

CRES CORP

CRES CORP INTERNATIONAL, LLC
COMMERCIAL REAL ESTATE AND FINANCIAL SERVICES

Land O Lakes, FL - 4-acres MOL Waterfront Zoned C-2 - Commercial Development - 725-ft Frontage Restaurant-MultiFamily-Office-Medical-Retail



4408 Land O Lakes Bv, LOL, FL 34638

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Commercial Real Estate-Development-Financial Services

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CRES CORP

Statement of Confidentiality and Disclaimer

CRES Corp International, LLC (CCI) is assisting D& N Ash, LLC, the Owners of the Properties located at 6210 & 4408 Land O Lakes Bv, LOL, FL 34638 **(PID# 01 26 18 0000 00900 0090 & 13 26 0030 01000 0010)** with the sale of said Properties and Project. No contact shall be made directly to the Owner, or any associates to Owner, by any prospective purchaser or agent of purchaser regarding said Property.

This brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expression of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to entity reviewing the brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed purchase agreement on terms acceptable to the Owner, at Owners sole discretion. By submitting an offer a prospective purchaser will be deemed to have acknowledged the foregoing and agrees to release the Owner from any liability with respect hereto.

The enclosed materials are being provided solely to facilitate the prospective purchaser's own due diligence for which the purchaser shall be fully and solely responsible.

Neither CCI nor the Owner make any representation or warranty, expressed or implied, as to the accuracy or completeness from the information contained herein, and nothing contained herein shall be relied upon as a promise or representation as to the future performance of the Property. This brochure may include certain statements and estimates by CCI Agents/Associates with respect to the projected future performance of the Property. These assumptions may or may not be proven to be correct and there can be no assurance that such estimates will be achieved. Further, CCI disclaims any and all liability for representations or warranties, expressed or implied, contained in or omitted from this brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any finale, fully executed and delivered, Purchase Agreement between it and the Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to the Owner or CCI, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

Prospective Purchaser understands and agrees that all dealings concerning the above opportunity will be handled through CCI.

Prospective Purchaser _____ Date _____

Print Name _____

Address _____ Phone # _____

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1. Property Introduction

CRES Corp International is working with the owners of select commercial properties located on Land O Lakes Blvd, LOL, FL. This area located just minutes away from the major development activity on Hwy 56, to include the Tampa Premium Outlets and the Wiregrass Mall, hotels, restaurants, and multi-family. LOL Bv is prepared to move into that growth.

The properties considered in this report are currently income producing MHP/Multi-Family.

- 4408 LOL Bv - .93-acres (Incudes 10-unit Multifamily units)
- 4422 LOL Bv – 2-acres (Incudes Vacant Restaurant)
- 4400 LOL Bv -.39-acres
- 4334 LOL Bv - .67-acres

