

CITY OF NEW PORT RICHEY

REQUEST FOR:

QUALIFICATIONS, "HACIENDA
OF NEW PORT RICHEY

BY: INTEGRATED REALTY

INVESTMENT SERVICES, LLC



Primary address: 1715 Independence Blvd
Sarasota, FL 34234
Phone: 941-487-7188
Fax: 941-882-6212
E-mail: Tony@irisfl.com

My name is Anthony L Collins. I am submitting this RFQ on behalf of Integrated Realty Investment Services. I am the sole owner of this single member entity. I have extensive experience in the renovation of historic properties. I have completed over \$40 million in historic adaptive reuse in Virginia. I have an experienced team that understands the nature of these projects. I met with Mario Lezzoni last year and was very interested at that time; however I believe another developer had already been engaged.

My office is located in Sarasota, Florida, at 1715 Independence Blvd. My wife and I moved here from Norfolk, Virginia, in 2010.

I am currently in the process of starting construction on two historic hotels in Sebring, Florida. The city of Sebring did a thorough background investigation on my past history and experience. I would be glad to have them share that with you. Also, the CRA is contributing \$750,000 to support and close the needed gap on my development cost to make this project successful.

Recently, I have been contacted by a hotelier and restaurant operator outside of Florence, Italy. Because of the tax burden in their country, and the revised tax laws in the US, they have expressed desire to expand into Florida.

He owns and operates two boutique hotels in Italy. One caters to tourists, and the other location caters to businesses. Both locations include authentic Italian fine dining. To my thinking, this could be the best possible use of the historic Hacienda Hotel. He has reviewed all the information and is very interested. However he will not be coming to the US until February 28. We have had several discussions and built a good rapport. I also have two other parties that would be interested in this site as a boutique hotel.

In closing, I would like to state that I totally understand the wishes of the city, and your ultimate goal for this beautiful historic structure. Also, I believe I have the experience and the will to bring this to fruition. I look forward and hope to be a part of this endeavor.

Respectively submitted,

solely determinative of whether such proposal or portion of the proposal so marked is, in fact, exempt or confidential under the Public Records Laws and Sunshine Laws. The final determination of which will be made in the sole determination of the CRA as the public records custodian.

Acknowledgement Letter

Proposers shall incorporate in their proposal the following letter and disclosure and disclaimer attachment on the Proposer's letterhead.

RE: City of New Port Richey Community Redevelopment Agency
RFQ 18-010 for the Hacienda Hotel of New Port Richey

To Whom It May Concern:

The undersigned has read the City of New Port Richey Community Redevelopment Agency's Request for Qualifications for the renovation and ongoing operations of the Hacienda Hotel, as a part of its downtown redevelopment and historic preservation. On behalf of our proposal team, we agree to and accept the terms, specific limitations, and conditions expressed therein.

We have read, rely upon, acknowledge, and accept the disclosure and disclaimer which is fully incorporated by reference into this letter.

Sincerely,

Anthony J. Cobb, MANAGER
INTEGRATED REALTY INVESTMENT
SERVICES, LLC

**TONY COLLINS – AXIS DEVELOPMENT COMPANY, LLC &
INTERGRATED REALTY INVESTMENT SERVICES, LLC**

Tony founded Axis Development Company in 2000. Axis, based in Petersburg, Virginia, has successfully developed more than 750,000 square feet of Commercial and Residential Projects including warehouses, self-storage facilities, offices, historic rehab residential apartments and for-sale condominium projects. He was responsible for all aspects of development including Project Budgets and Cost Analysis, Financial Forecasting, Planning and Permitting, Contract Negotiations, Customer and Vendor Relationships and day-to-day Management activities.



Tony has been active in the real estate and construction industries for over 40 years. Prior to forming Axis Development, he was the President of Old Dominion Mechanical, Inc., a mechanical construction firm with more than 100 employees that averaged \$7-million in annual revenue. While President, he increased annual Sales from \$300,000 to over \$7,000,000 during two economic downturns.

Tony currently resides in Sarasota Florida where he formed Integrated Realty Investment Services, LLC a subsidiary of Axis Development Co. which is currently developing historic properties in Sebring & Deland Florida. He has vast experience in adaptive reuse utilizing Historic Tax Credit program and local municipal partnering.

He was a Certified Master Plumber and Mechanical Contractor and served on the Virginia PHCC apprenticeship board also holds real estate licenses in both Virginia and Florida. Mr. Collins is also active in the community and involved at the local Salvation Army mentoring the homeless and less fortunate.

PESUCCI ALESSIO
50063 FIGLINE VALDARNO FI
TEL +39 339 1157201
ALESSIO.PESUCCI@GMAIL.COM



FEW WORDS ON ME

I've begun my professional life in 1975 starting to work in hotel and restaurant, in Florence, and on the Tuscan coast.

Then in 1978, just graduated, I've been in England for 16 months, where, even just eighteen I was running, alone, the kitchen of a small 25 rooms hotel restaurant.

In 1981, after the army, I been working in Florence, for a company in the banquet market.

Then from 1983 until 1986, I managed the bar and restaurant of Florence Golf Club "Ugolino".

In 1988 I bought my first restaurant, "Martellina", in Greve in Chianti, and in 1992, I bought the second one, actually "Locanda il Gallo".

In 2000 I transformed the [Locanda il Gallo](#) in little Hotel Restaurant.

In 2012 I focalized on the former Hotel Torricelli, in Figline Valdarno, now renamed [Toscana Hotel & Restaurant](#), that was just closed, because of economic crisis, restored all the rooms, and the electrical, gas, water, and fire system, and open in October 2013

Even I've done this in a very difficult economic, and almost all with bank loan, now I'm ready to buy, and the 1.5 million euro contract will be stipulated before my departure for the United States.

ALBERGO TOSCANA S.R.L.

 prodotto il: 08/05/2017 alle ore: 14:21:18
 visualizzato il: 22/05/2017

SEGNALAZIONI

Controllo Automatico Eventi Pregiudizievoli	NESSUN EVENTO DA SEGNALARE
Altre Segnalazioni	NESSUNA SEGNALAZIONE
Rilevanza Storica dei Fenomeni di Insolvibilità	NESSUNA

DATI IDENTIFICATIVI & CARATTERISTICI

Indirizzo Sede	FIRENZE (FI) VIA DI RUSCIANO 48 CAP 50126 (Zona: SEMICENTRALE)
Codice Fiscale	06288840488
Partita Iva	06288840488
CCIAA/REA	FI/616079
Forma Giuridica	SOCIETA' A RESPONSABILITA' LIMITATA
Situazione impresa	ATTIVA
Attività Economica (Rettificata Cerved Group)	Alberghi e strutture simili
Impresa Appartenente al Gruppo (*)	PESUCCI nel ruolo di controllata
Data Costituzione	11/09/2012
Data Iscrizione CCIAA	24/09/2012
Data Inizio Attività CCIAA	05/10/2013
Capitale Sociale (Versato) - Euro	30.000
Nr. Addetti nel 2016	7
Interrogazioni su Cerved Group	2 ●
Nr. Uffici e Sedi Secondarie Attive	1
Movimentazioni R. I. (ultimo semestre)	Nessuna
E-MAIL Certificata	ALESSIO.PESUCCI@POSTACERTIFICATA.GOV.IT

(*) **AVVERTENZA:** Il termine "Gruppo" è utilizzato in questo documento a fini meramente pratici, senza alcuna valenza giuridica, per una più immediata lettura delle informazioni ed indipendentemente dalla presenza di un'attività di direzione e coordinamento da parte di un soggetto controllante (società o ente o anche "holding personale" cioè di persone fisiche a capo di più società di capitali quali titoli di quote o partecipazioni azionarie) nei confronti di altre società e, quindi, anche al di fuori delle ipotesi previste dagli articoli 2497 e segg. c.c.

