

Northeast 6th Development, LLC

1126 S. Federal Hwy, #308
Fort Lauderdale, FL 33316
(954)909-4605 Ph.

Exhibit 4

June 26, 2020

Fort Lauderdale CRA
Attn: Bob Wojcik
914 NW Sistrunk Boulevard, Suite 200
Fort Lauderdale, Florida 33311

Dear Mr. Wojcik,

Please find enclosed our Application for the acquisition and development of the property identified by postal addresses 1017 Sistrunk Boulevard and 606 NW 10th Terrace in Fort Lauderdale, Florida 33311 and is legally described as:

WEST 50 FEET OF LOT 25, LESS BEGINNING SW CORNER OF SAID LOT, NORTH 15.61 FEET, EAST 50 FEET, SOUTH 15.26 FEET, WEST 50 FEET TO POB FOR ROAD, WEST 50 FEET OF LOTS 26 AND 27, BLOCK 330, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 18 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

AND

LOTS 28 AND 29, IN BLOCK 330, OF PROGRESSO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

AND

LOTS 25, 26 AND 27, BLOCK 330, PROGRESSO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS THE WEST 50 FEET THEREOF, AND LESS THE FOLLOWING DESCRIBED PARCEL OF LAND: BEGINNING AT THE SOUTHEAST CORNER OF LOT 25, THENCE RUNNING S 89° 54' 10" W, ALONG THE SOUTH LINE OF LOT 25, THEREOF A DISTANCE OF 85 FEET; THENCE N 00° 07' 10" W, ALONG THE EAST LINE OF THE WEST 50 FEET TO LOT 25, A DISTANCE OF 15.26 FEET, TO A LINE 35 FEET NORTH OF AND PARALLEL TO THE SOUTH BOUNDARY LINE OF SECTION 4, TOWNSHIP 50 SOUTH, RANGE 42 EAST; THENCE S 89° 41' 50" E, ALONG SAID PARALLEL LINE A DISTANCE OF 85 FEET; THENCE S 00° 07' 10" E, ALONG THE EAST LINE OF LOT 25 A

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DISTANCE OF 14.67 FEET TO THE POINT OF BEGINNING; SAID LANDS LYING, SITUATE AND BEING IN BROWARD COUNTY, FLORIDA.

(Parcel ID Numbers, 4942 34 07 8630, 4942 34 07 8620 and
4942 34 07 8621)

Inside, you will find our application, business plan, description of our project, construction estimates (2) letters of intent to lease from prospective tenants, conceptual renderings, floor plan and site plan along with our company information.


We believe our proposal is the most consistent and beneficial in achieving the goals and objectives of the NPF CRA plan. Our proposed 13,500 sq ft building will house a micro distillery with tasting room, locally established restaurant and cigar lounge, wine lounge, and meeting space for corporate and private events creating an entertainment and social destination unmatched in the corridor.

According to Research and Markets, January 9, 2020, "The US craft spirits market is expected to reach revenues of more than \$20 billion by 2023 growing at a rate of 32% primarily driven by tourist and those desiring a unique drinking experience." We want to bring this type of traction to Sistrunk.

Our other prospective tenants were carefully selected based on their current local presence in the community hence creating more jobs and increasing the awareness and support of other businesses. The anchor tenant, Victor George Spirits has a successful track record in the spirits industry and is a nationally certified Minority Business Enterprise. The synergies between all tenants adds to the overall experience.

It is with great excitement we submit our application package.

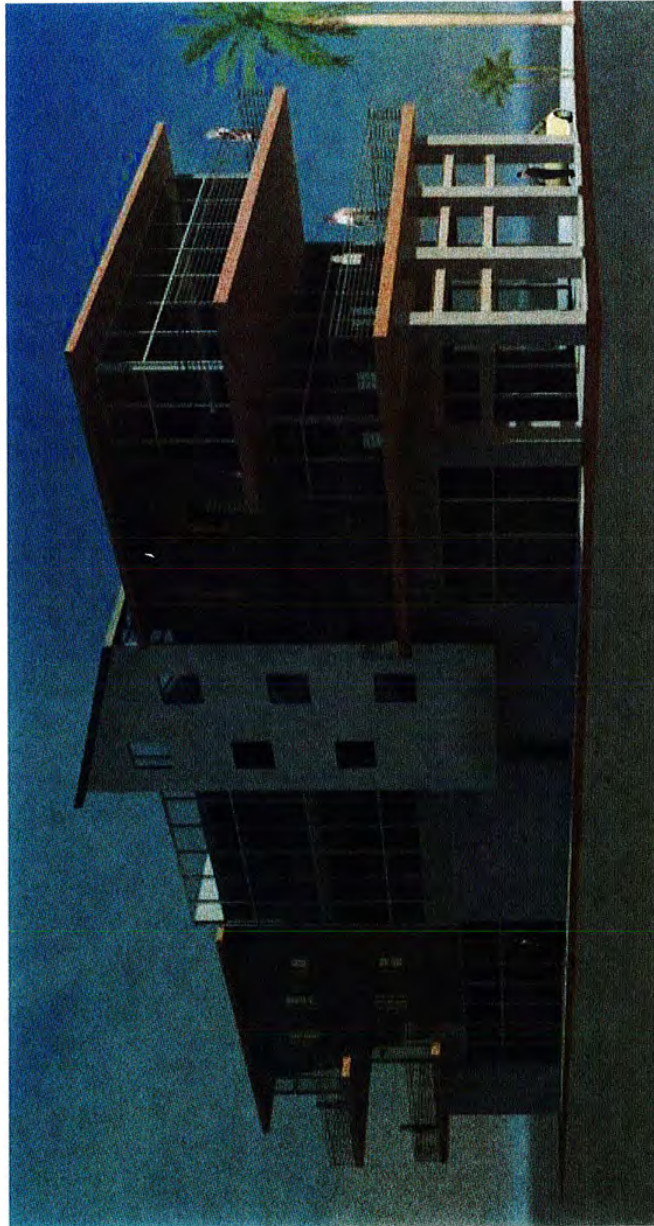
Kind Regards,


Victor Harvey
Managing Member
954-560-1411 Cell

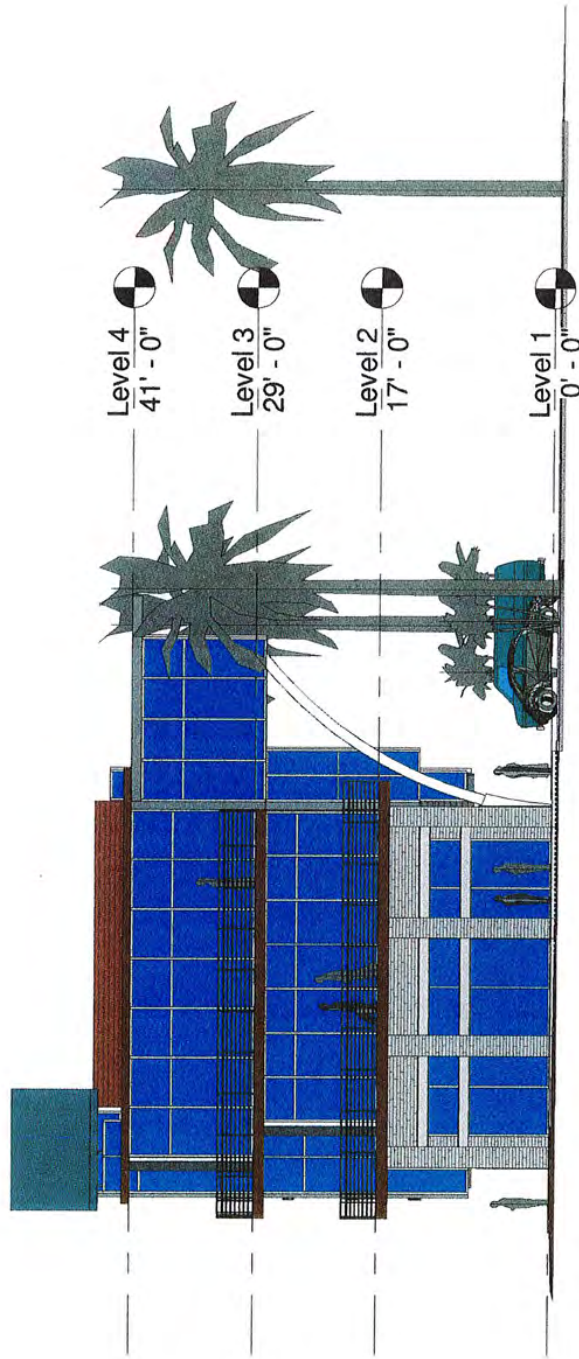
Cc Jay Adams

1017 Sistrunk Boulevard and 606 NW 10 Terrace Proposal
Submitted by Northeast 6th Development LLC

The Project

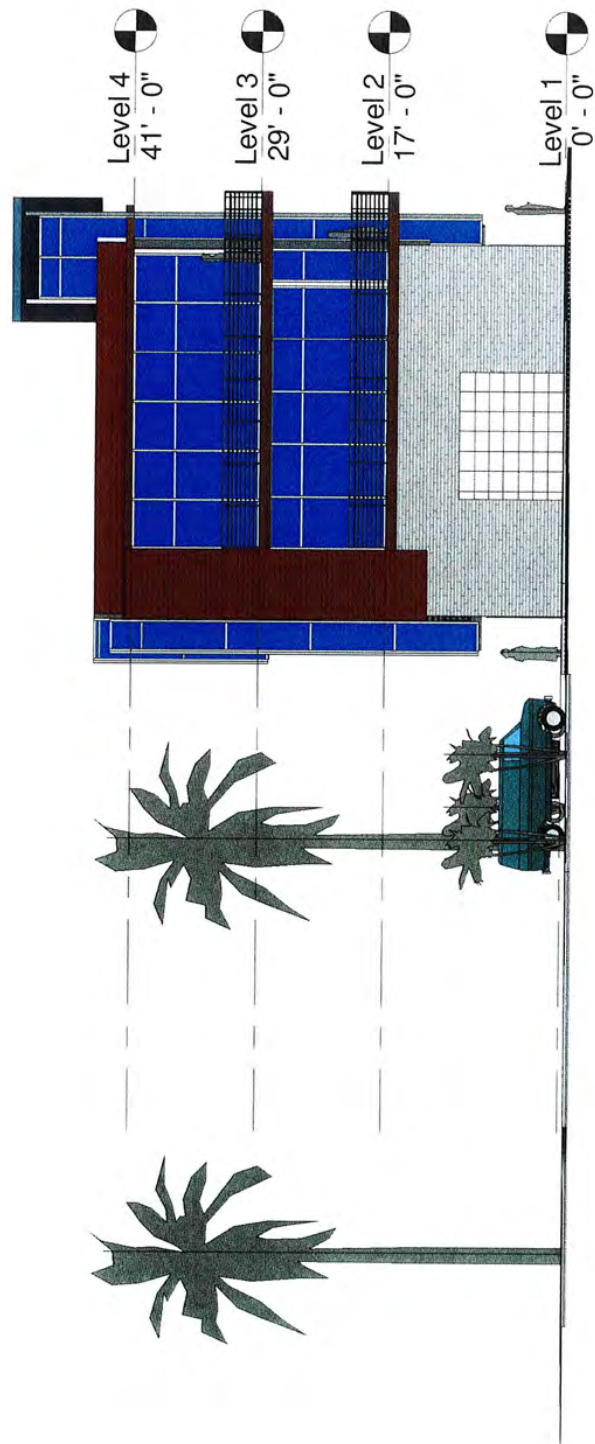




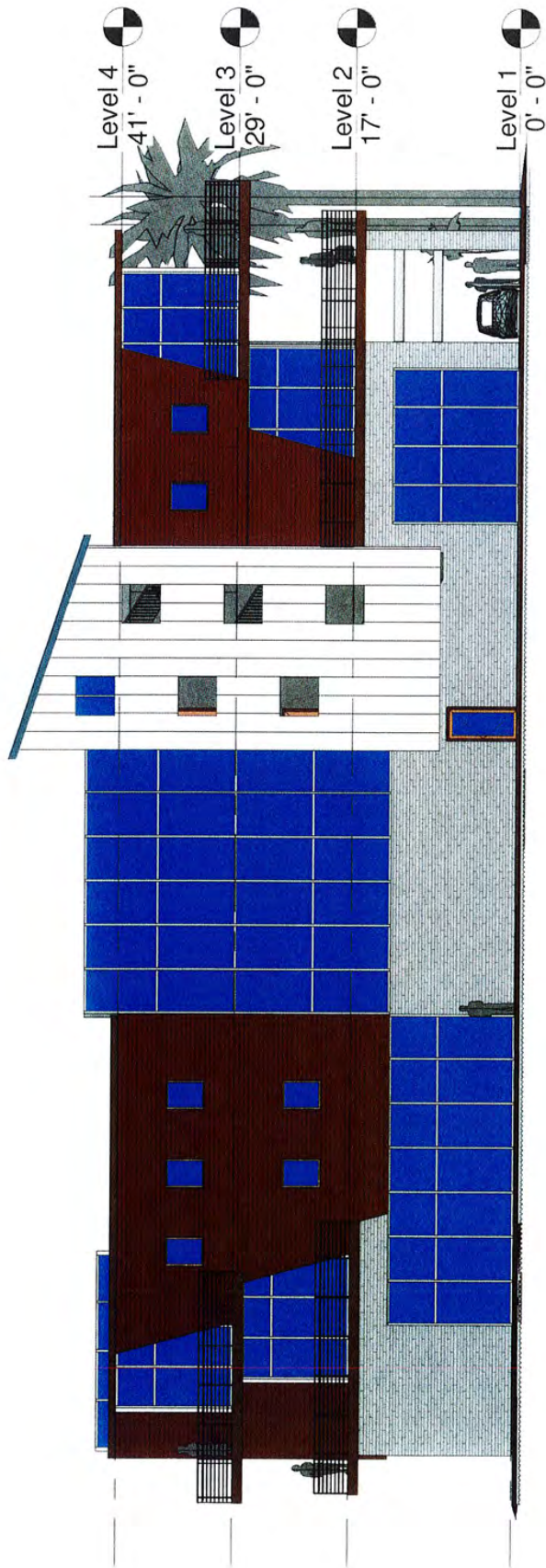


East Elevation

1/16" = 1' - 0"

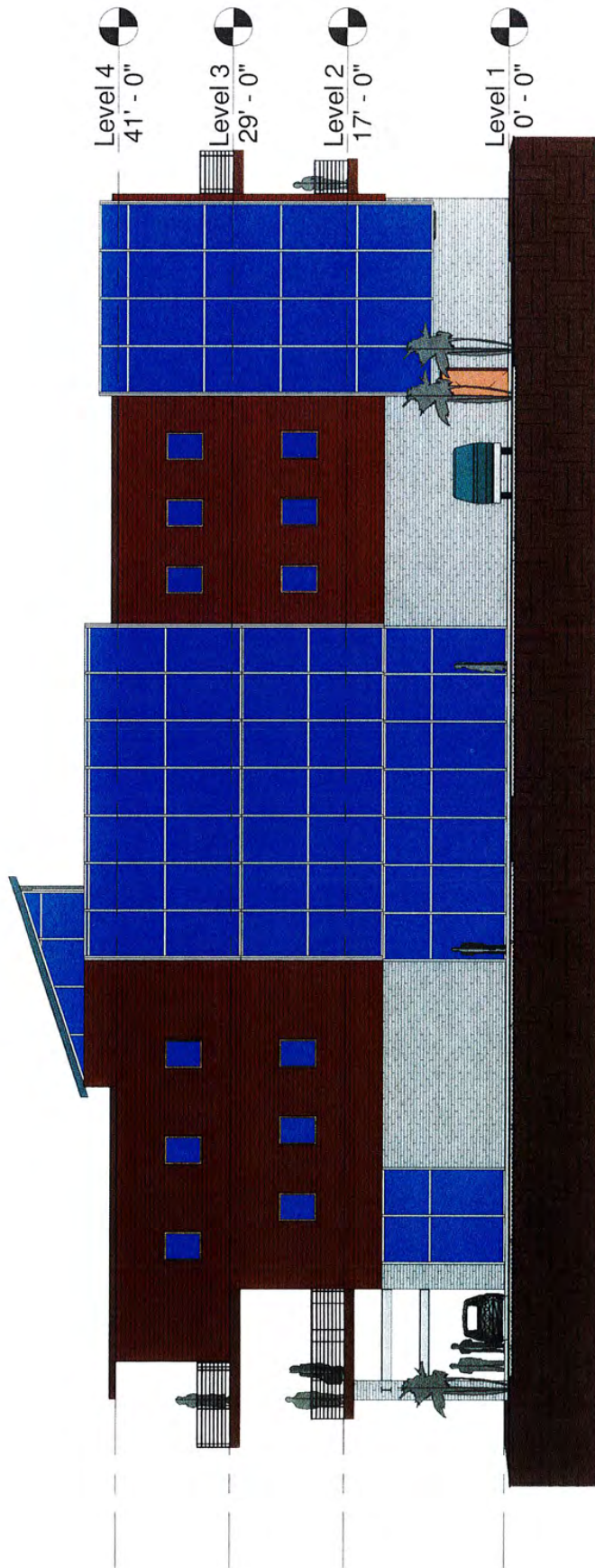


West Elevation



South Elevation

1/16" = 1' = 0"



