VAN BUREN STREET

COPY

CITY OF Hollywood FLORIDA



Title of RFP:

Solicitation RFP 4640 20 PB
2717 Van Buren Street Redevelopment Opportunity

Proposer:
Prestigia Real Estate FJM Inc.

Business Adress:
100 N Biscayne Blvd, Ste 3070
Miami, FL 33132

Business Phone:
(786) 942 - 0040

Email Adress:
jihad@fjmholding.com

Contact Person:
Jihad Salahdine

CITY OF Hollywood FLORIDA

PRESTIGIA IMMOBILIER

The choice of prestige

VAN BUREN STREET

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CITY OF Hollywood FLORIDA

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EXECUTIVE SUMMARY

March 23, 2020

Wazir Ishmael Ph.D.
City Manager
City of Hollywood
2600 Hollywood Boulevard
P.O. Box 229045
Hollywood, FL 33022

RE: 2717 Van Buren Street Redevelopment – RFP #4640-20-PB

Dear Dr. Ishmael:

Prestigia (Prestigia Real Estate FJM, Inc./FEI Number: 30-1201150) is a 100% family-owned real estate development group based in France and created 30 years ago by Fouad Salahdine. We specialize in market-rate multifamily rental and and condominium communities. We do real estate development, both nationwide in France (Paris, North-East, French Alps) and abroad, currently building and managing more than 500 new apartments per year. The current CEO, Fouad Salahdine, has been joined in the company by his two sons. The oldest, Jihad, graduated with degrees in Structural Engineering and Finance, and joined the Prestigia family group 8 years ago. He is now in charge of the international activities of the Prestigia International Group ranging from residential development to property management. The youngest, Mehdi, has a degree in Strategy from NEOMA Business School (Reims, France) and attained his MBA from the University of Oregon before joining the Prestigia family group 4 years ago. He now heads up the company's activities in France.

After spending significant time studying the South Florida market, Prestigia Real Estate has chosen the City of Hollywood as its headquarters in United States and South Florida. We deeply believe in the strong growth potential of the City and want to be part of its development during the coming years.

Our goal is to focus on Hollywood and develop our real estate business in South Florida as we've successfully done in France for the last 30 years. We have a long record of working sucessfully with the local governments in the communities in which we develop, and we're sure that

SF

Hollywood is the perfect city for us offering an unparalleled opportunity to create a strong partnership that will benefit the City, enhance the local economy, and provide new, quality housing options for Hollywood residents.

With our architect, Joseph Kaller of Kaller Architecture, well known in the City for the quality of his work on both private and public projects, we are pleased to present you our response to RFP# 4640-20-PB ("Proposal") by Prestigia Real Estate FJM Inc., for the redevelopment of the City-owned property located at 2717 Van Buren Street.

Our Proposal will transform an under-utilized surface parking lot into 60 new market-rate apartments and 15 new market-rate townhouses in a high quality, village-like setting with a swimming-pool, lush landscaping, and welcoming common areas. This development does not require any fundingfrom the state or federal government and is not dependent on outside equity investors. We're confident in the potential of the City of Hollywood and that's why we've decided to create a market-rate project with competitive rents to provide a housing type this area of the City is currently lacking. Our townhouses will face the street providing the perfect transition from the commercial development along Hollywood Boulevard to the residential neighborhood south of Van Buren. Ideally located in close proximity to a charter school, the amenities of downtown Hollywood, and convenient interstate and transit connections, our 4-story buildings will enable new families to live in a quality environment. Our project will also create over 100 parking spaces, including additional on-street public parking spaces, which currently do not exist.

We've made the choice, as a company, to settle down in Hollywood, and to create a strong relationship with our local partners such as our architect Joseph Kaller. We will make all reasonable efforts to grant at least 20% of construction contracts to local subcontractors and encourage the employment of local labor.

Additionally, our proposed development would provide tangible other benefits to the immediate neighborhood, the City, and the community through an expanded tax base with full payment of assessed property taxes for the new housing, job creation and increased economic vitality for the businesses along the commercial corridor adjacent to the development site.

The proposal we are presenting to the City captures the collective ideas and suggestions from our team, from City staff and from City officials over the past few months. Additionally, we have listened to the community's desires expressed during meetings we have attended of the nearby civic associations, and we have worked to develop a Proposal that addresses the current zoning, provides excess parking and respects the residential neighborhood to the south of the site.

We would like to thank you for receiving our proposal and express confidence that this development will be just the start of a strong and mutually beneficial collaboration between

SF

Prestigia and the City of Hollywood. We look forward to discussing our proposal in further detail with you.

Sincerely,

Fouad Salahdine
President & CEO
Prestigia Real Estate
100 N. Biscayne Boulevard, Suite 3070
Miami, FL 33132

SF

VAN BUREN STREET

I.QUALIFICATIONS, EXPERIENCE AND DECLARATIONS



CITY OF Hollywood FLORIDA

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PRESTIGIA IMMOBILIER

THE CHOICE OF TRUST

The **Prestigia** group is the development branch of **FJM HOLDING** a 100% family-owned **major real estate developer** funded in 1989 in France by **our current C.E.O. Fouad Salahdine**, with **30 years of expertise** and more than **2,000,000 square feet built.**

Our businesses (urbanism, real estate development, general contractor, property management,…) are organized **to serve you and accompany you.**

The **quality** of the projects emanates not only in the choice of materials used, but also in the team involved in its realization.



PRESTIGIA IMMOBILIER

THE CHOICE OF TRUST

With currently more than **500 new apartments per year**, our group pursues its growth in the Real-Estate and property development industry **by strengthening its presence all over France, and abroad. Currently in Florida** we have **a multifamily project in Pompano Beach** and after already having submitted, we are now waiting for the City permit approval.

PRESTIGIA aims to i**mprove the living environment of its customers** through the creation of well thought out, **ecologically responsible living** and working spaces **harmoniously integrated into the urban landscape**.

PRESTIGIA IMMOBILIER



PRESTIGIA IMMOBILIER

THE CHOICE OF TRUST

Some facts about us:

- More than **2,000 units** designed and completed
- More than **2,400,000 square feet of residential** units built
- More than **1,066,000 square feet of retail and offices** built

It is your guarantee to engage with a **trusted, financially strong and recognized partner.**

PRESTIGIA IMMOBILIER

TEAM MEMBERS

RESPONDENT PROFILE

Prestigia Immobilier includes among its partners and senior management team some of the most innovative, effective and socially-responsible persons in the housing industry. The core Prestigia Immobilier team consists of:

FOUAD SALAHDINE

Founder & Chief Executive Officer of FJM HOLDING & Prestigia Immobilier International Group



Graduated both in MSc in Mathematics and in MSc in Physics, he started working as a mathematics teacher in high school for 11 years.
Being always driven by entrepreneurship he created in 1984, while working as a teacher, a food-store chain with more than 10 locations in the East of France.

He then founded in 1989 FJM Holding, his real estate development company, whose development branch the Prestigia Immobilier International Group, is now a major operator in France with more than 1,800 units and over 2 millions square feet built.

The Prestigia Immobilier International Group, founded by Fouad Salahdine is a 100% family-owned company, where the second generation is onboard with both of his sons joining the company over the last decade.

"THE CLOSE RELATIONSHIP WITH OUR CUSTOMERS IS THE DNA OF OUR GROUP. WE ARE HAPPY TO COUNT AMONG OUR CUSTOMERS SEVERAL GENERATIONS OF THE SAME FAMILY »

FOUAD SALAHDINE
FOUNDER & C.E.O.
FAMILY GROUP FJM HOLDING

CITY OF Hollywood FLORIDA

PRESTIGIA IMMOBILIER

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TEAM MEMBERS

JIHAD SALAHDINE

Chief Operating Officer – Head of the International activities of Prestigia Immobilier International Group



Graduated both in MSc in Structural Engineering and in MSc in Finance, he started working on the the Stock Exchange as a forex trader for the "SGCIB" (Société Générale Corporate and Investment Banking) in Paris then London. He then was hired by the US toy company "Mattel" as Financial Analyst in charged of Southern Europe (France, Spain, Italy, and Portugal) and based in Barcelona, Spain.

He joined the PRESTIGIA IMMOBILIER family group 8 years ago and is now in charge of the International activities of the Prestigia Immobilier International Group ranging from Residential developments to Property management.

MEHDI SALAHDINE



Chief Financial Officer – Head of the French activities of Prestigia Immobilier International Group

Gratuated MSC in Strategy NEOMA Business School (Reims, France) & MBA University of Oregon (Eugene ,Oregon USA), he started his carreer on the Paris Stock Exchange at the "SGCIB" (Société Générale Corporate and Investment Banking), before moving to Oregon to get his MBA while working for the aviation company Van's aircraft. He then worked in South East Asia as the Strategy director assistant of the consulting firm Innate Motion in charge of the strategy of numerous companies such as Coca Cola , Estee Lauder, L'Oréal ….

He joined the PRESTIGIA IMMOBILIER family group 4 years ago and is now in charge of the French activities of the Prestigia Immobilier International Group ranging from Residential developments to Property management.

CITY OF Hollywood FLORIDA

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TEAM MEMBERS

EUGENIA CATALANO DA SILVA



Head of Human Ressources
Graduated in accounting and secretarial, and working in the company since 2003. Her department is in charge of all the HR of the company and its subsidiaries.

Before joining the company, she had acquired a professional experience of 20 years including a large part in real estate developers and contractors.

MARIE PEREAU



Head of Legal Department
Lawyer at FJM HOLDING since April 2008, she is now leading the legal department of the company and its subsidiaries.

Law graduate and specialized in Real Estate development, she has 23 years of previous experience as a legal manager for a real estate development group in the Greater East region.

EMILIE MALNIS



Head of Property Management – "City Real Estate"
Graduated in Sales, she is leading the property management company "City Real Estate" subsidiary of FJM HOLDING.

With13 years of previous experience in the field of real estate, her department handles all the relationship between tenants and owners and makes the follow up in day-to-day management.

CITY OF Hollywood FLORIDA

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TEAM MEMBERS

VIRGINIE BUSQUET



Head of Accounting
Graduated in Business, her department is in charge of all the accounting of the company and its subsidiaries.

She previously worked for 15 years as head of accounting and general services of a general contractor company.

HIPOLITO GONCALVES



Head of General Contractor – "Bat Ingénierie"

Graduated in Construction Works, he is leading since 2009 the general contractor company "Bat Ingénierie" subsidiary of FJM HOLDING.

Before joining the company, he had acquired a professional experience of more than 25 years in the international construction group "Bouygues" including a large part on foreign projects.

CITY OF Hollywood FLORIDA

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ACHIEVEMENTS



"City 2"
Reims
Mixed-Use & 169 Units

Completed
Project Cost: $26,400,000 USD



"Les Terrasses"
Reims
Mixed-Use & 34 Units

Completed
Project Cost: $6,200,000 USD



"Le Patio"
Grand Paris
88 Units

Completed
Project Cost: $16,700,000 USD

CITY OF Hollywood FLORIDA

PRESTIGIA IMMOBILIER

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ACHIEVEMENTS



"City 1"
Reims
Mixed-Use & 101 Units

Completed
Project Cost: $18,500,000 USD



"Central Parc"
Grand Paris
37 Units

Completed
Project Cost: $9,500,000 USD

CITY OF Hollywood FLORIDA

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ACHIEVEMENTS





"Le Crystal"
Grand Paris

77 Units

Completed
Project Cost: $17,900,000 USD

The choice of prestige

ACHIEVEMENTS

Under Construction





“Les Arènes de Pompidou”

Metz

95 Units

The choice of prestige

ACHIEVEMENTS

Under Construction





"Villa Pérignon"

Reims

45 Units

The choice of prestige

ACHIEVEMENTS

Under Construction



"Luxembourg Road"

Metz

58 Units



"Les Jardins de Metz"

Metz

58 Units

CITY OF Hollywood FLORIDA

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ACHIEVEMENTS

"Prestigia Pompano"- Pompano Beach

Mixed-Use & 51 Units

Waiting for Permit Approval





- ***Land closed*** on **January 28th of 2020**
- ***Pre-Application Meeting*** on **January 29th of 2020**
- ***Development Review Committee Submitted*** on **February 27th of 2020**
- ***Development Review Committee Meeting*** on **April 1st of 2020**

CITY OF Hollywood FLORIDA

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VAN BUREN STREET

II. DEVELOPMENT TEAM



CITY OF Hollywood FLORIDA

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OUR DEVELOPMENT TEAM

We have assembled a high performing team with talented professionals to join us on the Van Buren project:

- **Architect:** KALLER ARCHITECTURE
- **General Contractor** MOSS
- **Legal Counsel:** BERCOW RADELL & FERNANDEZ
- **Engineering:** ZEPHYR ENGINEERING

Out of our four consultants mentionned above, three live in Hollywood because we believe that "*the best way to understand the community's needs is to be part of this community*".

In this section, you'll find their presentation in the same order and the Certificate of Good Standing of the contracting entity "Prestigia Real Estate FJM Inc." already describded previously.



PRESTIGIA IMMOBILIER

VAN BUREN STREET

DEVELOPMENT TEAM

EXPERIENCED AND LOCAL PARTNERS

DEVELOPMENT
PRESTIGIA

PRESTIGIA IMMOBILIER

ARCHITECT
Kaller Architecture

KA

GENERAL CONTRACTOR
MOSS

MOSS

MANAGEMENT
LLOYD JONES

LLOYD JONES

LEGAL COUNSEL
BERCOW RADELL & FERNANDEZ

BERCOW RADELL FERNANDEZ & LARKIN
ZONING, LAND USE AND ENVIRONMENTAL LAW

ENGINEERING
Zephyr Engineering

ZEPHYR ENGINEERING

FINANCIAL PARTNERS
International Finance Bank & Ocean Bank

International Finance Bank

OCEAN BANK

State of Florida
Department of State

I certify from the records of this office that PRESTIGIA REAL ESTATE FJM INC. is a corporation organized under the laws of the State of Florida, filed on May 23, 2019, effective May 23, 2019.