BILANCIO

Bilanci depositati/disponibili	31/12/2015 , 31/12/2014 , 31/12/2013 , 31/12/2012
Analisi Approfondita di Esercizio	2015-2014-2013
Schema di Analisi	INDUSTRIA, COMMERCIO, SERVIZI
Schema di Rilevazione	IV Direttiva CEE

(importi espressi in migliaia di Euro)

	31/12/2013	31/12/2014	31/12/2015
CONTO ECONOMICO			
RICAVI NETTI	21	293	298
MARGINE OPERATIVO LORDO	-53	97	74
UTILE CORRENTE	-48	8	-5
UTILE (PERDITA) DELL'ESERCIZIO	-48	7	-5
CASH FLOW	-48	96	77
STATO PATRIMONIALE ATTIVO			
TOTALE ATTIVO IMMOBILIZZATO	425	417	478
TOTALE ATTIVO A BREVE TERMINE	94	110	31
ATTIVO	519	527	509
STATO PATRIMONIALE PASSIVO			
TOTALE CAPITALI PERMANENTI	250	440	472
di cui: Patrimonio Netto	250	352	379
TOTALE PASSIVO A BREVE TERMINE	269	87	37
PASSIVO	519	527	509

	31/12/2013	31/12/2014	31/12/2015
INDICATORI ECONOMICO - FINANZIARI			
VAR. % RICAVI (**)	N.D.	N.S.	1,7%
PATRIMONIO NETTO TANGIBILE/(DEBITI TOTALI-LIQUIDITA')	41,6%	156,2%	229,4%
LIQUIDITA' A BREVE TERMINE	34,9%	126,4%	83,8%
(ONERI FINANZIARI - PROVENTI FINANZIARI)/MOL	N.D.	7,2%	4,1%
ROA (*)	N.S.	2,9%	-0,4%

(*) Indicatori calcolati sulla media dei valori dello Stato Patrimoniale.

(**) Indicatori rapportati ad una durata convenzionale di 12 mesi, se l'esercizio ha durata operativa diversa.

VARIAZIONI
TRASFERIMENTI D'AZIENDA

Trasferimenti di proprietà o godimento d'azienda:
AFFITTO/COMODATO

Data atto: **09/11/2012**
Data deposito: **22/11/2012**
Data protocollo: **22/11/2012**
Numero protocollo: **AR-2012-23696**
Notaio: **SPRCRL65T25D612Z SPERANZINI CARLO**
Numero repertorio: **14680/9156**

Cedente: **ANDROMEDA S.R.L.**
Codice fiscale: **01834920512**

Cessionario: **ALBERGO TOSCANA S.R.L.**
Codice fiscale: **06288840488**

Trasferimenti di proprietà o godimento d'azienda:
AFFITTO/COMODATO

Data atto: **31/10/2013**
Data deposito: **29/11/2013**
Data protocollo: **29/11/2013**
Numero protocollo: **FI-2013-113504**
Notaio: **BRNCLD57E13D612D**
Numero repertorio: **289854**

Cedente: **ALBERGO TOSCANA S.R.L.**
Codice fiscale: **06288840488**

Cessionario: **RISTORANTE TOSCANA DI CAPPELLI GIOVANNI SNC**
Codice fiscale: **06387040485**

PROTESTI - EVENTI DI CONSERVATORIA

Le verifiche sui Protesti e sui Pregiudizievoli di Conservatoria effettuate in modo automatico sono basate su dati aggiornati assunti dalle fonti ufficiali e su un sistema di rilevazione messo a punto con grande accuratezza. Avvertiamo che in taluni casi limitati ciò può dare luogo a qualche imprecisione o inesattezza.

PROTESTI

NON RISULTANO PROTESTI A CARICO DEI SOGGETTI CONTROLLATI

Soggetti controllati

- **Impresa:** ALBERGO TOSCANA S.R.L.
- **Esponenti:** PESUCCI ALESSIO

PREGIUDIZIEVOLI DI CONSERVATORIA

DA VERIFICA SUGLI ARCHIVI CERVED GROUP NON RISULTANO PREGIUDIZIEVOLI A CARICO DEI SOGGETTI CONTROLLATI

Soggetti controllati

- **Impresa:** ALBERGO TOSCANA S.R.L.
- **Esponenti:** PESUCCI ALESSIO

PROCEDURE SU IMPRESE CONNESSE AD ESPONENTI/SOCI

Questa sezione comprende Procedure che abbiano interessato imprese in cui gli esponenti/soci siano titolari di cariche sociali, ovvero siano stati titolari di cariche nell'anno antecedente al verificarsi dell'evento. Gli eventi riportati sono di norma quelli intervenuti a partire dal febbraio 1996, data di entrata in vigore del Registro Imprese

NESSUN EVENTO TROVATO

Soggetti controllati

- **Esponenti:** PESUCCI ALESSIO

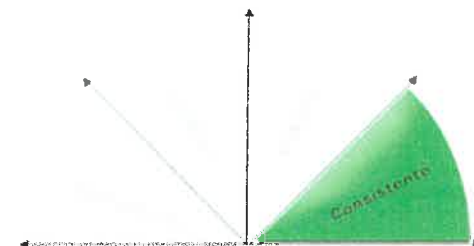
ESPERIENZE DI PAGAMENTO PAYLINE

Le esperienze di pagamento provengono dal sistema Payline che raccoglie ed elabora su base mensile le abitudini di pagamento di gran parte delle imprese italiane. Le valutazioni sono basate sulle esperienze presenti nell'archivio Cerved, con riferimento ai movimenti registrati negli ultimi 12 mesi.

SCORE PAYLINE & TREND SCORE PAYLINE



Lo Score Payline A indica che, sulla base delle esperienze raccolte, l'azienda assolve regolarmente alle obbligazioni assunte.



L'analisi dei pagamenti nel periodo osservato indica un consistente miglioramento dello Score Payline.

Sintesi

Numero esperienze	>=50
Ammontare complessivo	11.421 €
Transazione massima	1.262 €

DOCUMENTI RICHIESTI ONLINE SUI SERVIZI CERVED GROUP

INTERROGAZIONI SULL'IMPRESA PER CATEGORIA DI CLIENTI CERVED GROUP

Mese / Anno	Banche e Finanziarie	Imprese	Altri
Dicembre '16	0	0	0
Gennaio '17	0	0	0
Febbraio '17	0	0	0
Marzo '17	0	0	0
Aprile '17	1	0	0
Maggio '17	0	1	0

(con aggiornamento al 06/05/2017)

in Banche e Finanziarie sono considerate tutte le società di intermediazione monetaria e finanziaria, per Imprese si intendono le aziende di

produzione, commercializzazione e servizi; la classe Altri è costituita prevalentemente da professionisti e privati ed in minor misura da uffici di pubblica amministrazione ed aziende di servizi alle persone.

TITOLARI DI CARICHE O QUALIFICHE



PESUCCI ALESSIO (rappresentante dell'impresa)

Nato a **MONTEVARCHI (AR)** il **23/10/1960**

Codice Fiscale: **PSCLSS60R23F656J**

Domicilio Fiscale: **FIGLINE E INCISA VALDARNO (FI) VIA DON P. MAZZOLARI 19 CAP 50063 FIGLINE VALDARNO**

Altri indirizzi storici di residenza/domicilio recuperati:

VIA DON PRIMO MAZZOLARI 19 - 50063 FIGLINE VALDARNO (FI) - FI440995

- **AMMINISTRATORE UNICO** nominato con atto del **11/09/2012**
Durata in carica: **A TEMPO INDETERMINATO**

ESPONENTI - CARICHE / QUALIFICHE IN ALTRE IMPRESE

CARICHE/QUALIFICHE GESTIONALI

Nominativo / Impresa	N. REA / Codice Fiscale	Situazione Impresa	Carica
PESUCCI ALESSIO (AMMINISTRATORE UNICO e SOCIO)			
1. LAURUS S.R.L. SOCIETA' A RESPONSABILITA' LIMITATA VIA CONTI LANDO 16 - 50027 GREVE IN CHIANTI (FI) Attività: Ristorazione con somministrazione	FI440995 04338900485	ATTIVA Isc. CCIAA: 30/01/1992	AMMINISTRATORE UNICO dal 22/03/2005
2. RUSTIONI E PESUCCI S.N.C. DI RUSTIONI GIUSEPPE E PESUCCI ALESSIO SOCIETA' IN NOME COLLETTIVO VIA DI RUSCIANO 48 - 50126 FIRENZE (FI) Attività: Affitto di aziende	FI407077 04011670488	CANCELLATA dal 10/05/2007	SOCIO

SOCI

Capitale sociale - EURO	30.000,00
Data atto	30/10/2015
Data deposito	30/10/2015
Data protocollo	30/10/2015
Numero protocollo	77097