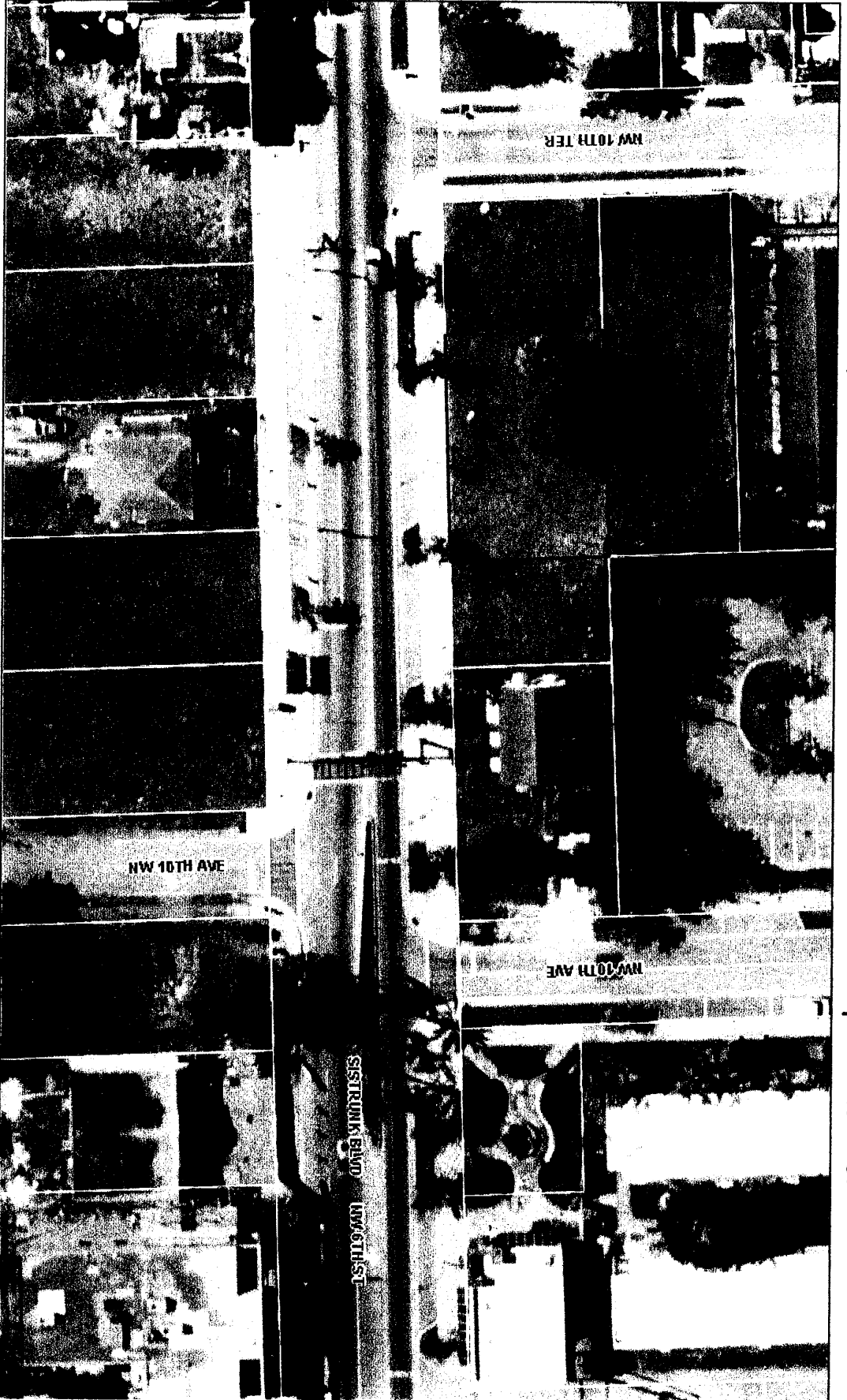
North Elevation

1/16" = 1' - 0"

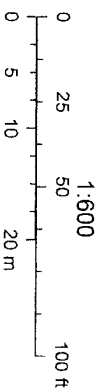


Property ID: 434234U/802U

Please see map disclaimer



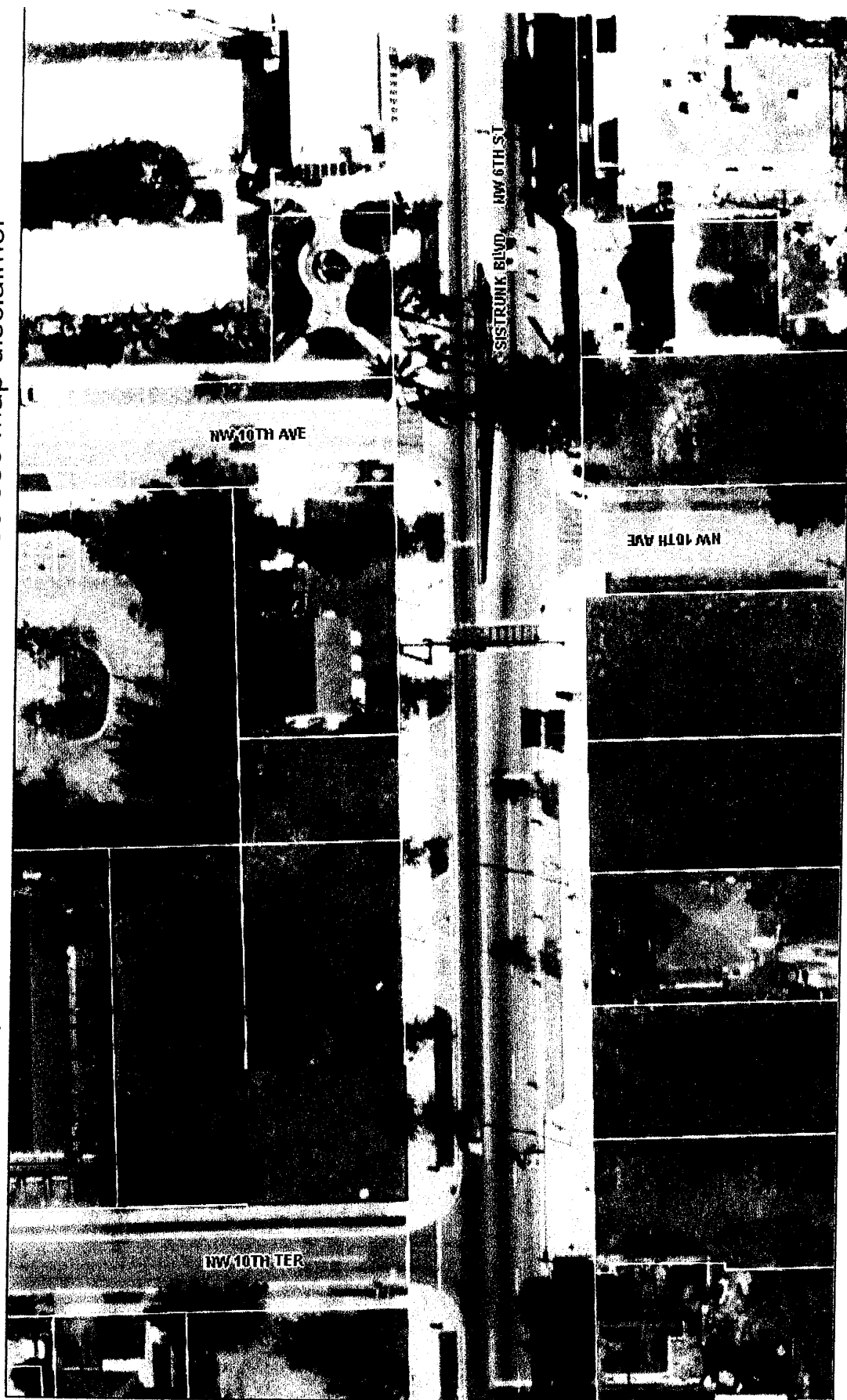
June 28, 2019



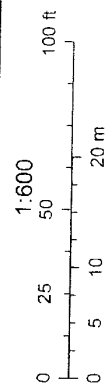
Flight Date : Jan. 2 to Jan. 29, 2019 Broward County Proper

Property ID: 494234U/8021

Please see map disclaimer



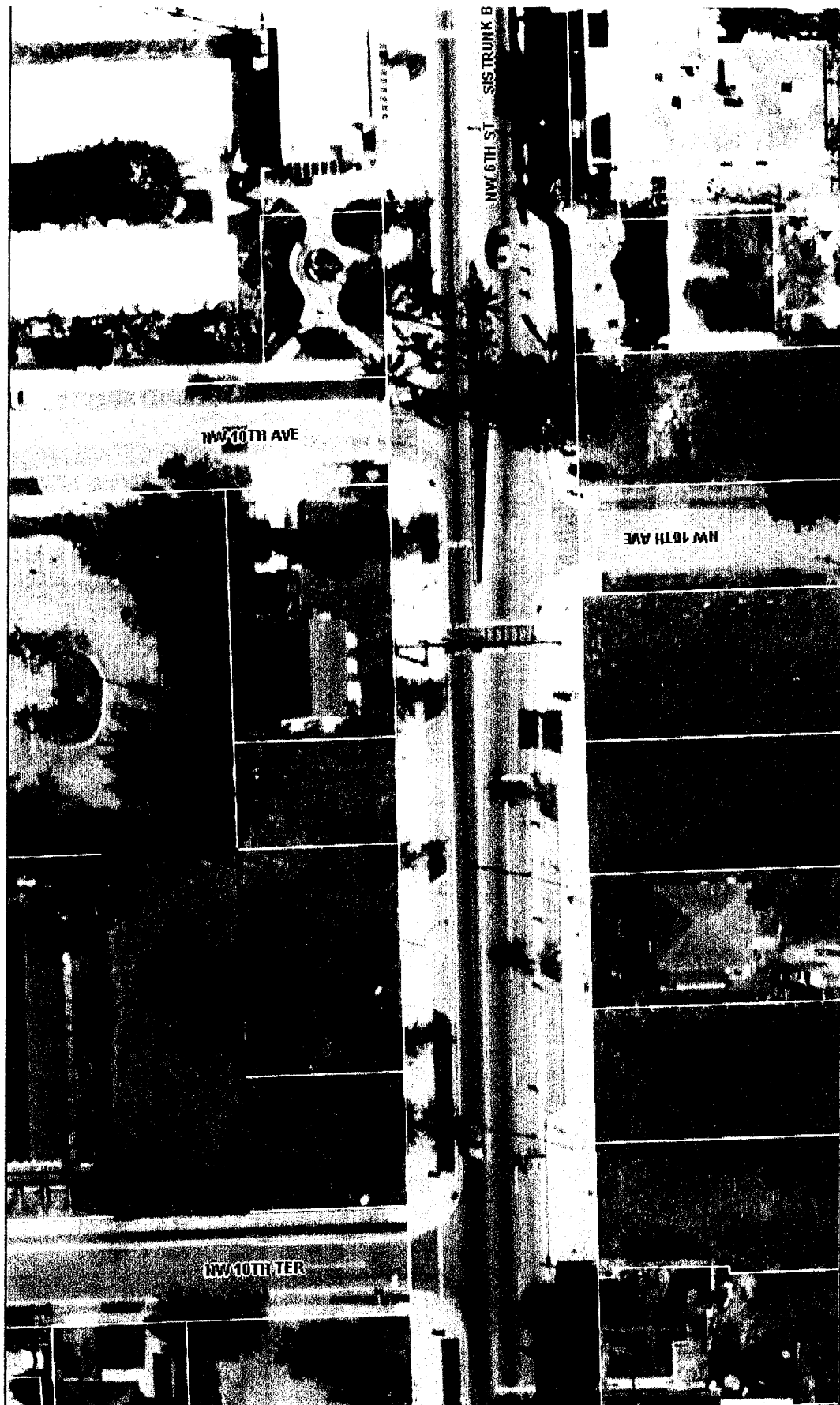
June 28, 2019



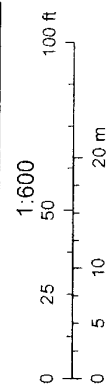
Flight Date : Jan. 2 to Jan. 29, 2019 Broward County Proper

Property ID: 4942340 / 8030

Please see map disclaimer



June 28, 2019





CITY OF
FORT LAUDERDALE



June 9, 2020

1017 SISTRUNK BLVD
FORT LAUDERDALE, FL 33311

Re: Folio # 494234078621

We have reviewed our records with respect to the current zoning of the above referenced property and can confirm that it is zoned **NWRAC-MUw - North West Regional Activity Center-Mixed Use west.** The Future Land-Use Designation is **NW REGIONAL ACTIVITY CENTER.**

Please note that any future use at this property is subject to the NW-RAC Illustrations of Design Standards. The guidelines may be obtained from our website(<http://www.fortlauderdale.gov/departments/sustainable-development/urban-design-and-planning/planning-initiatives/northwest-regional-activity-center-design-guidelines>).

Attached is a copy of the permitted uses allowed in the **NWRAC-MUw** zoning district and a map of the abutting zoning districts.

Any permitted or conditional uses indicated herein, are subject to all requirements of the Unified Land Development Regulations (ULDR) including Section 47-24, Development Permits and Procedures. The issuance of this letter by the City does not exempt the subject site from the approval process as required by the ULDR.

Please Note: The subject property is located in the Fort Lauderdale Airport buffer zone and may be subject to FAA (Federal Aviation Administration) review.

Please feel free to contact me at mmalik@fortlauderdale.gov if you require additional assistance in this regard.

Sincerely,

Mohammed Malik

Mohammed Malik
Zoning Administrator

MM/ccw
Enclosures

DEPARTMENT OF SUSTAINABLE DEVELOPMENT
700 NW 19 AVENUE, FORT LAUDERDALE 33311
TELEPHONE (954) 828-6520
WWW.FORTLAUDERDALE.GOV

Equal Opportunity Employer

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CITY OF
FORT LAUDERDALE



June 9, 2020

SISTRUNK BLVD
FORT LAUDERDALE, FL 33311

Re: Folio # 494234078620

We have reviewed our records with respect to the current zoning of the above referenced property and can confirm that it is zoned **NWRAC-MUw - North West Regional Activity Center-Mixed Use west**. The Future Land-Use Designation is **NW REGIONAL ACTIVITY CENTER**.

Please note that any future use at this property is subject to the NW-RAC Illustrations of Design Standards. The guidelines may be obtained from our website(<http://www.fortlauderdale.gov/departments/sustainable-development/urban-design-and-planning/planning-initiatives/northwest-regional-activity-center-design-guidelines>).

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Sincerely,

Mohammed Malik

Mohammed Malik
Zoning Administrator

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CITY OF
FORT LAUDERDALE



June 9, 2020

606 NW 10 TER
FORT LAUDERDALE, FL 33311

Re: Folio # 494234078630

We have reviewed our records with respect to the current zoning of the above referenced property and can confirm that it is zoned **NWRAC-MUw - North West Regional Activity Center-Mixed Use west**. The Future Land-Use Designation is **NW REGIONAL ACTIVITY CENTER**.

Please note that any future use at this property is subject to the NW-RAC Illustrations of Design Standards. The guidelines may be obtained from our website(<http://www.fortlauderdale.gov/departments/sustainable-development/urban-design-and-planning/planning-initiatives/northwest-regional-activity-center-design-guidelines>).

Attached is a copy of the permitted uses allowed in the **NWRAC-MUw** zoning district and a map of the abutting zoning districts.

Any permitted or conditional uses indicated herein, are subject to all requirements of the Unified Land Development Regulations (ULDR) including Section 47-24, Development Permits and Procedures. The issuance of this letter by the City does not exempt the subject site from the approval process as required by the ULDR.

Please Note: The subject property is located in the Fort Lauderdale Airport buffer zone and may be subject to FAA (Federal Aviation Administration) review.

Please feel free to contact me at mmalik@fortlauderdale.gov if you require additional assistance in this regard.

Sincerely,

Mohammed Malik

Mohammed Malik
Zoning Administrator

MM/ccw
Enclosures

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Application

City of Fort Lauderdale

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



APPLICATION FOR CRA FUNDING ASSISTANCE

Name of Principal Owner in Charge Victor Harvey/Jay Adams		Tel. No. 9545601411	E-Mail Address victor@victorgeorgespirits.co
Primary Contact for this CRA Request Victor Harvey/Jay Adams		Tel. No. 954-401-9974	E-Mail Address
Name of Business Northeast 6th Development LLC		Tax ID. No. 842181065	Company Website
Business Address 901 Progresso Dr, Ste 204		Tel. No. 9549094605	Fax No.
City Fort Lauderdale		State FL	Zip Code 33301
Commencement Date to Begin Project: TBD		JOB INFORMATION	
Completion Date for Project: TBD		Full Time Equivalent (FTE) Jobs to be created 6	
Check Appropriate Description	Project Type	Facility Description	
†Existing Business <input type="checkbox"/>	†Expansion <input type="checkbox"/>	Existing Space _____ sq. ft.	
†New Business <input checked="" type="checkbox"/>	†Relocation <input type="checkbox"/>	New Space 13000 sq. ft.	
NAICS Code / Industry Type 531120,531110,236220	Date of Incorporation 4/23/19	State where the business was incorporated FL	
Proposed Project Location/City Fort Lauderdale		Proposed Address 602 NW 10th Terrace	
Property Control Number(s)		Property Owner FT Lauderdale CRA	
Owner Tel. No. (include Area Code) 9548286130	Is there a lien on the property? no † Yes † No		
Bank(s) Where Business Accounts for Projects Are Held		2. BB & T	
1. Name of Participating Bank/Lender Gulf Coast Bank			
Amount \$ 1,500,000	Contact Person Paul DePasquale	Tel. No. (include Area Code) 786-417-7700	Fax No. (include Area Code)
Name of Other Financial Source First Republic Bank - Opportunity Zone Fund			
Amount \$ 400,000	Contact Person Jay Adams	Tel. No. (include Area Code) 954-401-9974	Fax No. (include Area Code)
Name of Other Financial Source			
Amount \$	Contact Person	Tel. No. (include Area Code)	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 construct an approximate 13,000 sq ft three story mixed use building leasing space to a spirits distillery, restaurant, cigar bar, office space and apartments.			

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
Victor George Spirits LLC	901 Progresso Dr #204 F.L. 33304	60%		
Name	Complete Address	% Owned	From	To
Jay Adams	901 Progresso DR #204 F.L. 33304	40%		
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:	\$ 4,350,000
2. Please state the overall project costs related to the CRA's assisted activity?	\$ 2,450,000
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)	1,500,000		
City funds			
CRA funds	2,450,000		
Company's current cash assets			
Owner equity (specify)	400,000 cash		
Other (specify)			
Other (specify)			
Other (specify)			
Total Sources	4,350,000		
Select the Use(s) of Funds and the Amount Need for Each	Sources of Funds (Yes or No)	Amount	
Land Acquisition	yes	450,000	
Real Property Acquisition	no		
Utility and road infrastructure improvements	yes	375,000	
New construction of commercial and industrial buildings		2,550,000	
Rehabilitation of commercial and industrial buildings			
Purchase and installation of equipment and fixtures			
Other (specify)	Gen Conditions	250,000	
Other (specify)	Contractor	285,000	
Other (specify)	Contingency/other	440,000	
Total Uses		4,350,000	

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.*).

