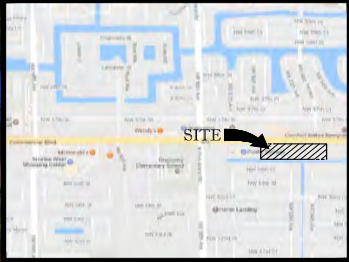


Sawgrass North Commercial Plaza



Sawgrass North Commercial Plaza

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Richard Kurban
License Real Estate Broker

t: 407.800.1009

Location

Your chance to purchase a prime piece of developable land for retail commercial plaza use in the heart of Lauderhill commercial district.

The south-Florida Region has economically evolved and grown in the past few years, turning this region into an infinite real estate investment opportunity. Those who tap into this market will become innovators and profit from its full economical growth potential. For the past 5 years, South Florida has seen the growth of real estate in the form of commercial retail establishments, new luxury resorts, vacation / residential homes and booming Commercial properties are attractive to Investors as well as business owner operator. With huge growth in areas in and around Miami-Ft Lauderdale MSA, more people are being attracted to Retail development opportunities because of all the new projected growth. These areas are creating an aggressive economic environment that is not just limited to the tourist industry: This economic condition has increased demographic growth and attracted investors from all over the world to open new business in south Florida. The wealth created with new jobs and new businesses keep making the real estate investment market more attractive.

From an investment perspective, continual year to year growth of the populations (68 million visitors in 2016 according to Visit Orlando) have caused the South Florida market to grow and create a stable retail development environment.

Retail Commercial Development Opportunity

Since Florida is the nation's 3rd largest in Population, there has been a considerable necessity in Florida's commercial retail market. Sawgrass North Commercial Plaza is a 61,112 sq ft commercial retail plaza with over 60% of pre lease tenants Including National Tenants like YOUFIT Health clubs and Tijuana Flats . These retail establishments along with other great tenants help provide a great opportunity for real estate investors seeking NNN Income property in the south Florida market.



Purchase Price and Summary

Purchase Price : \$15,300,000

- Property is comprised of 6.42 acres of buildable land
- Lot 280,000 sq. ft.
- New Construction.
- 61,112 SF of Commercial retail space.
- Property has potential that could benefit Real Estate investors & developers or offer an opportunity for a privately held equity fund.
- Proximity to Sawgrass Expressway, Turnpike and I-95 which are all major highways for the area.
- With great accessibility - right in, right out.
- 50% Pre leased tenants with signed leases.
- 3 National Tenants already in place.
- Road Frontage on West Commercial Blvd.
- Zoning Commercial C-3
- 315 Parking Spaces