The document number of this corporation is P19000045321.

I further certify that said corporation has paid all fees due this office through December 31, 2020, that its most recent annual report/uniform business report was filed on January 23, 2020, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Twenty-third day of January, 2020

Secretary of State

Tracking Number: 2462947441CU

To authenticate this certificate,visit the following site,enter this number, and then follow the instructions displayed.

https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication

KallerArchitecture

City of Hollywood
Office of Procurement
2600 Hollywood Blvd
Room #303
Hollywood, FL 33020

Dear Members of the Office of Procurement:

Kaller Architecture is pleased to present our qualifications and experience for Architectural Services for the proposed residential multifamily site plan at 2717 Van Buren Street. We're extremely interested in developing the Schematic Design, Site Plan Approval and Construction Documents required for the subject site as it directly fits within our company's target goals and professional capabilities. Over the last decade, our firm has taken a leadership role in the development of local residential, commercial and public facilities, addressing the growth and quality of life for residents. Together, we believe that it's both our civic responsibility and genuine interest to get involved in the development of residential and public spaces.

Within the last 33 years of business, our firm has developed strengths which include our utmost commitment to the clients' needs, sensitivity to the surrounding area's cultural design and community, and working well with team members. Our Firm has been located at 2417 Hollywood Blvd., Hollywood FL 33020 for the last 26 years, and is a short walk down the street to the City of Hollywood. We are comprised of 12 employees which multiple are Broward County residents and most of which have been working in our Firm for an average of 9+ years. Our personnel each hold various cultural backgrounds and architectural experiences, which contributes to our Firm's ability to incorporate different styles of design and points of view. There are also multiple members who have been a part of the firm for more than 19+ years and have worked together on new development projects which amounts to more than 1,000,000 square feet of residential, commercial and civic uses.

Our Firm stands together as experienced and qualified members to provide the Architectural Services required for this project. Throughout the process, our firm's top-level manager and owner, Joseph B. Kaller, and an internally designated design team will be available to the City of Hollywood's requests and needs. Most importantly, Joseph B. Kaller is th e lead, licensed Architect and will be the single point of contact and provide his personal time, communication and commitment to successfully

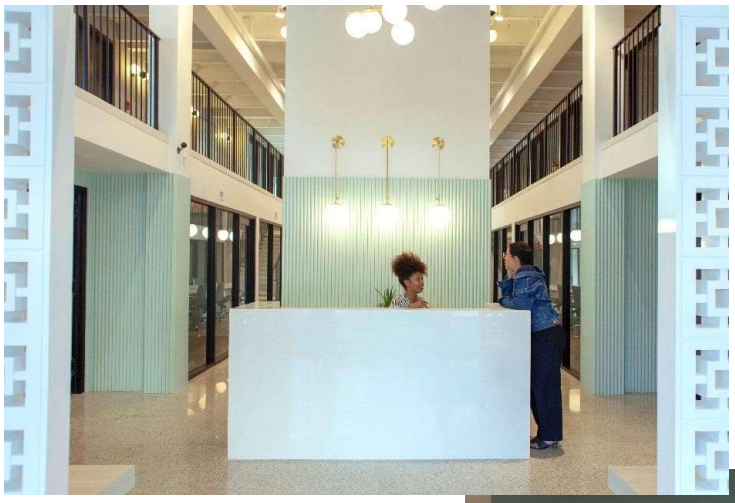
completing the subject project within the allotted timeline. If we are selected as the Architecture of Record, we will meet all the required and expected timelines, locations, budgets, task orders or minority business enterprise procurement goals. Our firm will also ensure that we are in compliance and in good standing with all required licenses, certificates and permits for federal, state and local laws.

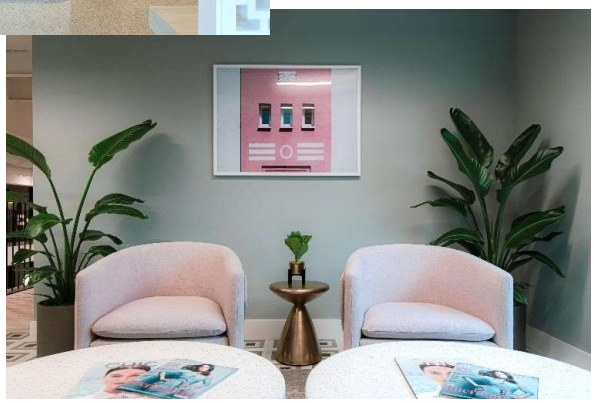
We understand the importance that our team's site analysis and design will need to exceed both the aesthetic and functional requirements of the project. We will make ourselves familiar with each project's deadlines and agree to meet the timelines by meeting with the Project Planner, Planning and Zoning Division and all other related City members. In order to keep the Project ahead of schedule, our team will maintain continuous coordination and open communication with all the consultants and the designated representatives at the City of Hollywood. Our clear understanding of the City of Hollywood's Zoning Code and Florida Building Code allows us to ensure that the proposed projects not only fit seamlessly into the surrounding areas but also promotes the safety, enjoyment and well-being of those who will utilize the sites and destinations.

Thank you so much for the opportunity,

Kaller Architecture
Joseph B. Kaller, AIA, LEED AP BD+C
President & Owner
2417 Hollywood Boulevard
Hollywood, Florida 33020
(954) 920-5746







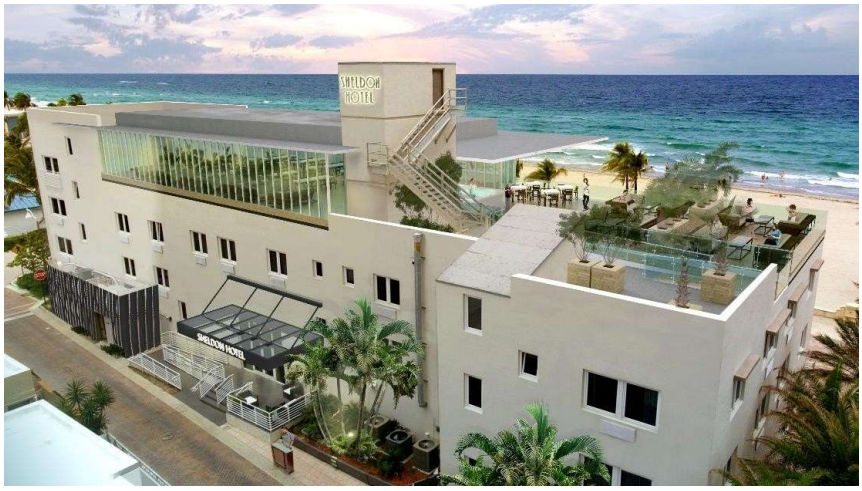
About Us

Joe Kaller founded Kaller Architecture in 1984 with a strong passion for architecture in South Florida. He created the firm with the intent to provide expert architectural services, close communication and ultimately creating long-lasting and successful real estate projects. Today, Kaller Architecture is an Architectural, Urban Planning and Interior Design firm located at 2417 Hollywood Boulevard in Hollywood, Florida. Our firm has completed an estimated 2,000+ projects in from Key West up to Jacksonville, Florida. Also, our team exhibits a combined 200+ years of architectural, design and space planning experience in the industry. Lastly, our client base has been 100% developed through referrals due to positive client experiences.

Our architectural staff is comprised of 12 experienced and talented designers with nearly everyone being a resident of Broward County. Each individual was selected for the unique skills varying within the residential to commercial spaces. In addition, the average term of all the employees working in our firm is approximately 8 years. Our team holds various cultural backgrounds and design experiences, which directly fuel our firm's ability to incorporate unique styles, points of view and overall design.

Our firm also uses the latest software and technology in producing visual aids and renderings for clients. This allows us to interface with other firms and consultants as well as provide imagery that helps to explain our vision and design aesthetic. The technology also allows for quick revisions to be made so that projects are kept on schedule.

Kaller Architecture has a competitive advantage through our team's collective ability to ensure client satisfaction by designing unique visions which are socially, environmentally and financially responsible. Our clients know our firm as a team of hard-working designers who go above-and-beyond to ensure the highest level of client satisfaction, meet deadlines according to schedule and collaborate well with team members. Our firm's unwavering commitment to the project and clients guarantee a successful project for all participants involved.



Facts About Our Firm

- 200+ Years of Combined Experience
- 2,000+ Completed Projects
- Firm Established in 1984
- Long-Term Relationships & Experience with Local Cities
- Focus on Integrity and Quality Architectural Design
- Wide Range & Ability of Zoning Type

Resumes

Joseph B. Kaller

AIA, LEED AP BD+C

PRESIDENT & PRINCIPAL



Joseph B. Kaller serves as president and managing principal of the kaller architecture in Hollywood, Florida. he has been the owner and president of the firm for more than 32 years and offers more than 36 years of architectural, planning and interior design experience. his experience includes design, project management, urban planning, construction administration and the development of performance specifications.

Joseph provides a very close-knit relationship with all his clients, giving them personalized service always with open lines of communication. Joe listens and researches the client's needs and wants and creates unique suggestions which are functional yet creative, refreshing and inventive. As a result, we have been fortunate enough to have a large majority of our clients become repeat clients. Joseph believes strongly in the integrity of exceptional Architectural Design with sensitivity to the client's needs.

Education:

Bachelor's of Architecture
University of Miami

Professional Affiliations:

- Member of the American Institute of Architects (AIA)
- LEED AP BD+C
- Past Member of the City of Hollywood Planning & Development Board
- Past Member of the City of Hollywood Development Review Board
- Past Member of the City of Hollywood Historic Preservation Board

Registrations:

REGISTERED ARCHITECT:
FLORIDA #0009239
LEED AP BD+C

Highlighted Projects

Balboa Beach Houses



Eight contemporary, three-story single family homes in Hollywood Beach. Each individual home was 3,153 Sq. Ft. with 3 bedrooms, 3.5 bathrooms and den. The houses were designed with open living spaces for entertaining, wraparound balconies, floor to ceiling windows, views towards the Atlantic and elevator access from the ground floor to the rooftop.

Seaside Village Condominium & Homes





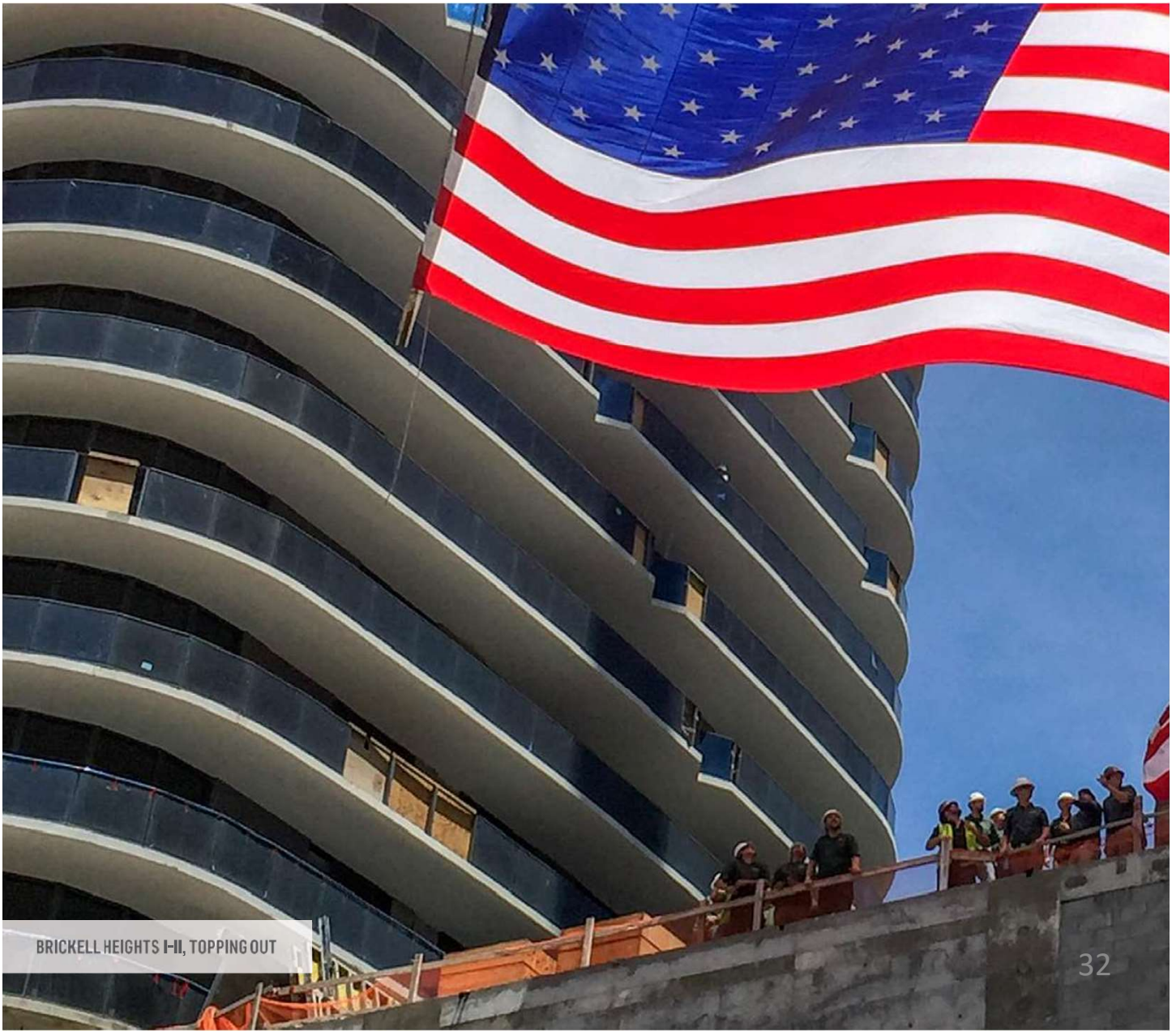


Seaside Village is a Residential Planned Development located in the North Beach Community on the site where the famous Martha's Restaurant was situated. The development consists of both condominium and single family units. There are 23-units in total and there is a pool, marina facility, and Intracoastal boardwalk as a part of the avaiable amenities. The site of each building was done so as not to obstruct the view corridor to the Intracoastal looking west from Surf Road, west on Balboa and Walnut. The project will also help the North Beach Community to have a more residential feel.