CRA INCENTIVE APPLICATION

Last Updated: September 16, 2016

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

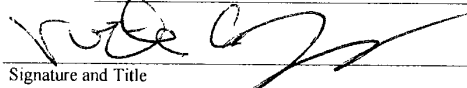
30. Evidence that all funds are in-place to fully fund the project.
31. A copy of the City approved project plans, contract with General Contractor and permits (Prior to Release of Funds)
32. Scope of work and all project costs
33. Copies of Insurance Certificates (Builders Risk/All Risk Policy, Commercial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

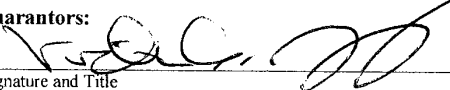
APPLICANTS CERTIFICATION

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: **Northeast 6th Development, LLC**

By:  **6/9/2020**
 Signature and Title Date

Guarantors:  **6/9/2020**
 Signature and Title Date

6/9/2020
 Signature and Title Date

Signature and Title Date

Signature and Title Date

Signature and Title Date

COMMUNITY REDEVELOPMENT AGENCY

Form CRA-001-01 September 15, 2015



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 type="checkbox"/> COMMERCIAL FAÇADE IMPROVEMENT PROGRAM	\$ _____
<input type="checkbox"/> PROPERTY AND BUSINESS IMPROVEMENT PROGRAM	\$ _____
<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 **Victor G Harvey**

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.



Property Owner or Business Owner

Signature of

Victor G Harvey

Print Name

List of all Jobs to be Created

[illegible]

***USE ADDITIONAL SHEETS IF NECESSARY**

Construction bids/estimates

Danto Builders, LLC Spirits Project Budget

Project: Spirits
Client: Victor
Bid Date: 6/18/2020

SECT. / SPEC.	ITEM	SUB OR VENDOR QUOTING	TOTAL COST
	Div. 1 - General Requirements		
	General Conditions		\$ 286,010.00
	Permit & Gov't.Fees.		
	Div. 2 - Sitework		
02281	Termite Control		\$ 2,000.00
02511	Site Concrete Paving		\$ 134,394.00
02529	Concrete Sidewalks/Aprons include \$9,000 Allowance ShellCo		\$ 18,000.00
02580	Pavement Markings		\$ 3,500.00
02720	Storm Drainage System		\$ 61,295.00
02731	Sanitary Sewer System		\$ 42,500.00
02900	Landscape & Irrigation		\$ 36,500.00
	Div. 3 - Concrete		
033053	Concrete Materials		
	Div. 4 - Masonry		
04810			\$ -
04810	Shell		\$ 853,465.00
04810	PSI Joist floors-		\$ 97,628.00
	Div. 5 - Metals		
05150	Misc Steel Fabrications		\$ 39,085.00
	Div. 6 - Woods and Plastics		
06100	Framing Exterior-\$65 T.I. allowance		\$ 193,955.00
	Div. 7 - Thermal & Moisture Protection		
07100	Waterproofing & Caulking System		\$ 8,000.00
07210	Building Insulation-\$5k T.I. allowance		\$ 20,000.00
07520	Roofing & Flashing		\$ 82,000.00
	Div. 8 - Doors and Windows		
08110	Doors/Frames/Hdwe		\$ 34,723.00
	Exterior Windows-\$30K T.I. allowance Interior glazing		\$ 242,652.00
	Div. 9 - Finishes		
09220	Stucco Exterior		\$ 145,896.00
09260	Gypsum Board System Shell-\$50k T.I. allowance		\$ 94,960.00
09310	Unit Bath Tile /Vanities QUARTZ tops allowance		\$ 20,000.00
09900	Painting Exterior only No Interior paint included		\$ 44,800.00
	Div. 10 - Specialties		
10800	Toilet Accessories		\$ 15,560.00
	Div. 11 - Not Used		
	Div. 12 - Furnishings		
	Div. 13 - Special Construction		
	Thermocromex/Prodema allowance		\$ 20,000.00
	Div. 14 - Conveying System		
142423	Hydraulic Passenger Elevators-Thyssenkrupp Elevator		\$ 135,176.00

Danto Builders, LLC Spirits Project Budget

Project: Spirits
Client: Victor
Bid Date: 6/18/2020

SECT. / SPEC.	ITEM	SUB OR VENDOR QUOTING	TOTAL COST
	Div. 15 - Mechanical		
15400	Plumbing		\$ 61,670.00
15500	HVAC- \$30K T.I. allowance		\$ 156,736.00
	Fire Sprinkler-\$20K T.I. allowance		\$ 70,840.00
	Div. 16 - Electrical		
16100	Electrical-\$40k T.I. allowance		\$ 224,290.00
	Miscellaneous Items		
	Additional TI Allowance		\$ -
	Subcontractor Bonds		
	Contractors Contingency		
	Subtotals		\$ 3,145,635.00
	Subtotal		\$ 3,145,635.00
	FEE (Overhead & Profit)		\$ 314,162.00
	FINAL BID AMOUNT		\$ 3,459,797.00

Note: Excludes Project Bond & Builder's Risk Insurance (by Owner)

Allowance for Tenant Improvements \$200K for 2nd & 3rd Floor. Note: All Interior Finishes, Flooring, Paint by owner

BUDGET ESTIMATE

April 1, 2020

VG DistillerySistrunk Blvd & NW 10th Terrace
Ft. Lauderdale, FL

BLDG: 14,025 SF

SITE: 0.30 ACRES

CAPTAIN: SG

PHASE	WORK PACKAGE	LABOR	MAT'L	SUB	TOTAL	\$ / SF	%
01-300	PROJECT STAFF	344,860	-	-	344,860	\$ 24.59	8.06%
01-400	GENERAL REQUIREMENTS	16,100	132,013	10,503	158,616	\$ 11.31	3.71%
02-100	DEMOLITION	-	-	13,600	13,600	\$ 0.97	0.32%
02-200	SITE PREPARATION	-	-	26,225	26,225	\$ 1.87	0.61%
02-300	EARTHWORK	-	-	43,007	43,007	\$ 3.07	1.01%
02-500	UNDERGROUND UTILITIES	-	-	255,000	255,000	\$ 18.18	5.96%
02-700	PAVING, CURBS & WALKS	-	-	43,634	43,634	\$ 3.11	1.02%
02-790	SITE AMENITIES	-	-	7,500	7,500	\$ 0.53	0.18%
02-900	LANDSCAPING & IRRIGATION	-	-	32,473	32,473	\$ 2.32	0.76%
03-100	CONCRETE SHELL	-	-	416,597	416,597	\$ 29.70	9.74%
03-400	PRECAST CONCRETE	-	-	94,345	94,345	\$ 6.73	2.21%
04-001	MASONRY	-	-	-	-	\$ -	0.00%
05-120	STRUCTURAL STEEL	-	-	67,500	67,500	\$ 4.81	1.58%
05-500	MISCELLANEOUS METALS	-	-	160,275	160,275	\$ 11.43	3.75%
06-100	ROUGH CARPENTRY	-	-	11,250	11,250	\$ 0.80	0.26%
06-200	FINISH CARPENTRY	-	-	61,070	61,070	\$ 4.35	1.43%
07-100	CAULKING & WATERPROOFING	-	-	18,826	18,826	\$ 1.34	0.44%
07-500	ROOFING	-	-	46,205	46,205	\$ 3.29	1.08%
08-101	DOORS, FRAMES & HARDWARE	-	-	49,775	49,775	\$ 3.55	1.16%
08-300	SPECIALTY DOORS	-	-	3,500	3,500	\$ 0.25	0.08%
08-800	ALUMINUM, GLASS & GLAZING	-	-	620,370	620,370	\$ 44.23	14.50%
09-220	STUCCO	-	-	123,545	123,545	\$ 8.81	2.89%
09-250	DRYWALL	-	-	43,347	43,347	\$ 3.09	1.01%
09-300	FLOORING	-	-	4,013	4,013	\$ 0.29	0.09%
09-310	HARD TILE	-	-	83,434	83,434	\$ 5.95	1.95%
09-510	CEILINGS	-	-	12,478	12,478	\$ 0.89	0.29%
09-900	PAINTING	-	-	67,165	67,165	\$ 4.79	1.57%
10-001	BUILDING SPECIALTIES	-	-	3,400	3,400	\$ 0.24	0.08%
10-536	AWNINGS & CANOPIES	-	-	-	-	\$ -	0.00%
10-800	TOILET PARTITIONS & ACCESSORIES	-	-	7,675	7,675	\$ 0.55	0.18%
11-001	EQUIPMENT	-	-	-	-	\$ -	0.00%
12-001	FURNISHINGS	-	-	-	-	\$ -	0.00%
13-001	SPECIAL CONSTRUCTION	-	-	-	-	\$ -	0.00%
14-200	ELEVATORS/ESCALATORS	-	-	100,000	100,000	\$ 7.13	2.34%
15-300	FIRE PROTECTION	-	-	32,503	32,503	\$ 2.32	0.76%
15-400	PLUMBING	-	-	82,534	82,534	\$ 5.88	1.93%
15-700	HVAC	-	-	258,300	258,300	\$ 18.42	6.04%
16-001	ELECTRICAL	-	-	176,960	176,960	\$ 12.62	4.14%
18-116	PROJECT DEVELOPMENT	-	-	23,500	23,500	\$ 1.68	0.55%
18-117	DESIGN AND CONSTRUCTION ADMINISTRATION	-	-	-	-	\$ -	0.00%
01-210	LABOR BURDEN	234,624	-	-	234,624	\$16.73	5.48%
SUB TOTALS #1		595,584	132,013	3,000,507	\$ 3,728,104	\$ 265.82	87.15%
19-100	OVERHEAD			5.00%	186,405	\$ 13.29	4.36%
19-200	PROFIT			3.00%	111,843	\$ 7.97	2.61%
SUB TOTALS #2					\$ 4,026,353	\$ 287.08	94.12%
18-250	OWNER CONTINGENCY			0.00%	BY OWNER	\$ -	0.00%
18-251	MCC CONTINGENCY			5.00%	201,318	\$ 14.35	4.71%
18-253	CONCURRENCY & IMPACT FEES				BY OWNER	\$ -	0.00%
18-300	PERMITTING & C.O. FEE ALLOWANCE				BY OWNER	\$ -	0.00%
18-302	THRESHOLD & SPECIAL INSPECTIONS				BY OWNER	\$ -	0.00%
18-303	MCC PERFORMANCE & PAYMENT BOND				EXCLUDED	\$ -	0.00%
18-305	BUILDERS RISK PREMIUMS & DEDUCTIBLES				BY OWNER	\$ -	0.00%
18-306	GENERAL LIABILITY INSURANCE			1.25%	50,329	\$ 3.59	1.18%
TOTAL ESTIMATED CONSTRUCTION COST					\$ 4,278,000	\$ 305.03	100.00%

NOTES:

Miller Construction Company

PROJECT AREA CALCULATIONS

VG Distillery

Sistrunk Blvd & NW 10th Terrace

Ft. Lauderdale, FL

BUILDING AREAS	QTY	GROSS AREA	TOTAL GSF AREA
Building Area			
First Floor	1	4,094	4,094
Distillery		2,388	
Tasting		950	
Corridor		232	
Stairs		319	
Elevator		50	
Restrooms		155	
Second Floor	1	5,192	5,192
Restaurant		1,926	
Cigar Bar		872	
Stairs		368	
Elevator		50	
Lobby/Corridor		527	
Restrooms		155	
Patio		1,294	
Third Floor	1	4,739	4,739
Commercial Space 1		1,580	
Commercial Space 2		1,356	
Stairs		374	
Elevator		50	
Storage		58	
Restrooms		54	
Lobby/Corridor		443	
Patio		824	
Roof			
Main		4,315	
Elevator/Stairs		424	
TOTAL BUILDING GROSS AREA			14,025

SITE AREAS	QTY	GROSS AREA	TOTAL GSF AREA
Site Area	1	12,928	12,928
Landscaping		2,263	0
			0
			0
TOTAL SITE GROSS AREA			12,928

GENERAL CONDITIONS

VG Distillery

Sistrunk Blvd & NW 10th Terrace
Ft. Lauderdale, FL

CONSTRUCTION DURATION: 345 DAYS
49 WKS
11 MON
BUILDING GROSS AREA: 14,025 SF

PHASE/ ITEM	DESCRIPTION	Multi- Factor	QTY	U/M	LABOR UNIT	MAT'L UNIT	SUB UNIT	LABOR AMT	MAT'L AMT	SUB AMT	TOTAL AMT
01-300	PROJECT STAFF										
01-002	PROJECT EXECUTIVE	1/5	392	HRS	70.00			27,440	-	-	27,440
01-004	SENIOR PROJECT MANAGER	0	0	HRS				-	-	-	-
01-005	PROJECT MANAGER	1	2,040	HRS	60.00			122,400	-	-	122,400
01-007	PROJECT ENGINEER	0	0	HRS				-	-	-	-
01-008	SENIOR SUPERINTENDENT	0	0	HRS				-	-	-	-
01-009	SUPERINTENDENT	1	1,960	HRS	62.00			121,520	-	-	121,520
01-012	FOREMAN	1/2	980	HRS	45.00			44,100	-	-	44,100
01-017	PROJECT ADMINISTRATION	1/2	980	HRS	30.00			29,400	-	-	29,400
	SUB TOTALS							344,860	-	-	344,860
01-400	GENERAL REQUIREMENTS										
01-309	PLANS REPRODUCTION		1	LS		2,000.00		-	2,000	-	2,000
01-313	AERIAL PHOTOGRAPHS	1	11	MO		125.00		-	1,375	-	1,375
01-315	VEHICLE EXPENSE - PM	1	11	MO		750.00		-	8,250	-	8,250
01-316	VEHICLE EXPENSE - SUPER	1 1/2	11	MO		1,050.00		-	17,325	-	17,325
01-317	VEHICLE EXPENSE - PA	1/2	11	MO		300.00		-	1,650	-	1,650
01-400	CELL PHONE ALLOCATION	3 1/5	11	MO		105.00		-	3,696	-	3,696
01-520	OFFICE TRAILER - RENT	1	11	MO		450.00		-	4,950	-	4,950
01-520	- SET UP	1	1	EA			2,500.00	-	-	2,500	2,500
01-521	STORAGE CONTAINERS		11	MO		150.00		-	-	-	-
01-522	JOBSITE ALLOCATIONS		11	MO		827.00		-	9,097	-	9,097
01-523	OFFICE SUPPLIES		11	MO		250.00		-	2,750	-	2,750
01-524	EXPRESS MAIL & COURIER SERVICES		11	MO		250.00		-	2,750	-	2,750
01-525	ICE / CUPS / BOTTLED WATER		11	MO		75.00		-	825	-	825
01-526	TEMP POWER - SETUP		1	LS		1,500.00		-	1,500	-	1,500
01-526	- MONTHLY		11	MO		300.00		-	3,300	-	3,300
01-526	- FINAL		1	MO		3,000.00		-	3,000	-	3,000
01-528	TEMP WATER		11	MO		75.00		-	825	-	825
01-529	TEMP TELEPHONE - SETUP		1	LS		3,500.00		-	3,500	-	3,500
01-529	- MONTHLY		11	MO		450.00		-	4,950	-	4,950
01-532	JOBSITE TELECOM EQUIPMENT ALLOCATION		11	MO		100.00		-	1,100	-	1,100
01-533	ONSITE FAX/COPIER/PRINTER/POSTAGE		11	MO			300.00	-	-	3,300	3,300
01-534	ONSITE OFFICE FURNITURE/MICRO/FRIDGE		11	MO			300.00	-	-	3,300	3,300
01-535	SAFETY/SITE INSPECTION		11	MO		400.00		-	4,400	-	4,400
01-546	EXPENDABLES & EQUIPMENT REPAIR		11	MO		250.00		-	2,750	-	2,750
01-580	JOB SIGNAGE		1	LOT		560.00		-	560	-	560
01-596	TEMP TOILETS	5	11	MO		150.00		-	8,250	-	8,250
01-597	TRAILER HOLDING TANK	1	11	MO		350.00		-	3,850	-	3,850
01-740	DAILY CLEANUP	1/2	980	HRS	15.00	0.75		14,700	735	-	15,435
01-741	FINAL CLEANING		14,025	SF			0.10	-	-	1,403	1,403
01-742	DUMPSTER - 1 PER MONTH		11	MO		450.00		-	4,950	-	4,950
01-742	- EXTRA LOADS, BASED PER WEEK	1 1/2	74	LD		450.00		-	33,075	-	33,075
01-810	PUNCH LIST	1	40	HRS	35.00	15.00		1,400	600	-	2,000
	SUB TOTALS							16,100	132,013	10,503	158,616
	GENERAL REQUIREMENTS							360,960	132,013	10,503	503,476
	TOTAL GENERAL CONDITIONS		10,275	PER WEEK		-	AFTe's				

**SCOPE OF WORK****QTY UNIT UNIT COST MCC
BUDGET****02-100 DEMOLITION****BASE BID**

Demolition of Existing Buildings	1,600	SqFt	8.50	13,600
TOTALS				13,600

02-200 SITE PREPARATION**BASE BID**

Geotechnical Report				By Owner
Material Testing & Inspections				By Owner
Special Inspections				By Owner
Vibro-Replacement Monitoring, if required				By Owner
Temporary Barriers and Enclosures	1	Lot	3,500.00	3,500
Temporary Construction Fence	484	LnFt	3.75	1,815
Wind Screen	484	LnFt	2.50	1,210
Gates	2	Each	850.00	1,700
Surveying and As-builts	1	Lot	16,500.00	16,500
Re-staking	1	Lot	1,500.00	1,500
TOTALS				26,225

