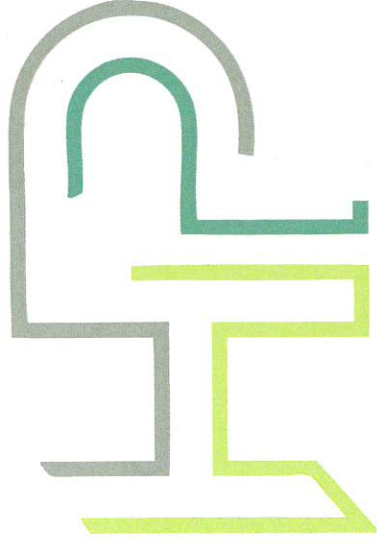




Hollywood Park

Redevelopment Opportunity
Solicitation # RFP-4585-18-PB
Best and Final Offer (BAFO)



IMMOCORP
VENTURES

Franck Gotsman
18551 NE 29th Avenue, Suite 1000
Aventura, Florida 33180

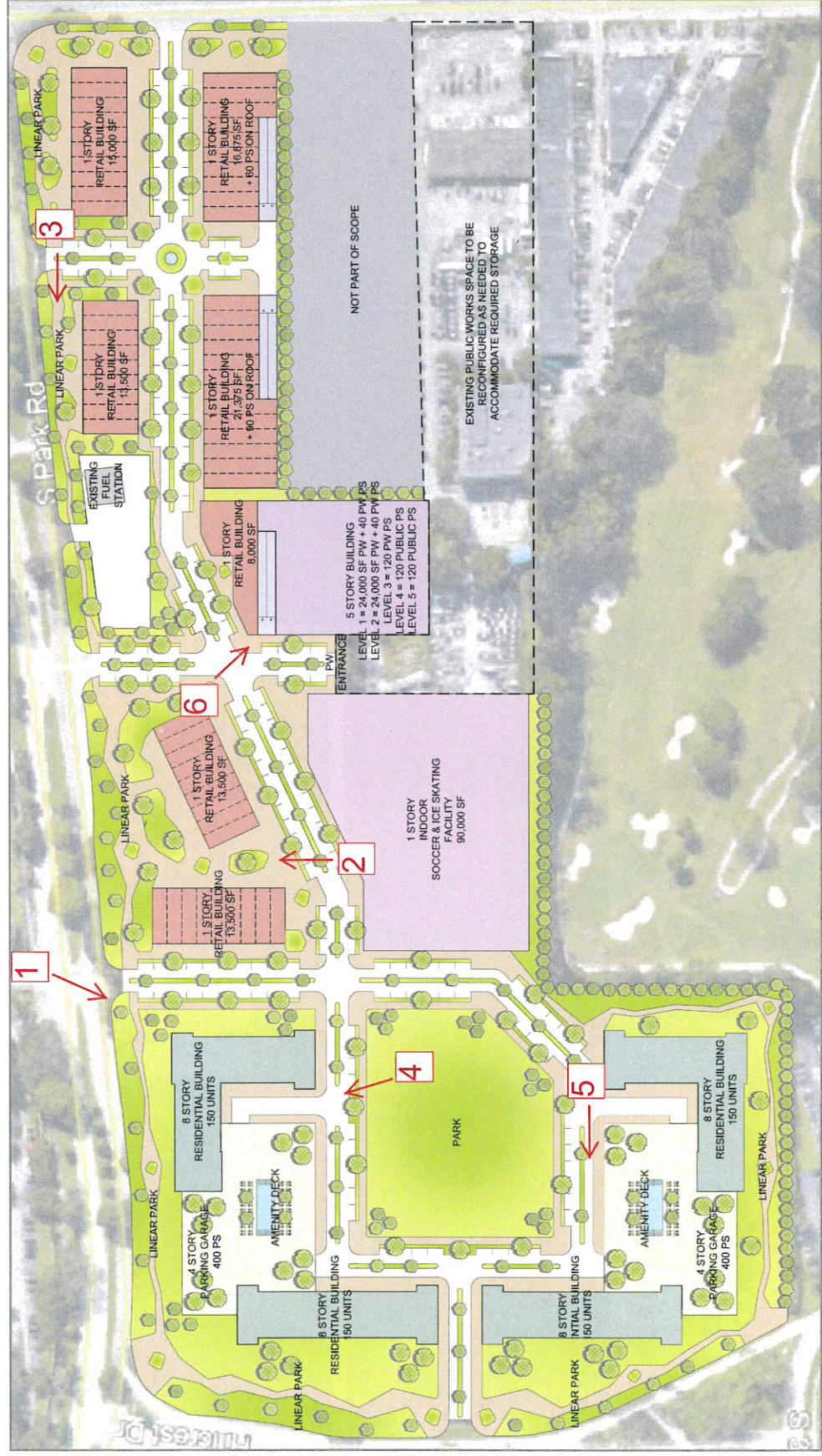
305-984-9535
fg@immocorpcap.com

MISSION STATEMENT

To create an organic lifestyle mixused development composed of affordable residential units, office space, commercial quarters and entertainment complexes all included in a Parks and Recreational area open to everyone.

AN INCLUSIVE SITE PLAN

A Complete Revitalization in Hollywood.