YOU'LL HAVE A MORE ENJOYABLE JOURNEY

At Moss, we combine uncompromising integrity, creative solutions, and spirited perseverance to bring your vision to life—tackling the hard questions and construction challenges with passion and confidence. We believe every project is first and foremost about genuine, transparent relationships with our clients.

Moss is a family-owned business—built on a foundation of longstanding partnerships and unwavering trust. Our national experience includes a diverse portfolio of landmark projects—from urban high-rises to major league sports arenas to solar fields. We put our entrepreneurial spirit to work across all areas of construction management, general contracting, design-build, and public-private partnerships.



BRICKELL HEIGHTS I-II, TOPPING OUT

We cultivate a culture of integrity and transparency. Every new hire from c-level to intern is carefully screened to ensure they will be a good cultural fit.

Moss' unique company culture fosters a stable and passionate workforce. How do we know our culture is special? Our employees tell us. Moss is recognized by Fortune Magazine as 100 Best Medium Workplaces based upon our employees' feedback, and our employee turnover rate is lower than industry average. This consistency of staff reduces project risk, heightens customer satisfaction, and ensures a successful project for our clients.

Moss isn't just building structures; we are helping to build communities. Each time we add our work to the fabric of a community, we think a great deal about the people it will affect and the lives it will touch. So it's only natural that we remain dedicated to these communities long after our work is done. We believe in giving back and encourage all of our employees to strengthen the relationships they have in the areas where they work and live and find ways to enhance the community and environment around them.





CONSTRUCTION SOLUTIONS BUILT ON SOLID FOUNDATIONS

PRECONSTRUCTION | CONSTRUCTION & POST-CONSTRUCTION | TECHNOLOGY | SUSTAINABILITY

PRECONSTRUCTION

Experience has taught us that there is a direct correlation between our early involvement and increased cost savings for our clients. We proactively maintain the flow of information to keep all stakeholders fully engaged throughout the process.

Preconstruction and operations work in tandem to give you realistic expectations on what actually works in the field. This helps to avoid costly changes while keeping the project on budget and on schedule.

Our preconstruction services include:

- Interim cost estimating
- Value engineering
- Life cycle costing
- Constructability and peer reviews
- Risk management
- Procurement

CONSTRUCTION & POST CONSTRUCTION

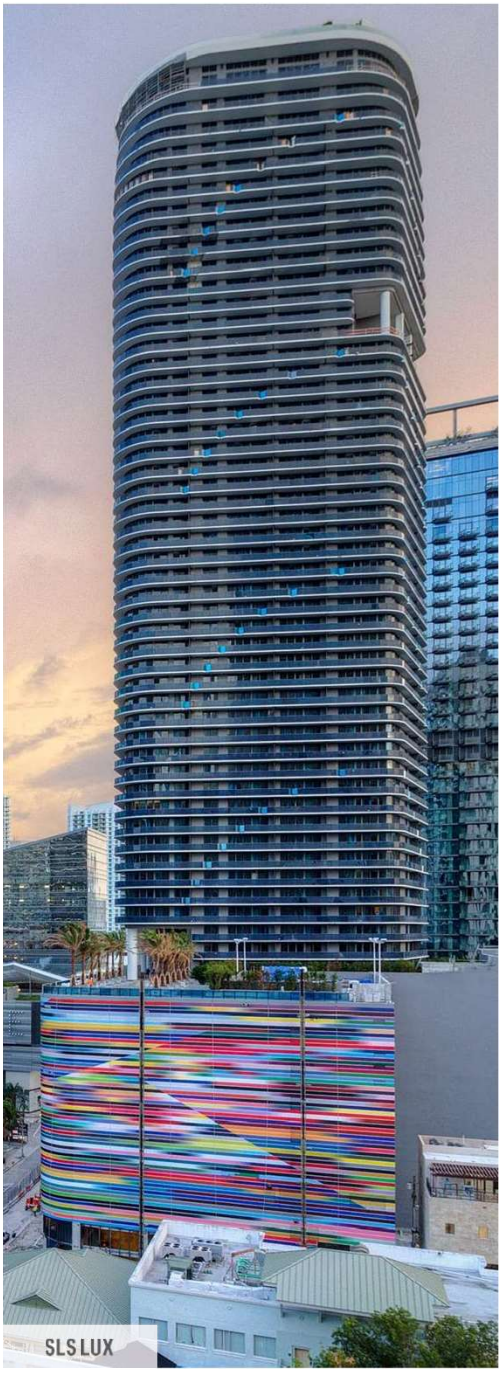
We hand pick the best team for your project, based on relevant experience, client management style, and overall group dynamics.

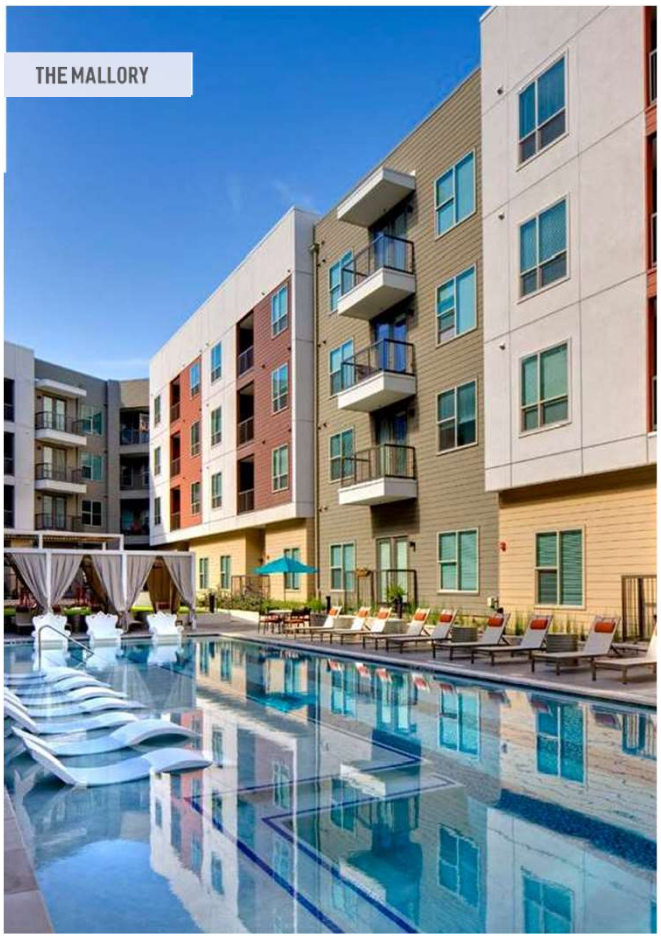
In construction disruptions are inevitable. Our entrepreneurial management style allows us to be hyper responsive, and our experienced team thoughtfully navigates unforeseen weather conditions, material and delivery delays, or worker shortages to deliver your project on time.

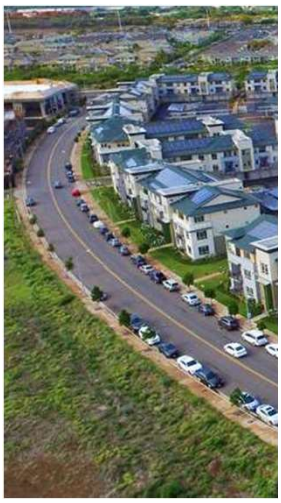
Much like in preconstruction, constant communication during construction and post construction is essential. As our client, you will be involved every step of the way.

Select services include:

- Logistics planning
- Scheduling
- Quality and risk control
- Project turnover
- Warranty documentation


SLS LUX


THE MALLORY




BRICKELL HEIGHTS I & II


1010 BRICKELL


ICON HARBOR ISLAND



MULTI-FAMILY

90+ PROJECTS

28 MILLION SF

$3.7 BILLION REVENUE

BERCOW RADELL FERNANDEZ & LARKIN

ZONING, LAND USE AND ENVIRONMENTAL LAW



Southeast Financial Center
200 S. Biscayne Boulevard
Suite 850, Miami, FL 33131

Get Directions

(305) 374 5300

(305) 377 6222

info@brzoninglaw.com

About Our Firm

Our award-winning, boutique firm was established in 1996 to provide strategic advice in zoning, land use and environmental law and is recognized for its expertise and commitment to client service.

Our Expertise

Bercow Radell Fernandez & Larkin is one of South Florida's premier boutique law firms specializing in land use, zoning, and environmental matters. Our attorneys' expertise in regulations governing real property, land development, construction permitting and business licensing is sought by international, domestic and local landowners, developers, institutions, investors and businesses seeking approvals from government boards and agencies at the local, state and federal level.

We excel at managing complex and politically sensitive legislative and quasi-judicial matters from initial due diligence to construction, including applications and issues related to developments of regional impact, amendments to local government comprehensive plans, vested rights, rezonings, site planning, subdivision, and permitting as well as enforcement, ad valorem, historic preservation and archeological matters.

Our Know-How

Members of the firm frequently appear before Miami-Dade County's Board of County Commissioners, Planning Advisory Board, Community Councils/Zoning Appeals Board, Development Impact Committee, Board of Rules and Appeals, Historic Preservation Board and Environmental Quality Control Board; Miami Beach City Commission, Planning Board, Zoning Board of Adjustment, Design Review Board, and Historic Preservation Board; Miami Commission, Planning Zoning Appeals Board, Design Review Board, Coordinated Review Committee and Historic Preservation Board; as well as the various regulatory, entitlement and enforcement boards throughout South Florida, including all municipalities in Monroe, Miami-Dade, Broward and Palm Beach. We also frequently appear before the South Florida Regional Planning Council.

Our Professionalism

Our team has earned an exceptional reputation among community and business leaders through our long history of professional integrity, legal acumen, community engagement, industry leadership, and pro bono efforts.

Our Services

At Bercow Radell Fernandez & Larkin, we provide innovative solutions for your land use, zoning and environmental legal issues. Our knowledgeable staff is devoted to delivering results across a wide spectrum of challenges.

Land Use

Throughout the State of Florida, each local government adopts its own individual comprehensive plan with goals, objectives and policies to guide future growth and manage infrastructure within its jurisdiction. Commonly, interpreting and amending the text and maps within these local government comprehensive plans is the first step in the land development process. We have extensive knowledge and experience in devising creative, custom strategies that produce practical solutions to the most challenging land use issues.

Developments of Regional Impact

The character, magnitude and location of projects known as Developments of Regional Impact (DRI) require concurrent state and regional review to mitigate potential impacts on state and regional resources and infrastructure facilities. Our thoughtful and conscientious approach to our counsel and advocacy achieve merit-driven outcomes that are a win-win for clients and stakeholders alike. Due to the depth of our knowledge and breadth of our experience representing large-scale developers, entertainment attractions and quasi-public redevelopment agencies, we are the go-to Miami firm in DRI law.

Zoning

In a rapidly evolving metropolis like Miami, zoning applications can be challenging. Whether a project requires a rezoning, exception, variance, administrative adjustment, waiver or warrant, all projects that require a building permit also require a zoning approval. Our attorneys counsel clients and design professionals in identifying issues, preparing quality applications, negotiating with stakeholders, expediting processing, and presenting before government boards to ensure a seamless permitting process.

Due Diligence Reviews

Today's real estate transactions can face many challenges, but as a result of working closely with transactional attorneys, design professionals and financial institutions, we help our clients proceed seamlessly from closing to permitting. We conduct thorough land use, zoning, subdivision, environmental, permitting and enforcement due diligence to advise buyers, developers, lenders and investors who are considering purchasing land or property prior to closing. Our opinion letters are relied upon by prospective purchasers, lenders and investors to avoid costly errors and insurmountable blunders.

Growth Management and Concurrency

Miami's transformation into an international metropolis landlocked by precious natural resources of global significance requires a keen understanding of the tenets of growth management. Urban infill redevelopment is often limited by aging infrastructure and suburban development is often perceived as draining limited resources. The potential impact of development on infrastructure facilities including transportation, water, sewer, solid waste, parks and schools is measured through concurrency

management systems. We assist our clients in strategically mitigating a project's impact on infrastructure to effectively manage both urban and suburban growth.

Permitting and Impact Fees

Acquiring a building permit in South Florida requires processing, review and approval from multiple layers of government. We specialize in navigating the bureaucracy efficiently and effectively to secure reasonable code interpretations and fairness in permitting and impact fees. We serve as advocates on behalf of our clients and colleagues within design and construction teams that include owner's representatives, architects, engineers, surveyors, general contractors, subcontractors and private providers to ensure fast-track delivery of our projects.

Appellate Litigation

After exhausting all administrative remedies, we assist clients in protecting their property rights through appellate litigation. Our attorneys draft persuasive briefs and advocate at oral argument before the Eleventh Judicial Circuit, Third District Court of Appeals, Florida Supreme Court, and the State of Florida Department of Economic Opportunity Administrative Hearing Division. Our firm's unique blend of zealous representation and measured appellate litigation strategy ensures that appeals are handled by attorneys familiar with the esoteric law that governs zoning decision-making.

Environmental

Steering through the complexity of environmental permitting and enforcement in Miami requires a balanced approach because economic growth and stability is perpetually linked to preserving the natural environment. Our attorneys represent the interests of property owners, commercial enterprises, industrial users, waste management companies and rock quarrying businesses in environmental permitting and compliance, variances and exemptions, wetlands determination and mitigation, redevelopment consulting, brownfields, severable use rights, and economic incentive matters.

Historic Preservation and Archeological Resources

The identification, designation, protection and preservation of historic and archaeological resources raises a plethora of legal issues, from constitutional law to tax and development incentives. We have extensive experience researching historical records, advocating for and against designations, negotiating preservation standards and interpretations, drafting preservation agreements, as well as evaluating and utilizing incentives, including ad valorem taxes, federal taxes, and transferable development rights.