Sawgrass North Commercial Blvd

High Acres

West Palm Beach

Sawgrass North Commercial Plaza

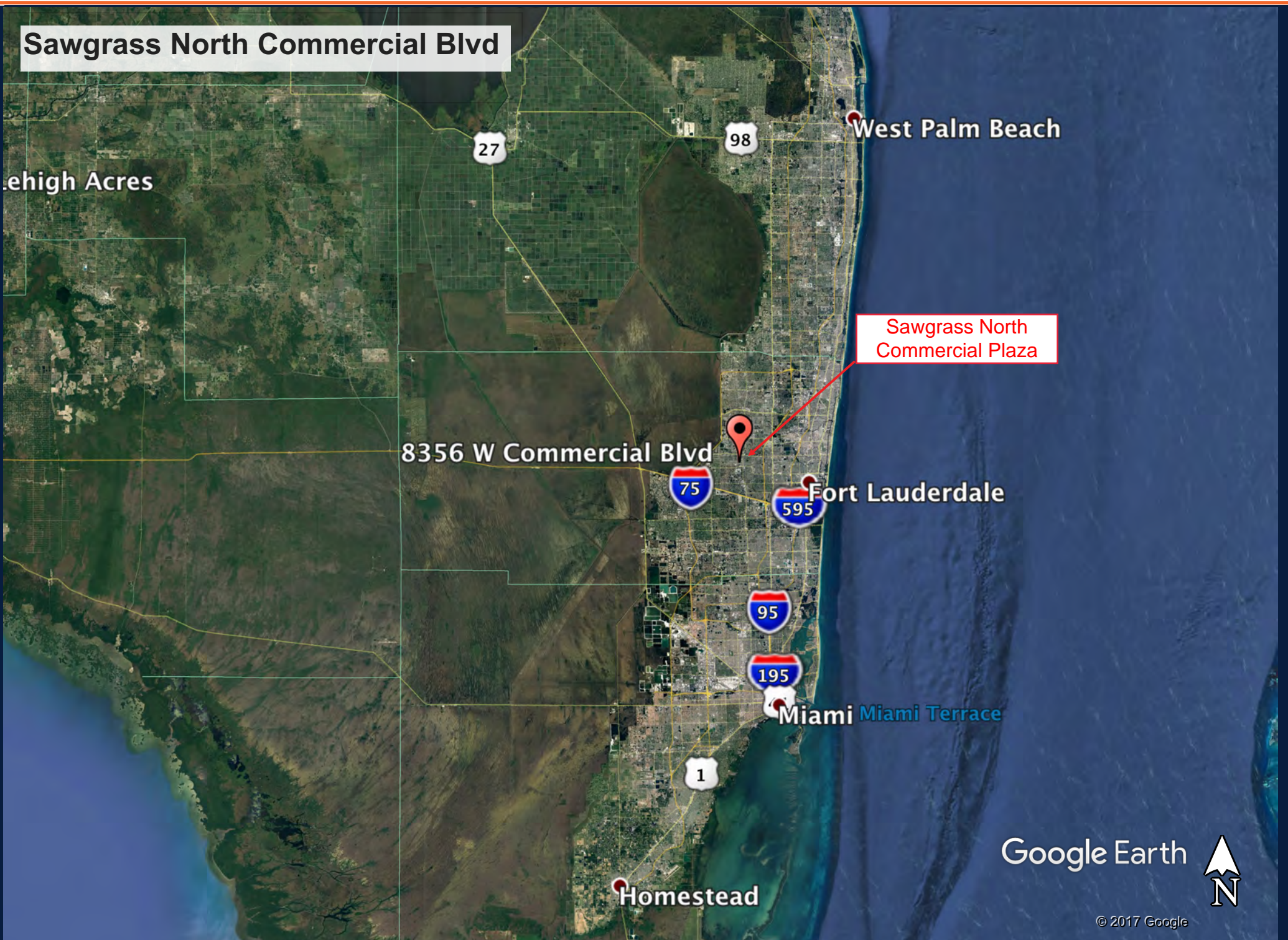
8356 W Commercial Blvd

Fort Lauderdale

Miami Miami Terrace

Homestead

Google Earth





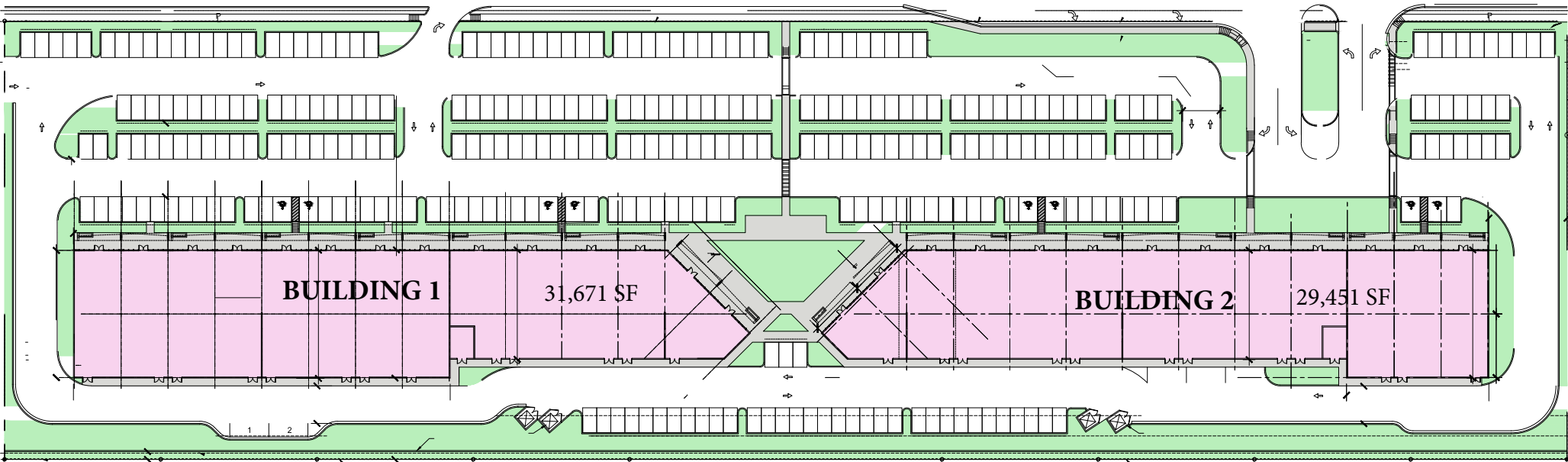
STREET VIEW LOOKING WEST FROM WEST COMMERCIAL BLVD