AN ORGANIC VISION OF GREEN BEAUTY



KOBI KARP
ARCHITECTURE



PARK ROAD REDEVELOPMENT

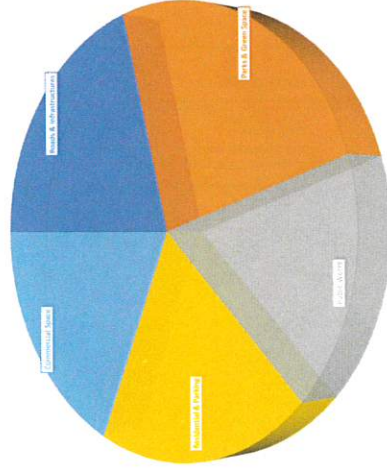
1600 S. PARK ROAD
HOLLYWOOD, FL

MOOD BOARD

AN INCLUSIVE USE OF SPACE

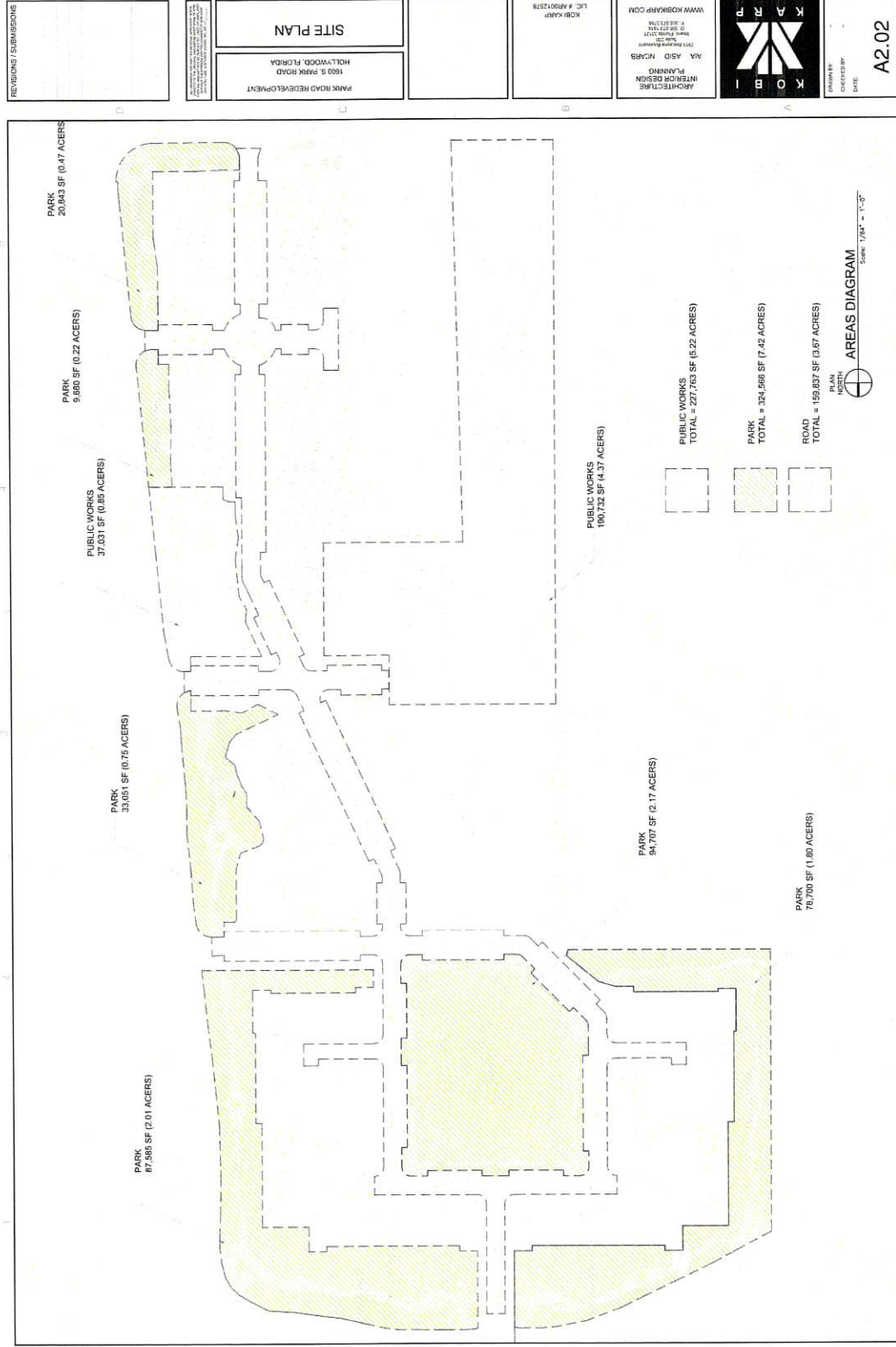
TOTAL	1,338,598 SF	30.73 Acres	
City Roads	119,300 SF	2.74 Acres	
Project Roads	159,837 SF	3.67 Acres	
NET USABLE SPACE	1,059,461 SF	24.32 Acres	100.00%
CITY & PUBLIC USE	552,329 SF	12.68 Acres	52.13%
Parks & Green Space	324,566 SF	7.45 Acres	24.25%
Public Works	227,763 SF	5.23 Acres	17.02%
PRIVATE USE	507,132 SF	11.64 Acres	47.87%
Residential & Parking	257,132 SF	5.90 Acres	19.21%
Commercial	250,000 SF	5.74 Acres	18.68%

30 ACRE REDEVELOPMENT TO BE SHARED AND ENJOYED BY ALL



More than 50% of the net site will remain
for the use of the City of Hollywood
and its Residents.

AN INCLUSIVE USE OF SPACE



OUR CONCEPT

The "HollywoodPark" Development project, because of its location and easy access is perfectly located to become a center of attraction but not only. Our studies have shown that a mixed project that would incorporate residences, offices, commercial and entertainment would not only be greatly successful it will have the best impact on the City of Hollywood in terms of growth, revenues, taxes, job creation and more.

Entertainment comes in various forms and providing different ones to a population is what created a constant flow of curious and excited visitors. Sports entertainment is our specialty and we have extensive contacts who are all excited about our vision and our project.

Understanding that our project fuels enormous interest from our partner and confident that all aspects of our project will be exciting to the City, we have already engaged in discussions with major tenants who are elated at the idea of coming to Hollywood to establish their infrastructures.

We have already secured the interest for an Olympic style ice rink complex that would spawn over 50,000 SF, a 40,000 SF state of the arts Gymnastic studio, 35,000 SF Indoor Soccer Facility, 30,000 SF Basketball & VolleyBall facility, other major entertainment structures such as Movie Theater, bowling or Escape rooms could join the multitude of restaurants and venues that will inhabit the new HollywoodPark Complex.