Graham Penn
PARTNER
Contact Graham

(305) 374 5300
(305) 377 6222
info@brzoninglaw.com

Bio

Graham has a broad range of land use and zoning law experience, particularly in Miami-Dade County, Miami Beach, Opa-locka, North Bay Village, and the City of Doral. Additionally, he handles appellate litigation matters before the Eleventh Judicial Circuit's Appellate Division and the Third District Court of Appeal.

Following graduation from law school, Graham clerked for the Honorable Emmett Ripley Cox of the United States Court of Appeals for the Eleventh Circuit in Mobile, Alabama.

He graduated from Rutgers College in New Brunswick, New Jersey (B.A. 1993) and the University of Florida Fredric G. Levin College of Law (J.D., High Honors, 2000) in Gainesville.

Recognized for his legal writing, Graham was the Notes and Comments Editor of the University of Florida Law Review, was elected as a member of the Order of the Coif, and was awarded the George W. Milam Award for Outstanding Achievement in Scholarly Legal Writing. He also received the Gertrude Brick Law Review Prize for Best Note.

Awards & Recognition

President's Award, Builders Association of South Florida
Practice Specialties
Land Use and Zoning Matters
Appellate Litigation Matters

Admission

Florida

U.S. Court of Appeals 11th Judicial Circuit

Education

J.D., University of Florida Fredric G. Levin College of Law, with honors, 2000
B.A., Rutgers College, 1993

Community

City of Hollywood Green Team, Advisory Committee Member

ZEPHYR ENGINEERING
A Civil Engineering Firm
Tel: (786)302-7693 • Email: wilford@zephyrengineeringfl.com

Wilford Zephyr, president of Zephyr Engineering, has over 10 years of experience in designing, reviewing plans, permitting and overseeing construction of various types of commercial site development, residential and roadway improvement projects. In additional to being a Professional Engineer, Mr. Zephyr is a LEED Accredited Professional and a Certified Floodplain Manager. These accreditations and certifications provides ZE with the knowledge to ensure that projects conform to any required FEMA Guidelines, and meet LEED requirements imposed by a municipality or by the client.

Zephyr Engineering, also known as ZE, provides civil engineering services for commercial, residential and roadway infrastructure design projects. In addition to design, ZE offer inspection, plan review and construction management services for civil engineering scopes of work.

Zephyr Engineering provides the following design services for various project types:

Land Development Design

Paving, Grading & Drainage Design

Water & Sewer Design

Roadway Design

ADA Improvement Design

Below is a list of some of the clients that has trusted Zephyr Engineering to provide civil engineering design services on various projects:

REPRESENTATIVE CLIENTS

3 Pointer LLC
Aaron Sautman
AD1 Global
AR1 Mortgage
Assistance Unlimitted LLC
A-Z Builds Contractors
Azor Advisory Services Inc.
Base Architecture Inc.
Contemporary Builders Inc.
Design Solutions
Kaller Architecture
KoDA
Statewide Roofing
Logistics
LSB Investment Corp
New Group Management
One DD Studio LLC
PDDS
Ramcon Corp
Sklarchitecture

ZEPHYR ENGINEERING
A Civil Engineering Firm
Tel: (786)302-7693 • Email: wilford@zephyrengineeringfl.com

EN2 Solutions
G. Batista & Associates
Gant Builders LLC
Green Me
Herberto Corporation
Steven L. Cohen & Associates
The Master Builders Inc.
Urbanica Architecture & Development
Welchel Partners

Zephyr Engineering is experienced in designing and permitting projects in Palm Beach, Broward, Miami-Dade and Monroe counties. Zephyr Engineering's expertise allows projects to obtain permits in a timely manner, which is crucial to meet project delivery deadlines. As a smaller firm, Mr. Zephyr is involved in all aspects of projects undertaken by ZE, which is a great benefit during construction if a potential problem arises in the field that requires a quick response. Below is a list of some of the project types that Zephyr Engineering has completed:

- Civil engineering design and construction administration services for warehouses in West Palm Beach, Pompano Beach and Miami.
- Civil engineering design and construction administration services for luxury homes in Fort Lauderdale and Miami Beach.
- Roadway improvement projects in the City of Opa-Locka and North Miami Beach in Miami-Dade County.
- Civil engineering design and construction administration services for various church projects in Broward and Miami-Dade counties.
- Civil engineering design and construction administration services for multi-family developments in Dade and Broward Counties.
- Animal clinic facility in North Miami Beach.

Zephyr Engineering's experience in designing, permitting, reviewing and inspecting a wide range of civil engineering projects makes the firm qualified to provide superior services to various clients.

A Civil Engineering Firm
Tel: (786)302-7693 • Email: wilford@zephyrengineeringfl.com

Wilford Zephyr, P.E., LEED AP, CFM

President

EDUCATION & AFFILIATION:

Bachelor of Science in Civil Engineering, December 2007
Florida International University, Miami, FL

Professional Engineer (PE #76036)

Certified Floodplain Manager (CFM)

Member of Association of State Floodplain Managers (ASFPM)

LEED Accreditted Professional

EXPERIENCE/EMPLOYMENT:

PAWA Architects & Engineers, Miami, FL
July 2006 - March 2007

- Designed drainage plans.
- Designed water main plans.
- Critiqued and commented on the work of my colleagues.
- Performed job inspections with guidance from field engineer.

Holland Engineering, Inc., Hollywood, FL
March 2007 – August 2013

- Designed drainage plans.
- Designed water main plans.
- Site Development Design
- Construction site inspections

Zephyr Engineering, Hollywood, FL
September 2013 - present

- Designed drainage plans.
- Designed water main plans.
- Site Development Design
- Construction site inspections

VAN BUREN STREET

III. DEVELOPMENT PLAN



CITY OF Hollywood FLORIDA

PRESTIGIA IMMOBILIER

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OUR DEVELOPMENT PLAN

AN INNOVATIVE OFFER OF MARKET RATE HOUSING

- Our proposal includes only the subject property offered by the City.
- We will create 63 new apartments (55,656 SF) and 15 new townhouses (30,181 SF) in a quality village with a swimming-pool, luxuriant landscaping and welcoming common areas.
- Our project exceeds current parking requirements creating over 111 spaces, including on-street public parking which will benefit the neighborhood
- We will welcome both young workers and families thanks to the variety of units proposed (1/1, 2/2, and townhouses).

PRESTIGIA IMMOBILIER



OUR DEVELOPMENT PLAN

DEVELOPMENT TIMEFRAME

We will start breaking ground as soon as the building permits are approved by the City.

- **We recognize that there is currently a lease on a part of the property, and we will work with that current lease in order to develop the whole project in one phase.**
- **If not, it will be developped in two phases with the first one breaking ground as soon as the building permits are approved by the City.**

You will find below the two timeframes.

PRESTIGIA IMMOBILIER

VAN BUREN STREET

a. One phase project

We will start <u>breaking ground as soon as the building permits are approved</u> by the City.

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DEVELOPMENT TIMEFRAME



CITY OF Hollywood FLORIDA

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b. Two phases project (due to lease)



We will start <u>breaking ground as soon as the building permits are approved</u> by the City.

You 'll find in the next page the development timeframe in this case.

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DEVELOPMENT TIMEFRAME



... Phase 2 will start as soon as the current lease is solved.

CITY OF Hollywood FLORIDA

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OUR DEVELOPMENT PLAN

A PERFECTLY INTEGRATED VILLAGE

- The 3-stories townhouses on Van Buren street and the 4-stories apartments buildings will create a transition from the adjacent family homes located South of the property and the high offices buildings located on Hollywood Boulevard.
- Although exceeding the parking spaces requirement, we create on-street parkings that will help alleviate congestion along this roadway during the nearby school's drop off and pick up times.
- We also exceed the parking requirements by offering two parking spaces to each townhouses.
- We will carefully implement our development plan in concert with the City's goals for Environmental Sustainability by reducing the environmental impact while providing a direct savings in utilities for our residents (water re-use, recycling, use of turf blocks for easier drainage, native species landscaping…).
- Our proposal fully complains to the current TC-1 zoning by not exceeding the maximum height with our 4-stories buildings and our three-stories townhouses.
- Prestigia is committed to spreading the economic benefits of its activity within the local community and expanding economic opportunities for local businesses. We will make all reasonnable efforts to grant at least 20% of construction contracts to local subcontractors and/or labor force.

Please refer to our *Tabloid Book* to review
ALL THE PLANS of our Development Plan

PRESTIGIA IMMOBILIER

VAN BUREN STREET

IV. DETAILED FINANCIAL PLAN



CITY OF Hollywood FLORIDA

PRESTIGIA IMMOBILIER

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OUR DETAILED FINANCIAL PLAN

- You will find enclosed the financial statements prepared for Prestigia and FJM HOLDING. This family-owned entity, FJM HOLDING, is the "parent company" based in France. These financial statements represent ONLY A PART of the financial strength of Prestigia and are used as the basis to provide financial guarantees. Please note that two (2) sets of Financial Statements have been provided, but in a sealed envelope with respondent's explicit direction that they NOT be made a public record pursuant to confidentiality and trade secret regulations.
- This project requires a total equity of $4,979,111 USD. In the enclosed enveloppe, you will find clear and compelling information demonstrating that our family-owned group has the financial capacity to meet or exceed the required equity to execute and complete this project succesfully. You will find enclosed letters from some of our different bank partners in USA and abroad.
- In Section I, we have provided evidence of succesfully completed financed projects. Our family-owned group has succesfully developed more than 2,000 units and keep managing them.
- Our clear strategy to finance the development is articulated in the attached proformas, which delineate the sources and uses for the development.
- Our family–owned group has excellent relationship with lenders in the US and abroad. Societe Generale provided more than $75,000,000 USD of construction financing during the last decade and you will find attached the reference questionnaire filled by this entity. International Finance Bank's letter indicates its interest to finance this projet based on a long-standing satisfactory relationship.
- We are proposing to develop and hold the property by renting the units at market rate.
- We provide in the following pages a development cost budget for both construction and operating period.
- We also provide a 15-year financial proforma and cash-flow analysis.

City of Hollywood, Florida
Issue Date: 2/20/2020 Solicitation #RFP-4640-20-PB

REFERENCE QUESTIONNAIRE

It is the responsibility of the contractor/vendor to provide a minimum of three (3) similar type references using this form and to provide this information with your submission. Failure to do so may result in the rejection of your submission.

Giving reference for: PRESTIGIA REAL ESTATE

Firm giving Reference: SOCIETE GENERALE

Address: 4 RUE PIERRE HADOT

Phone: 03 26 35 58 00

Fax: 03 26 84 58 96

Email: JULIEN.LAVERNY@SOCGEN.COM

1. **Q:** What was the dollar value of the project?
   A: Dollar value = 22 550 000 USD
2. **Q:** Did they perform on a timely basis as required by the agreement?
   A: Our client performed on a timely basis as required by the agreem
3. **Q:** Was the project manager easy to get in contact with?
   A: The project manager was easy to get in contact with.
4. **Q:** Overall, what would you rate their performance? (Scale from 1-5)
   A: ☒5 *Excellent* ☐4 *Good* ☐3 *Fair* ☐2 *Poor* ☐1 *Unacceptable*
5. **Q:** Is there anything else we should know, that we have not asked?
   A: Saladdive is a family group with we trust. We have been working with this group for many decades

The undersigned does hereby certify that the foregoing and subsequent statements are true and correct and are made independently, free from vendor interference/collusion.

Name: LAVERNY Julien Title Business Manager.

Signature: Date: 03 17 2020.

Julien LAVERNY
Chargé d'Affaires Entreprises
SOCIETE GENERALE
Centre d'Affaires Régional
Champagne Ardenne

International Finance Bank
Tailored Solutions with a Human Touch
GRUPO

March 17, 2020

Re: Prestigia Real Estate FJM Inc.

To whom it may concern:

I am pleased to confirm that Prestigia Real Estate FJM Inc has been a valued client of International Finance Bank since 2019. All accounts have been handled in an exemplary manner.

We would explore the opportunity to entertain a construction loan to Prestige Real Estate for the purpose of building a multifamily project on the subject property. We have had a long-standing satisfactory banking relationship with the subject customer and look to expand on more banking opportunities.

I hope the information provided will prove to be useful for your response. Please do not hesitate to contact me at 305-648-8831 should you have any questions.