AERIAL VIEW OF SITE

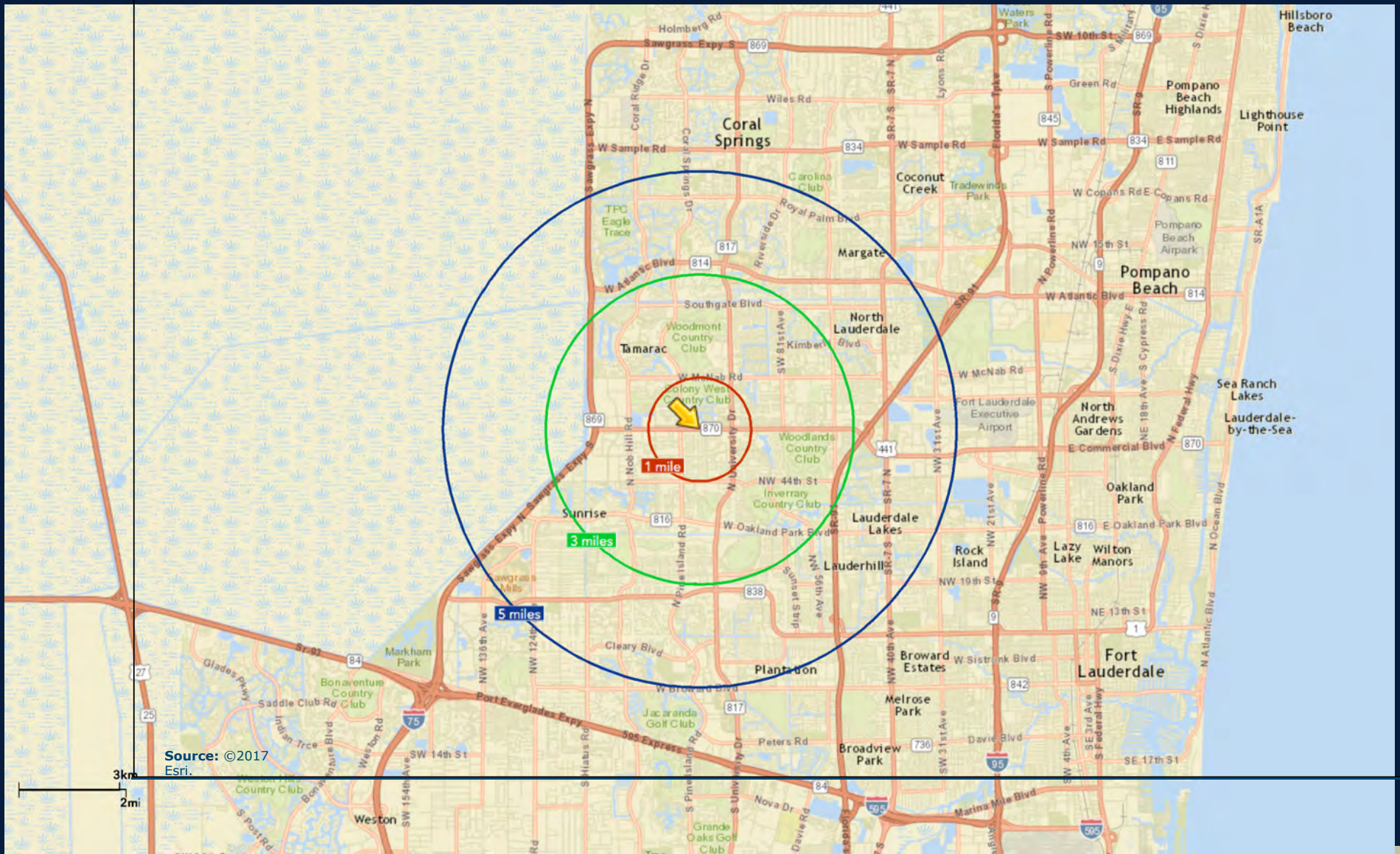




Conceptual Base Floor Plan - Retail lay out

Exterior Building Concept Design -



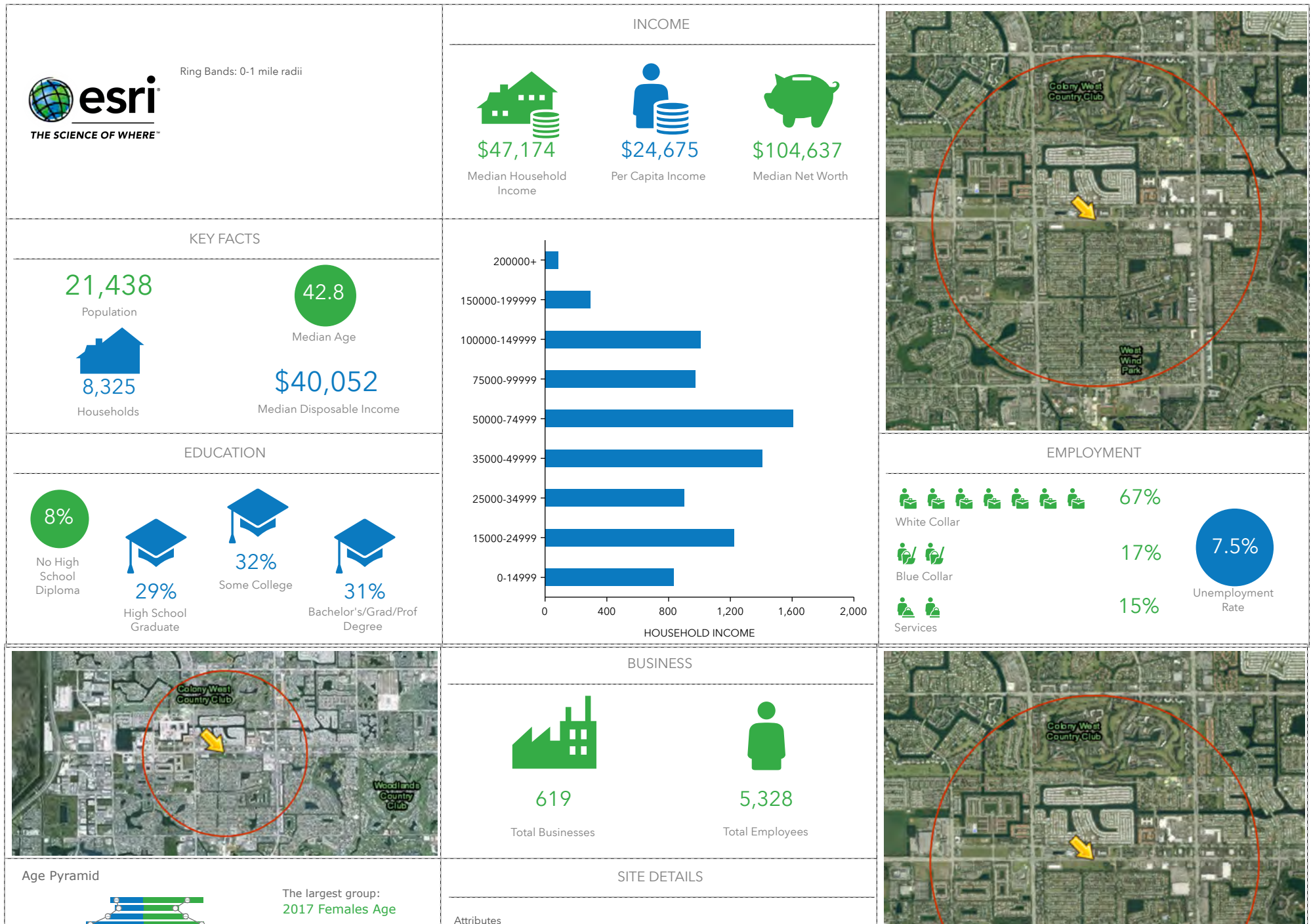


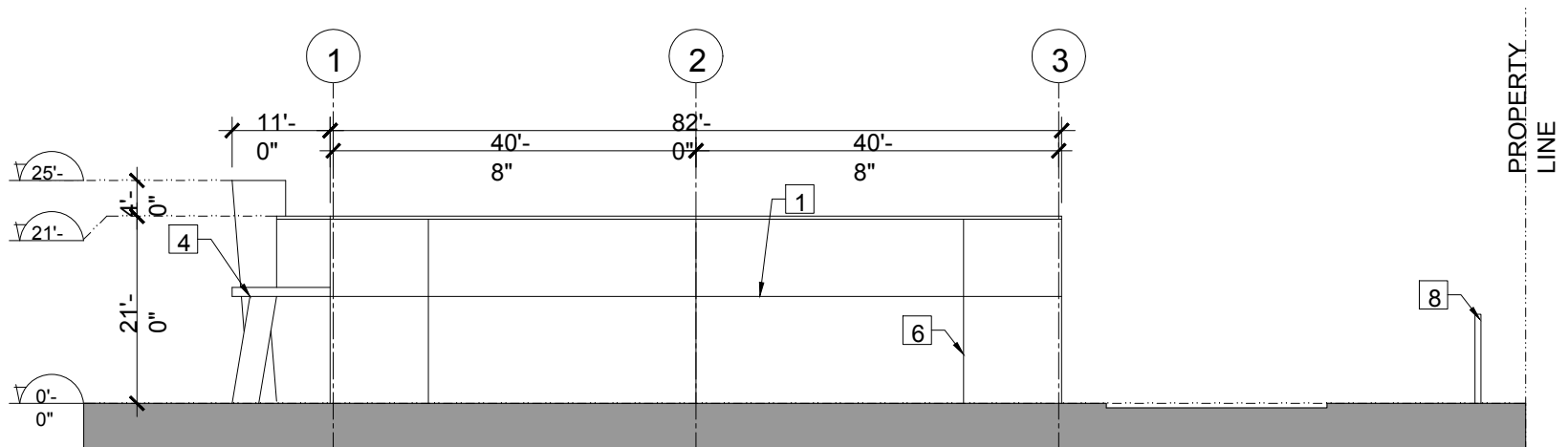
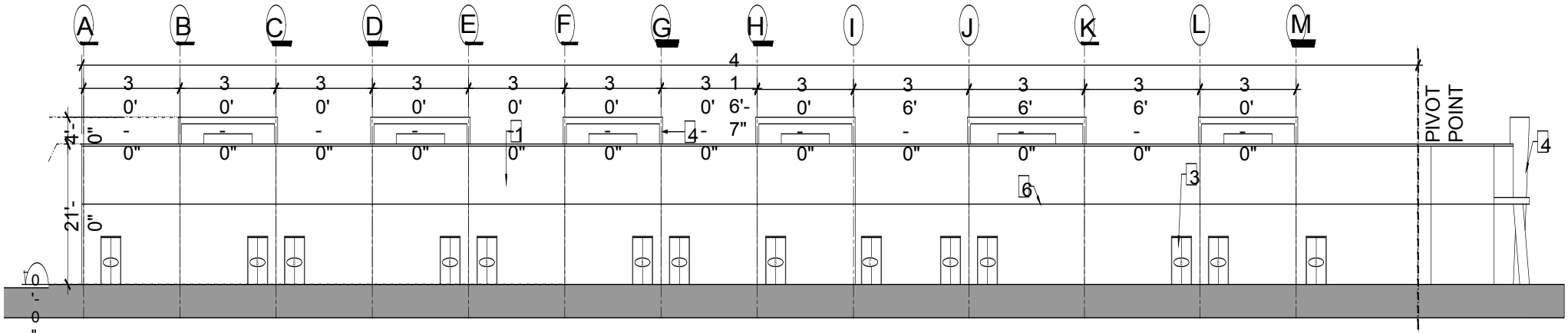
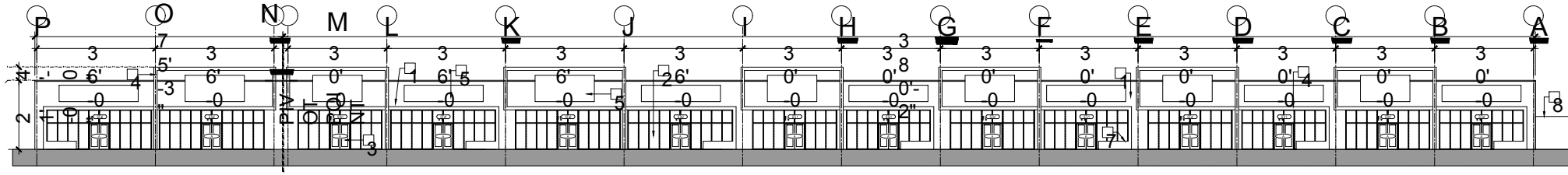
8356 W Commercial Blvd.,
Lauderhill, FL, 33351

Retail Building -
61,112 Sq.Ft.