02-300 EARTHWORK**BASE BID**

Add for Vibro Flotation, if required	4,094	SqFt		Add \$32,625
Erosion Control				
Silt Fence	484	LnFt	2.00	968
Construction Entrances	1	Each	1,850.00	1,850
Demolition	1	Lot	19,500.00	19,500
Saw Cutting				Included
Concrete/Asphalt Paving Removal				Included
Paver Removal				Included
Light Poles Demolition				Included
Earthwork and Grading				
Clear and Grub/Rough Grading	0.30	Acres	27,500.00	8,162
Building Pad Prep	4,094	SqFt	0.90	3,685
Final Grade of Green Areas	2,263	SqFt	1.00	2,263
Pavement Subgrade				
Satabilize, Balance and Compact Subgrade	5,982	SqFt	1.10	6,580
TOTALS				43,007

Miller Construction Company

**SCOPE OF WORK****QTY****UNIT****UNIT COST****MCC
BUDGET****02-500 UNDERGROUND UTILITIES****BASE BID**

Water Distribution	1	Lot	65,000.00	65,000
Fire System	1	Lot	45,000.00	45,000
Sanitary Sewer	1	Lot	60,000.00	60,000
Storm Drainage	1	Lot	85,000.00	85,000
TOTALS				255,000

02-700 PAVING, CURBS & WALKS**BASE BID**

Paving, Curbs and Walks				
Asphalt Paving	665	SqYd	34.50	22,930
6" Lime Rock Base over 12" Compacted Subgrade				Included
Striping and Signage	1	Lot	5,500.00	5,500
Type F Curb	38	LnFt	18.50	703
Type D Curb	111	LnFt	10.50	1,166
Concrete Sidewalk, 4" Thick	1,567	SqFt	5.00	7,835
MOT	1	Lot	5,500.00	5,500
Off-Site Improvements				Excluded
TOTALS				43,634

02-790 SITE AMENITIES**BASE BID**

Allowance for Pavers	1,000	SqFt	5.75	5,750
Bike racks	1	Each	1,750.00	1,750
TOTALS				7,500

02-900 LANDSCAPING & IRRIGATION**BASE BID**

Landscaping	2,263	SqFt		
Tree Relocation Allowance	1	Allow	5,000.00	5,000
Planting material	905	SqFt	25.00	22,630
Sod	1,358	SqFt	0.65	883
Irrigation	2,263	SqFt	1.75	3,960
TOTALS				32,473

Miller Construction Company

**SCOPE OF WORK****QTY****UNIT****UNIT COST****MCC
BUDGET****03-100 CONCRETE SHELL****BASE BID**

Concrete Shell	14,025	SqFt	26.50	371,663
Spread footers				Included
Wall footers				Included
Slab on grade, 4" thick	4,094	SqFt		Included
Elevator pit	1	Each		Included
Elevated slabs	9,931	SqFt		Included
Roof slab	4,315	SqFt	6.00	25,890
Stair/Elevator roof slabs	424	SqFt	6.00	2,544
Interior shear walls, CIP, 10" thick				Included
Columns, CIP				Included
Perimeter beams				Included
Tie beams, tie columns, filled cells				Included
Masonry				Included
Stairs, CIP				Included
Crane & scaffolding				Included
Dumpster enclosure	1	Each	16,500.00	16,500
TOTALS				416,597

03-400 PRECAST CONCRETE**BASE BID**

Hollow Core Decks, 8"	9,931	SqFt	9.50	94,345
TOTALS				94,345

04-001 MASONRY**BASE BID**

Included in Concrete Shell

TOTALS 0

05-120 STRUCTURAL STEEL**BASE BID**

HVAC Support Steel	1	Lot	7,500.00	7,500
Misc. Angles and Hollow Core Supports	1	Lot	60,000.00	60,000
TOTALS				67,500

Miller Construction Company

**SCOPE OF WORK****QTY****UNIT****UNIT COST****MCC
BUDGET****05-500 MISCELLANEOUS METALS****BASE BID**

Stair railing	8	Landing	6,500.00	52,000
Elevator				
Sump Pit Cover @ Elevator Pit	1	Each	500.00	500
Elevator Hoist Beam	1	Each	750.00	750
Pit Ladder	1	Each	400.00	400
Dumpster Gates	2	Each	2,500.00	5,000
HVAC Screen	130	LnFt	450.00	58,500
Aluminum Railing at Patios	305	LnFt	125.00	38,125
Miscellaneous	1	Lot	5,000.00	5,000
TOTALS				160,275

06-100 ROUGH CARPENTRY**BASE BID**

Misc wood blocking	1	Lot	1,500.00	1,500
Parapet blocking	350	LnFt	15.00	5,250
Safety rails during construction	1	Lot	4,500.00	4,500
TOTALS				11,250

06-200 FINISH CARPENTRY**BASE BID**

Restroom Vanities, Stone with Wood Skirt	60	LnFt	350.00	21,000
Main Lobby Finish Carpentry Allowance	1	Allow	15,000.00	15,000
Floors 2-3 Lobby Finish Carpentry Allowance	2	Allow	10,000.00	20,000
Wood base, Corridors	338	LnFt	15.00	5,070
TOTALS				61,070

07-100 CAULKING & WATERPROOFING**BASE BID**

Caulking and Waterproofing				
Fluid Applied Waterproofing at Elevator Pit Walls	1	Each	3,250.00	3,250
Caulking at Doors, Windows and Scuppers	14,025	SqFt	0.15	2,104
Waterproofing at patios	2,118	SqFt	4.00	8,472
Miscellaneous	1	Lot	5,000.00	5,000
TOTALS				18,826

07-500 ROOFING**BASE BID**

Roofing, 60 mil TPO	4,739	SqFt	9.75	46,205
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Miller Construction Company

**SCOPE OF WORK**

QTY	UNIT	UNIT COST	MCC BUDGET
TOTALS			46,205

08-101 DOORS, FRAMES & HARDWARE**BASE BID**

Exterior single door & frame, 7'	2	Each	1,800.00	3,600
Interior single door & frame, 7'	17	Each	1,400.00	23,800
Interior double door & frame, 7'	4	Each	2,000.00	8,000
Hardware	23	Each	275.00	6,325
Installation	23	Each	350.00	8,050
TOTALS				49,775

08-300 SPECIALTY DOORS**BASE BID**

10' x 10' OH Door, Insulated	1	Each	3,500.00	3,500
TOTALS				3,500

08-800 ALUMINUM, GLASS & GLAZING**BASE BID**

Storefront Glazing	7,156	SqFt	75.00	536,700
Insulated glass				Excluded
Low E Coating	7,156	SqFt	7.50	53,670
Single Door	1	Each	2,750.00	2,750
Double Door	5	Each	5,000.00	25,000
Restroom mirrors	90	SqFt	25.00	2,250
Add for Curtain Wall Glazing	1	Lot		Add \$339,155
TOTALS				620,370

09-220 STUCCO**BASE BID**

Stucco on CMU	4,758	SqFt	7.75	36,875
Misc Banding/Reveals	1	Lot	12,000.00	12,000
Stone	2,489	SqFt	30.00	74,670
TOTALS				123,545

Miller Construction Company

**SCOPE OF WORK****QTY****UNIT****UNIT COST****MCC
BUDGET**

09-250 DRYWALL

BASE BID

Framing and Drywall	8,358	SqFt	3.50	29,253
Interior partitions				Included
Furred exterior walls w/ Rmax 1.5" insulation				Included
Level 4 finish				Included
Drywall ceilings, lobbies/corridors	1,202	SqFt	9.00	10,818
Drywall ceilings, restrooms	364	SqFt	9.00	3,276
TOTALS				43,347

09-300 FLOORING

BASE BID

Allowance for Carpet at Corridors	67	SqYd	60.00	4,013
TOTALS				4,013

09-310 HARD TILE

BASE BID

Lobbies				
Lobby floor tile Allowance	600	SqFt	18.00	10,800
Lobby wall Stone Allowance	1,450	SqFt	25.00	36,250
Restrooms				
Restroom floor tile Allowance	364	SqFt	12.00	4,368
Restroom wall tile 5'-6" wainscot Allowance	550	SqFt	12.00	6,600
Patios	2,118	SqFt	12.00	25,416
TOTALS				83,434

09-510 CEILINGS

BASE BID

Acoustical Ceiling				
ACT 24" x 24" Tegular at Commercial Space	2,936	SqFt	4.25	12,478
Grid 15/16"				Included
TOTALS				12,478

**SCOPE OF WORK****QTY****UNIT****UNIT COST****MCC
BUDGET**

09-900 PAINTING

BASE BID**Exterior**

Paint Exterior Stucco

4,758 SqFt

2.50

11,895

Interior

Walls

14,025 SqFt

1.85

25,946

Prime shell side of core walls

Included

Drywall ceilings

Included

Stairs: walls

Included

Metal pan stairs & handrails

Included

Paint HM doors & frames

Included

Frames

Included

HM Doors

Included

Included

Sealed Concrete Floors Mechanical Rooms, Electrical Rooms, Storage, Stairs

1,119 SqFt

1.75

1,958

Stained Concrete Floors at Distillery, Tasting and Cigar Bar

4,210 SqFt

6.50

27,365

TOTALS**67,165**

10-001 BUILDING SPECIALTIES

BASE BID

Fire Extinguishers - Type 2A-10BC

14 Each

75.00

1,050

Fire Extinguisher Cabinet

9 Each

150.00

1,350

Misc Signage Required by Code

1 Lot

1,000.00

1,000

Interior Signage

By Owner

Exterior Signage

By Owner

TOTALS**3,400**

10-536 AWNINGS & CANOPIES

BASE BID

N/A

TOTALS**0**

Miller Construction Company

**SCOPE OF WORK****QTY****UNIT****UNIT COST****MCC
BUDGET****10-800 TOILET PARTITIONS & ACCESSORIES****BASE BID****Toilet Accessories**

Paper towel dispenser/waste receptacle	4	Each	600.00	2,400
36" grab bar	4	Each	75.00	300
42" grab bar	4	Each	75.00	300
Sanitary napkin disposal	2	Each	75.00	150
Toilet seat cover dispenser	4	Each	100.00	400
Toilet tissue dispenser	4	Each	250.00	1,000
Soap dispenser	4	Each	50.00	200
Mirror for ADA stalls	4	Each	200.00	800
Coat hooks	4	Lot	500.00	2,000
Mop and broom holder	1	Each	125.00	125

TOTALS 7,675**11-001 EQUIPMENT****BASE BID**

N/A

TOTALS 0**12-001 FURNISHINGS****BASE BID****By Owner**

Window shades	Excluded
FF&E	Excluded

TOTALS 0**13-001 SPECIAL CONSTRUCTION****BASE BID**

N/A

TOTALS 0

**SCOPE OF WORK****QTY****UNIT****UNIT COST****MCC
BUDGET****14-200 ELEVATORS/ESCALATORS****BASE BID**

Elevator	1	Each	100,000.00	100,000
3500 lbs, passenger				Included
150 FPM				Included
Brushed Stainless Steel Doors				Included
Brushed Stainless Steel Door Jambs				Included
Side and Rear Panels, P-lam vertical panels				Included
Brushed Stainless Steel Cylindrical Handrails				Included
Stainless Steel Ceiling with LED downlights				Included
Protective Pads and Hooks				Included
			TOTALS	100,000

15-300 FIRE PROTECTION**BASE BID**

Fire Sprinkler System	14,025	SqFt	2.25	31,556
Underground				Inc in Div 2
Upright Heads in Exposed Areas				Included
Semi Recessed Head in Finished Areas				Included
Signed and Sealed Drawings				Included
Fire Pump, if required	1	Lot		Add \$45,000
Permit Fee				947
			TOTALS	32,503

Miller Construction Company



SCOPE OF WORK

QTY

UNIT

UNIT COST

MCC
BUDGET

15-400 PLUMBING

BASE BID

Plumbing System	14,025	SqFt	4.35	61,009
Fixtures				Included
Sump pump for elevator				Included
Materials				Included
Water piping: Copper Type L				Included
Sanitary BFF: PVC				Included
Sanitary AFF: Cast iron				Included
Condensate BFF: PVC Sch 40				Included
Condensate AFF: Copper				Included
Storm BFF: PVC				Included
Storm AFF: Cast iron				Included
Domestic water				Included
New service				Included
From 5' outside building				Included
Hot water insulated in ceiling				Included
Sanitary				Included
From 5' outside building				Included
Condensate (tied into storm)				Included
Insulated in ceiling				Included
Storm				Included
From 5' outside building				Included
Insulated in ceiling				Included
Permit fee Allowance				1,525
Temporary water to jobsite & trailer				Included
Allowance for Grease Traps	2	Each	10,000.00	20,000
TOTALS				82,534

15-700 HVAC

BASE BID

HVAC System	47	Tons	2,350.00	109,863
Outside Air Unit	1	Each	65,000.00	65,000
VAV boxes				Included
Ductwork Distribution	14,025	SqFt	5.50	77,138
Test and balance				Included
Permit fee				6,300
TOTALS				258,300

Miller Construction Company



SCOPE OF WORK

QTY

UNIT

UNIT COST

MCC
BUDGET

16-001 ELECTRICAL

BASE BID

Electrical	14,025	SqFt	6.00	84,150
Temporary power to construction trailer				Included
FPL and Telephone Conduits				Included
Site Lighting	6	Each	5,500.00	Included
Building Lighting	14,025	SqFt	5.50	77,138
Service & switchgear				Included
Empty conduits for future TI spaces				Included
Branch wiring				Included
HVAC Power hook up				Included
Fire Alarm	14,025	SqFt	0.75	10,519
EMT conduit for all wiring				Included
Duct detectors furnish to HVAC sub to install				Included
Low voltage riser, conduit only				Included
Lightning protection system				Excluded
Low Voltage Systems- By owner				Excluded
Permit fee				5,154
TOTALS				176,960

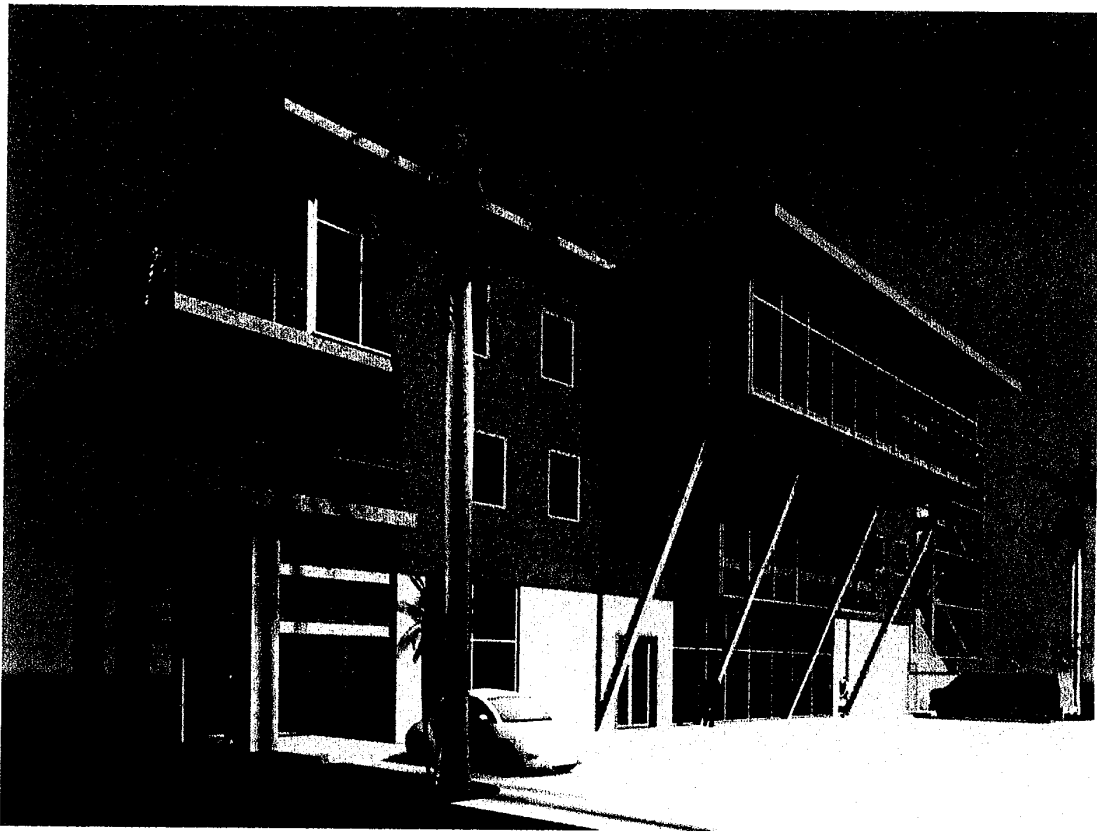
18-116 PROJECT DEVELOPMENT

Reimbursables	1	LS	3,500.00	3,500
Staff	1	LS	20,000.00	20,000
TOTALS				23,500
TOTAL				23,500

Miller Construction Company

Business Plan

Business Plan



Old Sistrunk Distillery

A Northeast 6th Development Project

Market Assessment

Market Overview

The Sistrunk Boulevard corridor has been where the city's African American residents lived as far back as 1911 when Fort Lauderdale was incorporated. Symbolizing the area's role as home to the city's African American community, the corridor is named for James Franklin "Doc" Sistrunk, who, with Dr. Von D. Mizell (also an African American doctor), established Fort Lauderdale's first medical facility for blacks -- Provident Hospital -- in 1938.

The area was known for its restaurants, clubs, and other entertainment venues and the demand is there to bring it back.

Customer Demographics

Fort Lauderdale, FL has a population of 175,153 and is the 141st largest city in the United States. The population density is 5,063 per sq mi which is 1624% higher than the Florida average and 5488% higher than the national average. The median age in Fort Lauderdale is 42 which is approximately 1% higher than the Florida average of 42. In Fort Lauderdale, 43% of the population over 15 years of age are married, 72% speak English and 15% speak Spanish. 35% of Fort Lauderdale residents were born in Florida, 39% were born out of state, 2% were born outside of the United States and 24% were foreign born.

