

**REQUEST FOR PROPOSALS SUBMISSION
PURCHASE AND REDEVELOPMENT OF 1203 N. FEDERAL
HIGHWAY
SOLICITATION # RFP-4485-16-RL
CITY OF HOLLYWOOD, FLORIDA**

February 5, 2016

To whom it may concern:

On behalf of Mr. Sylvio Savadis we are submitting this response to this RFP. Mr. has site control over the following properties:

<u>Property</u>	<u>Size</u>
1) 1109 North Federal Highway	19,566 square ft. (.45 acres)
2) 1215 North Federal Highway	13,103 square ft. (.30 acres)
3) 1118 North 17 th Ct	<u>6,877 square ft. (.16 acres)</u>
TOTAL	square ft. 39,546 (.91 acres)

Combined with the subject property, the total land area is **59,148** square feet, or **1.36 acres**, all with the majority of the frontage on North Federal Highway.

It is acknowledged that this submission does not meet all of the terms of RFP as requested in Solicitation #RFP-4485-16-RL of the City of Hollywood, Florida. It is the intention of the owner of these two properties to enter into an agreement with the City of Hollywood to acquire, and/or obtain site control of 1203 North Federal Highway through negotiation and present to the City a development project on the entire site, utilizing a partner developer to be selected. As consultants to Mr. Savadis, we have been in contact with, and are continuing to contact real estate

developers who have expressed an interest in developing the site in accordance with the City's goals and objectives for the community as stated in the RFP. Some of these discussions have been with respect to developing the site for affordable housing, containing a mix of both affordable and market rate units with ground floor commercial. However, we are open to discussing the potential for other types of uses which may be appropriate, assuming there is developer interest and that market demand exists for such development.

We feel that development of the subject property in conjunction with the properties controlled by Mr. Savidis is in the best interests of the City of Hollywood and will generate a much greater impact if developed in this fashion. As such, we are submitting this proposal and welcome the opportunity to meet with City officials to discuss in greater detail.

We thank you for your consideration and look forward to hearing from you.

Joseph D'Lando

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John Salters

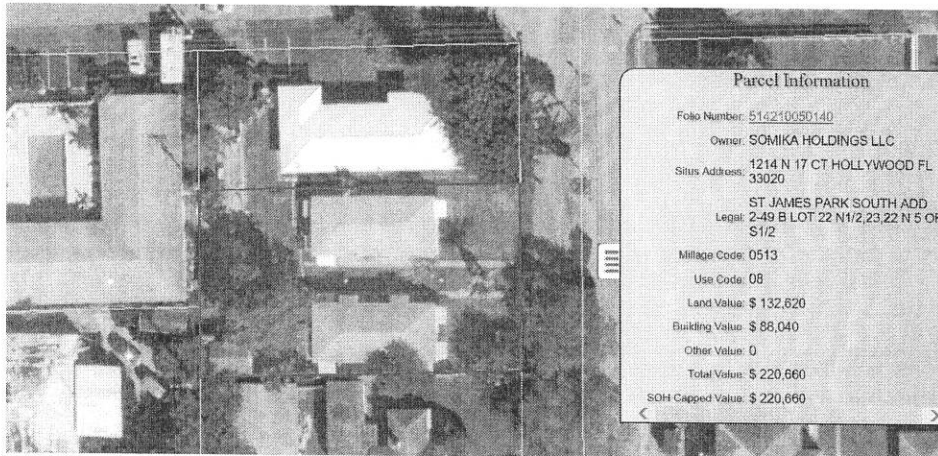
js6299@nyu.edu

(917) 836-1385

Consultants

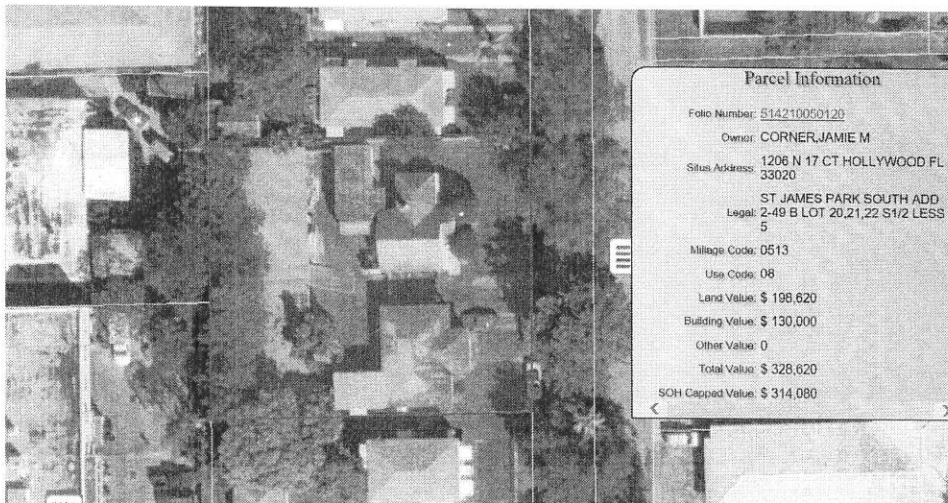
Land Calculations		
Price	Factor	Type
\$12.00	8,259	SF