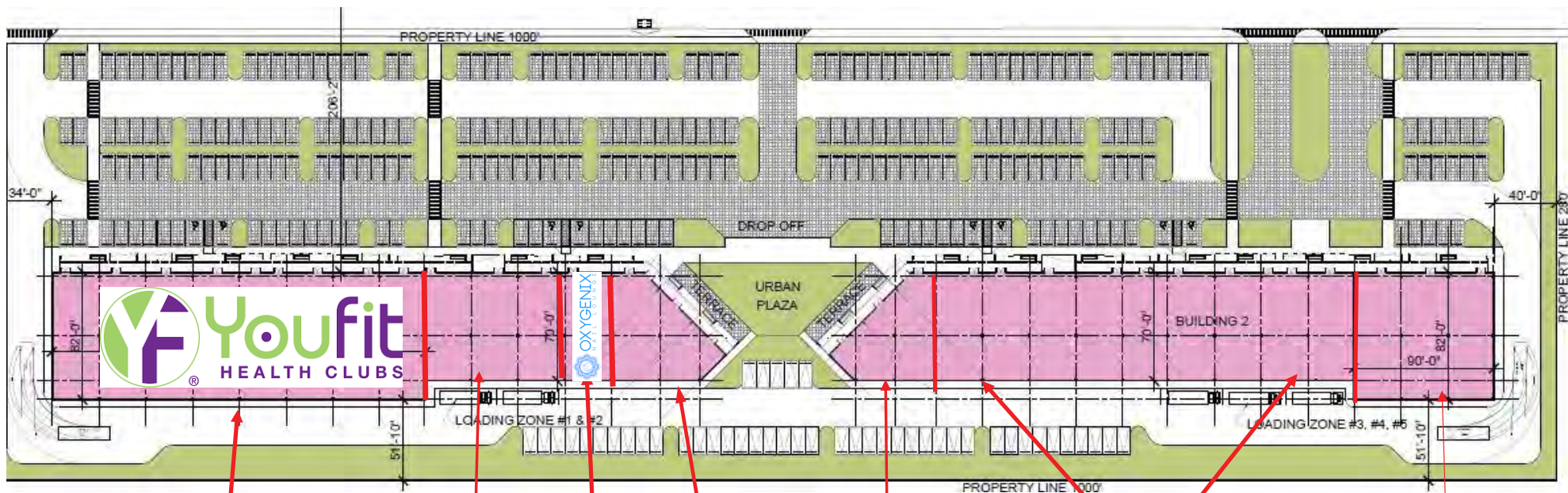
Map Rings:
1, 2 and 4 Mile Radii

DEMOGRAPHIC SUMMARY





Tenant Leasing Plan



approx 20,000 sqft

Approx. 5,507 sqft



2,520 sqft

Salon

2,520 sqft

Restaurant - I

Restaurant space 3,007 sqft or divide into two 1,503 sqft spaces.

16 bays of 1,260 sqft each (total sqft 20,160)

This "junior" box is currently 7,380 sqft. or can be divide into 3 bays of 2,460 sqft each.

Great Clips®

Great Clips is a hair salon franchise with over 4,100 locations across the United States and Canada. Lean investment and operating costs of franchises have enabled Great Clips to provide low-priced services and has led to ten-year growth for the company. It is headquartered in Minneapolis, Minnesota. In 2013, it had system-wide sales of \$1.03 billion.

Website: <https://www.greatclips.com/>



Burgerim is an international fast casual franchise with a shiny new concept. With over 168 branches, with stores operating and opening soon in the: Middle East, Russia, Romania, Spain, UK and the USA. What makes the "Burgerim" chain of franchised restaurants so famous is the variety of available flavors you get with each meal. With each portion of 2, 3, 8 or 16 mini burgers, the customer gets to choose from more than 12 burger flavors.

Website: <https://www.burgerim.com/>



Youfit Health Clubs is a chain of American health clubs. Founded in 2008, Youfit has over 100 locations across 14 states, predominantly in the South and West. Youfit primarily caters to casual gym-goers, and offers personal training at all locations and group exercise at select locations.

Website: <https://www.youfit.com>



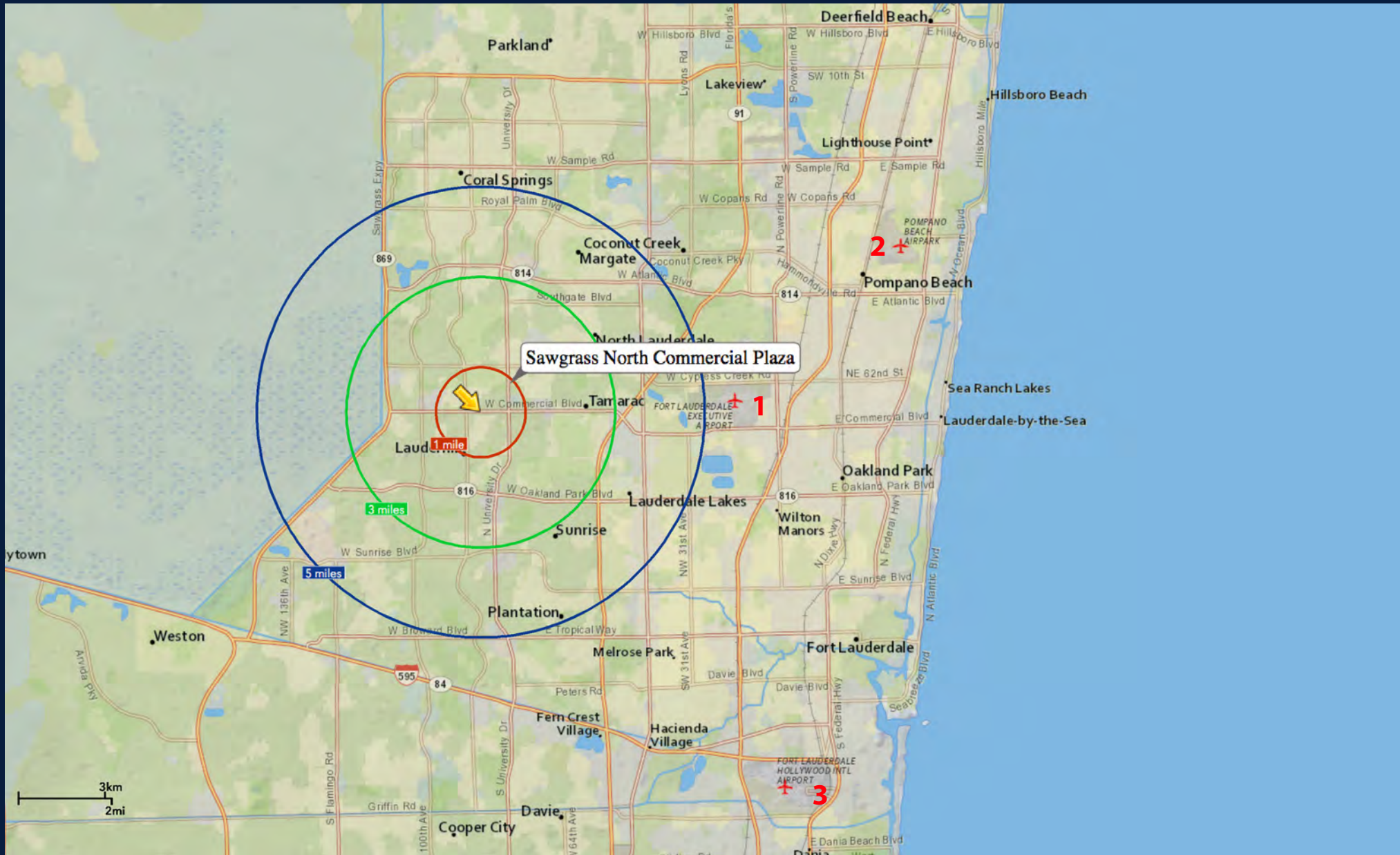
Hurricane Grill & Wings is a restaurant based in Florida with 71 locations open in 15 U.S. states. It serves more than 30 signature sauces and rubs, and is also known for its jumbo fresh wings and laid-back tropical vibe. It was named by USA Today as one of "10 Great Places to Wing It," - "Future 50" by Restaurant Business magazine and as one of Franchise Times "Top 40 Fast and Serious". The original Hurricane Grill & Wings opened in Fort Pierce, Florida in 1995 and has expanded to locations in Alabama, Arizona, Colorado, Georgia, Iowa, Maryland, Michigan, Minnesota, New York, North Carolina and Texas, with additional restaurants planned across the United States.