Executive Summary

Northeast 6th Development is bringing the first entertainment style building to the Sistrunk corridor and the first craft distillery to the area all located in one building. First and second floor tenants will consist of a local chain restaurant whose menu, concept, and target market are keen to the area, a craft distillery, cigar lounge, and whiskey bar. This will provide a constant flow of traffic between the businesses. The third-floor house the offices of Old Sistrunk Distillery a wine bar and lounge and meeting space for distillery based events..

We believe this is the right type of project for the neighborhood. There are no restaurants of this size or sports bars in the corridor. With Sistrunk Blvd being a corridor between downtown residents and those who work there we believe we offer a great alternative to dine, drink, and relax for those passing by and for those that live in and want to stay in the neighborhood.

Old Sistrunk Distillery will be the first black owned distillery that produces whiskey, rum, gin, and Victor George Vodka, a local black owned award-winning brand owned by Victor G. Harvey.

Mission Statement

Our mission is to provide the neighborhood with dining and entertainment options right in their backyard and attract those passing by or visiting South Florida to come tour, taste, and experience some of the best craft sprits in the world.

SWOT Analysis

Strengths

Attractive aesthetically looking building with rent rates set low so that businesses can succeed.

Commercial tenants are well established businesses and the only of its kind in the corridor.

Houses Fort Lauderdale's only craft distillery.

Weaknesses

Area is still being developed.

Adjacent to semi blighted properties.

Opportunities

To provide residents and visitors a alternative place to dine, drink, visit, and play in one of the hottest up and coming areas.

To become a destination place for tourist.

Threats

Nearby restaurants and bars located within three miles.

Future development and increased competition in years to come.

Management Structure & Operations

Daily Operations

The Building will be professionally managed by our in-house staff.

Development Team

Architect

The Tamara Peacock Company

Christin Peacock

Partner

O: 954.728.8000

M: 954.789.9314 www.tamarapeacock.com

1512 E Broward Blvd, Ste 102 Fort Lauderdale, FL
33301

Attorney

Crush Law

Jason Crush

Partner

333 S New River Dr E #2200, Suite 2200 | Ft. Lauderdale, FL 33301

D: 954 522.2010

jcrush@crushlaw.com

General Contractor

Danto Builders

Craig Danto, COO

O: 954-229-2006

C: 561-441-2747

Cdanto@dantobuilders.com

5601 Powerline Rd, #401 Fort Lauderdale, FL 33309

Financial Plan

Expenses

Expense Description	Projected Cost	
Land acquisition from CRA	\$450,000	
Utilities and infrastructure	\$375,000	
Construction of building	\$2,550,000	
General Conditions	\$250,000	
Contractor	\$185,000	
Contingency	\$440,000	
Total Projected Costs	\$4,350,000	

Projected Yearly Revenue

Tenant	Rent per sq ft	Total Rent
Old Sistrunk Distillery	\$25 – 3900 sq ft	\$97,500
Lornas Grille Restaurant	\$25 – 2500 sq ft	\$62,500
Cigar lounge	\$25 – 1500 sq ft	\$37,500
Wine Bar	\$25 – 1400 sq ft	\$35,000
Office Space	\$25 – 1500 sq ft	\$37,500
Whiskey Lounge	\$25 – 1196 sq ft	\$29,900
Meeting Space	\$25 – 2500 sq ft	\$62,500
Total Projected Yearly Revenue		\$362,400

Rents will increase by 5% per year for first five years, \$5 per foot second five years.

Mortgage: Principal - \$96,000
Payment - \$8000

Gross Year One Income - \$266,400
Other Expenses - \$126,000

Net Year One Income - \$140,400

PROSPECTIVE COMMERCIAL TENANTS

The Wine Down

The Wine Down will be an approximately 10000 sq ft wine bar and lounge located on the second floor of the Building. It will be owned and operated by Thaddeus Buggs a seasoned industry professional holding a license as a level 4 Sommelier and is the founder and publisher of The Minority Wine Report (www.theminoritywinereport.com)

Smoke on the Boulevard

Smoke will be an approximately 1500 sq ft cigar lounge located on the second floor of the Harvey Building. It will be owned and operated by Ozzie Gomez a seasoned industry professional who is owner of two currently operating cigar lounges with a third under construction.

Lorna's Grille

Lorna's opened their first restaurant in Miami Gardens, FL in 2006. The owners, Mother and son are South Florida natives with one currently residing in Miami Gardens and the other in Broward County. Their exquisite menu has a Caribbean overtone along with American style dishes that will delight the Sistrunk community and beyond. This is an excellent fit to compliment the other food establishments that currently exists and the ones coming on line.

Old Sistrunk Distillery

Old Sistrunk Distillery will occupy most of the first floor of the Building. The distillery is owned by Victor George Spirits, LLC. Mr. Harvey is the creator of Victor George Vodka a highly successful brand that is distributed nationwide. He has over 15 years' experience in the spirits business. Master distiller, Matthew Spinozzi has been brought on board and will oversee all aspects of the distillery. Mr Spinozzi holds an MSC in brewing and distilling from Heriot-Watt University.

Sistrunk Social

This is approximately 2500 sq ft of meeting space broken up into two sections to be able to accommodate different size events or two events at one time.

THE VICTORY ENTERTAINMENT COMPLEX

A NEIGHBORHOOD PLACE WITH A DOWNTOWN FEEL



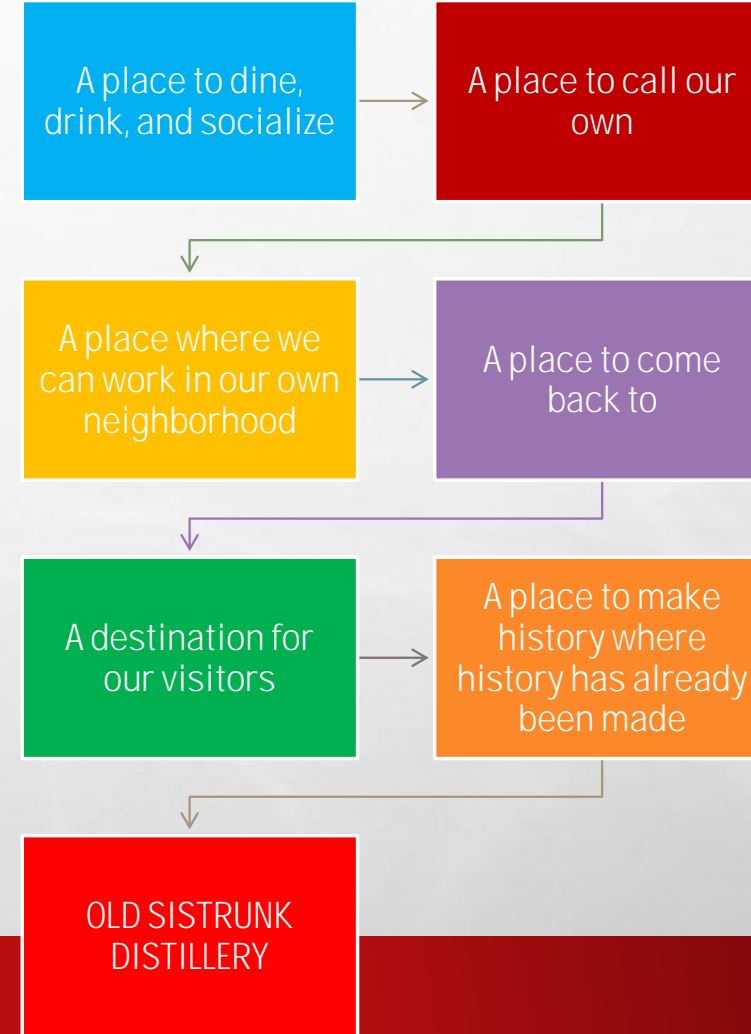
THE VICTORY BUILDING



OUR VISION

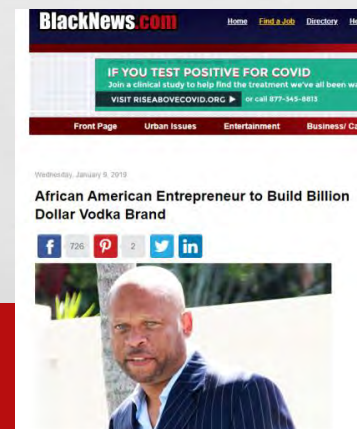


Sistrunk Nightlife a new destination



IN THE PRESS

OVER 40 MILLION UNIQUE VISITORS





WHERE WE ARE



Current States

Florida
Georgia
Tennessee
South Carolina
Kentucky
West Virginia
Illinois
Ohio
Michigan
New York
New Jersey
Massachusetts
Wisconsin
Connecticut
Missouri



Major Retailers

Costco
Kroger
Total Wine
HyVee
ABC
Binnys
Trader Joes

Distributors

RNDC	SAVANAH
ATHENS	SC
HEIDELBERG	STATE OF WV
RAMANO	HEIDELBERG
GREAT LAKES	REGAL
REGAL	MURPHY
LEFT BANK	MURPHY

THE CRAFT SPIRITS INDUSTRY

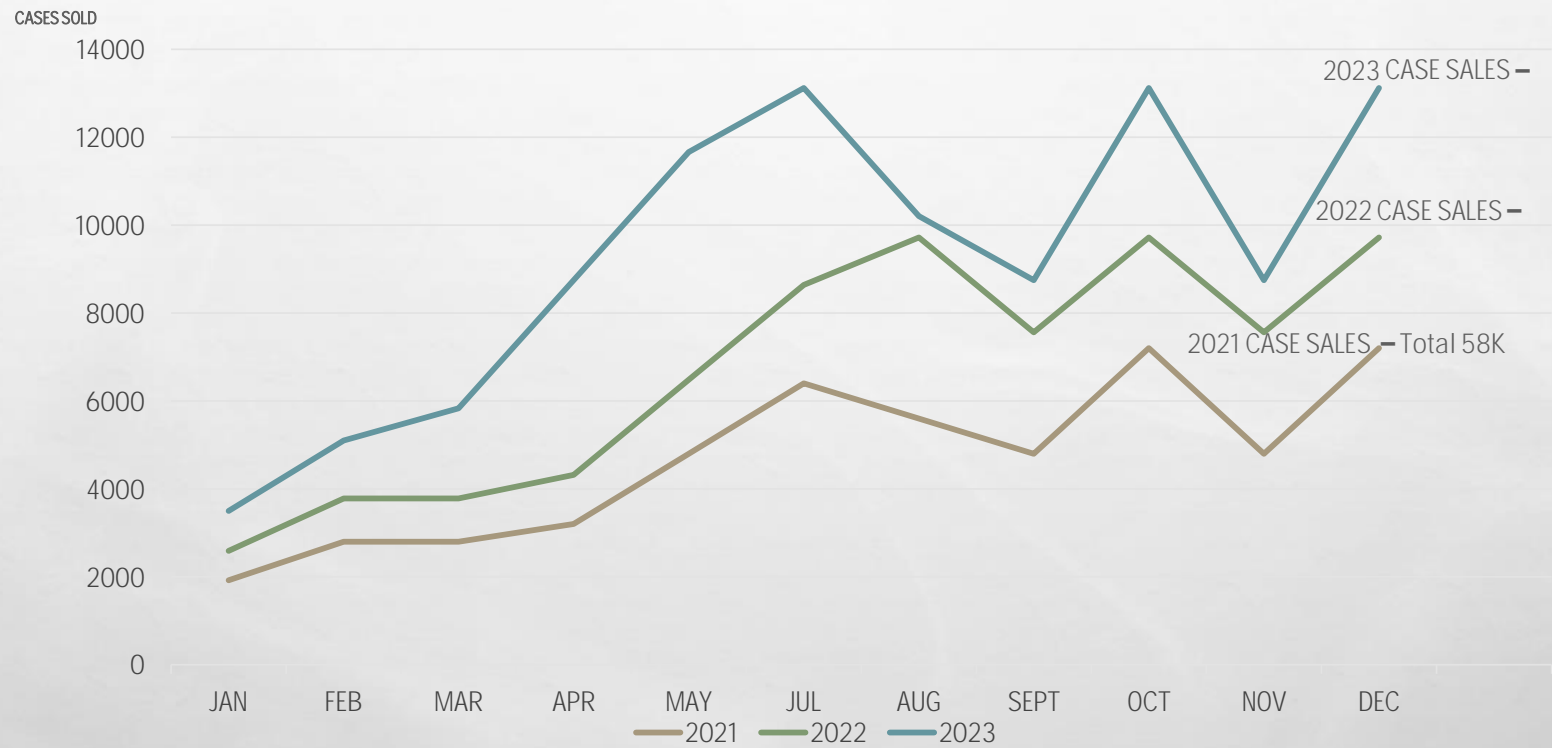
Craft spirits revenues are over 20 Billion Dollars

Spirits are now deemed essential and sales have risen 243%

The spirits industry has grown for 11 straight years to 38%

Vodka, the largest spirits category accounts for 31% of the total market. Sales volume increased 2.3% to \$74 million. High Premium Vodkas grew 11.0% and supplier revenues grew to \$6.6 billion.

SALES HISTORY & 3 YEAR PROJECTIONS



LORNA'S RESTAURANT

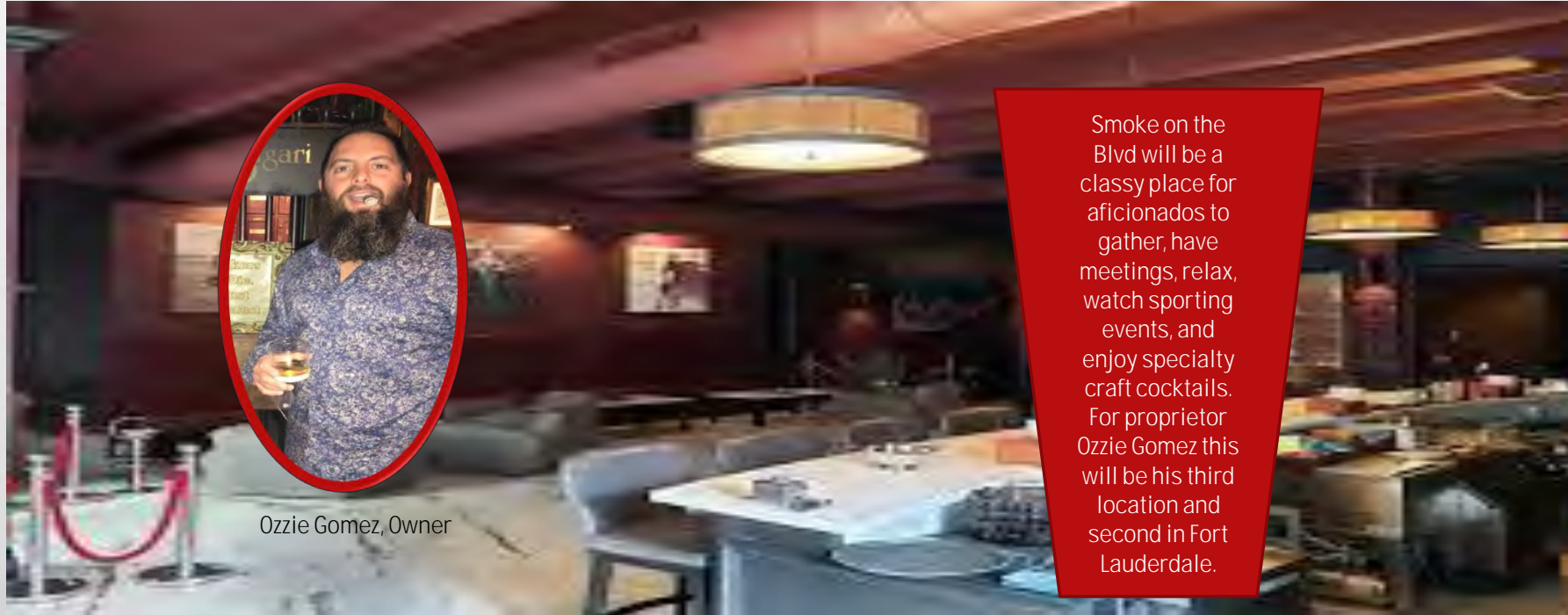


We are extremely excited to be offered the opportunity to open our newest location on Sistrunk Blvd in Fort Lauderdale. Since we opened our first door in 2006 we have wanted to serve the great people of Fort Lauderdale.

Matarre Bodie, Owner



SMOKE ON THE BLVD



Ozzie Gomez, Owner

Smoke on the Blvd will be a classy place for aficionados to gather, have meetings, relax, watch sporting events, and enjoy specialty craft cocktails. For proprietor Ozzie Gomez this will be his third location and second in Fort Lauderdale.

Galiano – Coral Gables

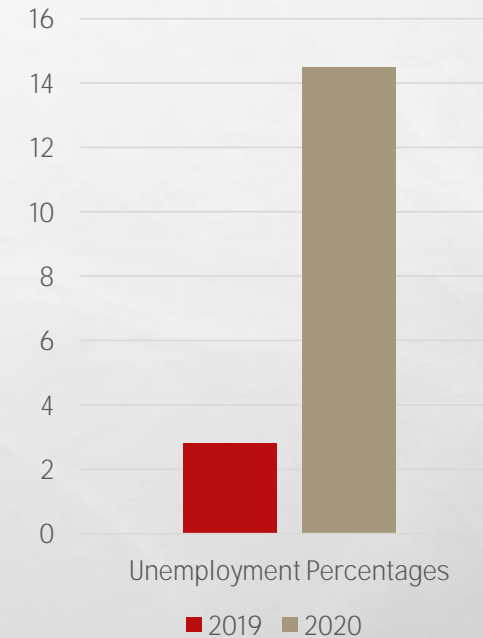
THE WINE DOWN

This one of a kind – state of the art wine bar and lounge will feature Black Owned wines from all over the world in addition to other spirits. Memberships will be offered for discounted pricing, invites to private tasting events, and a free subscription to their monthly publication.