1214 N 17th CT



Sales History -- Search Subdivision Sales				Land Calculations		
Date	Type	Price	Book/Page or C/N	Price	Factor	Type
8/1/2014	SW-E	\$675,000	112498654	\$12.00	11,052	SF
7/31/2014	DR-T	\$100	112843861			
1/2/2014	QCD-T	\$100	112057536			
10/23/2013	DRR-T	\$100	111888769			
7/1/2013	QC-T	\$100	111646700			
* Denotes Multi-Parcel Sale (See Deed)				Adj. Bldg. S.F. (Card, Sketch)	2580	
				Units	4	
Click for Eff. Year Built or Act. Year Built						

1206 N17th CT



Sales History -- Search Subdivision Sales				Land Calculations		
Date	Type	Price	Book/Page or CH	Price	Factor	Type
11/19/2010	SW-T	\$100	47646 / 976	\$12.00	16,552	SF
4/27/2007	WD-Q	\$395,600	44018 / 538			
4/17/2007	PR-T	\$100	44018 / 533			
2/1/1973	WD	\$26,000	5170 / 517			
4/1/1989	PRO	\$15,000				
Denotes Multi-Parcel Sale (See Deed)				Adj. Bldg. S.F. (Card, Sketch)		4789
				Units		4
Click for Eff. Year Built or Act. Year Built						

1204 N 17th CT



Sales History -- Search Subdivision Sales				Land Calculations		
Date	Type	Price	Book/Page or CH	Price	Factor	Type
7/19/2000	OCD	\$100	30862 / 485	\$12.00	6,888	SF
11/1/1999	OCD	\$100	30018 / 1789			
				Adj. Bldg. S.F. (Card, Sketch)		1784
				Units		2
Click for Eff. Year Built or Act. Year Built						

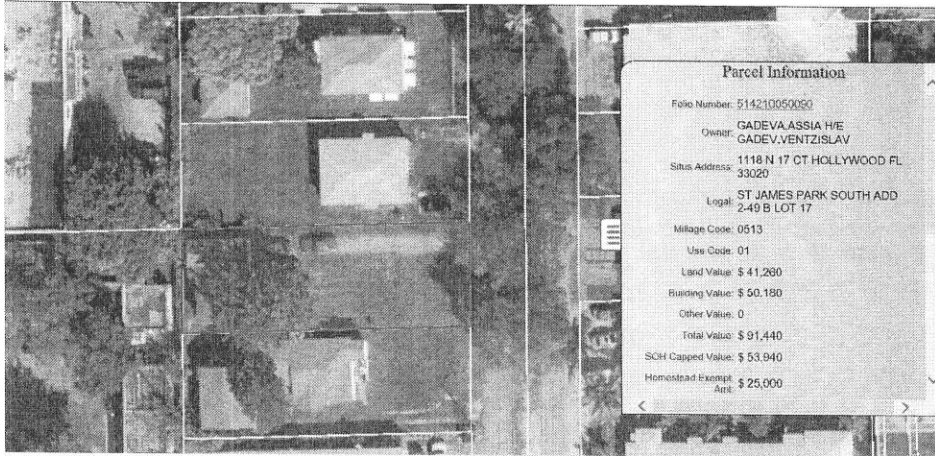
1118 N 17th Court

1122 N17th CT



Sales History -- Search Subdivision Sales				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
11/19/2010	SW-T	\$100	47646 / 976	\$12.00	6,862	SF
4/27/2007	WD-Q	\$395,600	44018 / 538			
4/17/2007	PR-T	\$100	44018 / 533			
2/1/1968	WD	\$15,500				
8/1/1964	WD	\$11,000				
* Denotes Multi-Parcel Sale (See Deed)				Adj. Bldg. S.F. (Card, Sketch) 1200		
				Units 2		
Click for Eff. Year Built or Act. Year Built						

1118 N 17th Court



Land Calculations		
Price	Factor	Type
\$6.00	6,877	SF
Adj. Bldg. S.F. (Card, Sketch)		888
Units/Beds/Baths		1/2/1
Click for Eff. Year Built or Act. Year Built		