Sincerely,

Brian B

Brian Betancurth
AVP Preferred Banker

a. DEVELOPMENT COST PROFORMA

USES	TOTAL USD
Acquisition/Land	**1 200 000**
Demolition/Remediation	-
Accounting	32 600
Appraisal	6 250
Architect Fees - Design/Superv.	140 000
Building Permits	**242 967**
Engineering & Survey Fees	135 000
Environmental & Soils	56 250
Finance Fees	163 125
Green Fees	56 250
Net Impact Fees	**353 839**
Inspection Fees	**63 750**
Insurance - Bldrs Risk	117 983
Insurance - Perm	18 000
Legal Fees	120 000
Market Study	5 200
Property Taxes	**265 834**
Utility Connection Fees	**174 636**
Title Insurance & Recording	75 590
Marketing	25 000
Operating Reserves	125 711
Soft Cost Contingency	65 340
Construction Loan Interest	781 109
Construction Costs	11 374 605
Hard Cost Contingency	341 238
FFE/Amenities	75 000
Washer/Dryers	82 500
Developer Fee	750 000
TOTAL USES	**16 847 777**

SOURCES	TOTAL USD
PRESTIGIA IMMOBILIER EQUITY	4 979 111
DEFERRED DEVELOPPER FEE	500 000
1ST MORTGAGE-CONVENTIONAL	11 368 667
TOTAL SOURCES	**16 847 778**

250,000 paid developper fee

PRESTIGIA IMMOBILIER

b. OPERATING PROFORMA

Unit Mix	Count	Gross Rent
1 Bdr/ 1 Bth	57	1195
2 Bdr/ 2 Bth	6	1570
Townhouse 3 Bdr/ 3 Bth	15	2301
TOTAL	**78**	

REVENUE

Description	%	Ann. Total
Rental Gross Income		$ 1 344 600,00
less Vacancy	5,0%	$ (67 230,00)
less Collection Loss	0,5%	$ (6 723,00)
Utility Reimbursements		$ 45 000,00
Other Income		$ 33 750,00
Effective Gross Income		**$ 1 349 397,00**

OPERATING EXPENSES

Description

Controllable Expenses	%	Ann. Total
Payroll		$ 82 500,00
Maintenance & Repair		$ 18 750,00
Contract Services		$ 8 625,00
Make Ready		$ 11 250,00
Marketing		$ 11 250,00
G&A		$ 15 000,00
Utilities		$ 61 875,00
Total Controllable Expenses		**$ 209 250,00**

Non-Controllable Expenses	%	Ann. Total
Management Fee	4,0%	53 975,88
Insurance		33 750,00
Real Estate Taxes		265 834,00
Replacement Reserve		15 000,00
Total Non-Controllable Expenses		**$ 368 559,88**

Total Expenses	**$ 577 809,88**
Net Operating Income	**$ 771 587,12**

DEBT SERVICE

1ST MORGAGE - CONVENTIONAL	**$ (598 008,00)**
Remaining Cash Flow	**$ 173 579,12**

PRESTIGIA IMMOBILIER

c. 15-YEAR OPERATING PROFORMA

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR10	YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15	
GROSS RENTAL INCOME	1 344600	1 371492	1 398922	1 426900	1 455438	1 484547	1 514238	1 544523	1 575413	1 606921	1 639060	1 671841	1 705278	1 739383	1 774171	
PLUS: OVER INCOME	78 750	80 325	81 932	83 570	85 242	86 946	88 685	90 459	92 268	94 114	95 996	97 916	99 874	101 872	103 909	
LESS: VACANCY	(73953)	(75432)	(76941)	(78480)	(80049)	(81650)	(83283)	(84949)	(86648)	(88381)	(90148)	(91951)	(93790)	(95666)	(97579)	
EFFECTIVE GROSS INCOME*	**1 349397**	**1 376385**	**1 403913**	**1 431991**	**1 460631**	**1 489843**	**1 519640**	**1 550033**	**1 581034**	**1 612654**	**1 644907**	**1 677 806**	**1 711362**	**1 745589**	**1 780501**	
MANAGEMENT FEE	53 976	55 595	57 263	58 981	60 750	62 573	64 450	66 384	68 375	70 426	72 539	74 715	76 957	79 265	81 643	
MARKETING/ADMINISTRATION	26 250	27 038	27 849	28 684	29 545	30 431	31 344	32 284	33 253	34 250	35 278	36 336	37 426	38 549	39 705	
UTILITIES	61 875	63 731	65 643	67 612	69 641	71 730	73 882	76 098	78 381	80 733	83 155	85 649	88 219	90 866	93 591	
PAYROLL	82 500	84 975	87 524	90 150	92 854	95 640	98 509	101 465	104 509	107 644	110 873	114 199	117 625	121 154	124 789	
MAINTENANCE/REPAIR	30 000	30 900	31 827	32 782	33 765	34 778	35 822	36 896	38 003	39 143	40 317	41 527	42 773	44 056	45 378	
CONTRACT SERVICES	8 625	8 884	9 150	9 425	9 708	9 999	10 299	10 608	10 926	11 254	11 591	11 939	12 297	12 666	13 046	
INSURANCE	33 750	34 763	35 805	36 880	37 986	39 126	40 299	41 508	42 753	44 036	45 357	46 718	48 119	49 563	51 050	
TAXES	265 834	273 809	282 023	290 484	299 199	308 174	317 420	326 942	336 751	346 853	357 259	367 976	379 016	390 386	402 098	
RESERVES	15 000	15 450	15 914	16 391	16 883	17 389	17 911	18 448	19 002	19 572	20 159	20 764	21 386	22 028	22 689	
TOTAL EXPENSES**	**577 810**	**595 144**	**612 999**	**631 388**	**650 330**	**669 840**	**689 935**	**710 633**	**731 952**	**753 911**	**776 528**	**799 824**	**823 819**	**848 533**	**873 989**	
NET OPERATING INCOME	**771 587**	**781 241**	**790 914**	**800 602**	**810 301**	**820 003**	**829 705**	**839 400**	**849 081**	**858 743**	**868 379**	**877 982**	**887 543**	**897 056**	**906 511**	
DEBT SERVICE	(598008)	(598008)	(598008)	(598008)	(598008)	(598008)	(598008)	(598008)	(598008)	(598008)	(598008)	(598008)	(598008)	(598008)	(598008)	
CASH FLOW	173 579	183 233	192 906	202 594	212 293	221 995	231 697	241 392	251 073	260 735	270 371	279 974	289 535	299 048	308 503	
DEBT SERVICE COVERAGE	1,29	1,31	1,32	1,34	1,35	1,37	1,39	1,40	1,42	1,44	1,45	1,47	1,48	1,50	1,52	
PROPERTY TAX***	**265 834**	**273 809**	**282 023**	**290 484**	**299 199**	**308 174**	**317 420**	**326 942**	**336 751**	**346 853**	**357 259**	**367 976**	**379 016**	**390 386**	**402 098**	**TOTAL: $ 4 944 224**

**INCOME ASSUMPTIONS: 2% raise yearly*
***EXPENSE ASSUMPTIONS: 3% raise yearly*
***PROPERTY TAX ASSUMPTIONS: 3% raise yearly*

VAN BUREN STREET

V. PROJECT MANAGEMENT PLAN



CITY OF Hollywood FLORIDA

PRESTIGIA IMMOBILIER

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OUR PROJECT MANAGEMENT PLAN

- In section II, we have provided sufficient detail to understand the identity and role of all parties involved in this project. Prestigia will always be responsible for operating the project before, during and after consctruction.
- We believe the construction process will be able to be accomplished without the closure of any streets. Regarding the timing of on and off-site impacts, we provided a development timeframe in section III.
- Regarding community notification and outreach, we clearly stated in our development timeframe (refer to section III) that neighborhood community meetings are an important part of the process.
- We mentionned in section IV that our intent is to hold the property, and therefore Prestigia has chosen "***LLOYD JONES***", a South-Florida based company, to provide property management to this project.

PRESTIGIA IMMOBILIER

OUR PROPERTY MANAGER

LLOYD JONES

LLOYD JONES, LLC

LLOYD JONES
MULTIFAMILY INVESTMENT

Multifamily Real Estate Developer | Investor | Operator

- Specialize in multifamily and senior housing
- 40 years of multifamily experience under same leader
- Focus on southeast and southwest regions of the U.S.
- 5000 Units under management (2019)
- $780 million assets under management (2019)
- Award-winning property management division

CITY OF Hollywood FLORIDA

PRESTIGIA IMMOBILIER

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LLOYD JONES
MULTIFAMILY INVESTMENT

What Makes Us Different

#1 We Focus

We stick to what we know, to what we have been doing for many years: multifamily housing for middle-income and workforce families; senior housing

We operate in markets we know, where we have current operations and personnel: Florida, Texas, Southeast U.S.

#2 Our Experience Covers Multiple Economic Cycles

We have learned how to survive—and even thrive—during down times: periods of massive bank failures and major recessions. We have experienced them all.

#3 We Stick to the Working Family

We focus on the middle-income renter while still providing abundant amenities and a safe, clean, welcoming place to live. This is where the demand is.

CITY OF Hollywood FLORIDA

PRESTIGIA IMMOBILIER

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LLOYD JONES

The Right Team: Lloyd Jones Leadership

LLOYD JONES
MULTIFAMILY INVESTMENT



Christopher Finlay, Chairman/CEO

40-year veteran of multifamily investment, development, and management. Developed close to 40 multifamily complexes, including ten senior housing communities. Experience through numerous economic cycles.



Mandy Doucet, EVP of Property Management

VP of Marketing turned Regional Vice President. Decades of real estate management experience. 2018 President of Space Coast Apartment Association.



Fernando Arimon, EVP of Development

25 years of residential multifamily development and construction experience at top firms in South Florida.



Suzanne Wilder, Corporate Counsel

Successfully closed numerous commercial real estate transactions. Has represented institutional lenders in multimillion-dollar financing transactions and representing developers in the acquisition and sale of various types of commercial properties.



Philip Martin, CFO/CIO

25+ years' experience in capital markets, REITs, and financial services, with focus on multifamily housing. Helped raise $10B in equity and debt capital.



Stacey Hess, HR/Properties Controller

CPA with more than 15 years of public accounting; 10 years in property management accounting. BA in Accounting.

CITY OF Hollywood FLORIDA

PRESTIGIA IMMOBILIER

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LLOYD JONES

LLOYD JONES
MULTIFAMILY INVESTMENT

The Right Strategy: Providing Quality Housing That Makes Lives Better

Social Impact
Provide resources and enrichment programs

- Technology training for seniors and families
- Art classes; collaboration with local schools
- Social, educational programs
- Health and wellness activities
- Volunteer opportunities



Artwork in Clubhouse by local students

Environmental Impact
Protect and maintain our environment

- Low maintenance, native landscaping
- Water conservation measures
- Energy-efficient improvements
- Resident education on energy conservation



CITY OF Hollywood FLORIDA

PRESTIGIA IMMOBILIER

The choice of prestige

LLOYD JONES

The Right Place: South Florida Is *Our* Market

LLOYD JONES
MULTIFAMILY INVESTMENT

- Our team lives, works, and plays here– we are proud to call South Florida our home
- Two assets currently under management include Ventura Pointe in Pembroke Pines and Shamrock of Sunrise in Sunrise
- Both properties reap economies of scale with operating efficiencies, shared resources, and management under same Regional Property Manager



Ventura Pointe Apartments, Pembroke Pines, FL


Shamrock of Sunrise, Sunrise, FL



Cynthia Preziosi, Regional Property Manager

25+ years in property management n South Florida, specializing in site operations, staff training, and overseeing capex renovations. Cynthia holds her CAM designation.

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LLOYD JONES
MULTIFAMILY INVESTMENT

Our Current Portfolio- Southeast

FLORIDA

Ventura Pointe, Pembroke Pines, FL 2019

Shamrock Apartments, Sunrise, FL 2019

The Westcott, Tallahassee, FL 2018

The Anatole, Daytona Beach, FL 2018

The Fountains, Fort Myers, FL 2018

Lake Forest Apartments, Daytona Beach, FL 2018

Jade Park Apartments, Daytona Beach, FL 2018

Jackson Square, Tallahassee, FL 2017

Deerwood Park, Jacksonville, FL 2017

Carlyle Court Apartments, Orlando, FL 2016

Pendleton Park Apartments, Orlando, FL 2016

Vero Green, Vero Beach, FL 2010





TEXAS

The Granite at 34th, Amarillo, TX 2013

The Granite at Tuscany, San Antonio, TX 2012

The Granite at Olsen Park, Amarillo, TX 2012

SOUTH CAROLINA

Waters Edge at Harbison, Columbia, SC 2016



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VAN BUREN STREET

VI. FINANCIAL AND ECONOMIC BENEFIT TO THE CITY



CITY OF Hollywood FLORIDA

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VAN BUREN STREET

PURCHASE PRICE OFFER



CITY OF Hollywood FLORIDA

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OUR OFFER

THE CHOICE OF TRUST

Our proposal is a fee simple land acquisition via the payment to the city of $1,200,000 USD (ONE MILLION AND TWO HUNDRED THOUSAND DOLLARS).

Our proposal is higher than the complete appraisal presented in the next pages because we really want to develop this project and settle down in Hollywood to become a major actor of the renaissance of the City.

In addition to the land value, the financial benefits for the city are:

- ***$5 million of new property tax* on this property during the fifteen first years (over $250,000 every year)**
- ***Over $830,000 in permit, impact fees, inspection, utility and connection fees in the first year***
- **Over *$7.8 million in additional wages* for local workers and profits for proprietors of businesses**
- ***104 additional jobs*, including about 50 in the construction sector**
- **Over *$16 million of Direct Economic Benefit for the City***

PRESTIGIA IMMOBILIER

BENEFITS FOR THE CITY

FINANCIAL BENEFITS

- Currently, the property doesn't generate any ad valorem tax revenue for the City.
- PRESTIGIA's development of this site will produce a variety of benefits:
    - Over ***$16 million of Direct Economic Benefit for the City***
    - ***$5 million of new property tax*** on this property during the fifteen first years (over $250,000 every year)
    - Over ***$830,000*** *in permit, impact fees, inspection, utility and connection fees in the first year*
    - Adding value to an empty parking lot in the vicinity of City Hall and providing sought after, high quality, new housing to meet a neighborhood need.
    - An estimated 200 new residents will impact the local economy patronizing restaurants, entertainment venues, and service providers generating additional sales taxes and adding to the vibrancy of the commercial corridor.
    - Helping to transform a key corridor within the City.



PRESTIGIA IMMOBILIER

BENEFITS FOR THE CITY

GROWTH BENEFITS

- Our project creates *about 70,000 square feet of residential space.*
- Our project will make all reasonnable efforts to grant at least 20% of construction contracts to local subcontractors and/or labor force.
- Based on the economic model created by the National Association of Home Builders, Prestigia's development, 63 apartments and 15 townhouses, will have the following impact in ITS FIRST YEAR:
- Over *$7.8 million in additional wages* for local workers and profits for proprietors of businesses
- *$3 million in additional taxes* for federal, state and local governments
- *104 additional jobs*, including about 50 in the construction sector
- Developments such as Prestigia's triggered job creation which continues also after the construction phase. The National Association of Home Builders estimates that after the units being occupied, *27 jobs remain* in the dining establishments, the health, education and social services sectors, local government, wholesale and retail trade.
- This economic growth will directly benefit the community and the city.



PRESTIGIA IMMOBILIER

BENEFITS FOR THE COMMUNITY

A HUMAN SCALE DEVELOPMENT

- As indicated in our timeline, we are committed to meetings with community stakeholders including the United Neighbors of South Hollywood, the Highland Gardens Civic Association and the North Central Civic Association. We will present the concepts of our proposed development and answer any questions regarding our program. Prestigia has always integrated the needs of the community into its process of housing design.
- After an initial meeting, we like to follow up to show the results of our common ideas to enhance the project. This dialogue will remain active during the construction process to keep the community up to date.
- The community is a privileged partner and we are confident residents will see the value of their own properties benefit from our development project.