4-acres MOL All combined

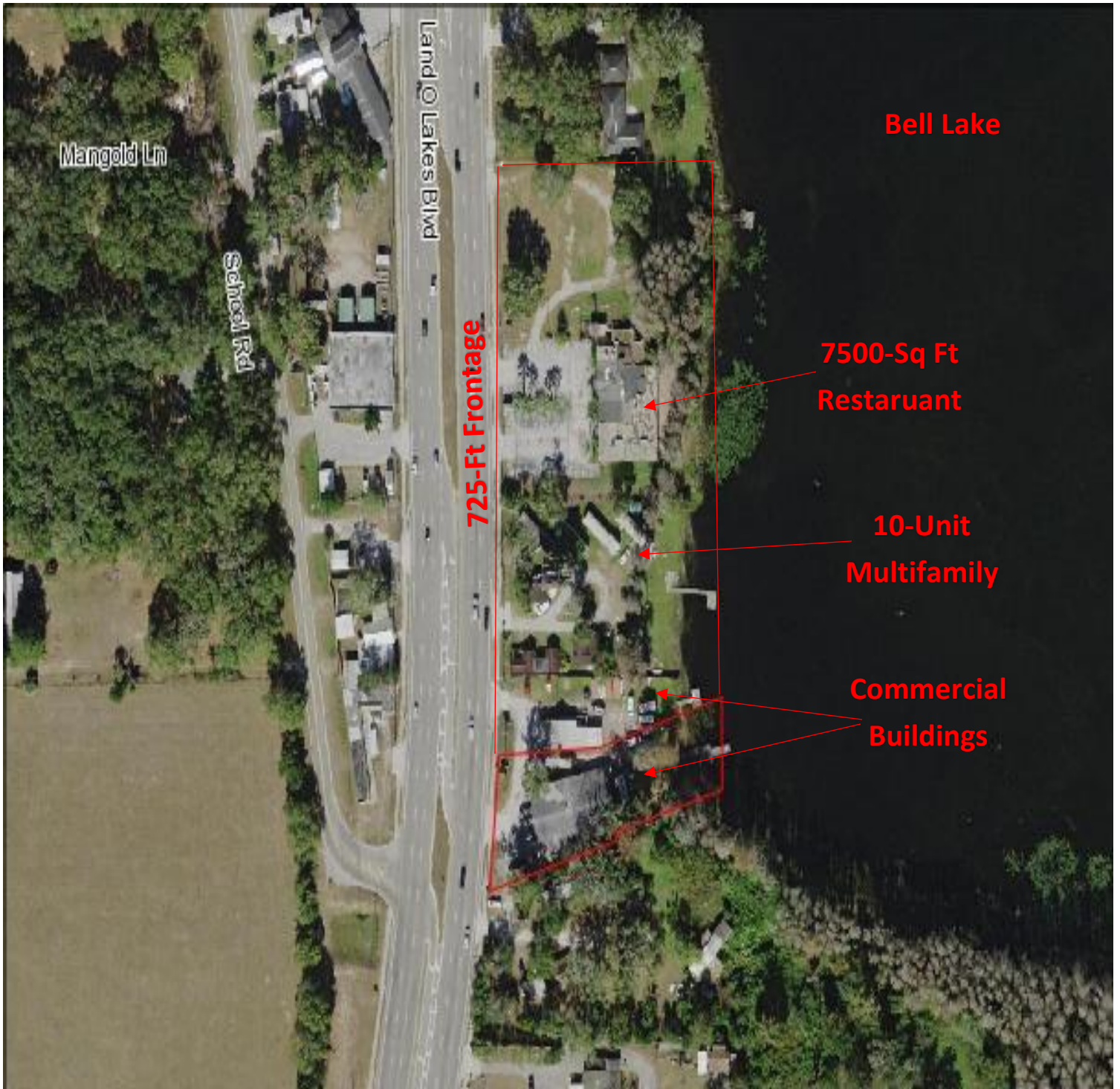
NOTE: Seller of 4408 LOL Blvd is also selling another property located at 6210 LOL Bv, which was once approved for a 40-bed Assisted Living Facility entitled the Barcelona Landings. (See Rendering Below). Plans, renderings, feasibilityreports are available upon request.

Barcelona Landings planned for a 3-story, 25,000 sf, 36-unit/40-Bed IL, with Single Occupancy offering 524 sf and Double Occupancy offering 636 sf. The square footage per resident could be reduced to offer a higher density ALF,

Zoning allows a multitude of commercial and residential development opportunities:

- Restaurants
- Apartments/MultliFamily
- Office/Medical/Retail
- Density - 12 DU/acre
- Max Height – 60-ft
- FAR - 50%
- Setbacks – Front 25Ft, Side 30Ft (0 to adjacent Commercial) , Rear, 30 ft (0 to adjacent Commercial)







6210 LOL Bv – Proposed Site for Assisted Living/Memory Care Facility



2. Property Pricing & Terms

Note: Seller Financing may be available for one or more of these properties. Properties are owned by separate owners and will be negotiated separately.

Price: Negotiable. Call for pricing and terms.

Terms: Owner will accept any one or combination of the following

- A. Cash
- B. Third Party Financing
- C. Seller Financing

Please contact Benny Spensieri for details on pricing, terms, development and finance options.

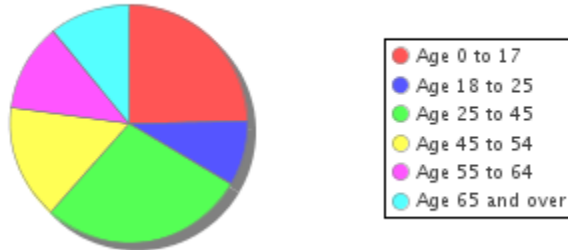
Demographic Overview For A 10 Mile Radius from Subject Property*

Persons
Households
Percent Children

298,373 Families
112,915 Persons Per Household
24.74 %

79,773
2.6

Age Distribution



Occupancy - Rent vs Own



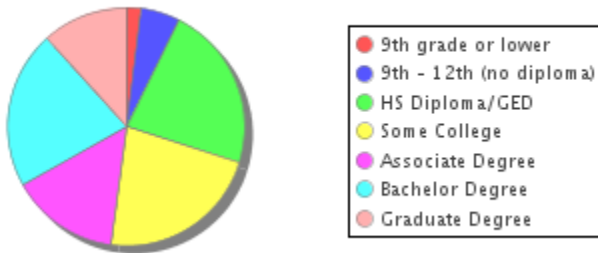
Source: [2010 Census / US Census Bureau](#)