Website: <http://www.hurricanewings.com>



Oxygenix Nail Lounge is dedicated to providing its clients with the service and value they desire. All of their licensed specialists enjoy what they do and it is reflected not only in their services, but by our dedicated clients. With over 20 years of experience, they provide only the top of the line products to our customers.

Website: <http://oxygenixnailounge.com>



1. Fort Lauderdale Executive Airport.

2. Pompano Beach Airpark

3. Fort Lauderdale Hollywood International.

Property Assumptions

1 Name	Sawgrass North Commercial Plaza		
2 Location	Florida		
3 Type of Property	Commercial Plaza		
4 Purpose of Analysis	Purchase Hold		
5 Prepared By	Rich		
6 Size (Square feet or Number of Units)	61,142		
7 Assessed/Appraised Value of Land	Percent of Acquisition Basis		20.00%
8 Assessed/Appraised Value of Improvements	Percent of Acquisition Basis		80.00%
9 Assessed/Appraised Value of Personal Property			
10 Useful Life of Improvements (Years)	Non-Residential (Commercial)		39.0
11 Useful Life of Personal Property (Years)			
12 Acquisition Price	Actual Dollar Amount	\$15,300,000	\$15,300,000
13 Acquisition Costs	Percent of Acquisition Price		1.50%

14 Potential Rental Income and Escalations	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
15 Potential Rental Income	\$1,267,180	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
16 Other Income (Collectable)											

17 Annual Vacancy Rates (Percent of Potential Rental Income)	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%

18 Operating Expenses and Escalations	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
19 Total Operating Expenses											

Financing Assumptions

	1st Mortgage	2nd Mortgage
20 Loan Amount	MINIMUM	
21 Maximum Loan to Value Ratio	70.00%	
22 Minimum Debt Service Coverage Ratio	1.20	
23 Interest Rate	4.50%	
24 Amortization Period (Years)	20	
25 Loan Term (Years)	10	
26 Payments Per Year	Twelve	12
27 Loan Costs	Percent of Loan Amount	2.00%

Investor/Owner Assumptions

28 Ordinary Income Marginal Tax Rate	30.00%	
29 Capital Gains Tax Rate	20.00%	
30 Cost Recovery Recapture Tax Rate	25.00%	
31 Anticipated Holding Period (1 - 10 Years)	10	
32 Disposition Price	Cap Rate	7.00%
33 Disposition Cost of Sale	Percent of Disposition Price	5.00%



Cash Flow Analysis Worksheet

Property Name	Sawgrass North Commercial Plaza	Acquisition Price	\$15,300,000
Location	Florida	Plus Acquisition Costs	\$229,500
Type of Property	Commercial Plzaa	Plus Loan Costs	\$214,200
Size of Property (sf/units)	61,142	Minus Mortgages	\$10,710,000
Purpose of Analysis	Purchase Hold	Equals Initial Investment	\$5,033,700
Prepared by	Rich		
Date Prepared	November 17, 2017		

MORTGAGE DATA		COST RECOVERY DATA			BASIS DATA	
	1st Mortgage	2nd Mortgage	Improvements	Personal Property		
Amount	\$10,710,000		\$12,423,600		Acquisition Price	\$15,300,000
Interest Rate	4.50%			SL	Acquisition Costs	\$229,500
Amortization Period	20		Useful Life	39.0	Total Acquisition Basis	\$15,529,500
Loan Term	10		In Service Date	1-Jan		
Payments/Year	12		Date of Sale	31-Dec		
Periodic Payment	\$67,756.75		12 Months % age	2.564%		
Annual Debt Service	\$813,081		11.5 Months % age	2.461%		
Loan Fees/Costs	\$214,200					

TAXABLE INCOME											
End of Year	1	2	3	4	5	6	7	8	9	10	11
1 POTENTIAL RENTAL INCOME	\$1,267,180	\$1,305,195	\$1,344,351	\$1,384,682	\$1,426,222	\$1,469,009	\$1,513,079	\$1,558,472	\$1,605,226	\$1,653,382	\$1,702,984
2 -Vacancy & Credit Losses	\$63,359	\$65,260	\$67,218	\$69,234	\$71,311	\$73,450	\$75,654	\$77,924	\$80,261	\$82,669	\$85,149
3 EFFECTIVE RENTAL INCOME	\$1,203,821	\$1,239,936	\$1,277,134	\$1,315,448	\$1,354,911	\$1,395,558	\$1,437,425	\$1,480,548	\$1,524,964	\$1,570,713	\$1,617,835
4 +Other Income (collectable)											
5 GROSS OPERATING INCOME	\$1,203,821	\$1,239,936	\$1,277,134	\$1,315,448	\$1,354,911	\$1,395,558	\$1,437,425	\$1,480,548	\$1,524,964	\$1,570,713	\$1,617,835
6 TOTAL OPERATING EXPENSES											
7 NET OPERATING INCOME	\$1,203,821	\$1,239,936	\$1,277,134	\$1,315,448	\$1,354,911	\$1,395,558	\$1,437,425	\$1,480,548	\$1,524,964	\$1,570,713	\$1,617,835
8 -Interest-First Mortgage	\$475,035	\$459,505	\$443,261	\$426,272	\$408,502	\$389,916	\$370,475	\$350,142	\$328,875	\$306,631	
9 -Interest-Second Mortgage											
10 -Cost Recovery-Improvements	\$305,745	\$318,541	\$318,541	\$318,541	\$318,541	\$318,541	\$318,541	\$318,541	\$318,541	\$305,745	
11 -Cost Recovery-Personal Property											
12 -Loan Costs Amortization	\$21,420	\$21,420	\$21,420	\$21,420	\$21,420	\$21,420	\$21,420	\$21,420	\$21,420	\$21,420	\$21,420
13 -											
14 -											
15 REAL ESTATE TAXABLE INCOME	\$401,621	\$440,470	\$493,911	\$549,215	\$606,448	\$665,682	\$726,989	\$790,445	\$856,129	\$936,918	
16 Tax Liability (Savings) at 30.0%	\$120,486	\$132,141	\$148,173	\$164,764	\$181,934	\$199,705	\$218,097	\$237,133	\$256,839	\$281,075	

CASH FLOW											
17 NET OPERATING INCOME (Line 7)	\$1,203,821	\$1,239,936	\$1,277,134	\$1,315,448	\$1,354,911	\$1,395,558	\$1,437,425	\$1,480,548	\$1,524,964	\$1,570,713	
18 -Annual Debt Service	\$813,081	\$813,081	\$813,081	\$813,081	\$813,081	\$813,081	\$813,081	\$813,081	\$813,081	\$813,081	\$813,081
19 -											
20 -											
21 -											
22 CASH FLOW BEFORE TAXES	\$390,740	\$426,855	\$464,053	\$502,367	\$541,830	\$582,477	\$624,344	\$667,467	\$711,883	\$757,632	
23 -Tax Liability (Savings) (Line 16)	\$120,486	\$132,141	\$148,173	\$164,764	\$181,934	\$199,705	\$218,097	\$237,133	\$256,839	\$281,075	
24 CASH FLOW AFTER TAXES	\$270,254	\$294,714	\$315,879	\$337,602	\$359,896	\$382,773	\$406,248	\$430,334	\$455,045	\$476,557	