Our site also offers a large classe A office space that could be used by corporations, businesses but also a university and we are already in discussions with a large South Florida Institution looking for space to expand



WINTERLAND ADVENTURES

U.S.A.
GYMNASTICS & TRAMPOLINEPRIMETIME
AMUSEMENTS

FLORIDIANS FOOTBALL CLUB

LE CHOCOLATIER
PARIS

TONY ROMA'S 2.0

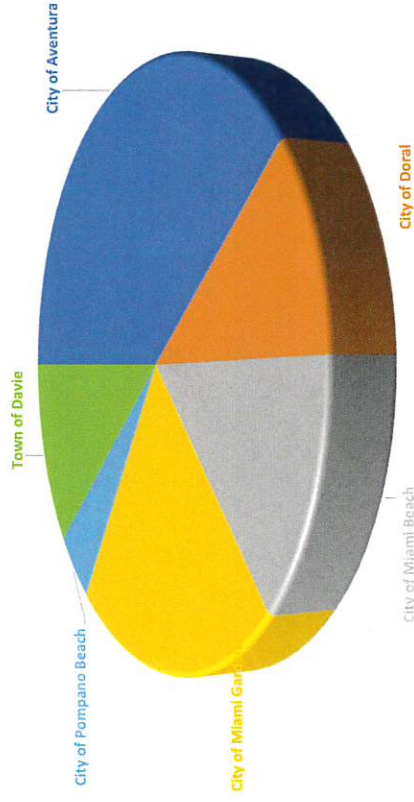
TONY ROMA'S 2.0

SUMMARY OF FINAL DEVELOPMENT PROGRAM

- **600** residential units / **180,000** Square Feet of Retail Space / **7.5** Acres of Parks and Recreation
- Over **\$180 million** in Construction with priority to Hollywood contractors.
- **\$2,600,000** in Cash for the land and **\$500,000** for the renovation of the Gas Station.
- \$Over **\$8,000,000** in Parks, Trails and Green Space.
- \$Over **\$10,000,000** in remediation and contamination clean up.
- Residences to generate over **\$22 Million** in taxes over 10 years.
- Commercial to generate over **\$11 Million** over 10 years.
- Project generates Over **\$20 Million** in sales tax over 10 years.
- Adding it all, HollywoodPark will generate over **\$50 Million** in revenues to the City of Hollywood over 10 year.
- Creation of over **800** sustainable jobs.
- Hundreds of Construction jobs to local businesses and contractors.
- Up to **50,000** Square Feet of Public Works Space / PW vehicle storage & Maintenance facility.
- Public access park / Inclusion of Social Space / Park & Green Space
- Affordable/Workforce Housing
- Exercise trail (Senior friendly) / Dog park
- Restaurants & Entertainment Activities (options available).

SUMMARY OF A COMMUNITY DEVELOPER

• City of Aventura	\$450,000,000
• City of Doral	\$120,000,000
• City of Pompano Beach	\$50,000,000
• Town of Davie	\$130,000,000
• City of Miami Gardens	\$250,000,000
• City of Miami Beach	\$150,000,000



Committed and Involved in
over One Billion Dollar in
Community Related Developments

BEST AND FINAL OFFER (BAFO)

Best and Final Offer						
Sources	Instructions	Revenues			Term of Ground Lease, if any (Years)	Total Value of Recurring Payments
		One Time Payment, if any	Recurring, if any (Annual)			
Purchase Price	Respondents are requested to provide their highest and best purchase price or lease terms. An option is available for lease payments to be made as a One Time Payment, at the Respondent's discretion. If payments are over multiple years, utilizing a NPV calculation with a 7% discount rate, please provide a valuation of full lease.	\$ 2,600,000.00	\$ -		-	\$ -
Remediation/Site Clean up Value	Respondents are required to provide an estimate of the remediation costs associated with their projects.	\$ 10,000,000.00	\$ -		-	\$ -
Public Works and Other Municipal Facilities	If Respondents propose to enhance existing facility or construct new Public Works and/or other municipal facilities at the site, please provide the estimated value associated with these improvements that will be exclusively funded by the respondent.	\$ 500,000.00	\$ -		-	\$ -
Public Amenities	If Respondents are providing parks, walking trails or other public amenities, please provide the estimated value of these.	\$ 8,114,150.00	\$ -		-	\$ -
Subtotal A	Sum of all rows under Revenues	\$ 21,214,150.00	\$ -		-	\$ -
Sources	Instructions	Subsidy Request			Term of Subsidy Payments, if any (Years)	Total Value of Recurring Subsidy
		One Time, if any	Recurring Annual, if any			
Public Works and Other Municipal Facilities	If Respondents are intending upon removing existing Public Works and/or other municipal facilities from the site without paying for the replacement cost of a like facility on a similar site, please provide an estimated replacement cost of these facilities	\$ -	\$ -		-	\$ -
Public Direct Investment/Financing	If Respondents are seeking bond financing or other governmental funding associated with their projects, please provide an estimate of this request.	\$ -	\$ -		-	\$ -
Fee Waiver	If Respondents are seeking waivers of impact or other fees, please provide an estimated amount requested to be waived.	\$ -	\$ -		-	\$ -
Other Requests	If Respondents have any additional subsidy request from the City in the form of direct payments, tax abatements, or other subsidy methods, please provide an estimated cost to the City associated with these.	\$ -	\$ -		-	\$ -
Subtotal B	Sum of all rows under Subsidy Request	\$ -	\$ -		-	\$ -
TOTAL (Subtotal A + Subtotal B)		\$ 21,214,150.00	\$ -		-	\$ -