Socio o beneficiario del vincolo su quote/azioni	N. REA / Codice Fiscale	Quote	Quote (%)	Tipo Diritto
PESUCCI ALESSIO	PSCLSS60R23F656J	15.600,00	52%	PROPRIETA'
BERTONA MONICA	BRTMNC64B52H901S	7.200,00	24%	PROPRIETA'
LAURUS S.R.L.	04338900485	7.200,00	24%	PROPRIETA'

ATTIVITÀ ECONOMICA

Attività Economica ATECO 2002 (rettificata Cerved Group)	ALBERGHI, HOTEL, PENSIONI E SIMILI
Codice Attività ATECO 2002 (rettificata Cerved Group)	55.1
Attività Economica ATECO 2007 (rettificata Cerved Group)	ALBERGHI E STRUTTURE SIMILI
Codice Attività ATECO 2007 (rettificata Cerved Group)	55.1
Attività Economica ATECO 2007 (CCIAA)	Alberghi e strutture simili
Codice Attività ATECO 2007 (CCIAA)	55.1
Codice RAE	660
Codice SAE	430
Data Inizio Attività	05/10/2013

OGGETTO SOCIALE

LA SOCIETA' HA PER OGGETTO:A) L'ATTIVITA' COMMERCIALE MEDIANTE:- L'ACQUISTO, LA VENDITA, LA GESTIONE E L'AFFITTO DI ALBERGHI, PENSIONI, BAR,RISTORANTI, PIZZERIE, TAVOLE CALDE, PUBS E PUBBLICI LOCALI DI INTRATTENIMENTO:- L'ACQUISTO E LA VENDITA, ALL'INTERNO DELLA ATTIVITA' COMMERCIALE, DI ARTICOLI DI PROFUMERIA, BIGIOTTERIA, CANCELLERIA E PUBBLICAZIONI GEOGRAFICO-TURISTICHE;- L'ESERCIZIO DELL'ATTIVITA' DI CATERING;- L'ORGANIZZAZIONE DI FESTE, MEETINGS, CONGRESSI E MANIFESTAZIONI IN GENERE,INTRATTENIMENTI MUSICALI E SPETTACOLI;LE ATTIVITA' SUDETTE POTRANNO ESSERE SVOLTE ANCHE IN LUOGHI PUBBLICI O PRIVATI, DIVERSI DALLA SEDE O DALLE ABITUALI SEDI OD UNITA' OPERATIVE;B) L'ATTIVITA' IMMOBILIARE MEDIANTE:- L'ACQUISTO, ANCHE TRAMITE LOCAZIONE FINANZIARIA, LA VENDITA, LA PERMUTA, LA GESTIONE, L'AMMINISTRAZIONE, LA LOCAZIONE, LA SUB-LOCAZIONE DI IMMOBILI URBANI,ANCHE ARREDATI, PER USO CIVILE, COMMERCIALE, ARTIGIANALE ED INDUSTRIALE NEL SETTORE PUBBLICO, PRIVATO E CONVENZIONATO, NONCHE' DI FONDI RUSTICI; LAMANUTENZIONE DI IMMOBILI RUSTICI, URBANI, COMMERCIALI ED INDUSTRIALI; LAREALIZZAZIONE DI OPERE DI URBANIZZAZIONE, STRADE, PIAZZE, FOGNATURE, SCAVI,SBANCAMENTI; L'ASSUNZIONE E LA CONCESSIONE DI APPALTI PER LA COSTRUZIONE,MANUTENZIONE, RESTAURO E QUANTALTRO RELATIVO AGLI IMMOBILI ED ALLE OPERE DICUI SOPRA; INOLTRE, LA SOCIETA' POTRA' SVOLGERE OGNI ALTRA ATTIVITA' AFFINE,COMPLEMENTARE ED AUSILIARIA ALLE PRECEDENTI.LA SOCIETA' PUO' COMPIERE TUTTI GLI ATTI OCCORRENTI PER L'ATTUAZIONEDELL'OGGETTO SOCIALE E COSI'. TRA L'ALTRO:- COMPIERE OPERAZIONI COMMERCIALI ED INDUSTRIALI, IPOTECARIE ED IMMOBILIARI,COMPRESI L'ACQUISTO, LA VENDITA E LA PERMUTA DI BENI MOBILI, ANCHE REGISTRATI,IMMOBILI E DIRITTI IMMOBILIARI;- COMPIERE TUTTE LE OPERAZIONI BANCARIE, ATTIVE O PASSIVE, A BREVE, A MEDIA O LUNGA SCADENZA;- RICORRERE A QUALSIASI FORMA DI FINANZIAMENTO CON ISTITUTI DI CREDITO, BANCHE,SOCIETA' E PRIVATI, CONCEDENDO LE OPPORTUNE GARANZIE REALI E PERSONALI;- CONFERIRE PROCURE O RAPPRESENTANZE;- ASSUMERE PARTECIPAZIONI ED INTERESSENZE IN SOCIETA' ED IMPRESE, NEL RISPETTODELLE DISPOSIZIONI DI CUI ALL'ARTICOLO 2361 C.C.:- PARTECIPARE A CONSORZI OD A RAGGRUPPAMENTI DI IMPRESE.RESTANO ESPRESSAMENTE E TASSATIVAMENTE ESCLUSE LE SEGUENTI ATTIVITA':- LA SOLLECITAZIONE DEL PUBBLICO RISPARMIO, AI SENSI DELL'ART.18 DELLA LEGGE218/74 E SUCCESSIVE MODIFICAZIONI;- L'ESERCIZIO NEI CONFRONTI DEL PUBBLICO DELLE ATTIVITA' DI CUI ALL'ARTICOLO 4,COMMA 2, DELLA LEGGE 197/91;- L'EROGAZIONE DEL CREDITO AL CONSUMO;- LO SVOLGIMENTO DI ATTIVITA' INTELLETTUALI LEGALMENTE PROTETTE.

ATTIVITÀ PREVALENTE ESERCITATA DALL'IMPRESA

ALBERGO (ATTIVITA' SVOLTA PRESSO L'UNITA' LOCALE)

ATTIVITÀ PREVALENTE ESERCITATA DALL'IMPRESA

ALBERGO (ATTIVITA' SVOLTA PRESSO L'UNITA' LOCALE)

INFORMAZIONI SULLO STATUTO

POTERI DA STATUTO

ALL'AMMINISTRATORE UNICO SONO ATTRIBUITI TUTTI I POTERI DI AMMINISTRAZIONE ORDINARIA E STRAORDINARIA ESSENDO ALL'UOVO INVESTITO DELLA RAPPRESENTANZA DELLA SOCIETA' DI FRONTE A TERZI ED IN GIUDIZIO. QUALUNQUE SIA IL SISTEMA DI AMMINISTRAZIONE L'ORGANO AMMINISTRATIVO E' INVESTITO DEI PIU' AMPI POTERI PER L'AMMINISTRAZIONE ORDINARIA DELLA SOCIETA' E PUO' QUINDI COMPIERE TUTTI GLI ATTI CHE RITENGA OPPORTUNI PER L'ATTUAZIONE ED IL RAGGIUNGIMENTO DEGLI SCOPI SOCIALI, ESCLUSI QUELLI DI AMMINISTRAZIONE STRAORDINARIA E QUELLI CHE LA LEGGE E LO STATUTO RISERVANO ALL'ASSEMBLEA. LA RAPPRESENTANZA DELLA SOCIETA' COMPETE ALL'AMMINISTRATORE UNICO OD AL PRESIDENTE DEL CONSIGLIO DI AMMINISTRAZIONE ED AI MEMBRI DEL CONSIGLIO DI AMMINISTRAZIONE FORNITI DEI POTERI DELEGATI, NEI LIMITI DELLA DELEGA. L'ORGANO AMMINISTRATIVO PUO' NOMINARE DIRETTORI GENERALI, AMMINISTRATIVI E TECNICI, NONCHE' PROCURATORI PER SINGOLI AFFARI O PER CATEGORIE DI AFFARI.