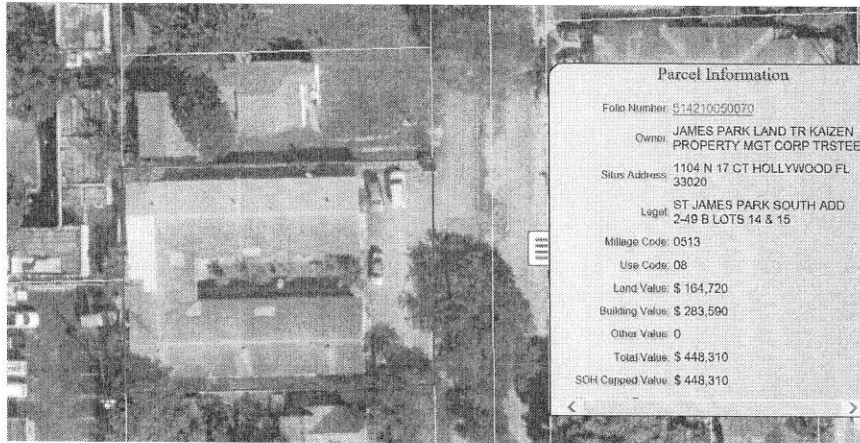
1114 N 17th CT



Parcel Information
 Folio Number: 514210050080
 Owner: CORNER, JAMIE
 Situs Address: 1114 N 17 CT HOLLYWOOD FL 33020
 Legal: ST JAMES PARK SOUTH ADD 2-49 B LOT 16
 Millage Code: 0513
 Use Code: 08
 Land Value: \$ 82,460
 Building Value: \$ 53,450
 Other Value: 0
 Total Value: \$ 135,910
 SOH Capped Value: \$ 135,910
 Homestead Exempt: \$ 0

Sales History -- Search Subdivision Sales				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/16/2010	D-D	\$199,900	46996 / 1105	\$12.00	6,872	SF
4/27/2007	WD-Q	\$395,600	44018 / 538			
4/17/2007	PR-T	\$100	44018 / 533			
10/1/1975	WD	\$30,600	6418 / 374			
11/1/1972	WD	\$32,000				
* Denotes Multi-Parcel Sale (See Deed)				Adj. Bldg. S.F. (Card, Sketch) 1877		
				Units 3		
				Click for Eff. Year Built or Act. Year Built		

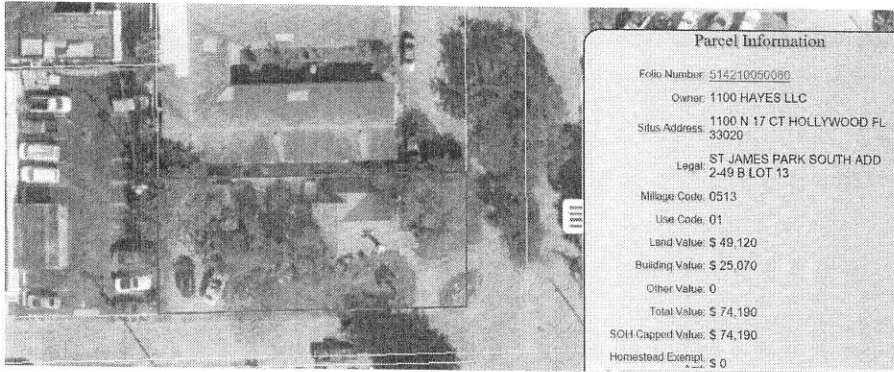
1104 17th CT



Parcel Information
 Folio Number: 514210050070
 Owner: JAMES PARK LAND TR KAIZEN PROPERTY MGT CORP TRSTEE
 Situs Address: 1104 N 17 CT HOLLYWOOD FL 33020
 Legal: ST JAMES PARK SOUTH ADD 2-49 B LOTS 14 & 15
 Millage Code: 0513
 Use Code: 08
 Land Value: \$ 164,720
 Building Value: \$ 283,590
 Other Value: 0
 Total Value: \$ 448,310
 SOH Capped Value: \$ 448,310

Sales History -- Search Subdivision Sales				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
7/14/2011	WD-Q	\$440,000	48061 / 1358	\$12.00	13,727	SF
4/6/2004	WD	\$580,000	37219 / 1439			
12/30/2002	WD	\$330,000	34322 / 497			
12/12/2002	SWD	\$100	34322 / 496			
				Adj. Bldg. S.F. (Card, Sketch) 6377		
				Units 8		
				Click for Eff. Year Built or Act. Year Built		

1100 17th CT



Sales History -- Search Subdivision Sales				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
9/24/2015	WD-Q	\$218,300	113251239	\$6.00	8,187	SF
12/16/2013	WD-Q-DS	\$105,300	112013705			
11/12/2013	ACT-T		111925548			
9/19/2013	CET-D	\$76,600	111891339			
4/12/2006	WD	\$300,000	41934 / 1457			
				Adj. Bldg. S.F. (Card, Sketch)		1045
				Units/Beds/Baths		1/3/4
Click for Eff. Year Built or Act. Year Built						

77,964 sqft

Total 158,885 sqft

3.6475 acres