BEST AND FINAL OFFER (BAFO) - DETAILS**Purchase Price:**

We are proposing a straight cash deal of Two Million Six Hundred Thousand Dollars (\$2,600,000.00) due at closing.

Remediation/Site Clean up Value:

Work with Langan Engineering has confirmed that the site cleanup will require about Five Million Dollars (\$5,000,000) furthermore, due to the site condition, pilings will be required to allow construction, it is estimated that the extra costs due to the site condition is to be of another Five Million Dollars (\$5,000,000) bringing the total cleanup costs to ten million dollars (\$10,000,000).

Public Works and Other Municipal Facilities:

ImmoCorp will renovate the Gas Station for the City of Hollywood's Public Works Department. The estimated cost of this renovation is Five Hundred Thousand Dollars (\$500,000).

As depicted in the Site plan, ImmoCorp is willing to reverse build-to-suit a facility and its required parking structure for the Public Works Department of the City of Hollywood. For such, ImmoCorp and the Public Works Department will work on a cost plus basis to be worked on within the parties and as agreed upon with bank financing .

Public Amenities:

Our siteplan allocates about 324,566 SF (7.45 Acres) of gardens, parks, dog parks, exercise machines, and running trails to be created within the site. We estimate the cost with an average of \$25 per ft to reach over Eight Million Dollars.

BEST AND FINAL OFFER (BAFO) - DETAILS

Public Works and Other Municipal Facilities

ImmoCorp is not seeking City funding.

Should an agreement regarding the additional Public Works Facility come to be in place, The City Of Hollywood shall pay a yearly lease precalculated between both parties based on the cost of construction and a variable basis to cover financing and other extra costs. The City of Hollywood will have the right to purchase the property after a predetermined amount of years at a predetermined amount.

Public Direct Investment/Financing

ImmoCorp is not seeking City funding.

Fee Waiver

ImmoCorp is not seeking City funding.

Other Requests

ImmoCorp is not seeking City funding.

A CLOSER LOOK AT THE HOLLYWOODPARK LIFESTYLE



Mid rise buildings that fit within the community and the environment.