Cash Sale Worksheet

MORTGAGE BALANCES

1	End of Year:	1	2	3	4	5	6	7	8	9	10
2	Principal Balance - 1st Mortgage	\$10,371,954	\$10,018,377	\$9,648,557	\$9,261,748	\$8,857,169	\$8,434,004	\$7,991,398	\$7,528,460	\$7,044,253	\$6,537,803
3	Principal Balance - 2nd Mortgage										
4	TOTAL UNPAID BALANCE	\$10,371,954	\$10,018,377	\$9,648,557	\$9,261,748	\$8,857,169	\$8,434,004	\$7,991,398	\$7,528,460	\$7,044,253	\$6,537,803

CALCULATION OF SALE PROCEEDS

5	END OF YEAR	1	2	3	4	5	6	7	8	9	10
6	PROJECTED SALES PRICE (Rounded to nearest 000)										\$23,112,000

CALCULATION OF ADJUSTED BASIS

7	Basis at Acquisition										\$15,529,500
8	+Capital Additions										
9	-Cost Recovery (Depreciation) Taken										\$3,159,818
10	-Basis in Partial Sales										
11	=Adjusted Basis at Sale										\$12,369,682

CALCULATION OF CAPITAL GAIN ON SALE

12	Sale Price										\$23,112,000
13	-Costs of Sale										\$1,155,600
14	-Adjusted Basis at Sale (Line 11)										\$12,369,682
15	-										
16	=Gain or (Loss)										\$9,586,718
17	-Straight Line Cost Recovery (limited to gain) (Line 9)										\$3,159,818
18	-Suspended Losses										
19	=Capital Gain from Appreciation										\$6,426,900

ITEMS TAXED AS ORDINARY INCOME

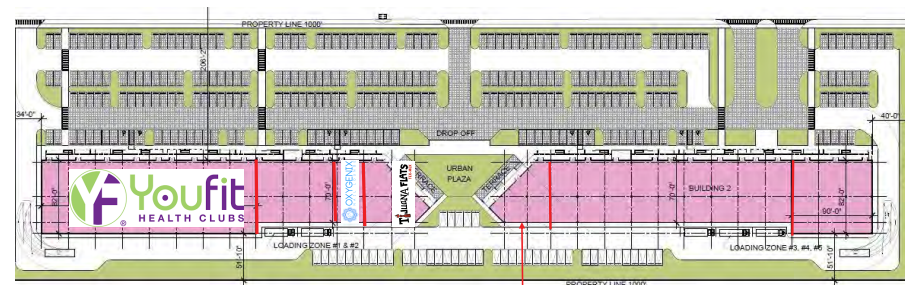
20	Unamortized Loan Fees/Costs (negative)										
21	+										
22	=Ordinary Taxable Income										

CALCULATION OF SALE PROCEEDS

23	Sale Price										\$23,112,000
24	Cost of Sale										\$1,155,600
25	-Participation Payments on Sale										
26	-Mortgage Balance(s)										\$6,537,803
27	+Balance of Funded Reserves										
28	=SALE PROCEEDS BEFORE TAX										\$15,418,597
29	-Tax (Savings) on Ordinary Income (Line 22 x 30.0%)										
30	-Tax on Cost Recovery Recapture (Line 17 x 25%)										\$789,955
31	-Tax on Capital Gain (Line 19 x 20%)										\$1,285,380
32	=SALE PROCEEDS AFTER TAX										\$13,343,262

Measures of Investment Performance

Before Tax			After Tax		
EOY	\$		EOY	\$	
0	(\$5,033,700)		0	(\$5,033,700)	
1	\$390,740		1	\$270,254	
2	\$426,855		2	\$294,714	
3	\$464,053		3	\$315,879	
4	\$502,367		4	\$337,602	
5	\$541,830		5	\$359,896	
6	\$582,477		6	\$382,773	
7	\$624,344		7	\$406,248	
8	\$667,467		8	\$430,334	
9	\$711,883		9	\$455,045	
10	\$757,632	+ \$15,418,597	10	\$476,557	+ \$13,343,262
IRR =	18.67%		IRR =	15.02%	
NPV @		=	NPV @		=



End of Year	1	2	3	4	5	6	7	8	9	10
Value Using Acquisition Cap Rate	\$15,759,000	\$16,232,000	\$16,719,000	\$17,220,000	\$17,737,000	\$18,269,000	\$18,817,000	\$19,382,000	\$19,963,000	\$20,562,000
Loan Balance	\$10,371,953	\$10,018,377	\$9,648,557	\$9,261,748	\$8,857,169	\$8,434,003	\$7,991,398	\$7,528,459	\$7,044,253	\$6,537,803
Loan to Value	65.82%	61.72%	57.71%	53.78%	49.94%	46.17%	42.47%	38.84%	35.29%	31.80%
Debt Service Coverage Ratio	1.48	1.52	1.57	1.62	1.67	1.72	1.77	1.82	1.88	1.93
Return on Asset	7.87%	8.10%	8.35%	8.60%	8.86%	9.12%	9.39%	9.68%	9.97%	10.27%
Before Tax Cash on Cash	7.76%	8.48%	9.22%	9.98%	10.76%	11.57%	12.40%	13.26%	14.14%	15.05%
After Tax Cash on Cash	5.37%	5.85%	6.26%	6.71%	7.15%	7.60%	8.07%	8.55%	9.04%	9.47%
Acquisition Cap Rate	7.87%									
Gross Rent Multiplier	12.07									
Effective Tax Rate	19.53%									

Proof of Before Tax IRR

EOY	Cash Flows	Sale Proceeds
	(\$5,033,700)	
1	\$390,740	
2	\$426,855	
3	\$464,053	
4	\$502,367	
5	\$541,830	
6	\$582,477.48	
7	\$624,344.23	
8	\$667,466.99	
9	\$711,883.43	
10	\$757,632.36	+ \$15,418,596.99

IRR = 18.67%

Year	Beginning Investment Amount	Amount Earned/ Return On	Beginning Amount Plus Amount Earned	Amount Withdrawn/ Cash Flow	Ending Investment Amount	Return Of
1	\$5,033,700	+ \$939,736	= \$5,973,436	- \$390,740	= \$5,582,696	(\$548,996)
2	\$5,582,696	+ \$1,042,228	= \$6,624,924	- \$426,855	= \$6,198,069	(\$615,373)
3	\$6,198,069	+ \$1,157,111	= \$7,355,180	- \$464,053	= \$6,891,128	(\$693,058)
4	\$6,891,128	+ \$1,286,497	= \$8,177,625	- \$502,367	= \$7,675,258	(\$784,131)
5	\$7,675,258	+ \$1,432,886	= \$9,108,144	- \$541,830	= \$8,566,314	(\$891,056)
6	\$8,566,314	+ \$1,599,236	= \$10,165,550	- \$582,477	= \$9,583,073	(\$1,016,759)
7	\$9,583,073	+ \$1,789,054	= \$11,372,127	- \$624,344	= \$10,747,783	(\$1,164,710)
8	\$10,747,783	+ \$2,006,492	= \$12,754,275	- \$667,467	= \$12,086,808	(\$1,339,025)
9	\$12,086,808	+ \$2,256,474	= \$14,343,281	- \$711,883	= \$13,631,398	(\$1,544,590)
10	\$13,631,398	+ \$2,544,831	= \$16,176,229	- \$16,176,229	=	\$13,631,398
Totals		\$16,054,546		\$21,088,246		\$5,033,700