SISTEMA DI AMMINISTRAZIONE E CONTROLLO

 Sistema di amministrazione adottato: **AMMINISTRATORE UNICO**
FORMA AMMINISTRATIVA
AMMINISTRATORE UNICO

Numero amministratori in carica: 1

INFORMAZIONI PATRIMONIALI E FINANZIARIE
INFORMAZIONI PATRIMONIALI
Capitale Sociale in EURO

deliberato	30.000,00
sottoscritto	30.000,00
versato	30.000,00

UFFICI/UNITÀ LOCALI ATTIVE
SINTESI

Tipologia	Indirizzo	Telefono
ALBERGO	FIGLINE E INCISA VALDARNO (FI) VIA SAN BIAGIO 2 CAP 50063 FIGLINE VALDARNO	055/9029858

DETTAGLIO
 **ALBERGO**

Unita' Locale N.: 1

 Indirizzo: **FIGLINE E INCISA VALDARNO (FI) VIA SAN BIAGIO 2 CAP 50063 FIGLINE VALDARNO**

 Telefono: **055/951424 055/952788 055/9029858**

 Insegna: **ALBERGO TOSCANA**

 Data apertura: **05/10/2013**
DESCRIZIONE ATTIVITÀ

ALBERGO

CLASSIFICAZIONE ATECO 2007

Codice	Descrizione Attività	Importanza	Data Inizio
- 55.1	alberghi e strutture simili	Principale per REA	05/10/2013

 Denuncia Inizio Attività o comunicazione in data: **03/10/2013**

 Presentata presso: **COMUNE**
INFORMAZIONI COSTITUTIVE

 Codice Fiscale e Numero d'Iscrizione: **06288840488**

 Registro Imprese: **FIRENZE**

 Data di Iscrizione: **24/09/2012**

Iscritta nella Sezione Ordinaria il 24/09/2012

Iscritta con il numero Repertorio Economico Amministrativo: **616079**

Costituita con atto del **11/09/2012**

Data Termine: **31/12/2050**

Scadenza primo eserc. **31/12/2012** Scadenza eserc. successivi: **31/12**

Tipo dell'atto: **ATTO COSTITUTIVO**

Notaio: **SPERANZINI CARLO**

Repertorio num. **14522** Loc. **FIRENZE (FI)**

ADDETTI

Numero addetti dell'impresa rilevati nell'anno **2016**

Dipendenti: **7** (INFORMAZIONE DI SOLA NATURA STATISTICA - media calcolata sui valori mensili significativi)

Indipendenti: **0** (INFORMAZIONE DI SOLA NATURA STATISTICA)

DISTRIBUZIONE TRIMESTRALE

	I° Trimestre	II° Trimestre	III° Trimestre	IV° Trimestre
dipendenti	8	7	7	6
indipendenti	0	0	0	0
totale	8	7	7	6

DISTRIBUZIONE ANNUALE

Anno	2014	2015	2016
dipendenti	5	8	7
indipendenti	0	0	0
totale	5	8	7

2014 - dati Inps comunicati da Infocamere 2015 - dati Inps comunicati da Infocamere 2016 - dati Inps comunicati da Infocamere

DISTRIBUZIONE PER COMUNE

	I° Trimestre			II° Trimestre			III° Trimestre			IV° Trimestre		
	Indip.	Dipen.	Totale	Indip.	Dipen.	Totale	Indip.	Dipen.	Totale	Indip.	Dipen.	Totale
FIGLINE E INCISA VALDARNO (FI)	0	8	8	0	7	7	0	7	7	0	6	6

MOVIMENTAZIONI DA PROTOCOLLO UFFICIALE CCIAA

L'ultima variazione dell'impresa risale al: **13/11/2015**.

Negli ultimi sei mesi, in base al Protocollo ufficiale CCIAA, l'impresa non ha subito alcuna movimentazione.

Sezioni Registro Imprese aggiornate al 29/04/2017

Ultima modifica del Registro Imprese: 13/11/2015

Sezione Protesti allineata con l'archivio ufficiale C.C.I.A.A. gestito da Infocamere

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Company Background/Qualifications

ATELIER Architecture Engineering Construction, Inc. is a majority woman-owned and operated full-service architectural firm, located just south of downtown Tampa. Over the last 20 years, our office has developed a specialty **award-winning expertise in historic preservation, renovation and adaptive re-use of historic buildings throughout the Southeast US.** Our portfolio now contains **71 such projects in Florida, Georgia, Alabama and South Carolina, and 43 design awards for this work.**

Contact Information



Vivian Salaga, AIA, Principal
5102 N. Central Avenue
Tampa, Florida 33603
813-223-1948
vsalaga@atelieraec.com

John Tennison, AIA LEED AP
5102 N. Central Avenue
Tampa, Florida 33603
813-223-1948
jtennison@atelieraec.com

About Us



ATELIER was founded by Vivian Salaga, AIA, in 1983 as a sole proprietorship WBE, oftentimes joint venturing with Stansell-Tennison Architects which was founded by John Tennison, AIA LEED AP, in 1981. The two firms formally merged in 1987; in 1993 incorporated as a C-Corporation, and continues to be operated as WBE + SBE. Atelier is the only architectural firm in which we have management interest. We currently maintain six in-house employees in Florida, one of whom is a registered architect in Florida, Georgia and South Carolina and LEED AP; three registered in Florida; one architectural graduate; and one administrative associate.

Our Portfolio



Our project portfolio includes seventy one (71) commercial adaptive re-use preservation projects (refer to page 16), 43 of which have been with repeat clientele; **all of which have been assessed and designed to the Department of Interior's Standards;** all of which were done with unique funding sources: state, local, federal and private; **all of which involved moisture intrusion mitigation to the building envelope; and all of which involved window refurbishment/restoration and/or replacement.**

Key Personnel

Atelier AEC



Vivian O. Salaga, AIA, Principal in Charge/Preservation Architect

Sulphur Springs Water Tower + Gazebo Restoration

Mt. Vernon State Arsenal

Ft. Zachary Taylor

Seffner Schoolhouse

St. Augustine Lighthouse

Haley House

City of Eustis Facades

Sanctuary Lofts

Sams House

Archie Smith Fish House

Dr. Josie Rogers House

John L. Tennison, AIA LEED AP, Preservation Architect/Documents/Design, Military Veteran

Mt. Vernon State Arsenal

Ft. Zachary Taylor

Seffner Schoolhouse

Ft. Clinch Restoration + Addition

St. Augustine Lighthouse

Dr. Josie Rogers House

Hacienda Hotel + Addition

Ribault Clubhouse

Mitchell House Renovation

Sanctuary Lofts Renovation

Mohan Engineering

13051 W. Linebaugh Ave. #102

Tampa, Florida 33626

813-475-5983

George Mohan, PE, Structural

Sanctuary Lofts Renovation

Ft. Clinch Restoration + Addition

Hacienda Hotel Restoration + Addition

Sams House

Mt. Vernon State Arsenal

Global Sanchez

3825 Henderson Blvd. #103

Tampa, Florida 33629

813-281-0001

Max Segal, PE, MP/FP

Mitchell House Renovation

Hacienda Hotel Renovation + Addition

Archie Smith Fish House

Sulphur Springs Water Tower + Gazebo Restoration

Sams House

Baldwin Building

Spychalla + Associates

240 Pine Avenue North

Oldsmar, Florida 34677

813-855-2721

Mike Spychalla, PE, Electrical

Hacienda Hotel + Addition

Ribault Clubhouse Renovation

Sanctuary Lofts Restoration

Mitchell House Restoration

Mitchell House

Baldwin Building

Sams House

Archie Smith Fish House

Hamilton Engineering

311 N. Newport Ave, #100

Tampa, Florida 33606

813-250-3535

Lucas Carlo, PE, Civil

English Creek Environmental Center

Ah-Tha-Thi-Ki Museum

Ft. Clinch Restoration + Addition



VIVIAN O. SALAGA, AIA
Principal
Atelier AEC, Inc.

Vivian Salaga is the founding principal and president of Atelier Architecture Engineering Construction Inc. Since establishing her practice in 1983, Ms. Salaga has built a solid reputation providing architectural/engineering services in Florida and the southeast US. As principal-in-charge of her own office as well as project director for contracts in other firms, she has been responsible for over \$300 million work of new and remedial construction.