WHY OUR BUILDING

- BELOW MARKET RENTS
- JOB CREATION
- DESTINATION LOCATION
- SYNERGY AMONGST TENANTS
- LIFE AFTER 5
- NATIONAL ATTENTION
- NEIGHBORHOOD LOYALTY



FINANCIAL PLAN

Expense Description	Project Costs
Land Acquisition	\$450,000
Utilities and infrastructure	\$375,000
Construction of building	\$2,500,000
General Conditions	\$230,000
Contractor	\$185,000
Site Work	\$200,000
Overhead	\$65,000
Contingency	\$345,000
Total Projected Costs	\$4,350,000

1	THE VICTORY BUILDING											
2												
3	MONTHLY OPERATING 10 YEAR FORECAST											
4												
5		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
6	Rent:	\$30,200	\$31,710	\$33,296	\$34,961	\$36,709	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000
7												
8	Mortgage:	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000
9	Taxes:	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000
10	CAM:	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700
11	Utilities:	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800
12	Insurance:	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
13	Misc.:	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
14	Total Expenses:	\$16,500	\$16,500	\$16,500	\$16,500	\$16,500	\$16,500	\$16,500	\$16,500	\$16,500	\$16,500	\$16,500
15	Rent-Total=Net											
16	Net Income:	\$13,700	\$15,210	\$16,796	\$18,461	\$20,209	\$23,500	\$23,500	\$23,500	\$23,500	\$23,500	\$23,500
17												
18												
19	Assumptions:											
20		Occupancy 100%										
21		Gross Rent \$25/sq ft increase 5% per year first five years										
22		Gross Rent \$35/sq ft Years 6-10										
23												
24												
25												
26												
27	ANNUAL OPERATING 10 YEAR FORECAST											
28		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
29	Rent:	\$362,400	\$380,520	\$399,546	\$419,532	\$440,508	\$480,000	\$480,000	\$480,000	\$480,000	\$480,000	\$480,000
30												
31	Mortgage:	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000
32	Taxes:	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000
33	CAM:	\$20,400	\$20,400	\$20,400	\$20,400	\$20,400	\$20,400	\$20,400	\$20,400	\$20,400	\$20,400	\$20,400
34	Utilities:	\$21,600	\$21,600	\$21,600	\$21,600	\$21,600	\$21,600	\$21,600	\$21,600	\$21,600	\$21,600	\$21,600
35	Insurance:	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
36	Misc.:	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
37	Total Expenses:	\$198,000	\$198,000	\$198,000	\$198,000	\$198,000	\$198,000	\$198,000	\$198,000	\$198,000	\$198,000	\$198,000
38	Rent-Total=Net											
39	Net Income:	\$164,400	\$182,520	\$201,546	\$221,532	\$242,508	\$282,000	\$282,000	\$282,000	\$282,000	\$282,000	\$282,000
40												

We have applied for a loan with Gulf Coast Bank along with two others as back up. The terms of GC loan are \$1,350,000 at max 5.25%, 25-year term with owner injection of \$165,000.



January 11, 2021

Re: Term Sheet/Northeast 6th Development

Dear Victor Harvey,

Gulf Coast Bank & Trust Company, (also referred to as "Bank" or "Lender") is pleased to present the following non-binding proposal letter. This proposal is non-binding in all respects, is for discussion purposes only, and should not be construed as a lending commitment on the part of the Bank or SBA. A commitment can only be made after completion of our underwriting process and receipt of management approval.

I am writing to inform you that Gulf Coast Bank is interested in helping to provide financing for the acquisition and development of Northwest Development, LLC project located at 1017 Sistrunk Blvd and 606 NW 10th Terrace Fort Lauderdale, FL. 33311.

It will be my pleasure to help facilitate this new loan request and continue to build our relationship.

BORROWER: Northeast 6th Development, LLC.

LOAN AMOUNT: \$1,485,000 SBA 7(a) Guaranteed Term Loan. Rate max 5.25%.

	Total	SBA Loan	Borrower	Seller	Other
Land & Building	\$1,600,000	\$1,350,000	\$150,000	\$0	\$0
WC / Closing Costs / Guaranty Fee	\$150,000	\$135,000	\$15,000	\$0	\$0
TOTAL	\$1,650,000	\$1,485,000	\$165,000	\$0	\$0
Financing %		90.0%	10.0%	0.0%	0.0%

Sincerely,

Paul De Pasquale
Vice President
Nationwide SBA 7a Preferred Lender

GulfCoast
SMALL BUSINESS LENDING
A Division of Gulf Coast Bank & Trust Co.
360 SE 2nd ST, # 2470
Fort Lauderdale, FL 33301
Mobile: 786-417-7700
Work: 954-866-0888
PaulDePasquale@gulfbank.com

5949 Sherry Lane • Suite 785 • Dallas, TX 75225 • 972-685-6680 • 972-685-6681 (fax)

A WINNING PARTNERSHIP



THE VICTORY BUILDING

<https://hylonewsmiami.com/2019/02/27/6-little-known-black-history-facts-about-broward-county/>

Proposed Tenant

PROPOSED TENANTS OF
OLD SISTRUNK DISTILLERY

Cigar Bar

Ozzie Gomez
631 S. Andrews Avenue
Fort Lauderdale, Florida 33301

July 08, 2019

Northeast 6th Development, LLC
Victor Harvey
1126 N Federal Hwy
Ft Lauderdale, Florida 33316

Dear Lessor:

The purpose of this letter is to set forth some of the basic terms and conditions of the proposed lease by the undersigned (the "Lessee") of certain real estate owned by you (the "Lessor"). The terms set forth in this Letter will not become binding until a more detailed "Lease Agreement" is negotiated and signed by the parties, as contemplated below by the section of this Letter entitled "Non-Binding."

1. DESCRIPTION OF PROPERTY. The property proposed to be sold is located on Sistrunk Blvd, Fort Lauderdale, Florida and is legally described as tbd

The Real Estate is subject to public highways, covenants, restrictions and zoning, if any.

2. PRICE. The proposed lease price is \$25.00 per square foot for year 1 -3, of which \$5,000.00 would be deposited with Lessor, or Lessor's agent, upon acceptance of a binding Lease Agreement. Lessee would pay the balance to Lessor at closing.

3. POSSESSION. Possession would be given on September 01, 2020, or sooner by mutual agreement. Settlement would be made at the closing, immediately prior to possession.

4. INSPECTION. After the final acceptance of a binding Lease Agreement, Lessee may have the Real Estate inspected by a person of Lessee's choice to determine if there are any structural, mechanical, plumbing or electrical deficiencies, structural pest damage or infestation, any unsafe conditions or other damage, including the presence of radon gas, any lead-based paint hazards, and inspections for other conditions that are customary to the locality and/or that are required by law.

5. LESSOR'S WARRANTIES. Lessor warrants that he has the right to lease the proposed property.

6. STANDARD PROVISIONS. The Lease Agreement will include the standard provisions that are customary to the locality and/or that are required by law.

7. NON-BINDING. This Letter of Intent does not, and is not intended to, contractually bind the parties, and is only an expression of the basic conditions to be incorporated into a binding Lease Agreement. This Letter of Intent does not address all of the essential terms of any potential Lease Agreement. This Letter does not require either party to negotiate in good faith or to proceed to the completion of a binding Lease Agreement. The parties shall not be contractually bound unless and until they enter into a formal, written Lease Agreement, which must be in form and content satisfactory to each party and to each party's legal counsel, in their sole discretion. Neither party may rely on this Letter as creating any legal obligation of any kind; neither party has taken or will take any action in reliance on this non-binding Letter of Intent, whether a contract claim, a claim for reliance or estoppel (such as a claim for out-of-pocket expenses incurred by a party), or a claim for breach of any obligation to negotiate in good faith.

8. CONFIDENTIALITY. Lessee and Lessor agree to make good faith efforts to hold any pricing terms, negotiations, and any other confidential information in confidence and will not disclose this information to any person or entity without prior written consent from either party.

If you would like to discuss a lease of the Real Estate with the undersigned on these general terms, please sign and return a copy of this Letter of Intent to the undersigned at your earliest convenience.

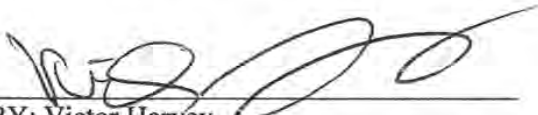
Sincerely,

LESSEE:
Downtown Cigar Bar

See Attached Page

BY: Ozzie Gomez

LESSOR:
Northeast 6th Development, LLC



BY: Victor Harvey

DATE: 7/8/14

The above Letter reflects our mutual understanding and sets forth the basis for proceeding to negotiate a Lease Agreement as outlined above.

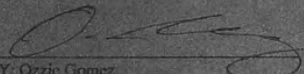
7. **NON-BINDING.** This Letter of Intent does not, and is not intended to, contractually bind the parties, and is only an expression of the basic conditions to be incorporated into a binding Lease Agreement. This Letter of Intent does not address all of the essential terms of any potential Lease Agreement. This Letter does not require either party to negotiate in good faith or to proceed to the completion of a binding Lease Agreement. The parties shall not be contractually bound unless and until they enter into a formal, written Lease Agreement, which must be in form and content satisfactory to each party and to each party's legal counsel, in their sole discretion. Neither party may rely on this Letter as creating any legal obligation of any kind; neither party has taken or will take any action in reliance on this non-binding Letter of Intent, whether a contract claim, a claim for reliance or estoppel (such as a claim for out-of-pocket expenses incurred by a party), or a claim for breach of any obligation to negotiate in good faith.

8. **CONFIDENTIALITY.** Lessee and Lessor agree to make good faith efforts to hold any pricing terms, negotiations, and any other confidential information in confidence and will not disclose this information to any person or entity without prior written consent from either party.

If you would like to discuss a lease of the Real Estate with the undersigned on these general terms, please sign and return a copy of this Letter of Intent to the undersigned at your earliest convenience.

Sincerely,

LESSEE:
Downtown Cigar Bar


BY: Ozzie Gomez

LESSOR:
Northeast 6th Development, LLC

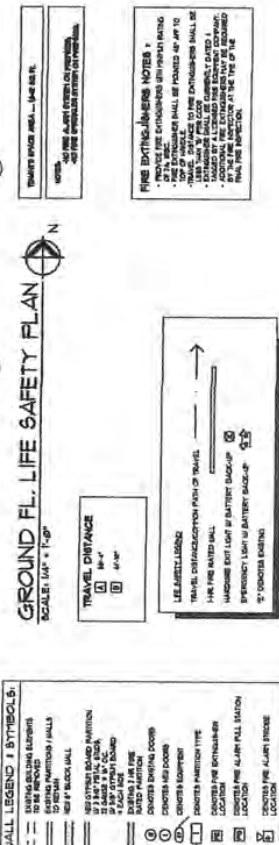
BY: Victor Harvey

DATE: _____

The above Letter reflects our mutual understanding and sets forth the basis for proceeding to negotiate a Lease Agreement as outlined above.

THE UNIVERSITY OF CHICAGO PRESS

Date	Commission	Sheet
	January 2018	LS-1
	Commission	
	Revisions	
	1. ASH RESER BOARD	
	2. 15-000	
	3. ASH RESER BOARD	
	4. 15-000	
	5. ASH RESER BOARD	
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Galiano Cigar Room

@galianocigarroom · Lounge

2310 Galiano Street Coral
Gables, FL 33134





Lounge

Trenton O'Connor
1215 Glades Rd
Boca Raton, Florida 33431

July 22, 2019

Northeast 6th Development, LLC
Victor Harvey
1126 N Federal Hwy
Ft Lauderdale, Florida 33316

Dear Lessor:

The purpose of this letter is to set forth some of the basic terms and conditions of the proposed lease by the undersigned (the "Lessee") of certain real estate owned by you (the "Lessor"). The terms set forth in this Letter will not become binding until a more detailed "Lease Agreement" is negotiated and signed by the parties, as contemplated below by the section of this Letter entitled "Non-Binding."

1. DESCRIPTION OF PROPERTY. The property proposed to be sold is located on Sistrunk Blvd, Fort Lauderdale, Florida and is legally described as tbd

The Real Estate is subject to public highways, covenants, restrictions and zoning, if any.

2. PRICE. The proposed lease price is \$25.00 per square foot for year 1 -3, of which \$5,000.00 would be deposited with Lessor, or Lessor's agent, upon acceptance of a binding Lease Agreement. Lessee would pay the balance to Lessor at closing.

3. POSSESSION. Possession would be given on September 01, 2020, or sooner by mutual agreement. Settlement would be made at the closing, immediately prior to possession.

4. INSPECTION. After the final acceptance of a binding Lease Agreement, Lessee may have the Real Estate inspected by a person of Lessee's choice to determine if there are any structural, mechanical, plumbing or electrical deficiencies, structural pest damage or infestation, any unsafe conditions or other damage, including the presence of radon gas, any lead-based paint hazards, and inspections for other conditions that are customary to the locality and/or that are required by law.

5. LESSOR'S WARRANTIES. Lessor warrants that he has the right to lease the proposed property.

6. STANDARD PROVISIONS. The Lease Agreement will include the standard provisions that are customary to the locality and/or that are required by law.

7. NON-BINDING. This Letter of Intent does not, and is not intended to, contractually bind the parties, and is only an expression of the basic conditions to be incorporated into a binding Lease Agreement. This Letter of Intent does not address all of the essential terms of any potential Lease Agreement. This Letter does not require either party to negotiate in good faith or to proceed to the completion of a binding Lease Agreement. The parties shall not be contractually bound unless and until they enter into a formal, written Lease Agreement, which must be in form and content satisfactory to each party and to each party's legal counsel, in their sole discretion. Neither party may rely on this Letter as creating any legal obligation of any kind; neither party has taken or will take any action in reliance on this non-binding Letter of Intent, whether a contract claim, a claim for reliance or estoppel (such as a claim for out-of-pocket expenses incurred by a party), or a claim for breach of any obligation to negotiate in good faith.

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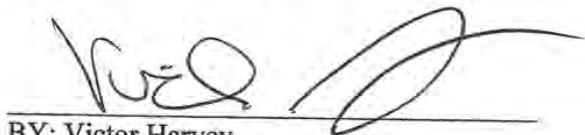
Sincerely,

LESSEE:
Sistrunk Lounge, LLC



BY: Trenton O'Connor

LESSOR:
Northeast 6th Development, LLC



BY: Victor Harvey

DATE: 7-22-19

The above Letter reflects our mutual understanding and sets forth the basis for proceeding to negotiate a Lease Agreement as outlined above.

TRENTON J. O'CONNOR

Boca Raton, Florida, Boca Raton, FL 33431 4433705179 ♦ tjconnor79@gmail.com

PROFESSIONAL SUMMARY

Motivated Beverage Director with 19 years of experience. Highly skilled at bartending and trained in leadership skills with innovative ideas for excellent Beverage departments. Committed to high end cocktails and profitable customer service.

SKILLS

- Employee training
 - Team leadership
 - Self-motivated
 - Upselling proficiency
 - Excellent work ethic
 - Mixology and craft cocktails
 - Building Brand relationships
 - High volume bartending
-

AFFILIATIONS

Dustin Hall- **Emerging Brands/Intergration Manager|North America|Brown-Forman**
Kristina Vitale- **Field Sales Manager -Fort Lauderdale|Breakthru Beverage**
Nick Sledge- **H&R Spirits Account Executive|Breakthru Beverage**
Greg Ferrieri- **Sales Manager|Maryland|Washington D.C.|Brown-Forman**
Jeff Scarry- **Vice President Sales|Maryland/Washington D.C.|Breakthru Beverage**

WORK HISTORY

Corporate Beverage Director, 13/2016 to Current

Old School Hospitality – Fort Lauderdale, FL

- Responsible for Beverage Program for eight restaurants
- Emphasize innovation in cocktail concepts, while staying up to date on ever changing cocktail trends
- Building brand relationships with key members of suppliers/distributors
- Enhanced operational success through effective staffing, strong training, and well-timed customer service.
- Monitored and evaluated teams, identifying and targeting opportunities for improvement.
- Decreased overall pour costs and maximized profits

General Manager, 06/2008 to 11/2016

The Horse You Came In On Saloon – Baltimore, MD

- Responsible for day to day operations of the business, scheduling, management and staff training

- Inventory control specialists
- Managed and operated the #1 Jack Daniel's account in North America (over 11,000 gallons poured annually)
- Created the only Old #7 Club in the state of Maryland
- Built strong brand relationships with Brown-Foreman
- Oversaw and mentored 60 plus employees

Assistant General Manager, 09/2007 to 06/2008

Angels Rock Bar – Baltimore, MD

- Motivated, trained and disciplined employees to maximize performance.
- Completed inventory purchases and oversaw restocking.
- Handled cash in an accurate manner and prepared deposits.

Infantryman 11 Bravo/11 Mike, 01/1998 to 01/2002

United States Army – Fort Hood, Texas

- Led fire teams during battle drills and training exercises.
- Patrolled designated areas and evaluated terrain.
- Multiple deployments
- Part of a multinational peacekeeping force deployed to Bosnia and Herzegovina (SFOR) after Bosnian War
- Bradley Fighting Vehicle driver and gunner
- Honorably discharged
- Awarded Order Of The Spur
- Completed 11 Mike School

EDUCATION

High School Diploma: 1997

Southern Senior High - Harwood, MD

Elevator Contractors Union Local #10 - Washington, D.C.

Joined the International Union of Elevator Constructors and was a member and student for 5 years. Attended school for electrical, plumbing and welding education and skills.

Distillery

July 23, 2019

Northeast 6th Development, LLC
Victor Harvey
1126 N Federal Hwy
Ft Lauderdale, Florida 33316

Dear Lessor:

The purpose of this letter is to set forth some of the basic terms and conditions of the proposed lease by the undersigned (the "Lessee") of certain real estate owned by you (the "Lessor"). The terms set forth in this Letter will not become binding until a more detailed "Lease Agreement" is negotiated and signed by the parties, as contemplated below by the section of this Letter entitled "Non-Binding."

1. DESCRIPTION OF PROPERTY. The property proposed to be sold is located on Sistrunk Blvd, Fort Lauderdale, Florida and is legally described as tbd

The Real Estate is subject to public highways, covenants, restrictions and zoning, if any.

2. PRICE. The proposed lease price is \$25.00 per square foot for year 1 -3, of which \$5,000.00 would be deposited with Lessor, or Lessor's agent, upon acceptance of a binding Lease Agreement. Lessee would pay the balance to Lessor at closing.