Business Summary

Sawgrass North Commercial Plaza
 8356 W Commercial Blvd, Fort Lauderdale, Florida, 33351
 Ring Bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
 Latitude: 26.19363
 Longitude: -80.26214

Data for all businesses in area	0 - 1 mile				1 - 3 mile				3 - 5 mile			
Total Businesses:	619				4,555				7,532			
Total Employees:	5,328				39,070				83,983			
Total Residential Population:	21,438				155,284				249,941			
Employee/Residential Population Ratio (per 100 Residents)	25				25				34			
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	9	1.5%	162	3.0%	48	1.1%	274	0.7%	102	1.4%	590	0.7%
Construction	22	3.6%	59	1.1%	311	6.8%	1,454	3.7%	399	5.3%	2,500	3.0%
Manufacturing	10	1.6%	55	1.0%	123	2.7%	1,512	3.9%	144	1.9%	4,051	4.8%
Transportation	15	2.4%	49	0.9%	117	2.6%	629	1.6%	179	2.4%	1,204	1.4%
Communication	9	1.5%	45	0.8%	49	1.1%	249	0.6%	106	1.4%	1,178	1.4%
Utility	1	0.2%	4	0.1%	7	0.2%	111	0.3%	15	0.2%	506	0.6%
Wholesale Trade	8	1.3%	33	0.6%	187	4.1%	1,475	3.8%	219	2.9%	1,517	1.8%
Retail Trade Summary	153	24.7%	2,213	41.5%	838	18.4%	8,764	22.4%	1,511	20.1%	18,715	22.3%
Home Improvement	3	0.5%	10	0.2%	50	1.1%	752	1.9%	58	0.8%	567	0.7%
General Merchandise Stores	6	1.0%	317	5.9%	31	0.7%	906	2.3%	75	1.0%	2,249	2.7%
Food Stores	17	2.7%	396	7.4%	97	2.1%	1,770	4.5%	166	2.2%	3,491	4.2%
Auto Dealers, Gas Stations, Auto Aftermarket	13	2.1%	84	1.6%	73	1.6%	808	2.1%	133	1.8%	1,804	2.1%
Apparel & Accessory Stores	12	1.9%	58	1.1%	58	1.3%	238	0.6%	172	2.3%	1,440	1.7%
Furniture & Home Furnishings	10	1.6%	41	0.8%	80	1.8%	544	1.4%	117	1.6%	754	0.9%
Eating & Drinking Places	48	7.8%	1,028	19.3%	209	4.6%	2,079	5.3%	406	5.4%	5,604	6.7%
Miscellaneous Retail	43	6.9%	279	5.2%	240	5.3%	1,665	4.3%	384	5.1%	2,807	3.3%
Finance, Insurance, Real Estate Summary	88	14.2%	414	7.8%	569	12.5%	2,989	7.7%	993	13.2%	12,987	15.5%
Banks, Savings & Lending Institutions	11	1.8%	111	2.1%	78	1.7%	583	1.5%	132	1.8%	5,737	6.8%
Securities Brokers	7	1.1%	20	0.4%	45	1.0%	185	0.5%	92	1.2%	611	0.7%
Insurance Carriers & Agents	17	2.7%	56	1.1%	118	2.6%	591	1.5%	249	3.3%	1,538	1.8%
Real Estate, Holding, Other Investment Offices	53	8.6%	227	4.3%	329	7.2%	1,630	4.2%	520	6.9%	5,101	6.1%
Services Summary	279	45.1%	2,201	41.3%	1,997	43.8%	19,039	48.7%	3,326	44.2%	35,574	42.4%
Hotels & Lodging	5	0.8%	84	1.6%	9	0.2%	293	0.7%	31	0.4%	1,045	1.2%
Automotive Services	22	3.6%	88	1.7%	105	2.3%	375	1.0%	136	1.8%	579	0.7%
Motion Pictures & Amusements	29	4.7%	180	3.4%	133	2.9%	1,032	2.6%	189	2.5%	1,298	1.5%
Health Services	35	5.7%	343	6.4%	400	8.8%	5,852	15.0%	685	9.1%	10,360	12.3%
Legal Services	8	1.3%	31	0.6%	79	1.7%	427	1.1%	206	2.7%	1,293	1.5%
Education Institutions & Libraries	8	1.3%	400	7.5%	73	1.6%	2,169	5.6%	131	1.7%	4,100	4.9%
Other Services	172	27.8%	1,076	20.2%	1,199	26.3%	8,893	22.8%	1,949	25.9%	16,899	20.1%
Government	4	0.6%	84	1.6%	92	2.0%	2,525	6.5%	180	2.4%	5,073	6.0%
Unclassified Establishments	21	3.4%	11	0.2%	217	4.8%	46	0.1%	359	4.8%	87	0.1%
Totals	619	100.0%	5,328	100.0%	4,555	100.0%	39,070	100.0%	7,532	100.0%	83,983	100.0%

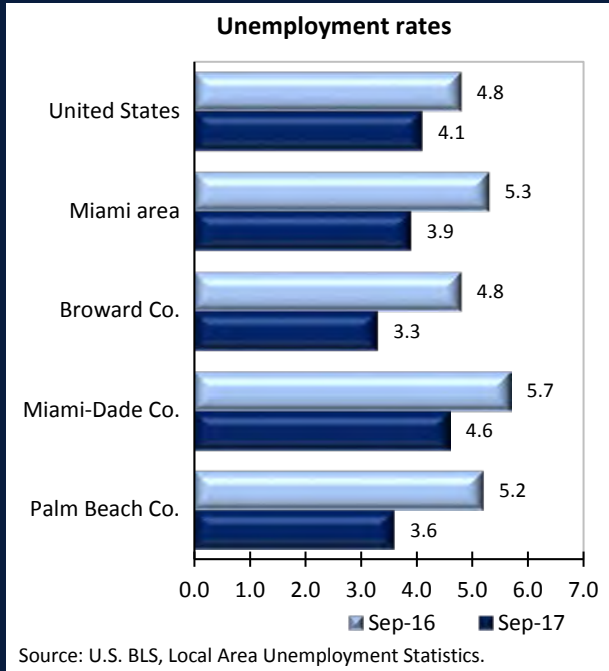
Source: Copyright 2017 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2017.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.

3.9% Unemployment Rate, (Miami-Fort Lauderdale-Pompano Beach, FL MSA)

The Miami metropolitan area, also known as the Greater Miami Area or Southeast Florida, is the 67th largest metropolitan area in the world and the eighth-largest metropolitan area in the United States

Unemployment rates for the Miami area, selected area counties, and the nation .