PRESTIGIA IMMOBILIER

BENEFITS FOR THE NEIGHBORHOOD

Prestigia's proposed development is human in scale, with only 78 units, creating an urban village that will enhance the area around City Hall and add to the overall quality of life. We'll create new public parking spaces along Van Buren Street which are currently lacking. This will help alleviate congestion along this roadway during the nearby school's drop off and pick up times. We will carefully implement our development plan in concert with the City's goals for this area bringing new residents into this community with a thoughtful and well-planned development that complements the existing neighborhood.

We are seeking to create a vibrant new community providing quality architecture and interior finishes along with sought after amenities such as covered parking and a swimming pool. With a strategic location with immediate access to I-95 and Tri-Rail, we'll offer a large variety of unit types to choose from including 1Bedroom/1Bathroom, 2Bedrooms/2Bathrooms, and townhouses offering 3 bedrooms/3.5 bathrooms.

- **Our project will be the first offering of new market-rate appartments and townhouses in the neighborhood.**
- **Our project has the potential to positively influence property values in the adjacent neighborhood and will benefit the businesses located along Hollywood Boulevard.**
- **Our project will attract new residents and bring new revenues to the city.**
- **Our project exceeds current parking requirements creating over 110 spaces, including on-street public parking which will benefit the neighborhood.**

PRESTIGIA IMMOBILIER

BENEFITS FOR THE NEIGHBORHOOD

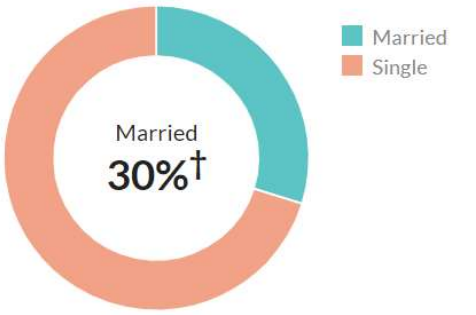
This large offer will immediately benefit the neighborhood in various ways:

•First, our development will enable this neighborhood to welcome families with children thanks to the 15 townhouses. According to the latest census, those categories are currently under-represented in this neighborhood with more than 70% of singles among its population, and only 8% of children under 9 years old against 12% for Broward County.

Population by age range (Table B01001) View table

Column	Census Tract 918.02				Broward County			
0-9	8%†	±3.5%	269	±118.8	11.7%	±0.1%	220,878	±1,965.9

Marital status



* Universe: Population 15 years and over

Hide data

Table B12001 View table

Column	Census Tract 918.02	
Married	29.8%†	±3.8%
Single	70.2%†	±7.7%

PRESTIGIA IMMOBILIER

BENEFITS FOR THE NEIGHBORHOOD

•Our 100% Market-Rate village and its 78 units will welcome both young workers and families thanks to the variety of units proposed (1/1, 2/2, and townhouses), and will positively contribute to the median income of the existing neighborhood.

Income

$19,379

Per capita income

about two-thirds of the amount in Broward County: $30,109

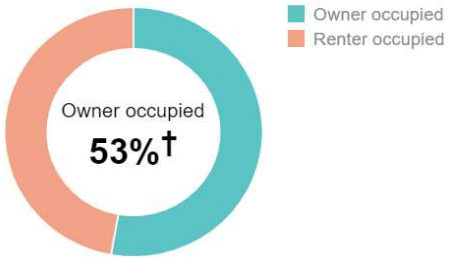
$34,894

Median household income

about two-thirds of the amount in Broward County: $54,895

Census Tract 918.02, Broward, FL

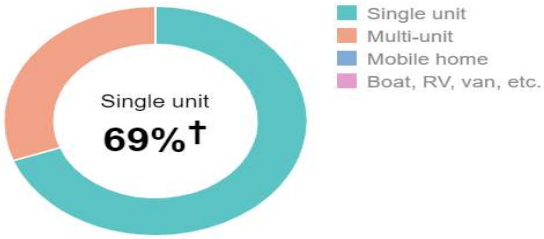
Ownership of occupied units



•The different choice of units between the 1/1, the 2/2, and the townhouses will create a new variety of housing offer in a neighborhood dominated by the single-family units (almost 70%).

Census Tract 918.02, Broward, FL

Types of structure



PRESTIGIA IMMOBILIER

VAN BUREN STREET

APPRAISAL



Prestigia had an appraisal realized by a **State-Certified General Appraiser** with a Florida State license RZ 3034. This Appraiser firm with **more than 17 years of experience** is **based in Hollywood in the same neighborhood as the property** (only 1,000 feet away) and has perfect knowledge of the local market.

CITY OF Hollywood FLORIDA

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RESTRICTED USE APPRAISAL

SUMMARY-EXECUTIVE REPORT

OF A PARCEL

Prepared by:
Jorge Machare
Cert. Gen. RZ3034
2500 Hollywood Blvd. Suite 402
Hollywood, FL 33020
(754) 423-1256
jorgemachare@bellsouth.net

October 14, 2019

Lender/Client: PRESTIGIA REAL ESTATE

Reference : A Restricted Appraisal Report of a Vacant Land
Located at : 2717 Van Buren St, Hollywood FL 33020
(Refer enclosed subject Tax card for the referenced properties)

Pursuant to your request, we have developed a Restricted Appraisal Report – Executive Summary on the property mentioned above.

I fulfillment of our agreement, we are please to transmit our appraisal of the above mentioned property.
The property subject of the present appraisal, is a Vacant Land. The property was observed from the street.

The market research includes Closed Sales and Active Sales which have been carefully analyzed, this research is retained in our office as a part of the workfile.
Based in the analysis we have concluded that:

The market value on a Simple Fee basis of subject, as of October 14, 2019 is:

NINE HUNDRED SIXTY THOUSAND dollars
$960,000

Respectfully submitted,



Jorge Machare
Certified General Appraiser
RZ3034
Signing date: 10/17/2019

CERTIFICATE:

I certify that, to the best of our knowledge and belief:

-The statements of fact contained in this report are true and correct

-I have no present or contemplated future interest in the property appraised, and neither the employment to make the appraisal nor the compensation for it is contingent upon the appraised value of the property.

-We have no personal interest in or bias with respect to the subject matter of the appraisal report on the participants to the sale. The "Estimate of Market Value" in the appraisal report is not based in whole or in part upon the race, color, or national origin of the prospective owners or occupants of the property appraised, or upon the race, color, or national origin of the present owners or the occupants of the properties in the vicinity of the property appraised.

-I have personally inspected the properties inside and outside. To the best of the Appraiser's knowledge and belief, all statements and information in this report are true and correct, and the Appraiser has not knowingly withheld any significant information.

-All conclusions and opinions concerning the real estate that are set forth in the appraisal report were prepared by the Appraiser whose signature appears in the appraisal report, unless indicated as "Review Appraiser." No changes of any item in the appraisal report shall be made by anyone other than the Appraiser, and the Appraiser shall have no responsibility for any such unauthorized changes.

-The neither all nor any part of the contents of this report shall be disseminated to the public through the advertising media, news media, sales media or any other public means of communication without prior written consent and approval of the appraiser.

-Our reports are of original context and do not authorize the out-of-context quoting from or partial reprinting of this appraisal report

FIRREA / USPAP ADDENDUM

Intended Use:
This appraisal is to estimate the Market Value.

Intended User
The intended user is The Client.

Purpose of the appraisal
Private use. The present appraisal can not be used for Tax appeal purpose, Insurance purpose, Tax appeal purpose or any other purpose that it was originally requested.

Type of Value: Fee Simple

Effective date of the appraisal: October 14, 2019

Scope of Work:
The scope of this appraisal report is the formation of the most current applicable data in relation to the property and the development of the market value.

1. The subject has been observed from the street.
2. The method utilized in evaluating the subject is the Sales Comparison Approach.
3. Lot size was obtained from the Public Records.
4. The present appraisal is complete on the subject current zoning and allow uses per zoning and regulations.
5. Conclusions and final estimate of value is set forth the Scope of Work.
6. This appraisal is completed on the Extraordinary Assumption that all information collected from utilized sources is accurate.

COMPLIANCE OF 2018-2019 USPAP:
I have not provided any valuation services on the subject proeprty in the past 3 years

Methods and techniques employed:
The present appraisal value was estimated based on The Sales Comparison Approach.

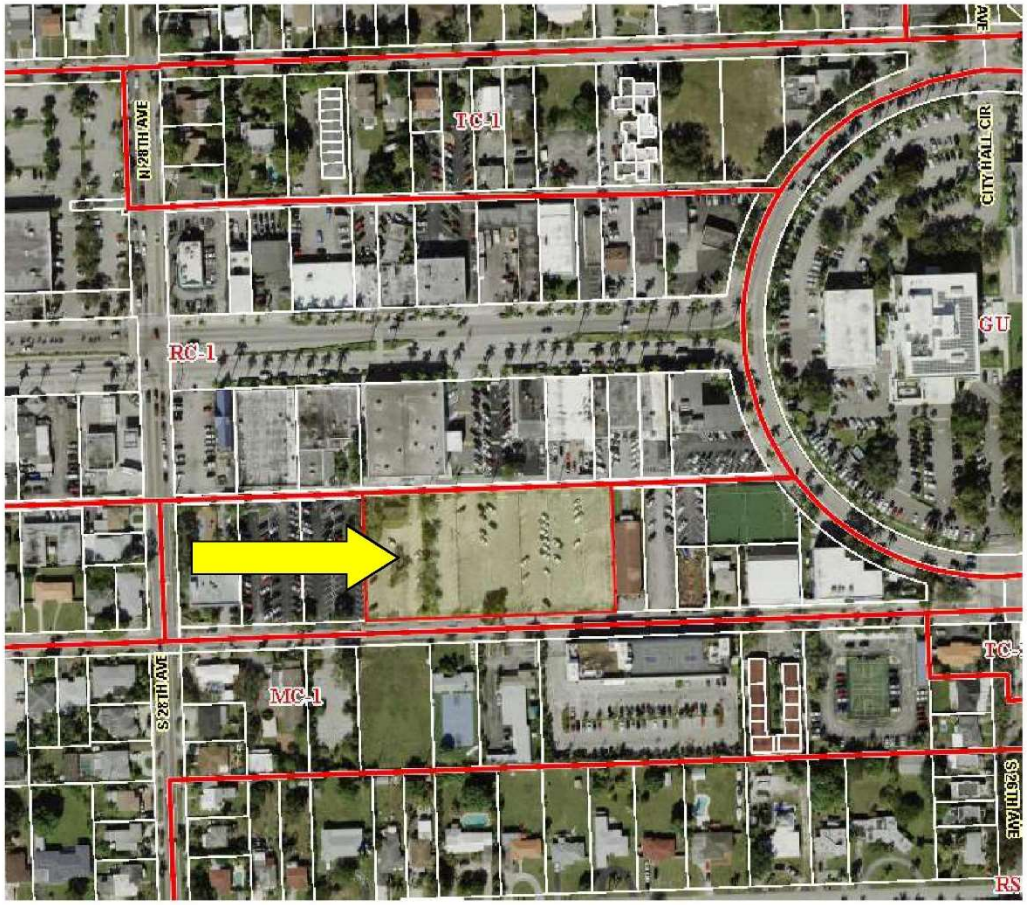
Subject description

SUMMARY OF SALIENT FACTS
The subject of is a parcel in the City of Hollywood in a residential road backing to Hollywood Blvd which is main road.

Subject property facts:

Date of Value:	October 14, 2019
Location of Property:	2717 Van Buren St, Hollywood FL 33020
Interest Appraised:	Fee Simple
Ownership:	Based on information obtained through County Records, the subject property is presently entitled to CITY OF HOLLYWOOD
Property identification:	5142-16-02-3080
Type of Structure:	Not applicable
Zoning:	According to gathered information the subject's zoning is TC-1
Land Area:	82,150 sq. ft. (1.88 Acre)
Highest and Best Use as improved:	Transitional Core
As Vacant:	Transitional Core
Estimated Marketing Time:	More than 6 months at or near the appraised market value.
Estimated Exposure Time:	More than 6 months at or near the appraised market value.
Value Assessment (2018):	$775,860
Current Real Estate Taxes (2018):	N/A
Subject Legal description:	HOLLYWOOD LITTLE RANCHES 1-26 B LOT 5 TO 8 BLK 30

AERIAL VIEW ZONING



Subject Property Card

Site Address	2717 VAN BUREN STREET, HOLLYWOOD FL 33020	ID #	5142 16 02 3080
Property Owner	CITY OF HOLLYWOOD DEPT OF COMMUNITY & ECONOMIC DEV	Millage	0513
		Use	89
Mailing Address	2600 HOLLYWOOD BLVD #206 HOLLYWOOD FL 33020-4807		
Abbr Legal Description	HOLLYWOOD LITTLE RANCHES 1-26 B LOT 5 TO 8 BLK 30		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	$1,478,700	$144,200	$1,622,900	$775,860	
2019	$1,478,700	$144,200	$1,622,900	$705,330	
2018	$497,010	$144,200	$641,210	$641,210	

2020 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,622,900	$1,622,900	$1,622,900	$1,622,900
Portability	0	0	0	0
Assessed/SOH	$775,860	$1,622,900	$775,860	$775,860
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 14	$775,860	$1,622,900	$775,860	$775,860
Taxable	0	0	0	0

Sales History

Date	Type	Price	Book/Page or CIN

Land Calculations

Price	Factor	Type
$18.00	82,150	SF
Adj. Bldg. S.F. (Card, Sketch)		569
Eff./Act. Year Built: 1965/1964		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
X								
569								

Market Conditions & Statistics

Market Conditions

Migration patterns increase rental demand. Households across Southeastern Florida are forming at well above the national pace, bolstered by continued in-migration. The new residents are adding to the population and shifting income patterns. In recent years, the average income of a person moving into the region has exceeded that of someone moving out, bringing in new wealth and lifting median household income by 100 basis points or more above the U.S. rate. The combined impact of more households and higher incomes is supporting rental demand across apartment types. Interest in Class A units is offsetting supply additions to maintain a vacancy rate in the mid-5 percent band, although an anticipated wave of arrivals later this year may add upward pressure.