- EDUCATION** Diplome French, Centres Europeans (University of Michigan) Lausanne, Switzerland, 1968
 Bachelor of Arts, Cleveland State University, Ohio, 1969
 Master of Architecture, Kent State University, Ohio, 1979
- REGISTRATION** Registered Architect, State of Florida AR0009326
- AFFILIATIONS** American Institute of Architects
 President (2006), Vice President, Secretary + Treasurer Florida Association
 State Director Intern Development Program (1991-2006)
 National Committee on Historic Preservation
 National Trust for Historic Preservation
 National Association of Women Business Owners
 National Association of Female Executives
 Chairman, Hillsborough County Greenways Initiative
 Creative Tampa Bay, Board of Directors + Advisory Board
- AREAS OF EXPERTISE**
- Planning** Her emphasis in programming and planning has resulted in eight (8) published articles; sixteen (16) master plans; and twenty one (21) conference presentations on planning issues.
- Grants** Ms. Salaga has written construction grant proposals under the auspices of FS §235.195 and § 235.196 for nine (9) projects, all of which were successfully funded for a total grant award of \$18,081.941, representing a 50% match for the project(s) involved. In 1981, she authored modifications to these two statutes which were adopted by the Florida State Legislature in 1982 and remain in the statutes to date.
- Historic Preservation** Ms. Salaga has served as the principal preservation architect on sixteen (16) historic renovation projects in the last six (6) years, nine of which have been funded by grants, along with CDBG funds, and national historic tax credits. Atelier has been the recipient of thirty six (36) design awards over the last 12 years for their work in historic projects throughout the southeast.
- Selected Clientele** Community Development Partners (Georgia work); TRV Development (South Carolina work); City of Eustis; Pinellas County; Hillsborough Community College; City of Pinellas Park; State of Florida, Department of Environmental Protection; State of Florida, Department of Children + Families; City of Delray Beach; Broward County School Board; University of South Florida; Seminole Tribe of Florida

JOHN L. TENNISON, AIA LEED AP
Principal
Atelier AEC, Inc.



Mr. Tennison has over 35 years developing systems related to construction technology for new and remedial construction and investigative surveys of existing buildings, applying that technology to adaptive re-use projects throughout the southeast US. His work in historic projects has resulted in Atelier's receipt of 36 design awards over the past 12 years.

EDUCATION: Bachelor of Architecture, Ohio University, Ohio 1965

REGISTRATION: Registered Architect, State of Florida AR0006723 (Georgia & South Carolina)

AFFILIATIONS: American Institute of Architect
 Florida Association/AIA, Past Director,
 Florida Central Chapter/AIA, Past Treasurer, Vice President, President
 Tampa Section/AIA, Past Treasurer, Vice President, President
 National Committee for Architecture for Education/AIA, Member
 Board of Directors Tampa Community Design Center, Member
 Tampa Community Design Center, President
 Member and Past Chairman of the Professional Liaison Committee for AGC
 Board of Directors Tampa Heights Junior Civic Association a youth educational assistance program, Treasurer

**AREAS OF
 EXPERTISE:**

Construction Technology: Continued research and education is the clear key to an accurate understanding of not only new materials but of existing and even ancient building systems. This knowledge coupled with computer technology results in accurate documents and soundly built buildings.

Inspections and Surveys: Since 1980 a multitude of renovation and retrofit projects have given Mr. Tennison opportunity to develop feasibility standards that have proven invaluable to our clients by allowing them to make good and accurate decisions regarding potential retrofit.

Construction Administration: After completing Military Service as an officer in the Combat Corps of Engineers in 1969, Mr. Tennison resumed his architectural career. Since that time he has, on a continuous basis been included in the Construction Administration phase of all our office's projects.

Design +Historic Preservation: As principal designer Mr. Tennison reviews and supervises every project prepared by the firm. Mr. Tennison's major preservation experience includes: **Ah-Tha-Tki-Ki Museum for the Seminole Tribe of Florida, Clewiston; Ybor City State Museum Restoration, Tampa; Ft. Zachary Taylor Restoration, Key West; Morgan Cigar Factory, Tampa; Hillsborough High School Masterplan and Additions, Tampa; St. Augustine Lighthouse Masterplan and Additions, St. Augustine; Mt. Vernon Arsenal/Powder Magazine Restoration and Adaptive Re-Use, Chattahoochee; Ribault Clubhouse, Jacksonville; Ft. Clinch Visitor's Center, Fernandina Beach; Jackie Robinson Ballpark, Daytona Beach; Luther Williams Ballpark, Macon, Georgia; Tyer Temple United Methodist Church, Tampa; Atelier's Corporate Offices, Tampa.**

Past Historic Experience

General Historic Experience

Our historic project portfolio includes **seventy one (71) diverse adaptive re-use renovation/restoration** projects throughout the southeast, earning **43 awards for preservation** over the last 16 years. A selected listing of these projects is below, and a complete listing is included beginning on page 16.

1 project in South Carolina:

Montgomery Warehouse, Greenville
Cotton warehouse to residential apartments

1 in Alabama:

Watermark Tower, Anniston
Department store to office use

17 in Georgia:

Bunn Building, Waycross

Office building to student housing

Mitchell House, Thomasville

Hotel to retail/commercial/residential

Pierce's Corners, Suwannee

Mercantile to office

Ft. Valley State University, Ft. Valley

High school to Business Administration Department

Griffen Senior Center, Griffen County

Retail to senior/community center

Friedlander Building, Moultrie

Retail to restaurant

Baldwin Building, Milledgeville

Department store to student housing and retail

Sanctuary Lofts, Tampa

Church to residential

1607 North Franklin, Tampa

Retail to office

Hacienda Hotel, New Port Richey

Hotel renovation + addition

Sulphur Springs Water Tower + Gazebo

Restoration of historic structures for same use

Lamar Baptist Church, Tampa

Church to neighborhood community + youth center

White Springs Springhouse, White Springs

Enclosed natural spring to spa/commercial

Mt. Vernon Arsenal, Chattahoochee

Civil war arsenal to conference center/exhibit hall



52 in Florida:



43 of these projects have been with repeat clientele; **all of these projects have been designed under the stringent criteria of the guidelines of the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.**

Stephanie Ferrell FAIA Architect

FERRELL REDEVELOPMENT

Consultants in Redevelopment, Historic Preservation and Architecture

633 N. Franklin Street Suite 711 Tampa FL 33602 FerrellRedevelopment.com Stephanie@FerrellRedevelopment.com

Tel 813 318 9100 Mobile 813 390 4266



Profile

Stephanie Ferrell's career in historic preservation, architecture and redevelopment spans over 30 years. Ferrell was the director of the Historic Tampa/ Hillsborough County Preservation Board, Florida Department of State from 1980 to 1997, prior to establishing her architectural and historic preservation practice. In private practice since that time, her practice focuses on strategies for redeveloping historic properties, historic preservation incentives including federal tax credit consulting, and historically compatible planning and design. Since beginning private practice, her clients have included non-profit organizations, such as the National Trust Community Investment Corporation, state and local governments, and private clients -- with types of work undertaken ranging from architectural design and construction documents, to grant writing and administration to preservation planning, adaptive use studies and redevelopment feasibility analysis. Her practice also includes design review, historic resource surveys, National Register proposals, preservation ordinance review and consultation to developers and to other architects. She has authored numerous successful grant applications and articles, and has worked on many grant-funded preservation projects.

Former President of the Florida Trust for Historic Preservation, Ms. Ferrell has also taught historic preservation for the School of Architecture and Community Design at the University of South Florida.