A CLOSER LOOK AT THE HOLLYWOODPARK LIFESTYLE



Clean, modern and agreeable designs by world renown Architect

A CLOSER LOOK AT THE HOLLYWOODPARK LIFESTYLE



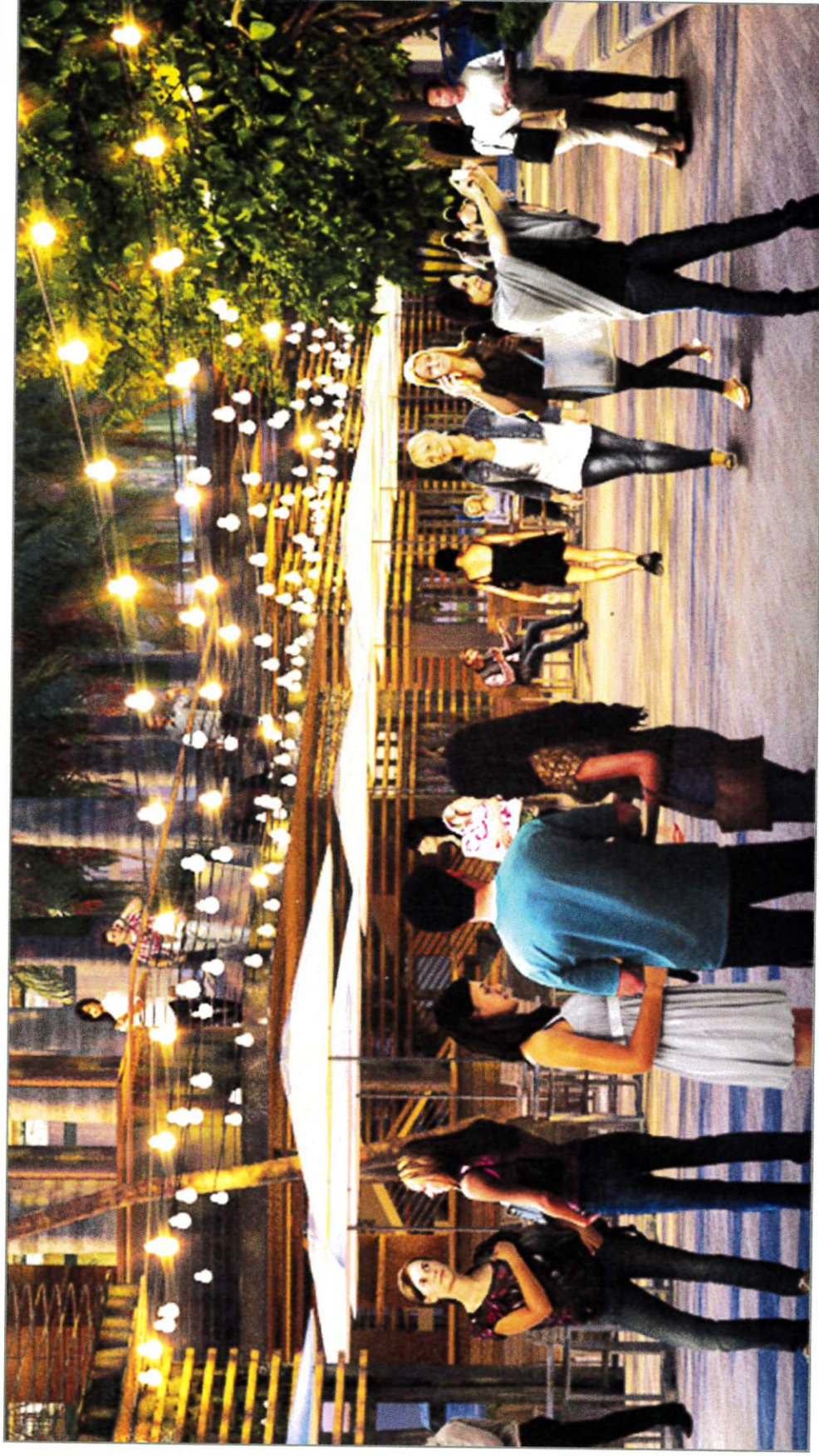
Green Spaces for the Community and the City to enjoy.