Broward County

Trade velocity has increased in the Hollywood/Dania Beach area between Miami and Fort Lauderdale. Assets have changed hands with above-market cap rates in the mid-6 to high-6 percent range or above. • Fort Lauderdale drew the largest share of Class A trades, with buyers from Miami, Dallas/Fort Worth and New York. First-year returns fell under 5 percent for entry costs of $240,000 per unit on average.

Multifamily 2019 Forecast

Metro	Vacancy	Y-O-Y Basis Point Change	Effective Rent	Y-O-Y Change
Miami	4.5%	40	$1,670	3.4%
Fort Lauderdale	4.8%	-30	$1,630	3.8%
West Palm Beach	4.4%	-80	$1,654	4.4%

Definitions

PROPERTY RIGHTS APPRAISED

Fee Simple Estate

The subject property is appraised on the basis of a Fee Simple Estate. A fee simple estate can be defined as the largest possible estate in real property, the owner of which has absolute use and the right to dispose of it at will.

Private ownership of real property rights is never complete or unrestricted. There are always public or governmental limitations as well as private limitations.

The most basic public limitation is property taxation. Other examples of governmental limitations include eminent domain (the acquisition of all or part of a private real estate for a public use or purpose) and through police power (for interest of public health, public safety and/or the general welfare).

The exercise of private rights in realty can also be limited privately, either voluntarily or involuntarily. Voluntary limitations are contractual and include leases, mortgage, easements, and deed restrictions. They all come about through voluntary acceptance by the owner of the fee simple estate of the property. Involuntarily limitations are placed against the property by others, usually because liens, encroachments, and prescriptive easements.

SCOPE OF WORK and APPROACHES

The scope of this appraisal report is the formation of the most current applicable data in relation to the property and the development of the market value. The specific Scope of work for the present assignment was previously addressed. The verified data is processed through Sales comparison approach and Income Approach.

VALUATION METHODOLOGY REVIEW AND RECONCILIATION

Our experience, and conversations with peer appraisers with experience with numerous Multifamily buyers and sellers indicates that the procedures used in developing our opinion of market value by the Sales Approach and Income Approach are comparable to those employed by market participants. For this reason, the referenced approaches produce the most supportable value opinion.

APPRAISAL REPORTING GUIDELINES

This appraisal is presented in a narrative format; however, it is intended to comply with U.S.P.A.P. Standard Rule 2-2(b)© guidelines for a *Summary Appraisal Report.* All data considered and summarized, and conclusions rendered but not specifically addressed or detailed in this appraisal report has been retained in the appraiser's office file. The client is familiar with the subject property, the appraisal process and the nomenclature of the profession.

MARKET VALUE DEFINED

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specific date and the passing of title from seller to buyer under condition whereby:

1) Buyer and seller are typically motivated;

2) Both parties are well informed or well advised, and each, acting in what they consider their own best interest;

3) A reasonable time allowed for exposure in the open market;

4) Payment is made in terms of cash in U.S. dollars or terms of financial arrangements comparable thereto.

5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with sale.

In essence, this appraisal report's market value estimate is based on cash or its equivalent as of a specified date, or specific financing based on rate and terms delineated hereunder, if applicable.

HIGHEST AND BEST USE AS-VACANT

Legally Permissible

The first test concerns permitted uses. Analysis of the permissible uses at the subject site take into account those uses which would be permitted relative to existing zoning and/or deed restrictions which are imposed on the site.

After analysis of the physically possible and legally permissible uses to which the subject site could conceivably be put, a study of that use which would be considered economically and financially feasible is required. My analysis of the alternative usages at the subject site indicates Multifamily Development would be considered to represent the Highest and Best Use of the site.

Physically Possible

The second test is what is physically possible. Uses might be limited by the physical characteristics of a site, such as size, frontage, topography, soil and subsoil conditions and climate.

Financially Feasible and Maximally Productive

The third and fourth tests are what is financially feasible and what will produce the highest net return. After analyzing the physically possible and legally permissible uses of the property, the highest and best use must be considered in light of financial feasibility and maximum productivity. For a potential use to be seriously considered, it must have the potential to provide a sufficient return to attract investment capital over alternative forms of investment. A positive net income or acceptable rate of return would indicate that a use is financially feasible.

Conclusion As-Vacant

Considering the subject site's physical characteristics and location, as well as the state of the local market, it is our opinion that the Highest and Best Use of the subject site as though vacant is Multifamily Development use as permissible conforming to the market ideal as demand warrants.

THE COST APPROACH

The cost approach is primarily based on the principal of substitution. The principle of substitution states that a person is not justified in paying more for a property than the total cost of acquiring the land, and construction of a building of equal utility, without undue delay.

The appraisers may use either reproduction cost or replacement cost. Reproduction cost is the cost to create an exacted duplicate of the property being appraised using the same materials, design and workmanship. This would include any existing deficiencies, super adequacies, and/or functional obsolescence. Replacement cost is the estimated cost to construct a building with equivalent utility using modern materials and current standards of design and floor plan.
Not developed.

INCOME APPROACH

The Income Approach is a technique for estimating the market value of the subject property, which requires the capitalization of net income to value. Value, from a broad appraisal viewpoint, is most practically defined as the present worth of future benefits. This definition is derived from the basic economic principle of anticipation, which asserts that value lies in futures. In addition, value may be described as the relationship between the thing described and a potential purchaser. This latter definition is clearly related to the former; that is, the quality of the relationship must be strongly influence by the purchaser's estimate of future benefits.
Not developed.

Value analysis & conclusion

THE SALES COMPARISON APPROACH

In the sales comparison approach, value is estimated by comparing the property being appraised with similar properties, which have sold. This method of estimating value is applicable when there are a sufficient number of real sales of similar properties. The methodology is based on the premises that market value is directly related to the availability of substitute properties with a similar utility and desirability. If there are not enough sales of comparable properties, the sales comparison approach may be less useful
In applying the sales comparison approach, the appraisers researched the market for sales, contracts, offers, and listings of competitive properties. These sales are examined and verified with knowledgeable parties with regard to price; property rights conveyed financing terms and conditions, transaction dates, physical condition, and buyer and seller motivation. The sale data is then compared to the subject and a value estimate is concluded.

Units of comparison are the components into which the property is divided for comparison purposes. These may include price per square foot, price per front foot, price per room, etceteras.

Elements of comparison are individual characteristics of sales which cause price to vary. These elements include property rights conveyed, financing terms, condition of sale, market conditions, location, physical characteristics, economic characteristics, and use and non-realty items.

The adjustment process for the elements of comparison follows a specific order beginning with property rights conveyed followed by financing items, and so on.

The last step in the sales comparison approach is to reconcile the sale data into a value estimate. It may also be necessary to reconcile different conclusions reached using varying techniques within the sales comparison approach.

In the Direct Sales Comparison Approach, the principle of substitution is a critical factor. Through this approach, the Appraiser can determine, by direct comparison of competitive properties, a value estimate of the subject property. Through supportable adjustments, value tends to form a pattern for which the Appraiser can determine a value estimate of the property on the date of the appraisal. the physical characteristics and economic forces become criteria in evaluating the sales when analyzed in conjunction with the subject property. The Direct Sales Comparison Approach is very indicative of the behavior patterns of the typical purchaser the subject is adaptable to an investor seeking a return on equity or to an owner occupant seeking an entire building for partial or full use. Therefore, this approach allows the property to be evaluated as if it were on the general market.

Sales Approach Methodology:

The basic steps of this approach are:

1. Research recent, relevant property sales and current offerings throughout the competitive area.
2. Select and analyze properties that are similar to the subject, giving consideration to the date of sale, any changes in economic conditions that may have occurred between the sale date and the date of value, and other physical, functional, or locational factors.
3. Identify sales that include favorable financing and calculate the cash equivalent price.
4. Reduce the sales price to a common unit of comparison such as price per square foot of building area, price per unit and gross income multiplier.
5. Make appropriate adjustments to the prices of the comparable properties; and,
6. Interpret the adjusted sales data and draw a logical value conclusion.

As previously discussed in the Valuation Process section of this report, the Sales Comparison Approach is considered a reliable valuation process for a Multifamily. A table summarizing the transactions that were reportedly "arm's-length" and single asset sales are presented on the following page.

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SUMMARY OF IMPROVED SALES										
No.	Property Address	Land	Location	Value Interest	Sale Price	Date of Sale adjustment	Dat of Sale	Adjustmen for location	$/Acre	Comments
S	2717 Van Buren St, Hollywood FL 33020	1.880	Residential	N/A	N/A	N/A	N/A	N/A	N/A	
1	1840 N 27 Ct, Hollywood FL 33020	3.44	Residential	Fee Simple	$2,000,000	0%	11/2018	0%	581,395	Current zoning RM-18, this land has a proposal for a multifamily development
2	2237 Lincoln St, Hollywood FL 33020	1.38	Residential/Commercial	Fee Simpe	$650,098	0%	03/2019	15%	541,748	Multifolio transaction, allocated price. According
3	5870 Hollywood Blvd, Hollywood FL 33020	2.87	Residential	Fee Simple	$1,145,500	0%	02/2019	15%	458,885	This parcel was acquired by Chai Deveopers Limited. No further information was obtained. Current zoning is SR7 CCD-CC, terefore an adjustment for location is made for a multifamily residential
4	5655 Davie Rd, Davie FL 33314	1.12	Residential	Fee Simple	$503,000	0%	06/2019	0%	449,107	Vacant land surrently zonned as RO (commercial)
5	2807 N University Dr, Hollywood FL 33024	2.60	Residential	Fee Simple	$1,600,000	0%	Active listing	15%	707,692	This is a multifolio property with zoning B-2 and other RM-16. Current building, according to gathered information most most likely it would be purchase for a multifamily residential
	ESTIMATED VALUE IN $ PER ACRE								$507,784	

Adjustment Process

The sales that we have utilized represent the best available information that could be compared to the subject property.

The adjustment process was made analyzing the market impact for difference with the subject. Adjustments are necessary when any relevant differences impact on the property value.

No economic adjustments were warranted.

CONCLUSION
At the final reconciliation of value all the comparables were adequately adjusted and weighted arriving to the conclusion that the most probable value of the subject is .

PRICE RANGE	Unadjusted	Adjusted
Low	399,031	449,107
Average	475,155	507,784
High	581,395	581,395

SALES VALUE CONCLUSION	
Indicated Value Per Acre	507784
Subject Acre (1.88)	1.88
Indicated Value	954,634
Rounded	**$960,000**

NINE HUNDRED SIXTY THOUSAND dollars
$960,000

Issue Date: 2/20/2020 City of Hollywood, Florida Solicitation #RFP-4640-20-PB

ACKNOWLEDGMENT AND SIGNATURE PAGE

This form must be completed and submitted by the date and the time of bid opening.

Legal Company Name (include d/b/a if applicable): Prestigia Real Estate FJM Inc. Federal Tax Identification Number: 30-1201150

If Corporation - Date Incorporated/Organized: May 23, 2019

State Incorporated/Organized: Florida

Company Operating Address: 100 N. BISCAYNE BLVD STE 3070

City MIAMI State FL Zip Code 33132

Remittance Address (if different from ordering address): _____

City _____ State _____ Zip Code _____

Company Contact Person: Jihad Salahdine Email Address: jihad@fjmholding.com

Phone Number (include area code): (786) 942-0040 Fax Number (include area code): _____

Company's Internet Web Address: www.fjmholding.com

IT IS HEREBY CERTIFIED AND AFFIRMED THAT THE BIDDER/PROPOSER CERTIFIES ACCEPTANCE OF THE TERMS, CONDITIONS, SPECIFICATIONS, ATTACHMENTS AND ANY ADDENDA. THE BIDDER/PROPOSER SHALL ACCEPT ANY AWARDS MADE AS A RESULT OF THIS SOLICITATION. BIDDER/PROPOSER FURTHER AGREES THAT PRICES QUOTED WILL REMAIN FIXED FOR THE PERIOD OF TIME STATED IN THE SOLICITATION.

_____ 3/18/2020

Bidder/Proposer's Authorized Representative's Signature: Date

Type or Print Name: Jihad Salahdine, Vice President

THE EXECUTION OF THIS FORM CONSTITUTES THE UNEQUIVOCAL OFFER OF BIDDER/PROPOSER TO BE BOUND BY THE TERMS OF ITS PROPOSAL. FAILURE TO SIGN THIS SOLICITATION WHERE INDICATED BY AN AUTHORIZED REPRESENTATIVE SHALL RENDER THE BID/PROPOSAL NON-RESPONSIVE. THE CITY MAY, HOWEVER, IN ITS SOLE DISCRETION, ACCEPT ANY BID/PROPOSAL THAT INCLUDES AN EXECUTED DOCUMENT WHICH UNEQUIVOCALLY BINDS THE BIDDER/PROPOSER TO THE TERMS OF ITS OFFER.

ANY EXCEPTION, CHANGES OR ALTERATIONS TO THE GENERAL TERMS AND CONDITIONS, HOLD HARMLESS/INDEMNITY DOCUMENT OR OTHER REQUIRED FORMS MAY RESULT IN THE BID/PROPOSAL BEING DEEMED NON-RESPONSIVE AND DISQUALIFIED FROM THE AWARD PROCESS.

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City of Hollywood, Florida
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HOLD HARMLESS AND INDEMNITY CLAUSE

(Company Name and Authorized Representative's Name)

, the contractor, shall indemnify, defend and hold harmless the City of Hollywood, its elected and appointed officials, employees and agents for any and all suits, actions, legal or administrative proceedings, claims, damage, liabilities, interest, attorney's fees, costs of any kind whether arising prior to the start of activities or following the completion or acceptance and in any manner directly or indirectly caused, occasioned or contributed to in whole or in part by reason of any act, error or omission, fault or negligence whether active or passive by the contractor, or anyone acting under its direction, control, or on its behalf in connection with or incident to its performance of the contract.