3. POSSESSION. Possession would be given on September 01, 2020, or sooner by mutual agreement. Settlement would be made at the closing, immediately prior to possession.

4. INSPECTION. After the final acceptance of a binding Lease Agreement, Lessee may have the Real Estate inspected by a person of Lessee's choice to determine if there are any structural, mechanical, plumbing or electrical deficiencies, structural pest damage or infestation, any unsafe conditions or other damage, including the presence of radon gas, any lead-based paint hazards, and inspections for other conditions that are customary to the locality and/or that are required by law.

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Agreement. This Letter does not require either party to negotiate in good faith or to proceed to the completion of a binding Lease Agreement. The parties shall not be contractually bound unless and until they enter into a formal, written Lease Agreement, which must be in form and content satisfactory to each party and to each party's legal counsel, in their sole discretion. Neither party may rely on this Letter as creating any legal obligation of any kind; neither party has taken or will take any action in reliance on this non-binding Letter of Intent, whether a contract claim, a claim for reliance or estoppel (such as a claim for out-of-pocket expenses incurred by a party), or a claim for breach of any obligation to negotiate in good faith.

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If you would like to discuss a lease of the Real Estate with the undersigned on these general terms, please sign and return a copy of this Letter of Intent to the undersigned at your earliest convenience.

Sincerely,

LESSEE:
Old Sistrunk Distillery, LLC


BY: Fernando Plata, Vice President

LESSOR:
Northeast 6th Development, LLC


BY: Victor Harvey

DATE: 7-23-19

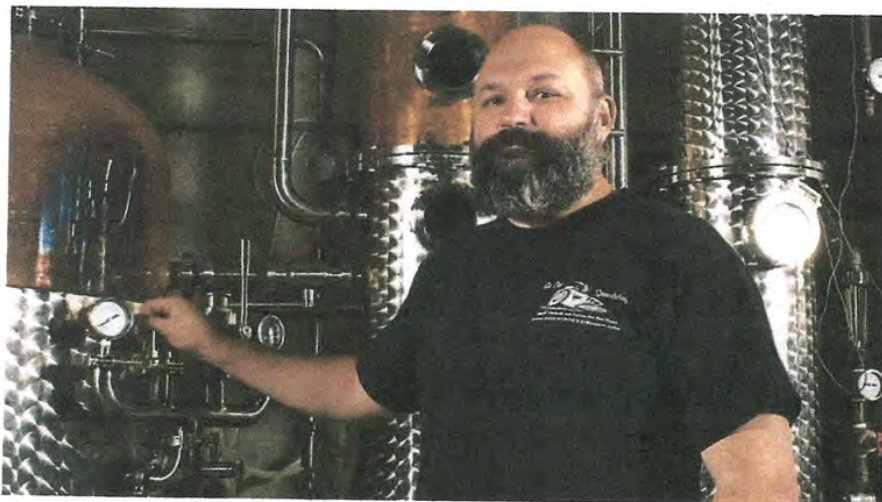
The above Letter reflects our mutual understanding and sets forth the basis for proceeding to negotiate a Lease Agreement as outlined above.

BUSINESS

Move over, craft beer. Is Miami ready for a craft spirits 'movement'?

BY ROB WILE

MAY 10, 2019 09:23 AM, UPDATED JUNE 03, 2019 07:19 PM



Fernando Plata, co-founder of Big Cypress Distillery, says Miami is ready to start drinking spirits again. *52 CHEFS*

A 305-er by birth, Fernando Plata served in the 82nd Airborne Division and learned engineering before moving on to work for multiple Fortune 500 companies as a software developer. (He actually still works at one.)

The thing is, he has a short attention span. And he enjoys gin.

Which is why he and cousin Mark Graham got together and started experimenting with botanicals to create what he swears is the perfect blend of flavors for a hand-crafted spirit.



1 Millionth Rider on Millennium Falcon: Smugglers Run at Star Wars: Galaxy's Edge in Disneyland Resort

TOP ARTICLES

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AD

Five years later, the experiment has blossomed into [Big Cypress Distillery](#), one of a tiny but growing number of local startup distilleries capitalizing on Miami's resurging interest in craft cocktails.

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Get full access to Miami Herald content across all your devices.

SAVE NOW

"We thought Miami was ready again," Plata said.

Miami has gone decades without a local distillery, pinning its drinking reputation instead on Cuban-born distributor Bacardi, which still calls the Magic City home (though it is domiciled in Bermuda), and the power of mixology temples like The Broken Shaker.

The current craze has its base in 2011, when Wynwood was a gritty frontier. A marketing maven named Matt Malone began churning out rum at a North Miami Avenue facility just north of Northwest 23rd Street. Miami Club Rum, as Malone called it, would go on to earn multiple plaudits, [including Best White Rum at the 2017 San Francisco World Spirits Competition](#).

Today, it is still going strong, churning out everything from rum to vodka to liquors from its current location in Doral. Malone famously plays Latin-flavored music during the distilling process to make the products truly Miami.

Plata says Malone's legacy is critical to the story of spirits in Miami.

But he says there is also plenty of room to expand — and to take a more scientific approach to the blend.

"We wanted to understand the distilling process from a scientific point of view," he said. "I read every single book on the topic, as well as a bit of chemistry and biology, to understand what was taking place on an atomic level."

For years, Plata and Graham, a tax attorney by trade, ran test after test. Eventually they came up with a gin that satisfied them. They source their ingredients from around the world: juniper from Bulgaria and Italy, vanilla from Mexico, coriander seeds from Canada.

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Ocean Cay MSC Marine Reserve, a private island destination in the Bahamas

[VIEW MORE VIDEO →](#)

TRENDING STORIES

U.S. consulates 'abusing their discretion' to stop legal immigration, lawyers say

JULY 22, 2019 06:00 AM

There's a tropical wave crossing the Bahamas. Florida will feel it this week

JULY 22, 2019 07:38 AM

Tropical depression forms, could bring flooding rain to South Florida this week

JULY 22, 2019 04:00 PM

He's a Chinese billionaire and a member of Trump's Mar-a-Lago. Is he also a communist spy?

JULY 23, 2019 07:34 AM

SPONSORED CONTENT

SAVANNAH WESTBROOKE | COSMO QUEENS

Miami Hurricanes picked second in ACC Coastal. Projected league champ is no-brainer.

JULY 22, 2019 11:05 AM



75/Alligator Alley remains a favored haunt. They've expanded their repertoire to include three rums — Magic City, Lemon City and Hell's Bay — and, when it's released, Miami Rye whiskey. (It also produces [Wynwood Whiskey](#), created by Miami Herald Startup Competition finalist Tevin Smikle.)

Success has been swift: Last year, the company sold 600 cases, with 12 bottles in each. Big Cypress remains self-funded. Within the next 12 months, it plans to move into a new facility near Miami International Airport from its current facility near Tamiami Airport in southwest Miami-Dade.

Meanwhile in Fort Lauderdale, the guys behind [South Florida Distillers](#), Joe Durkin and Avi Aisenberg, are taking the hand-crafted spirit movement into Broward with their award-winning white rum, FWAYGO. Founded in 2014, the business is boosting revenues by producing brands for ambitious local flavor-meisters. Durkin said the company produces 600 cases per month thanks to area residents interested in experimenting with their own products.

Durkin's dream: opening his own in-house bar.

Unfortunately, Florida law does not permit him to do so. State statutes prohibit distilleries from on-site servings other than tastings. Nor can distilleries sell large volumes of spirits; those must go through a distributor. That's why, unlike breweries and wineries, distilleries can't serve house cocktails outside of free samples.

To distiller Victor Olshansky, a West Point graduate, combat veteran, and former federal bank examiner, it's just not fair.

"Right now, when you buy a bottle at a large retailer, or cocktail at a bar, most of that margin is going to the retail and distribution side, and very little is going back to us," he said. "We're hoping to change that."

Olshansky founded Florida Rum Company in 2017, as he felt the local tide turning against beer. Florida Rum sold 600 cases of its signature [Ziami Rum](#) last year, Olshansky said. Olshansky and partner are now in the process of building their own distillery.

"I felt like Miami and South Florida would be a great place to do a rum featuring Florida-grown sugar cane," he said. "I always felt craft spirits would be the next big wave in the drinker's evolution."

A bill to allow on-site sales was up for a vote in Tallahassee but failed to move forward. Olshansky remains optimistic. He says a state-wide guild of distilleries is in the process of being formed to beef up lobbying efforts.

"It's a movement right now," he said.

 [COMMENTS](#) 

READ NEXT



Restaurant

March 25, 2021

Northeast 6th Development, LLC
Victor Harvey
1126 N Federal Hwy
Ft Lauderdale, Florida 33316

Dear Lessor:

The purpose of this letter is to set forth some of the basic terms and conditions of the proposed lease by the undersigned (the "Lessee") of certain real estate owned by you (the "Lessor"). The terms set forth in this Letter will not become binding until a more detailed "Lease Agreement" is negotiated and signed by the parties, as contemplated below by the section of this Letter entitled "Non-Binding."

1. DESCRIPTION OF PROPERTY. The Victory Building, commercial space to be leased is located at 1011 Sistrunk Blvd, Fort Lauderdale, 33311 Florida.

The Real Estate is subject to public highways, covenants, restrictions and zoning, if any.

2. PRICE. The proposed lease price is \$25.00 per square foot for year 1 and an annual increase of 5% each year for first five years. A deposit of \$5,000.00 will be deposited with Lessor, or Lessor's agent, upon acceptance of a binding Lease Agreement. Lessee would pay the balance to Lessor at closing.

3. POSSESSION. Possession would be given upon completion of the construction of the building and receipt of a Certificate of Occupancy from the city of Fort Lauderdale. Settlement will be made at the closing, immediately prior to possession.

4. INSPECTION. After the final acceptance of a binding Lease Agreement, Lessee may have the Real Estate inspected by a person of Lessee's choice to determine if there are any structural, mechanical, plumbing or electrical deficiencies, structural pest damage or infestation, any unsafe conditions or other damage, including the presence of radon gas, any lead-based paint hazards, and inspections for other conditions that are customary to the locality and/or that are required by law.

5. LESSOR'S WARRANTIES. Lessor warrants that he has the right to lease the proposed property.

6. STANDARD PROVISIONS. The Lease Agreement will include the standard provisions that are customary to the locality and/or that are required by law.

7. NON-BINDING. This Letter of Intent does not, and is not intended to, contractually bind the parties, and is only an expression of the basic conditions to be incorporated into a binding Lease Agreement. This Letter of Intent does not address all of the essential terms of any potential Lease Agreement. This Letter does not require either party to negotiate in good faith or to proceed to the completion of a binding Lease Agreement. The parties shall not be contractually bound unless and until they enter into a formal, written Lease Agreement, which must be in form and content satisfactory to each party and to each party's legal counsel, in their sole discretion. Neither party may rely on this Letter as creating any legal obligation of any kind; neither party has taken or will take any action in reliance on this non-binding Letter of Intent, whether a contract claim, a claim for reliance or estoppel (such as a claim for out-of-pocket expenses incurred by a party), or a claim for breach of any obligation to negotiate in good faith.

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If you would like to discuss a lease of the Real Estate with the undersigned on these general terms, please sign and return a copy of this Letter of Intent to the undersigned at your earliest convenience.

Sincerely,

LESSEE: Lornas Grille

BY: Matari Bodie

LESSOR:
Northeast 6th Development, LLC

BY: Victor Harvey

DATE: _____

The above Letter reflects our mutual understanding and sets forth the basis for proceeding to negotiate a Lease Agreement as outlined above.

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Sincerely,

LESSEE: Lomas Grille



BY: Matari Bodie

LESSOR:

Northeast 6th Development, LLC

BY: Victor Harvey

DATE: _____

The above Letter reflects our mutual understanding and sets forth the basis for proceeding to negotiate a Lease Agreement as outlined above.



Welcome to Lorna's Caribbean & American Grille

Authentic Jamaican, Bahamian & American Dishes



Contact Us

305.623.9760

19752 NW 27TH AVE,
Miami Gardens, FL 33056

HOURS OF OPERATION

MON-THURS 11AM-11PM

FRI-SAT 11AM-11PM

SUNDAY 11AM-8PM







Company Information

Northeast 6th Development, LLC

Company Information



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company
NORTHEAST 6TH DEVELOPMENT, LLC

Filing Information

Document Number	L19000110742
FEI/EIN Number	84-2181065
Date Filed	04/23/2019
Effective Date	04/23/2019
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	07/11/2019
Event Effective Date	NONE

Principal Address

1126 N FEDERAL HWY
#308
FT LAUDERDALE, FL 33316

Mailing Address

1126 N FEDERAL HWY
#308
FT LAUDERDALE, FL 33316

Registered Agent Name & Address

HARVEY, VICTOR G, SR
1126 N FEDERAL HWY
#308
FT LAUDERDALE, FL 33316

Authorized Person(s) Detail

Name & Address

Title MGR

HARVEY, VICTOR G, SR
1126 N FEDERAL HWY, #308
FT LAUDERDALE, FL 33316

Title MGR

ADAMS, JAY

9/9/2019

Detail by Entity Name

1126 S. FEDERAL HWY #308
FORT LAUDERDALE, FL 33316

Annual Reports

No Annual Reports Filed

Document Images

07/11/2019 -- LC Amendment

[View image in PDF format](#)

04/23/2019 -- Florida Limited Liability

[View image in PDF format](#)

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

**L19000110742
FILED 8:00 AM
April 23, 2019
Sec. Of State
siturner**

Article I

The name of the Limited Liability Company is:
NORTHEAST 6TH DEVELOPMENT, LLC

Article II

The street address of the principal office of the Limited Liability Company is:
1126 N FEDERAL HWY
#308
FT LAUDERDALE, FL. 33316

The mailing address of the Limited Liability Company is:
1126 N FEDERAL HWY
#308
FT LAUDERDALE, FL. 33316

Article III

Other provisions, if any:
ANY LEGAL PURPOSE

Article IV

The name and Florida street address of the registered agent is:
VICTOR G HARVEY SR
1126 N FEDERAL HWY
#308
FT LAUDERDALE, FL. 33316

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: VICTOR G HARVEY

Article V

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

Title: MGR
VICTOR G HARVEY SR
1126 N FEDERAL HWY, #308
FT LAUDERDALE, FL. 33316

L19000110742
FILED 8:00 AM
April 23, 2019
Sec. Of State
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Article VI

The effective date for this Limited Liability Company shall be:

04/23/2019

Signature of member or an authorized representative

Electronic Signature: VICTOR G HARVEY

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.

Over 75 Years Development Experience

PROFESSIONAL RESUME

VICTOR G. HARVEY, SR

Professional Profile

Experienced Executive, entrepreneur, senior sales, and marketing leader. Demonstrated strengths include brand development, pricing, direct and indirect sales, consumer trade marketing, strategic marketing, contract negotiations, budgeting, program and business development; and training.

Professional Experience

V Georgio Enterprises, LLC, Miami, FL
President
2007 - 2018

Victor George Spirits, LLC, Fort Lauderdale, FL
President
2016-Present

Achievements:

- Built one of the largest African American owned distilled spirits companies in the world in both sales and distribution
- Creator of Victor George Vodka and V Georgio Vodka
- Distributed in seven states and five countries
- Achieved over 10,000 cases sold in first twelve months 09'
- Vodka of Fort Lauderdale and Miami boat show 09' 18'
- Recognized by Black Enterprise magazine as one of top fifteen luxury spirits.
- Victor George currently distributed in Florida
- Host to several high end and celebrity events
- See www.victorgeorgevodka.com

Responsibilities:

- Responsible for managing day to day operations
- Manage seven distributors which include annual planning, monthly sales meetings and program analysis
- Conduct sales and product introduction meetings
- International brand Ambassador
- Create and execute marketing campaigns which achieve targeted results
- Successfully built and maintained relationships with key accounts and customers
- Develop signature promotional events

Achievements:

- Second largest African American hotel owner 2002 - 2005
- Purchased hotels for our portfolio domestically and internationally
- Second African American to own hotel in Miami Beach and first in Columbus, OH

Responsibilities:

- Responsible for managing day to day operations
- Identifying investment opportunities
- Manage hotel management companies
- Marketing and branding of properties

Educated Records,
Columbus, OH May
1994 - 1999 C.E.O.

Achievements:

- Created highly successful independent record label
- Produced, penned, and recorded hit record "The Rise, The Fall, The Rise" under stage name Tai-Pan
- Toured in over eighteen countries

Responsibilities:

- Responsible for creation and growth of company
- Senior producer
- Managed self as recording artist
- Managed entire marketing and promotional efforts of company and all artist
- Contract negotiations

Education:

Bowling Green State University, Bowling Green, OH
Bachelor of Science in Business Administration
Division I Scholarship Basketball Player
Graduated May 1990

References Available Upon Request

James T. Houston, III
Chief Operating Officer
Houston Realty and Investment Company
Belle Glade, Florida
(561) 843-2535

James Thomas Houston, III (James) has served as Chief Operating Officer of Houston Realty and Investment Company since 1993. Founded in the 1930's by his grandfather, James Thomas Houston, Sr., Houston Realty and Investment Company is a family owned and operated business located in Belle Glade, Florida. The business currently has an inventory of approximately 300 units, which includes 25 single-family homes.

James possesses a wealth of knowledge regarding the local construction industry, real estate marketing expertise, and finance. Through a dedicated staff, his firm manages collections, tenant/landlord matters and repairs for all properties with seven full-time maintenance employees.

His most recent development projects include:

- *Amelia Estates* – Phase 1 of a mixed use residential development consisting of 16 single family homes and 18 Townhomes and 30 apartments located in Belle Glade, FL. (Start date: March 2016/Completion Date: February, 2018)
- *Houston Infield Development & Subdivision*- Phase I, II, III of 21 single family homes and 4 duplex bldgs in Belle Glade, FL. (Completed in 2005)
- *Amelia Gardens*- 24 unit housing community located on 14th Street(Completed in 2003)
- *Marsh Harbour*- A joint venture 402-townhouse development project with investment group BMG and The Cornerstone Group in Rivera Beach, Florida.(Completed in 2007)
- *Dunkin Donuts* - 4 owned and operated stores in Palm Beach County, Hendry County, Okeechobee County, and Broward County (Operated since 1995 and sold all in 2010).