Core Experience

- Redevelopment and adaptive re-use of historic properties
- Consultation on use of Historic Preservation Financial Incentives including Federal Income Tax Credit and the historic preservation Ad Valorem Tax Exemption program
- Architectural Design and Planning for the rehabilitation of historic buildings
- Design of new buildings in historic districts and neighborhoods
- Preparation of construction documents/permit drawings for the above
- Partnering in the redevelopment/preservation of historic structures
- Identification of financial resources to fund historic preservation and urban redevelopment projects including historic and New Market tax credits as well as grant sources for historic rehabilitation, planning and survey projects
- Grant writing and administration
- Historic Preservation Design Review consulting -- to assure appropriate design in historic districts
- National Register of Historic Places -- preparation of nomination proposals for individual buildings and districts
- Project management and client coordination
- Management of consultants
- Consulting regarding historic preservation aspects of federal environmental review

Projects for the City of Tampa - Historic Preservation consulting:

- Inventory and documentation of underutilized and vacant historic properties in Tampa and Hillsborough County. Produced database these historic properties for the city and county. 1997-1999
- Prepared summary of historic preservation financial incentives for historic properties in Tampa and Hillsborough County for city and county. 1999-2000
- Historic Preservation program administration. Assisted the City of Tampa with the establishment and training of its Historic Preservation Commission including consultation on the city's historic preservation implementing ordinance. 1999-2000
- Interim administrator of the City of Tampa's Historic Preservation Commission and assisted the city with preparation of position descriptions for new in-house city historic preservation staff. 1999-2000
- Historic Preservation grant-writing for the city. 2001-2002
- Cultural resources survey of Tampa's historic neighborhoods. Various dates

Key Project Experience

- Historic Tampa Federal Courthouse, Tampa FL – Le Meridien Hotel. Adaptive Use of this 1905 building historic landmark as a 4-star boutique hotel: Consulting Historic Preservation Architect and historic tax credit consultant for the historic rehabilitation of this 105,000 square foot historic building, located in downtown Tampa. Ferrell's work included the successful presentation of the project to the Tampa Architectural Review Commission. This \$30 million project was completed in 2014.
- Historic Water Works and Pumping Station #3, Tampa FL – Ulele Restaurant and Brewery. Adaptive Use of this 1902 building historic landmark as a new waterfront restaurant and micro-brewery: Consulting Historic Preservation Architect for the historic rehabilitation of this 9,000 square foot historic building, located on Tampa's Hillsborough River. Ferrell's

work included the successful presentation of the project to the Tampa Architectural Review Commission. This \$6 million project was completed in 2014.

- The Arlington, Tampa, FL – Adaptive Use of this 1910 hotel building for residential, office and retail uses: Architect of Record, historic tax credit consultant and development partner for the preservation and redevelopment of the 30,000 square foot historic building, located in the North Franklin Historic District in downtown Tampa, which nomination her office researched and prepared.
- Hotel Victor, Miami Beach, FL, Miami Beach Architectural District – Rehabilitation of the existing Victor Hotel and compatible design of an addition to the historic hotel -- Historic Preservation Consulting Architect to assure compatible design and historic district design review and Federal Income Tax Credit approvals
- Ocean Spray Hotel, Miami Beach, FL, Miami Beach Collins Waterfront Historic District – Rehabilitation of the existing hotel -- Historic Preservation Consulting Architect to assure historic district design review and historic preservation Federal Income Tax Credit approvals
- Cultural Resources Survey of the North Franklin Street area of downtown Tampa. Surveyed, researched, mapped and prepared the successful nomination proposal resulting in listing the North Franklin Street Historic District on the National Register of Historic Places. Also successfully nominated several of these structures in the district for city historic landmark status as part a comprehensive strategy to preserve this neighborhood.
- Heritage Village, Pinellas Park, FL – Restoration of relocated rescued historic houses and retail buildings dating form the 1850s through the 1940s – Prepared of preservation plans for and historical/architectural descriptions of character-defining features of the twenty-eight relocated historic structures.
- Survey and assessment of historic military housing at Pensacola and Jacksonville Naval Air Stations as part of team for John Cullinane Associates. Housing surveyed dated from the 1890s through the 1940s.
- Horace T. Robles House, Tampa, FL – Adaptive use of this 120-year old former landmark residence for the management and leasing offices of Grande Oaks Apartments -- Architect of Record, historic tax credit consultant, historic preservation design review assistance and construction observation during the restoration/renovation. Additionally Ferrell designed the new clubhouse on site, designed to be compatible with the landmark Robles House.
- Bing Room House – Conversion of the Bing Rooming House to a Museum of African American Culture and History – Architect of Record and Grant Writer.
- V. M. Ybor School – Adaptive use of this historic former public school building located in the Ybor City National Historic Landmark District as administrative and library functions for Academy Prep, a new school private school founded to educate disadvantaged youth - - Grant writing, architectural design review assistance and historic preservation consulting.
- Tampa Interstate Study's Cultural Resources Committee with representatives of Florida Department of Transportation, Federal Highway Department, the State Historic Preservation Office, local government and the private sector who supervised the relocation of 34 historic houses located in the Ybor City National Historic Landmark District.

Qualifications

BARCH – 5-year professional degree in Architecture – University of Florida, 1972
Florida Licensed Architect: 1976: License # AR0007252
Elected to the American Institute of Architects College of Fellows, 1995

Awards and Honors

- American Institute of Architects, Tampa Bay Chapter Award of Excellence for her role as historic preservation consulting architect for the historic rehabilitation and adaptive use of the Historic Tampa Federal Courthouse as the Le Meridian Hotel Tampa, 2014
- Tampa Preservation, Inc. Award as historic preservation consulting architect for the historic rehabilitation and adaptive use of the Historic Tampa Federal Courthouse as the Le Meridian Hotel Tampa, 2014
- Tampa Preservation, Inc. Award as historic preservation consulting architect for the historic rehabilitation and adaptive use of the Historic Water Works and Pumping Station #3, Tampa FL as Ulele Restaurant and Brewery, 2014
- Appointed by Florida Secretary of State to the Division of Historic Preservation's Acquisition and Development Grant Panel for 2011, 2102 and 2013.
- Award of Excellence from the Hillsborough County City-County Planning Commission's for the rehabilitation of the Sans Souci Building in the Ybor City National Historic Landmark District, Tampa, Florida. 2011
- Tampa Preservation, Inc. Award as Architect and historic preservation consultant for 1806 N. Franklin Street, Upper North Franklin Street Commercial Historic District, 2011
- American Institute of Architects President's, AIA Tampa Bay for outstanding service to the AIA in the area of historic preservation. 2009
- American Institute of Architects Medal of Honor, AIA Tampa Bay for outstanding professional service to the community in the area of historic preservation. 2008
- Hillsborough County City-County Planning Commission's Community Design Award; The Jan Abell Award for Outstanding Contribution to the Community for rehabilitation/restoration of the Berriman-Morgan Cigar Factory. 2008.
- Tampa Preservation, Inc. Award for the rehabilitation of the Arlington Hotel as the Arlington, residential, office and retail condominiums, North Franklin Street Historic District, Tampa, Florida; Architect and Development Partner. 2008 Hillsborough County City-County Planning Commission's Community Design Award; Outstanding Contribution to the Community for the North Franklin Street Historic District. 2007.
- Award of Recognition from the Hillsborough County City-County Planning Commission for the Rehabilitation of 1110 N. Florida Avenue, Tampa, Florida in the North Franklin Historic District as historic preservation consultant and design architect. 2004.
- Tampa Preservation, Inc. Award as Consulting Architect for the historic rehabilitation of 1110 N. Florida Ave., North Franklin Street Historic District, 2003
- Elected to the College of Fellows, American Institute of Architects, 1995.
- The D. B. McKay Award for contributions to Florida History from the Tampa Historical Society, 1995.
- Awards of Excellence for projects in the areas of urban design and historic preservation from the Hillsborough County City-County Planning Commission, 1995.

- Award of Recognition in Urban Planning/ Master Planning for development of the Tampa Heights Linear Park Plan from the Hillsborough County City-County Planning Commission, 1994.
- Hilliard T. Smith Silver Medal for Community Service, awarded by the Florida Association of the American Institute of Architects (AIA). 1991.
- Outstanding Contribution in Historic Preservation Award, Florida Trust for Historic Preservation. 1987.
- Public Communications Award for writings about architecture, Florida Association of the American Institute of Architects. 1984.