SIGNATURE

Jihad Salahdine, Vice President
PRINTED NAME

Prestigia Real Estate FJM Inc.
COMPANY OF NAME

3/18/2020
DATE

Failure to sign or changes to this page shall render your bid non-responsive.

Issue Date: 2/20/2020 City of Hollywood, Florida Solicitation #RFP-4640-20-PB

NONCOLLUSION AFFIDAVIT

STATE OF: Florida

COUNTY OF: Miami-Dade, being first duly sworn, deposes and says that:

(1) He/she is Jihad Salahdine, V.P. of Prestigia Real Estate FJM Inc., the Bidder that has submitted the attached Bid.

(2) He/she has been fully informed regarding the preparation and contents of the attached Bid and of all pertinent circumstances regarding such Bid;

(3) Such Bid is genuine and is not a collusion or sham Bid;

(4) Neither the said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this affiant has in any way colluded, conspired, connived or agreed, directly or indirectly with any other Bidder, firm or person to submit a collusive or sham Bid in connection with the contractor for which the attached Bid has been submitted or to refrain from bidding in connection with such contract, or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices, profit or cost element of the Bid price or the Bid price of any other Bidder, or to secure an advantage against the City of Hollywood or any person interested in the proposed Contract; and

(5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.

(SIGNED) Vice President
Title

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SWORN STATEMENT PURSUANT TO SECTION 287.133 (3) (a) FLORIDA STATUTES ON PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS

1. This form statement is submitted to City of Hollywood, Florida
by Jihad Salahdine, V.P. for Prestigia Real Estate FJM Inc

(Print individual's name and title) (Print name of entity submitting sworn statement)
whose business address is 100 N. Biscayne Blvd, Ste 3070, Miami FL 33132
and if applicable its Federal Employer Identification Number (FEIN) is 30-120 1150 If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement.

2. I understand that "public entity crime," as defined in paragraph 287.133(1)(g), Florida Statues, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid, proposal, reply, or contract for goods or services, any lease for real property, or any contract for the construction or repair of a public building or public work, involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misinterpretation.

3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in an federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

4. I understand that "Affiliate," as defined in paragraph 287.133(1)(a), Florida Statutes, means:

1. A predecessor or successor of a person convicted of a public entity crime, or
2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

5 I understand that "person," as defined in Paragraph 287.133(1)(e), Florida Statues, means any natural person or any entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

6. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. (Please indicate which statement applies.)

X Neither the entity submitting sworn statement, nor any of its officers, director, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

City of Hollywood, Florida
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_____ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime, but the Final Order entered by the Hearing Officer in a subsequent proceeding before a Hearing Officer of the State of the State of Florida, Division of Administrative Hearings, determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. (attach a copy of the Final Order).

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THAT PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017 FLORIDA STATUTES FOR A CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

_____
(Signature)

Sworn to and subscribed before me this 17 day of March 20 20.

Personally known_____

Or produced identification Morocco Passport Notary Public-State of FL

_____ my commission expires_____
(Type of identification)

Harold Rodriguez
(Printed, typed or stamped commissioned name of notary public)

HAROLDO D. RODRIGUEZ
Commission # GG 926019
Expires October 24, 2023
Bonded Thru Budget Notary Services

Failure to sign or changes to this page shall render your bid non-responsive.

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CERTIFICATIONS REGARDING DEBARMENT, SUSPENSION AND OTHER RESPONSIBILITY MATTERS

The applicant certifies that it and its principals:

(a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, sentenced to a denial of Federal benefits by a State or Federal court, or voluntarily excluded from covered transactions by any Federal department or agency;

(b) Have not within a three-year period preceding this application been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, or local) transaction or contract under a public transaction, violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

(c) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, or local) with commission of any of the offenses enumerated in paragraph (b) of this certification; and

(d) Have not within a three-year period preceding this application had one or more public transactions (Federal, State, or local) terminated for cause or default.

Applicant Name and Address:

Prestigia Real Estate FJM Inc.

100 N. BISCAYNE BLVD STE 3070

MIAMI, FL 33132

Application Number and/or Project Name:

RFP 4640 20 PB / 2717 Van Buren Street Redevelopment Opportunity

Applicant IRS/Vendor Number: 30-1201150

Type/Print Name and Title of Authorized Representative:

Jihad Salahdine, Vice President

Signature: _____ Date: 3/18/2020

Failure to sign or changes to this page shall render your bid non-responsive.

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DRUG-FREE WORKPLACE PROGRAM

IDENTICAL TIE BIDS - Preference shall be given to businesses with drug-free workplace programs. Whenever two or more bids which are equal with respect to price, quality, and service are received by the State or by any political subdivision for the procurement of commodities or contractual services, a bid received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. Established procedures for processing tie bids will be followed if none of the tied vendors have a drug-free workplace program. In order to have a drug-free workplace program, a business shall:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notify the employee that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program (if such is available in the employee's community) by, any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of these requirements.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.



VENDOR'S SIGNATURE

Jihad Salahdine, Vice President
PRINTED NAME

Prestigia Real Estate FJM Inc.
NAME OF COMPANY

Issue Date: 2/20/2020

City of Hollywood, Florida
Solicitation #RFP-4640-20-PB

SOLICITATION, GIVING, AND ACCEPTANCE OF GIFTS POLICY

Florida Statute 112.313 prohibits the solicitation or acceptance of Gifts. - "No Public officer, employee of an agency, local government attorney, or candidate for nomination or election shall solicit or accept anything of value to the recipient, including a gift, loan, reward, promise of future employment, favor, or service, based upon any understanding that the vote, official action, or judgment of the public officer, employee, local government attorney, or candidate would be influenced thereby.". The term "public officer" includes "any person elected or appointed to hold office in any agency, including any person serving on an advisory body."

The City of Hollywood policy prohibits all public officers, elected or appointed, all employees, and their families from accepting any gifts of any value, either directly or indirectly, from any contractor, vendor, consultant, or business with whom the City does business.

The State of Florida definition of "gifts" includes the following:

Real property or its use,
Tangible or intangible personal property, or its use,
A preferential rate or terms on a debt, loan, goods, or services,
Forgiveness of indebtedness,
Transportation, lodging, or parking,
Food or beverage,
Membership dues,
Entrance fees, admission fees, or tickets to events, performances, or facilities,
Plants, flowers or floral arrangements
Services provided by persons pursuant to a professional license or certificate.
Other personal services for which a fee is normally charged by the person providing the services.
Any other similar service or thing having an attributable value not already provided for in this section.

Any contractor, vendor, consultant, or business found to have given a gift to a public officer or employee, or his/her family, will be subject to dismissal or revocation of contract.

As the person authorized to sign the statement, I certify that this firm will comply fully with this policy.

	Jihad Salahdine
SIGNATURE	PRINTED NAME
Prestigia Real Estate FJM Inc.	Vice President
NAME OF COMPANY	TITLE

Failure to sign this page shall render your bid non-responsive.

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City of Hollywood, Florida
Solicitation #RFP-4640-20-PB

REFERENCE QUESTIONNAIRE

It is the responsibility of the contractor/vendor to provide a minimum of three (3) similar type references using this form and to provide this information with your submission. Failure to do so may result in the rejection of your submission.

Giving reference for: PRESTIGIA REAL ESTATE

Firm giving Reference: SOCIETE GENERALE

Address: 4 RUE PIERRE HADOT

Phone: 03 26 35 58 00

Fax: 03 26 84 58 96

Email: JULIEN.LAVERNY@SOCGEN.COM

1. **Q:** What was the dollar value of the project?
   A: Dollar value = 22 550 000 USD (700 000,00 EUR)
2. **Q:** Did they perform on a timely basis as required by the agreement?
   A: Our client performed on a timely basis as required by the agreem
3. **Q:** Was the project manager easy to get in contact with?
   A: The project manager was easy to get in contact with.
4. **Q:** Overall, what would you rate their performance? (Scale from 1-5)
   A: ☒5 *Excellent* ☐4 *Good* ☐3 *Fair* ☐2 *Poor* ☐1 *Unacceptable*
5. **Q:** Is there anything else we should know, that we have not asked?
   A: Salukdive is a family group with we trust. We have been working with this group for many decades

The undersigned does hereby certify that the foregoing and subsequent statements are true and correct and are made independently, free from vendor interference/collusion.

Name: LAVERNY Julien Title Business Manager.

Signature: _____ Date: 03 17 2020.

Julien LAVERNY
Chargé d'Affaires Entreprises
SOCIETE GENERALE
Centre d'Affaires Régional
Champagne Ardenne

City of Hollywood, Florida
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REFERENCE QUESTIONNAIRE

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Giving reference for: Prestigia Real Estate

Firm giving Reference: Kaller Architecture

Address: 2417 Hollywood Blvd, Hollywood FL 33020

Phone: 954-920-5746

Fax: 954-926-2841

Email: Joseph@Kallerarchitects.com

1. **Q:** What was the dollar value of the project?
   A: $10,000,000 +/- estimated.
2. **Q:** Did they perform on a timely basis as required by the agreement?
   A: Yes.
3. **Q:** Was the project manager easy to get in contact with?
   A: Yes.
4. **Q:** Overall, what would you rate their performance? (Scale from 1-5)
   A: ☑ 5 *Excellent* ☐ 4 *Good* ☐ 3 *Fair* ☐ 2 *Poor* ☐ 1 *Unacceptable*
5. **Q:** Is there anything else we should know, that we have not asked?
   A: No. The company was very communicative and decisive.

The undersigned does hereby certify that the foregoing and subsequent statements are true and correct and are made independently, free from vendor interference/collusion.

Name: JOSEPH B. KALLER Title PRESIDENT

Signature: Joseph B Kaller Date: 3-17-20

Issue Date: 2/20/2020

City of Hollywood, Florida
Solicitation #RFP-4640-20-PB

REFERENCE QUESTIONNAIRE

It is the responsibility of the contractor/vendor to provide a minimum of three (3) similar type references using this form and to provide this information with your submission. Failure to do so may result in the rejection of your submission.

Giving reference for: Prestigia Real Estate FJM Inc.

Firm giving Reference: **Bercow Radell Fernandez Larkin & Tapanes PLLC**

Address: **200 S Biscayne Blvd., Suite 850 Miami Florida 33131**

Phone: **305 374 5300**

Fax: **305 377 6222**

Email: **gpenn@brzoninglaw.com**

1. **Q:** What was the dollar value of the project?
   A: **$10,000,000**
2. **Q:** Did they perform on a timely basis as required by the agreement?
   A: **Yes.**
3. **Q:** Was the project manager easy to get in contact with?
   A: **Yes.**
4. **Q:** Overall, what would you rate their performance? (Scale from 1-5)

   A: ☑ **5** *Excellent* ☐ **4** *Good* ☐ **3** *Fair* ☐ **2** *Poor* ☐ **1** *Unacceptable*
5. **Q:** Is there anything else we should know, that we have not asked?
   A:

The undersigned does hereby certify that the foregoing and subsequent statements are true and correct and are made independently, free from vendor interference/collusion.

Name: **Graham Penn** Title: **Partner**

Signature: Date: **3/17/20**

Issue Date: 2/20/2020

City of Hollywood, Florida
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REFERENCE QUESTIONNAIRE

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Giving reference for: Prestigia REAL ESTATE FJM inc.

Firm giving Reference: Cité Architecture

Address: 11 Rue FLATTERS, 75005 PARIS

Phone: 01.48.28.44.10

Fax: _____

Email: www.cite-architecture.fr

1. **Q:** What was the dollar value of the project?
   A: Several projects for a total value over $ 110 millions
2. **Q:** Did they perform on a timely basis as required by the agreement?
   A: yes
3. **Q:** Was the project manager easy to get in contact with?
   A: yes
4. **Q:** Overall, what would you rate their performance? (Scale from 1-5)

   A: ☑ **5** *Excellent* ☐ **4** *Good* ☐ **3** *Fair* ☐ **2** *Poor* ☐ **1** *Unacceptable*
5. **Q:** Is there anything else we should know, that we have not asked?
   A:

The undersigned does hereby certify that the foregoing and subsequent statements are true and correct and are made independently, free from vendor interference/collusion.

Name: CLAUDE ANDANSON Title Principal.

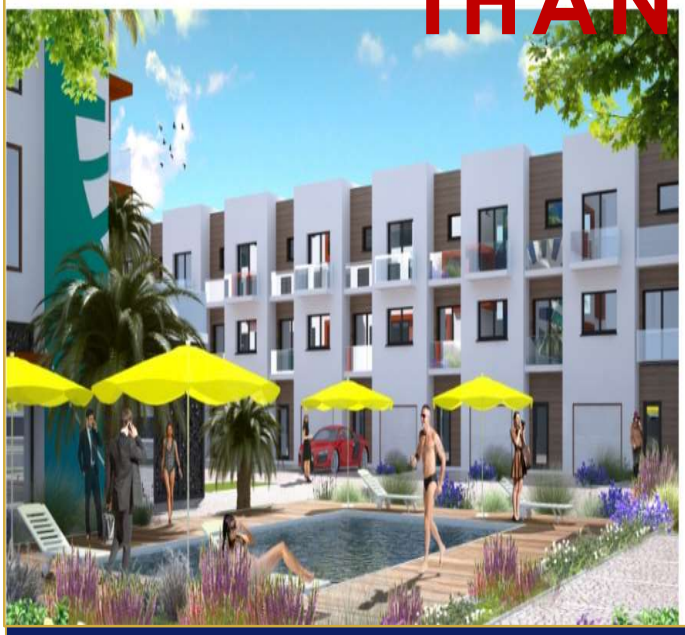
Signature: _____ Date: 17/03/2020

VAN BUREN STREET





THANK YOU





CITY OF Hollywood FLORIDA

PRESTIGIA IMMOBILIER

The choice of prestige

VAN BUREN STREET



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The choice of prestige