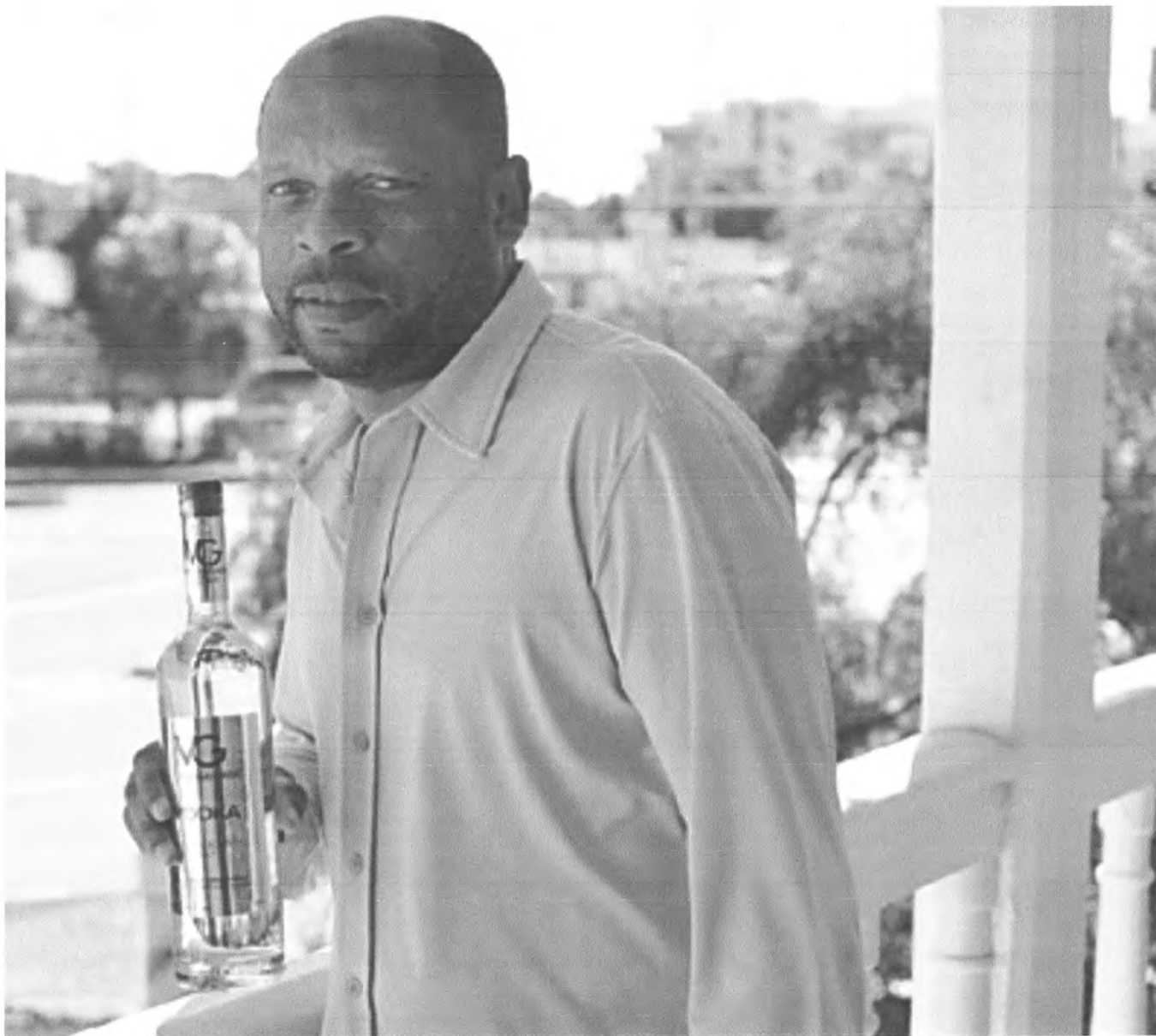
James graduated from Southwest Missouri State University in 1986 with a Bachelor of Science in Marketing. He later earned an MBA from Atlanta University. His background includes experience as a corporate banking officer. He is also a licensed contractor in the state of Florida.

James is married with 3 children, Kalin(21), James, IV(19), and Joshua(10)

James is a member of New Mount Olive Missionary Baptist Church in Ft. Lauderdale, Florida. He is also a member of Kappa Alpha Psi Fraternity, Incorporated.

Day-to-Day, his focus is on serving the community at large- providing jobs, opportunities, and words of encouragement to all who cross his path. Most of his employees have been with him for many years and he cherishes the relationships he has built with those of like faith who share his vision of success in Family, Personal and Professional Achievement.

Black Owned Distillery Coming to Fort Lauderdale



Victor George Spirits, CEO

Victor Harvey says he wants to be remembered as "a visionary." Currently, he has his sights set on opening South Florida's first Black owned distillery, due to open early next year in Flagler Village. The facility will not only produce the signature Victor George Vodka but will also manufacture rum, whiskey, and gin.

Harvey's entrepreneurial spirit was formed early in life with successful stints in music, sports management and real estate in the 90s. He decided to shift his focus to vodka after the 2008 housing market crash. Harvey noticed



that "despite a quote unquote recession, people were still spending ridiculous amounts of money on alcohol." He was especially taken aback by how many Black consumers would consistently overpay for European brands as a showcase of status. "I hope this encourages others to do it for themselves- it's cool to be an advertiser, but it's better to be an equity owner."

The new venture will break ground this summer and will look to provide job opportunities to minorities, including women and veterans. The CEO explained: "I want to be known for giving opportunities to people who don't traditionally get the opportunities they deserve." Victor George Vodka is available throughout Florida as well as select markets across the US.

Plans are underway to introduce the brand internationally in the coming years to the Caribbean and African markets.

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[Fort Lauderdale Businessman Keeps Promise To Invest In Sistrunk Corridor In Fort Lauderdale](#)

Dec 23, 2019 [No Comments](#) by [ADMIN](#)

Victor G. Harvey, Sr., owner of locally based **Victor George Vodka (VG)**, recently completed his first of several scheduled acquisitions of property in the Sistrunk corridor by purchasing land at **1012 Sistrunk Boulevard** in Fort Lauderdale.

Harvey has plans to use the property as part of his plans to build a 13,000-square foot facility that will house the **Old Sistrunk Distillery**, along with a tasting room, restaurant, cigar bar, wine lounge, and meeting space, for distillery-based private and corporate events in the area.

The Old Sistrunk Distillery will produce premium products such as vodka, gin, whiskey, tequila, and other cordials and spirits. This will include the production of Harvey's VG Vodka which is currently headquartered and available in the South Florida market. VG Vodka is a favorite of consumers throughout South Florida. It is one of the most requested local brands, having recently been featured at high profile events including the Fort Lauderdale Film Festival, Exotics on Las Olas, Art Basel in Miami and birthday parties for both Flo Rida and Torey Lanez, according to a release.

“I grew up in a part of Columbus, Ohio that is very similar to the Sistrunk area, so I have invested in Sistrunk because I believe in its potential.” said Harvey. “I have lived in South Florida for over 12 years where I have witnessed the growth of Flagler and FAT Village and know that Sistrunk can be the next hot exciting spot that will maintain an identity that is consistent with its vibrant history.”

Harvey adds, “Our new facility will provide a new place where the community can eat, drink, and socialize, without having to leave the neighborhood. This is the kind of establishment that the Fort Lauderdale CRA and city officials are looking to populate the corridor to help provide significant employment opportunities to the residents who live in the Sistrunk area.”

“It is good to see businesspeople such as Mr. Harvey continue to invest in the Sistrunk corridor. We are excited for his upcoming projects which will create jobs in the community,” says Vice Mayor and City Commissioner for District III Robert McKinzie.

VG Vodka is a gluten-free all-natural vodka promising no headaches, hangovers or burn, and can be found throughout South Florida at some of your favorite restaurants, bars, and liquor retailers such as Total Wine, Crown Wine & Spirits, Ocean Wine & Spirits, Morton's Restaurant and many others – totaling more than 130 locations.

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TRAVEL

Hamilton Plaza hotel's new owner hears Clarion call

By Brian R. Ball
Business First

Nov 7, 2005, 12:00am EST

Updated Nov 3, 2005, 4:14pm EST

A Whitehall real estate investor plans to turn a full-service hotel near Eastland Mall into an inn flying the Clarion flag.

Victor G. Harvey Sr.'s Capital City Hotel Partners LLC bought the 205-room Hamilton Plaza hotel at 2124 S. Hamilton Road on Oct. 31 for \$3.7 million.

The businessman's V.G. Harvey Investments and Global H Cos. LLC have focused on investments in single-family housing properties over the last 15 years. His decision to buy the hotel came after he attended a conference by the National Association of Black Hotel Owners, Operators and Developers.

"It's something I've always wanted to do, to get into the hotel business," Harvey said. "It makes sense from a real estate play. It has a lot of upside potential."

Harvey said Capital City Hotel Partners, which includes National Basketball Association journeyman Gary Trent, plans to invest \$2 million in the Hamilton Plaza hotel in a bid to land the Clarion flag from franchiser Choice Hotels International Inc.

Planned renovations, he said, include reducing the number of rooms to 195 from 205 so that 20 suites can be created. He also wants to lure a Bennigan's franchise or

another casual-dining chain to take over the hotel's restaurant operation.

Harvey hopes to attract business travelers and customers who stayed at the nearby Holiday Inn East, which is being expanded and an enclosed water park is added to the complex.

"We're looking to those who just want to go to a nice, full-service hotel," he said.

Harvey expects to switch by February to the Clarion flag, which targets business travelers. If approved as a franchisee, Harvey may qualify for a \$125,000 loan under a minority business development program the chain offers, said Naiema Thomas, Choice Hotels' manager of emerging markets and customer segmentation.

The chain has signed about 10 franchise development agreements under the program since it was started two years ago.

"Part of the challenge for African-Americans and Hispanics is they're not aware that hotels are franchises, and what it takes to play in the game," Thomas said.

Harvey, a 38-year-old former insurance agent, said he also has contacted Irving, Texas-based La Quinta Corp. about developing several of the company's limited-service hotels, including some in Columbus. A La Quinta spokeswoman declined to comment.

Harvey played basketball for Bowling Green State University in the 1980s. He hopes to attract other black athletes seeking real estate investment opportunities.

"I realized there is life after sports," he said.

The Hamilton Plaza hotel has undergone several changes in its 35-year lifetime.

It opened in 1970 as a Marriott and later became the Ramada Inn East. A California investment group bought it in 1997 for \$4.1 million and converted it to a Four Points by Sheraton. OM Management LLC bought it in May 2002 for \$2.7 million.

A Columbus hospitality consultant said the Hamilton Plaza hotel hasn't performed as well because travelers have shifted their business from South Hamilton Road to the handful of limited-service hotels at the Route 256 interchange off Interstate 70.

LARGE BLOCK TRANSACTIONS

BROWARD COUNTY OFFICE LEASES

Jay Adams exclusively represented the Landlords in these large **NEW** lease transactions in Broward County. Many of these transactions were also new to the market and none represent renewals. I am proud to have worked to secure these outstanding long term Tenants for my clients. Represents strong credit tenancies with 10 plus year lease terms

CLIENT	PROPERTY ADDRESS	SIZE
Kaplan	1515/1525 W Cypress Creek Rd	196,000 SF
Aetna	1601 SW 80th Terrace, Plantation	120,000 SF
Career College	2000 W Commercial Boulevard, Fort Lauderdale	110,000 SF
Maximus	5601 Hiatus Rd, Tamarae	101,405 SF
North Broward Hospital District	1800 NW 49th Way, Fort Lauderdale	95,000 SF
Kaplan College	1601 SW 80th Terrace, Plantation	90,000 SF
Aetna	300 NW 82 Ave, Plantation	85,000 SF
Citrix	1801 NW 49th Street, Fort Lauderdale	75,000 SF
Crawford & Company	1391 NW 136th Avenue, Sunrise	65,000 SF
Kemet	1 E Broward Blvd, Ft. Lauderdale	64,000 SF
Motorola	789 International Parkway, Sunrise	64,000 SF
Comcast	789 International Parkway, Sunrise	64,000 SF
Microsoft	6750 N Andrews Avenue, Fort Lauderdale	57,000 SF
Kemet Electronics	One East Broward, Fort Lauderdale	52,000 SF
State Farm	5601 Hiatus Road, Tamarae	50,000 SF
Bolton Medical	799 International Parkway, Sunrise	50,000 SF
Medtronics	799 International Parkway, Sunrise	50,000 SF
AT&T	2001 NW 64th Street, Fort Lauderdale	50,000 SF
US Gas & Electric	3700 Lakeside Drive, Miramar	47,000 SF
Brown Mackie College	1800 NW 49th Street, Fort Lauderdale	45,000 SF
Marshall Watson	200 E Las Olas Boulevard, Fort Lauderdale	42,000 SF
Prolexic	200 E Las Olas Boulevard, Fort Lauderdale	33,000 SF
S/rd Bank	200 E Las Olas Boulevard, Fort Lauderdale	26,000 SF
Social Security Administration	3201 W Commercial Boulevard, Fort Lauderdale	25,000 SF
Liberty Mutual Insurance	1700 NW 49th Street, Fort Lauderdale	20,000 SF
Pernod Ricard	200 E Las Olas Boulevard, Fort Lauderdale	21,000 SF
YUM Brands	200 E Las Olas Boulevard, Fort Lauderdale	21,000 SF
Stearns Weaver	200 E Las Olas Boulevard, Fort Lauderdale	21,000 SF
Phelan Law	2001 NW 64th Street, Fort Lauderdale	19,000 SF
Wells Fargo Financial Advisors	200 E Las Olas Boulevard, Fort Lauderdale	17,000 SF

FOR MORE INFORMATION, PLEASE CONTACT:



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SAMPLE CLIENTS REPRESENTED: in Broward



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Historic Downtown Renovations by Jay Adams

Jay Adams a seasoned real estate investor has invested/renovated three downtown landmarks, to near exact original specifications. He is also a licensed agent specializing in leasing corporate real estate.

Current Historic Properties Owned

- Croissant Administration Building
- Gilliam Home
- Progresso Plaza

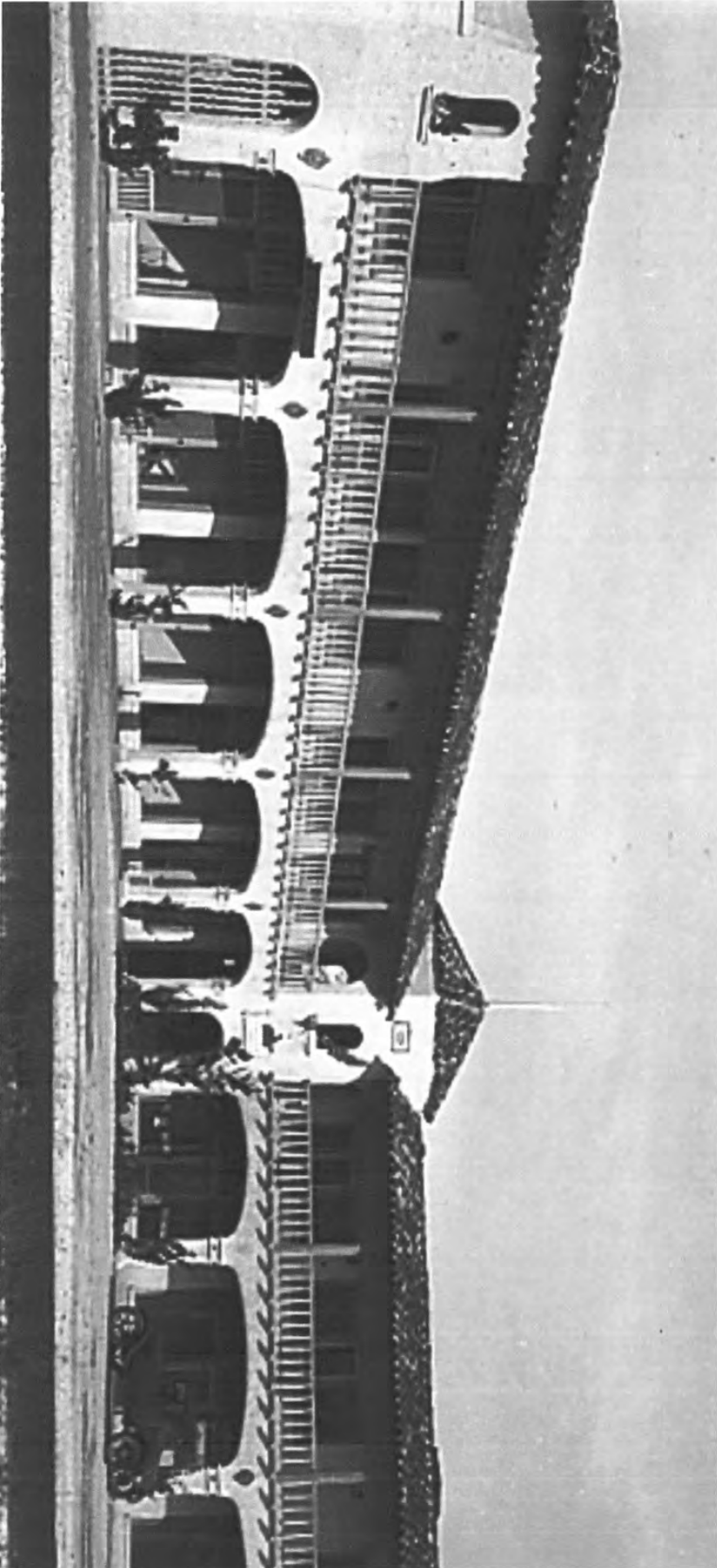
Croissant Administration Building and Gilliam House before renovations.



Croissant Administration Building and Gilliam House after renovations.



Original 1925/26 Photo with Model T.



Renovated Progresso Plaza