CREDENTIALS

BAR MEMBERSHIP

Florida

University of Florida
Gainesville, Florida, 1989
B.S., Bachelor of Science

EDUCATION

University of Florida Levin College of Law
Gainesville, Florida, 1993
J.D., Juris Doctor, cum laude

University of Florida
Gainesville, Florida, 1990
M.Acct., Masters of Accounting

AFFILIATIONS

Providence Theological Institute
President

The Florida Bar
Member

HONORS AND AWARDS

AV Preeminent® Peer Review Rating with Martindale-Hubbell

**NanSanta Apartments
Sebring, FL 33870**

**FHA Section 221(d)(4) Substantial Rehabilitation/New Construction
HUD Concept Meeting**



Historic Nancesowee Hotel (1923)



Historic Santa Rosa Hotel (1924)

**NanSanta Apartments
Concept Meeting Package**

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**NanSanta Apartments
Concept Meeting Package**

Tab 1: Narrative

Concept Meeting Information – 221(d)(4) SR/NC (Two-Stage Submission)

General Information:

Name of Project: NanSanta Apartments

Address of Properties: 1. Historic Nancesowee Hotel (SR): 139 N. Ridgewood Drive
 2. Historic Santa Rosa Hotel (SR): 509 N. Ridgewood Drive
 3. New Santa Rosa Building (NC): 509 N. Ridgewood Drive

 Sebring, FL 33870

Total Units: 66 Units

Name of Lender: Prudential Huntoon Paige Associates, LLC (“PHP”)

Requested By: Robyn Cunningham, Principal and Loan Originator
 Adrian Hartman, Principal and Loan Originator
 Rick Orf, FHA Deputy Chief Underwriter

Deal Overview:

This proposal is for the substantial rehabilitation and new construction of NanSanta Apartments (the “Project”) under the FHA Section 221(d)(4) SR/NC program. The Project will consist of two scattered-site properties operating under one marketable, manageable real estate entity. These properties include the historic Nancesowee hotel (“Nancesowee”) and the historic Santa Rosa Hotel (“Santa Rosa”), which will also be the location for the new Santa Rosa building (“Santa Rosa II”). The distance between the two properties is approximately 0.2 miles. The Project will consist of 66 market rate units (46 1 BD/1 BA units and 20 2 BD/1 & 2 BA units) in 1, 3, and 4-story concrete and masonry exterior buildings.

Building Name	One Bedroom Units	Two Bedroom Units	Total
Nancesowee	18	7	25
Santa Rosa	12	5	17
Santa Rosa II	16	8	24
Total	46	20	66

The proposed mortgage is \$6,327,700 with an anticipated interest rate of 4.00%, 12-month construction period, and 480-month term. Additionally, the Project has been awarded a couple of other sources of government funding, including Historic Tax Credits in the amount of \$1,150,000 (Part I approved; Part II pending) and Sebring Community Redevelopment Agency (“CRA”) grants in the amount of \$750,000. The Project will also benefit from a nine-year tax abatement ordinance from the City of Sebring for the rehabilitation of historic properties. Since the tax abatement will not run for the complete loan term and because the loan amount is constrained by debt service, we have underwritten an “A-piece” to unabated market rate taxes for the entirety of the loan and a “B-piece” to the nine-year tax abatement amount for additional loan proceeds. The Project will also sign a 40-year parking lot lease agreement (consistent to the HUD mortgage) with the City of Sebring for use of the parking lot adjacent to the Nancesowee Hotel.

In addition to following historic preservation guidelines, the Sponsor also plans to pursue the “Green and Energy Efficient Housing” reduced MIP for the entire Project by adopting higher standards for construction, rehabilitation, repairs, maintenance, and property operations more energy efficient and sustainable than traditional approaches.

Required 221(d)(4) Pre-Concept Material per ML 2010-21:

Section of the Act: 221(d)(4) SR/NC

Number of Market Rate & Affordable Units: 66 Market Rate Units

Projected Mortgage Amount: \$6,327,700

Maximum New Mortgage Amount	
The mortgage will be constrained by the lesser of:	
1. 85.0% of Replacement Cost	\$7,800,700
2. 1.176x Min DSC Ratio	\$6,327,700
3. Statutory Maximum Loan Limitations Per Unit	\$11,601,000
4. 100% of Replacement Cost less Grants, Second Loans & Tax Credits for Mortgageable Costs	\$8,557,300
5. Requested Loan Amount	n/a
Maximum Mortgage Amount	\$6,327,700

Terms of New Mortgage		
	<u>A-Piece</u>	<u>B-Piece</u>
Loan Amount	\$6,037,498	\$290,202
Interest Rate	4.00%	4.00%
MIP	0.25%	0.25%
Term (months)	480	108
Monthly P&I	\$25,233	\$3,204
Monthly MIP (est.)	<u>\$1,258</u>	<u>\$60</u>
Monthly Payment	\$26,491	\$3,265
Annual Payment	\$317,890	\$39,175

The sources and uses for the proposed transaction are as follows:

Sources and Uses of Funds			
<u>Sources</u>		<u>Uses</u>	
Prudential's Loan Amount	\$6,327,700	Total HUD Estimated Development Cost	\$8,656,312
Grants or Secondary Loans	\$750,000	<i>Less BSPRA</i>	(\$743,169)
Tax Credit Proceeds	\$1,150,000	UPB of Existing Indebtedness	\$516,000
Current Balance of RFR	\$0	Initial Operating Deficit	\$189,831
Deferred Developer Fee	\$0	Working Capital (2.45%)	\$155,029
Other Sources	\$0	Off-site Construction Costs	\$0
Other Sources	\$0	Demolition Costs	\$0
		General Contractor's Profit	\$0
		Other Non-Mortgageable Cost	\$0
		Non-mortgageable Costs	\$150,000
Totals	\$8,227,700		\$8,924,003
Cash to Close (Proceeds to Borrower)	\$696,303		
Letter of Credit for IOD and WC	\$0		
Net Cash From (To) Borrower	\$696,303		

Total gross square footage of construction is 66,000 SF. The two substantial rehabilitation buildings make up 77.4% of the total project on a square footage basis (51,084 SF), while the new construction building makes up 22.6% (14,916 SF). Since the Project is both a substantial rehabilitation and new construction, PHP has included a blended contingency rate of 7.3% within the development cost; this figure is based on the weighted square footage of the substantial rehabilitation in comparison to the gross square footage of construction. Actual contingency rate will be determined at pre-application based on developer and general contractor review with respect to level of complexity. Per HUD guidance, IOD is set to 3% of loan amount, which is the higher of 3% of loan amount or 6 months debt service for elevated projects with loan amounts at or below \$25mm. For substantial rehabilitation loans, HUD requires 2% of loan amount to be set aside for working capital. For new construction loans, HUD requires 4% of loan amount to be set aside for working capital. Thereby, the working capital rate of 2.45% is also blended based on respective weighted square footages of substantial rehabilitation and new construction. Non-mortgageable costs consist of a project management fee. This transaction will include BSPRA and as such, there will be an identity of interest between the General Contractor and the ownership team. Per MAP guide regulations, since BSPRA is included a developer fee cannot be paid through mortgageable or non-mortgageable funds.

DEAL BACKGROUND

NanSanta Apartments is a proposed multifamily development on two scattered site parcels consisting of a total of 1.52 acres (66,000 SF). The site is divided between two locations, 139 and 509 N. Ridgewood Drive. Nancesowee, the 139 N. Ridgewood site, is 0.43 acres (18,750 SF) and Santa Rosa, the 509 N. Ridgewood site, is 1.08 acres (47,250 SF). The Sponsor purchased both sites, separately, on March 12, 2015 for a total of \$521,000.

The Sponsor plans to redevelop the two abandoned hotel sites, Nancesowee and Santa Rosa, in the downtown area of the City of Sebring. The Project will have a historic loft design and include unique features that are not typically seen within any other Sebring market rate apartment community, including an on-site leasing office, secured access entry, interior hallways, elevators, and a fitness center.

One property is the historic Nancesowee Hotel building. This three-story yellow brick building, built in 1923, is to be redeveloped with 25 apartment units on the first, second, and third floor levels. The first floor of the building is to contain the lobby access to the apartments, approximately 6,995 square feet of retail space, and three apartments. Development plans for the Nancesowee building calls for 18 one-bedroom/one-bath apartments offering an average of

700 square feet and 7 two-bedroom/one-two bath units providing an average of 800 square feet. Please note that final unit square footages will be provided in the architectural drawings.

The second property is the historic Santa Rosa Hotel building. The original building, like the Nancesowee, was built in 1923 and consisted of two stories. In 1926, a third story was added along with a one-story rear addition- both in a rough-textured red brick. At the back of the 1926 portion of the building, a small one-story concrete block and stucco addition with wood steps was built in 1987. The existing Santa Rosa building is to be redeveloped with 17 apartments and a new four-story structure containing 24 units will be built just behind this existing building. The three-and four-story structures will have an elevator. The lobby and leasing office will be on the ground floor level and an exercise room will be located on the second floor. Development plans call for 12 one-bedroom/one-bath apartments in the existing building with an average of 700 square feet of livable area, and 5 two-bedroom/one-two bath units with an average of 800 square feet. The new building will include 16 one-bedroom/one-bath apartments with an average of 700 square feet of livable area, and 8 two-bedroom/one-two bath units with an average of 800 square feet. Please note that final unit square footages will be provided in the architectural drawings.