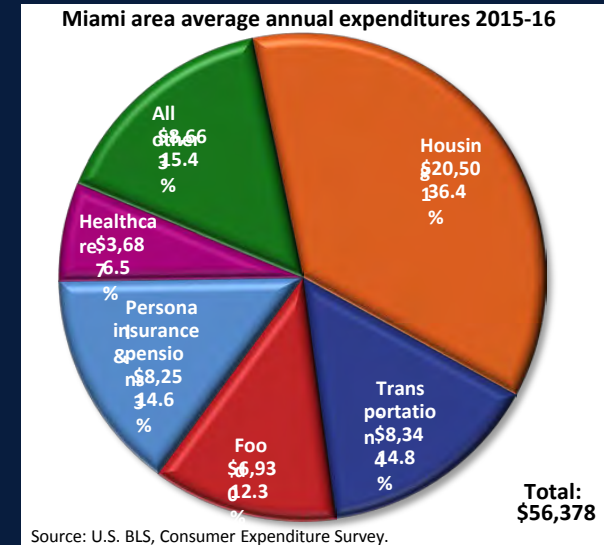
*PROJECTED

Over-the-year changes in employment on nonfarm payrolls and employment by major industry sector .

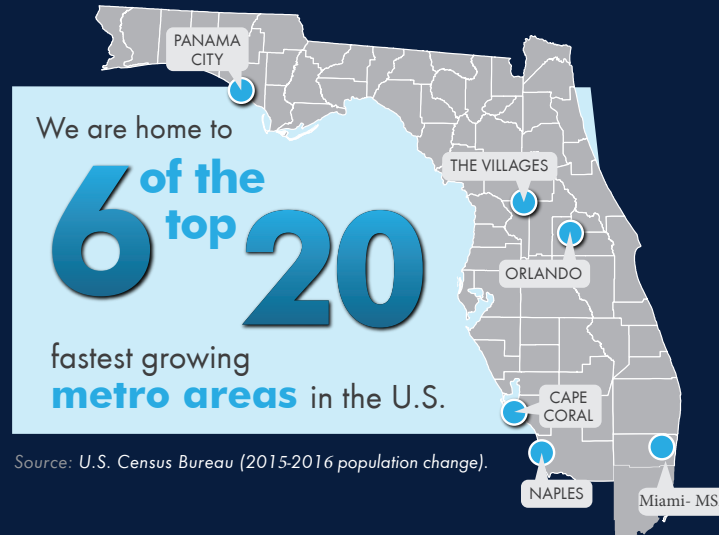
Miami area employment (numbers in thousands)	Sep. 2017	Change from Sep. 2016 to Sep. 2017	
		Number	Percent
Total nonfarm	2,605.2	19.5	0.8
Mining and logging	0.7	0.0	0.0
Construction	128.8	3.6	2.9
Manufacturing	88.1	0.2	0.2
Trade, transportation, and utilities	592.8	4.9	0.8
Information	48.8	0.1	0.2
Financial activities	175.7	-0.8	-0.5
Professional and business services	424.2	-3.2	-0.7
Education and health services	392.2	9.9	2.6
Leisure and hospitality	312.1	-2.3	-0.7
Other services	126.3	2.1	1.7
Government	315.5	5.0	1.6

Source: U.S. BLS, Current Employment Statistics.

Average annual spending and percent distribution for selected.



Growing Quickly



Florida's Population



DISCLOSURES, NOTICES AND CONFIDENTIALITY

This confidential offering memorandum, information provided in the Offering Materials, the “Offering Materials”) are intended solely for the limited use by a potential purchaser (“Potential Purchaser”) OR Investor in considering whether to purchase or develop (the “Property”) located in Broward county, Florida. The Property is owned by The Seller /Developer (the “Owner”).

The Offering Materials, which are provided subject to these Conditions of Offering, contain brief, selected information pertaining to the business and affairs of the Property. They do not, however, purport to be all-inclusive or to contain all of the information which a Potential Purchaser / Developer may desire or require. Any party in possession of the Offering Materials is bound by the Conditions of Offering.

The Offering Materials contain certain documents, such as, but not limited to, rent rolls and lease abstracts that are described in summary form. The summaries do not purport to be complete nor necessarily accurate descriptions of the full documents involved. The Potential Purchaser/ Developer must rely solely on its own review of the full documents. All financial projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner. Any graphics or drawings included in the Offering Materials are included to assist the reader in visualizing the Property. We have made no survey of the Property, and assumes no responsibility in connection with such matters. We has had neither a legal review of title or development rights of the Property nor an engineering review with regard to the environmental, physical, and mechanical integrity of the Property, and no representations with respect to such matters are made hereby. Neither Owner nor any of its partners, officers, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of this information, and no liability of any kind whatsoever is assumed by Owner with respect thereto.

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The Potential Purchaser/ Developer acknowledges that the Sale Opportunity and the Offering Materials are considered confidential and proprietary information of Owner and We, and will not disclose the Sale Opportunity, make any Offering Materials available, or disclose any of the contents thereof, to any person without Owner’s or BREG’s prior written consent; provided, however, that the Sale Opportunity and the Offering Materials may be disclosed to the Potential Purchaser’s partners, employees, legal counsel, advisors, institutional lenders, and other capital source(s) (collectively, the “Related Parties”) as required for an evaluation of the Sale Opportunity and/or the Property, provided such Related Parties are (a) informed by the Potential Purchaser/ Developer of the confidential nature of the Sale Opportunity and the Offering Materials and these Conditions of Offering and (b) directed by the Potential Purchaser/ Developer to keep the Sale Opportunity, the Offering Materials, and related information strictly confidential in accordance with these Conditions of Offering. The Potential Purchaser/ Developer shall be responsible for any violation of this provision by any of the Related Parties.

POTENTIAL PURCHASER/ DEVELOPER HEREBY AGREES TO INDEMNIFY OWNER AND We FROM ANY LOSS OR DAMAGE, WHICH OWNER MAY SUFFER AS A RESULT OF POTENTIAL PURCHASER’S/ DEVELOPER OR ITS RELATED PARTIES’ BREACH OF THESE CONDITIONS OF OFFERING.

OWNER EXPRESSLY RESERVES THE RIGHT AT OWNER’S SOLE, SINGULAR, EXCLUSIVE AND ARBITRARY DISCRETION TO REJECT ANY OR ALL PROPOSALS OR EXPRESSIONS OF INTEREST IN THIS SALE OPPORTUNITY AND TO TERMINATE DISCUSSIONS WITH ANY PARTY IN CONNECTION THEREWITH AT ANY TIME WITHOUT NOTICE.

THE OFFERING MATERIALS SHALL NOT BE DEEMED TO REPRESENT THE STATE OF AFFAIRS OF THE SALE OPPORTUNITY OR THE PROPERTY, OR CONSTITUTE AN INDICATION THAT THERE HAS BEEN NO CHANGE IN THE BUSINESS OR AFFAIRS OF THE SALE OPPORTUNITY OR THE PROPERTY SINCE THE DATE OF PREPARATION OF THIS INFORMATION.

THE INFORMATION PROVIDED HAS BEEN GATHERED FROM SOURCES DEEMED RELIABLE, BUT THE OWNER AND HFF DO NOT WARRANT OR REPRESENT THAT THE INFORMATION IS TRUE OR CORRECT. YOU ARE ADVISED TO VERIFY INFORMATION INDEPENDENTLY.

The Owner reserves the right to make any change, to add, delete, or modify the information or to withdraw the Sale Opportunity from consideration at any time, without notice.

Furthermore, the inclusion or exclusion of information relating to any other hazardous, toxic or dangerous item, waste or substance (hereinafter collectively referred to as “Waste”) relating to the Property shall in no way be construed as creating any warranties or representations, expressed or implied, by the Owner or its agents as to the existence or nonexistence of Waste of any kind or nature in, under, or on the Property, or to create legal and/or economic obligations upon the Owner, lessee, and/or other holders of any interest in the Property or a part thereof.