this Letter of Intent shall serve to outline a proposal for the lease of space at Dales Properties at 300 West Sunrise Blvd. As more fully explained below, this proposal does not constitute a binding agreement between the parties. It only evidences Tenant's offer to negotiate in good faith with Landlord for a lease of space in the Center. The basic terms of the proposal are as follows:

- A. Landlord:** Dale Saunders
- B. Tenant:** *** J. B. Robinson Enterprise, Inc.
- C. Effective Date:** Subject to completion date.
- D. Premises:** 300 W. Sunrise Blvd, Ft. Lauderdale, FL 33311
- E. Lease Term:** 3-5 Years
- F. Rent Commencement Date:** Rent and all other charges shall commence upon sixty (60) days after Delivery..
- G. Delivery Date:** Landlord shall deliver the Premises for possession to Tenant on the date of completion
- H. Minimum Rent:** Dependant upon agreed square footage.
- I. Taxes and Insurance Expense:** Tenant shall reimburse Landlord for all taxes assessed.
- J. Utilities:** Tenant shall pay for its own utilities including but not limited to water, sewer, gas and electricity consumed within the Premises.
- K. Common Area Expense:** Tenant shall pay its share of the cost of ownership, operation, maintenance and management of the common areas of the Center
- L. Security Deposit:** Upon execution of the lease agreement, Tenant shall deposit an amount equal to 1 month's gross with Landlord to secure Tenant's performance under the lease

Capturing Your Precious Keepsakes
"Forever"

9545831474

MANCINI DEVELOPMENT CORP

PRIDE. INTEGRITY. TEAMWORK

Mancini Development Corp
13049 W. Linebaugh Ave. Suite 101
Tampa, FL 33626
(P) 813-860-4504
(C) 813-470-6400
(F) 813-734-7004

Re: Letter of Intent to Lease

Dear Dale:

Based on our discussion on the proposed renovation and upgrades at the property, this Letter of Intent shall serve to outline a proposal for the lease of space at Dales Properties at 300 West Sunrise Blvd. As more fully explained below, this proposal does not constitute a binding agreement between the parties. It only evidences Tenant's offer to negotiate in good faith with Landlord for a lease of space in the Center. The basic terms of the proposal are as follows:

- A. Landlord:** Dale Saunders
- B. Tenant:** ***
- C. Effective Date:** Subject to completion date.
- D. Premises:** 300 W. Sunrise Blvd, Ft. Lauderdale, FL 33311
- E. Lease Term:** 3-5 Years
- F. Rent Commencement Date:** Rent and all other charges shall commence upon sixty (60) days after Delivery.
- G. Delivery Date:** Landlord shall deliver the Premises for possession to Tenant on the date of completion
- H. Minimum Rent:**
- I. Taxes and Insurance Expense:** Tenant shall reimburse Landlord for all taxes assessed.

J. Utilities: Tenant shall pay for its own utilities including but not limited to water, sewer, gas and electricity consumed within the Premises.

K. Common Area Expense: Tenant shall pay its share of the cost of ownership, operation, maintenance and management of the common areas of the Center

L. Security Deposit: Upon execution of the lease agreement, Tenant shall deposit an amount equal to 1 month's gross with Landlord to secure Tenant's performance under the lease agreement. Landlord shall hold the deposit, without interest, for the term of the lease agreement.

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We look forward to your response to the above. Please contact us should you have any comments or questions.

Very truly yours,


By: Martin Mancini

Its: President/C.O.O.

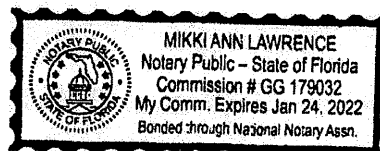
State of Florida County of Hillsborough

On Jan. 15, 2018, before me, Mikki A. Lawrence,
(date) (notary)

personally appeared, Martin Mancini, personally known to me.

WITNESS my hand and official seal

Mikki A. Lawrence My Commission Expires: Jan. 24, 2022
(notary signature)



Economic Analysis & Project Feasibility

Tenant	SQ. FT	Monthly	Cam
Polo Music	525	976.21	306.25
Luc's Tailoring	525	920.17	306.25
Vacant	812	1014	525
Vacant	812	1014	525
Vacant	812	1014	525
Restaurant	2000	2145.17	1516.7
Jovisha Travel	900	1044.38	525
Vacant	855	1045	525
Vacant	855	1045	525
Barber Shop	780	988.89	455
Office	812		
Haiti Market	2600	2145.17	1516.7

	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5				
Gross Rents	\$ 153,679	\$ 153,679	\$ 221,492	\$ 221,492	\$ 221,492				
Cleaning & Maintenance	\$ 6,124	\$ 6,308	\$ 6,497	\$ 6,692	\$ 6,893				
Insurance	\$ 19,423	\$ 20,006	\$ 20,606	\$ 21,224	\$ 21,861				
Legal & Other Fees	\$ 1,500	\$ 1,545	\$ 1,591	\$ 1,639	\$ 1,688				
Repairs	\$ 17,827	\$ 17,827	\$ 17,827	\$ 17,827	\$ 17,827				
Taxes	\$ 19,751	\$ 20,344	\$ 20,954	\$ 21,583	\$ 22,230				
Utilities	\$ 7,292	\$ 7,511	\$ 7,736	\$ 7,968	\$ 8,207				
Vacancy Factor 8%	\$ 12,294	\$ 12,294	\$ 17,719	\$ 17,719	\$ 17,719				
NOI	\$ 69,467	\$ 67,845	\$ 128,561	\$ 126,839	\$ 125,066				
						Total			
Capital Inv without CRA	\$1,571,975	\$ 69,467	\$ 67,845	\$ 128,561	\$ 126,839	\$ 125,066	\$ 517,779	33%	6.6%
Capital Inv with CRA	\$1,230,922	\$ 69,467	\$ 67,845	\$ 128,561	\$ 126,839	\$ 125,066	\$ 517,779	42%	8.4%

	<u>AVG Annual Return</u>	<u>Cummulative Return</u>	<u>5 yr Return</u>
5 Year ROI without CRA	6.6%	33%	\$ 517,779
5 Year ROI with CRA Assistance	8.4%	42%	\$ 517,779