House Median Year Built
Average Home Value
Average Rent

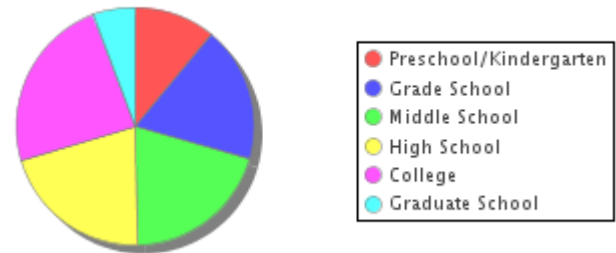
1993 Per Capita Income
\$214,760 Average Household Income
\$1,216

\$32,036
\$69,954

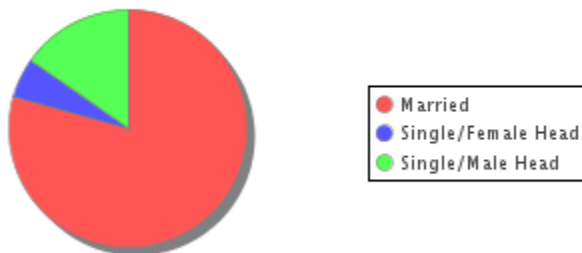
Education Attained



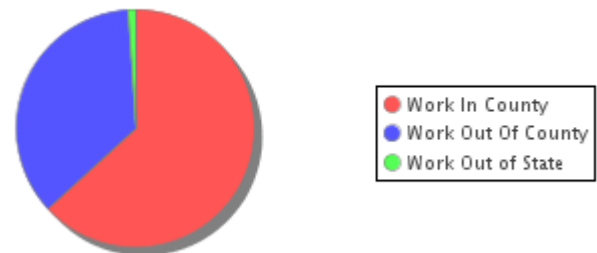
Education - Current Enrollment



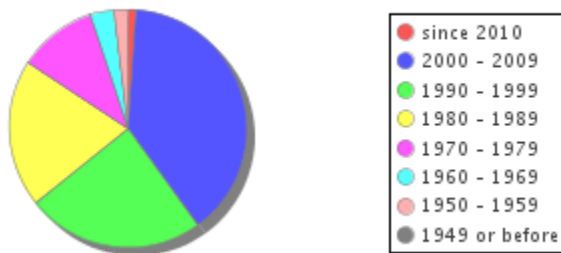
Family Type



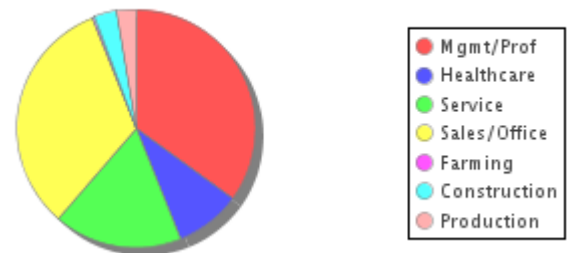
Place Of Employment



Year Built Distribution



Occupation



Source: [2013 American Community Survey, 5 year estimates / US Census Bureau](#)



CRES Corp International

PREFERRED INVESTOR PROGRAM

For those who are interested in “Off-Market” property, we offer our “*Preferred Investor Program*” (PIP)!

CRES Corp International is one of the few commercial companies specializing in “*Off-Market*” properties; properties available for sale but not offered to the public. Owners of these properties choose to keep the sale discreet and, therefore, they do not list their property with any real estate company.

The problem most sellers have trying to sell their property “*Off-Market*” is locating legitimate Investors, who are financially capable and who will make reasonable offers. Our Company has had tremendous success assisting our sellers by introducing them to our Investors, who are Members of our “Preferred Investor Program”.

Our *Preferred Investor Program Members* are Investor and Investment organizations, prequalified through CRES Corp International, so the seller is confident the Investor we introduce not only has the *financial ability* to purchase their property but also has a successful investment history and will make a *serious offer*.

A property not disclosed to the public provides our PIP Members the luxury of limited competition, a comfortable examination of the property, and ample time to work with the seller structuring a deal. Our Investors usually end up with a very good to great deal.

Investor? For further information on our Preferred Investor Program and our available “Off-Market” properties, feel free to call or send an email.

Selling a Commercial Property? Don’t want to list? Send an email or call. Our Investors are ready to make an offer on your property.

Benny Spensieri – 813-391-1545 or benny@CRESCorpLLC.com.