A CLOSER LOOK AT THE HOLLYWOODPARK LIFESTYLE



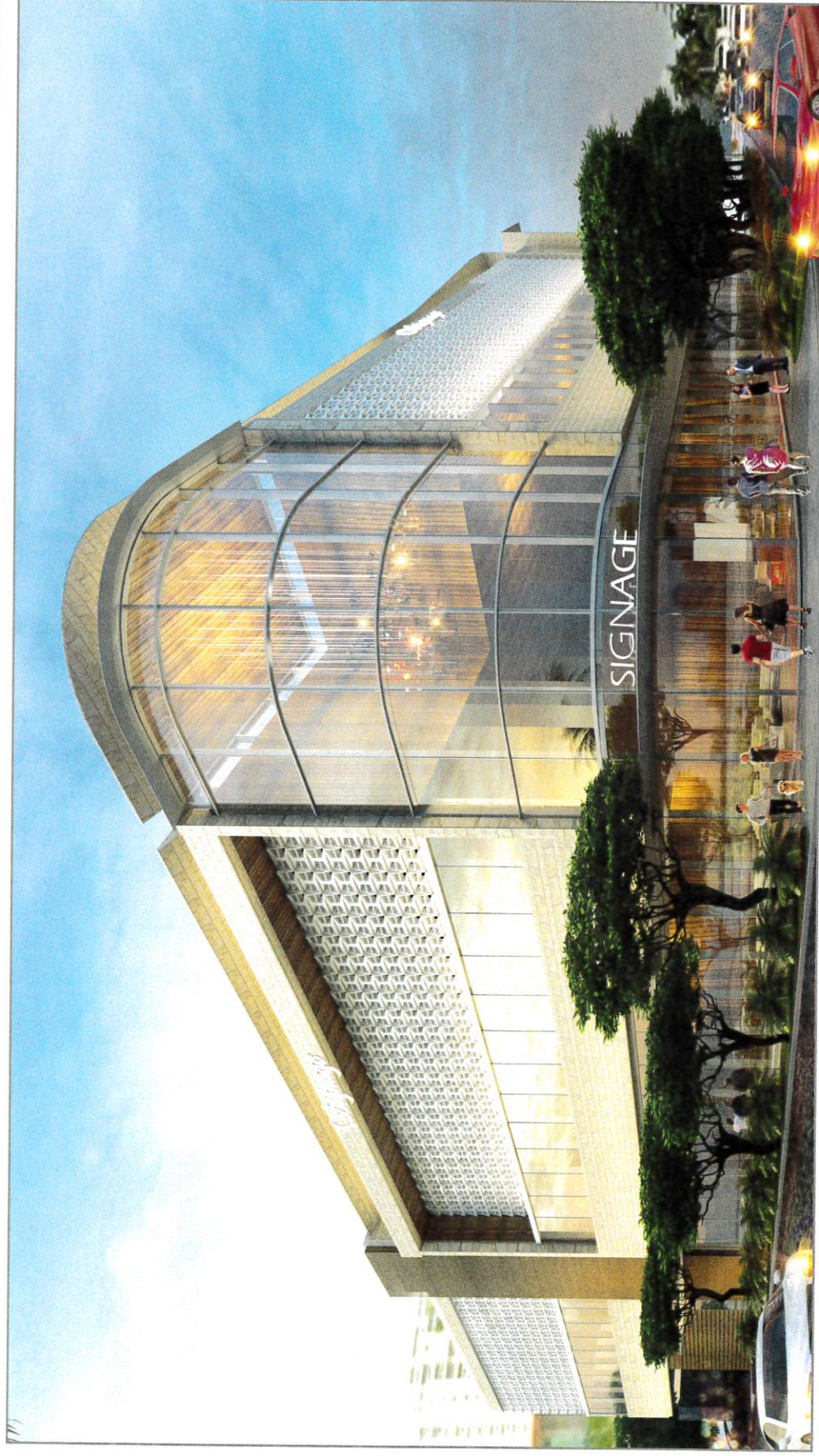
Green Space will include an exercise trail, sporting activities and a dog park.

A CLOSER LOOK AT THE HOLLYWOODPARK LIFESTYLE



Restaurants, entertainment and walkable spaces create life and economic development.

A CLOSER LOOK AT THE HOLLYWOODPARK LIFESTYLE

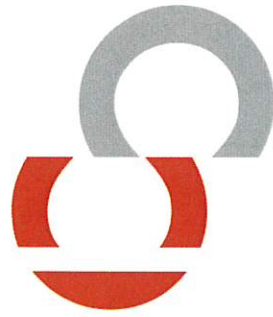


State of the Art New Public Works Building and Parking Garage to respond to the City's Needs.

BEST AND FINAL OFFER (BAFO) - AT A GLANCE

- \$ 2,600,000 Cash at Closing.
- \$ 500,000 Gas Station Renovation
- \$10,000,000 in Remediation
- \$ 8,114,150 in Parks, Trails and Green Space.
- 800 Sustainable Jobs
- \$100,000,000 Direct impact for the City over 20 years.
- Reverse Build to suit of a 50,000 SF Facility plus Parking structure for Public Works at cost plus.
- \$180,000,000 estimated in Construction
- NO BREAKS, NO WAIVERS, NO TIFS, NO FINANCING FROM THE CITY.

\$21,214,150 Package to the City of Hollywood



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