Commercial Financing Arrangement

CRES Corp International assists our Clients with the provision of project funding:

- Acquisition Funding
 - Multi-Family
 - Hotels
 - Retail
 - Healthcare
 - Medical
- Development Funding

Our Company strives to beat the current loan products offered by financial institutions, private capital and other lending resources. We bring the best loan scenarios to our Clients:

- Lower Interest Rates
- Higher Leverage
- Longer Terms
- Non-Recourse
- No Prepayment

Financing is supplied through various sources to include:

- Bond Structured Financing
- Insurance Companies
- Private Capital
- Partnership Structuring
- Senior Life Settlement Policies

For further information on financing contact

Dave Syraski, Director, Financing Division - 727-744-3444 or Dave.Syraski@CRESCorpLLC.com

Benny Spensieri, CCI Managing Partner - 813-391-1545 or benny@CRESCorpLLC.com

Variable Rate Demand Bond Funding

CRES Corp International offers our Clients the opportunity to receive low rates and low down payment loan structures for their development and acquisition through our Variable Rate Demand Bond (“VRDB”) funding program:

- 95%-75% LTV/LTC
- 2.25%-3.5% Interest Rate
- 25-30 Year Amortization
- Recourse/Non-Recourse
- No Prepayment Penalty

The following is the criteria for this program:

- Acquisition/Construction/Refinance
- Health Care/Medical Related Projects
- Property/Project Value: Minimum \$5 million with no maximum value
- Must Submit Underwriting Documents for Approval

Our VRDB are AAA rated bonds secured by a Direct Pay Letter of Credit provided by our National Banks. The underwriting process is almost identical to the typical process a borrower goes through when obtaining a conventional construction and/or permanent loan however, rather than using the bank’s funds to fund the loan, the loan is funded via the issuance of the VRDBs in the capital markets. This allows the project to be funded at much lower rates based on the current 30-day LIBOR rate.

In example, in today’s interest rate environment, taxable VRDBs are trading at approximately 18 basis points (0.18%). In addition, the borrower is obligated to pay the annual bank letter of credit fee estimated at 1.75% to 2.25% for an all-in rate of 1.93% to 2.43%.

The rates and terms are negotiated with our Banks but the outcome is always much better than what the bank would offer through conventional lending.

Our VRDB program also offers no pre-payment penalty. The VRDBs can be pre-paid at par with 30 days notice. Non-Recourse loan structures are usually accepted.

For further information please contact Benny Spensieri – 813-391-1545 or benny@CRESCorpLLC.com .



Absolute Commercial Property Management, LLC

For our Clients seeking professional property management services for their new construction or property acquisition, Absolute Commercial Property Management, LLC, is available for the following:

- Retail/Office
- Apartments
- Hotels
- MHP/RV

Let Absolute Property Management, LLC, take over the daily business of management. We offer our Clients the very best management services:

- Leasing & Management
- Tenant Communication
- Billing & Collections
- Record Keeping
- Account Report Preparation – Monthly-Quarterly-Annual
- 24/7 On-Call Maintenance Support
- Grounds Upkeep
- Site Inspections

For further information contact:

Dave Syraski - 727-744-3444 (Department Head)

Benny Spensieri - 813-391-1545 (Leasing & Sales)



CRES Corp International, LLC

CRES Corp International, LLC (CCI) is a Commercial Finance and Consulting Company that specializes in health care and medical acquisitions and development. CCI provides for their Clients the means to obtain funding for their various Real Estate projects to include:

- Construction & Development Project Planning
- Property Conversion and Repositioning
- Investor Syndicating & Joint Venture Structuring
- Medical/Health Care Property Management
- Financial Arrangement & Consulting
- Business Start-ups and Expansions
- Primo Sports SMART Centers -Sports Medicine & Training Centers

To assist our Clients with their development projects and acquisitions we offer affordable financing alternatives to conventional financing methods:

- Variable Rate Demand Bonds
- Industrial Revenue & Municipal Bonds
- Build-to Lease Program
- Foreign Investment Funds
- Joint Venture/Equity Partnership Arrangements
- Government Subsidy Assistance
- Fully Assumable/No Prepayment Penalty

Our goal is to bring our Clients the lowest interest rates and best leverage on their purchases and projects.

Our **Development Team** consists of licensed and bonded professionals that utilize the most recent sustainable technology in their construction, offering considerable savings in construction costs and costs over time.

We will consider the following properties and projects:

- Health Care/Medical
- Offices
- Retail
- Schools/Universities
- Hospitality

For further information contact Benny Spensieri – 813-391-1545 or benny@CRESCorpllc.com