To note, a pre-application for NanSanta Apartments was previously submitted by another lender in 2015. HUD reviewed and did not move forward with the deal, primarily citing lack of market comparables. Since that time, the Sponsor has ordered an updated market study (effective June 2017) and brought the deal over to PHP. PHP has reviewed available information and believes that there is a lack of supply and positive demand in the Sebring and Highlands County market.

Furthermore, the Highlands County Economic Development Manager, Taylor Carson Benson, emailed Principal, Tony Collins, on December 27, 2017 to inform him that Highlands County is facing a rental shortage, thereby providing additional support for the redevelopment of NanSanta Apartments. Upon invitation to submit a pre-application, PHP will order an updated market study by a HUD-approved third-party consultant to further assess demand within the Sebring, Highlands County, Florida market.

SCOPE OF WORK

The existing buildings, Nancesowee Hotel and Santa Rosa Hotel, will undergo a gut rehabilitation that replaces all mechanical systems. Since this work will be completed as part of the historic tax credit transaction, the buildings will maintain the original exterior façade, but will receive the following work: all new drywall, roof, flooring, plumbing, electrical wiring, and HVAC systems. The Project received Part 1 of the Historic Preservation Certification approval from the National Park Service and Part 2 is pending. New building, Santa Rosa II, will resemble the original Santa Rosa Hotel and will include the leasing office and fitness center. Total replacement cost is estimated at \$9,158,382. The Project will also pursue Green and Energy Efficient MIP. A final scope of work will be determined by the architect team.

UNDERWRITING

Prudential's underwritten NOI is based on the following metrics:

- Gross Potential Rent: \$595,752
 - Average Rent (PUPM): \$752
- Residential Vacancy: 7.0%
- Gross Commercial Rent: \$84,000
- Commercial Vacancy: 20.0%
- Ancillary Income (incl. 7.0% vacancy): \$16,740
- Effective Gross Income: \$637,989
- Expenses (including ADRR): \$264,000
 - Expenses (PUPA): \$4,000
- Expense Ratio: 41.4%
- Net Operating Income: \$373,989



FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

May 19, 2017

Mr. Anthony L. Collins
Sanrosa Holdings LLC
8437 Tuttle Avenue, Suite 346
Sarasota, Florida 34243

Re: Santa Rosa Hotel, 509 North Ridgewood Drive, Sebring, Highlands County, Florida

Dear Mr. Collins:

It is a pleasure to advise you that the above referenced site was officially listed in the National Register of Historic Places on May 8, 2017. The enclosed fact sheet explains the results of listing in the National Register, with references to the major laws and Federal regulations relating to listed properties. Also enclosed is a printout from the National Park Service's website regarding plaques for National Register listed properties. If you have any questions, please feel free to contact Carl Shiver at 850-245-6333 or 1-800-847-7278.

On behalf of Secretary of State Ken Detzner and our historic preservation staff, I congratulate you on achieving this formal recognition of the historic significance of this property. We appreciate your interest in preserving this important element of Florida's cultural resources.

Sincerely,

A handwritten signature in blue ink that reads "Ruben A. Acosta".

Ruben A. Acosta
Survey & Registration Supervisor
Bureau of Historic Preservation

RAA/ajw



02-27-17A11:59 RCVD

FLORIDA DEPARTMENT OF STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

February 22, 2017

The Honorable John Shoop
Mayor, City of Sebring
368 South Commerce Avenue
Sebring, Florida 33870

Re: Santa Rosa Hotel, 509 N. Ridgewood Drive, Sebring, Highlands County

Dear Mayor Shoop:

It is a pleasure to advise you that the Florida National Register Review Board has recommended that the above referenced property be formally nominated for listing in the National Register of Historic Places. The Board took this action at its regular meeting on February 9, 2017. We are now in the process of preparing a formal nomination for submission to the Keeper of the National Register in accordance with 36 CFR Part 60.6.

When the formal nomination has been submitted to and received by the Keeper of the National Register, that office will have forty-five days in which to approve or disapprove the nomination. If the nomination is approved, the property will be listed as of the date of approval. The forty-five day review period may be extended, however, if the National Register staff finds technical deficiencies in the nomination requiring correction in our office.

If the nomination is disapproved, the National Register staff will notify us and explain the reasons for disapproval. We will in turn notify you of any action that may be taken to pursue the matter further.

Any person or organization interested in a nomination may petition the Keeper of the National Register during the nomination process either to accept or to reject the nomination. Comments regarding the nomination should be addressed to:

National Park Service
National Register of Historic Places
1849 C Street, NW (2280)
Washington, DC 20240

Division of Historical Resources
R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399
850.245.6300 • 850.245.6436 (Fax) • FLHeritage.com



Shoop
February 22, 2017
Page 2

On behalf of Secretary of State Ken Detzner and the Historic Preservation staff, we appreciate your interest in Florida's historic heritage. Please let us know if you have any questions regarding the nomination process, or if we can be of any other assistance.

Sincerely,



Ruben A. Acosta
Survey & Registration Supervisor
Bureau of Historic Preservation

RAA/raa

PART 2 APPLICATION REVIEW
For Local Historic Preservation Office or Division Use Only

Property Identification Number 5293429-07002600040

Property Address 509 Ridgewood, Sebring FL 33870

The () Local Preservation Office (X) Division has reviewed the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

- (*) Determines that improvements to the above referenced property are consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the criteria set forth in Chapter 1A-38, F.A.C.
- () Determines that improvements to the above referenced property are not consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the criteria set forth in Chapter 1A-38, F.A.C. All work not consistent with the referenced Standards, Guidelines and criteria are identified in the Review Comments. Recommendations to assist the applicant in bringing the proposed work into compliance with the referenced Standards, Guidelines and criteria are provided in the Review Comments.

Review Comments:

We find that the property at 509 Ridgewood, Sebring, FL is a historic property pursuant to Section 196.1997, Florida Statutes and Chapter 1A-38, Florida Administrative Codes. It was listed on the National Register of Historic Places May 8, 2017

Additional Review Comments attached? Yes () No (*)

Signature

Richard L. Hilburn, R.A.

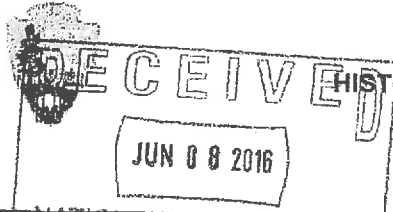
Typed or printed name

Richard L. Hilburn, R.A.

Title Senior Architect, Bureau of Historic Preservation, Dept. of State

Date

6/26/2017



HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 - DESCRIPTION OF REHABILITATION

NPS Project Number
32458

Instructions: This page must bear the Applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. Property Name Santa Rosa Hotel
Street 509 N. Ridgewood Drive
City Sebring County Highlands State FL Zip 33870-7211
Name of Historic District _____

- Listed individually in the National Register of Historic Places; date of listing _____
- Located in a Registered Historic District; name of district _____
- Part 1 - Evaluation of Significance submitted? Date submitted 6/16/2015 Date of certification 6/23/15

2. Project Data
Date of building c. 1923 Estimated rehabilitation costs (QRE) \$1,750,000
Number of buildings in project 1 Floor area before / after rehabilitation 18,452 / 18,410 sq ft
Start date (estimated) 07/01/2016 Use(s) before / after rehabilitation Vacant / Hotel
Completion date (estimated) 12/30/2016 Number of housing units before / after rehabilitation 0 / 17
Number of phases in project 1 Number of low-moderate income housing units before / after rehabilitation 0 / 0

3. Project Contact (if different from applicant)
Name Stephanie Ferrell Company Stephanie Ferrell, FAIA, Architect
Street 633 N. Franklin Street, #625 City Tampa State FL
Zip 33602-4403 Telephone (813) 318-9100 Email Address stephanie@ferrellredevelopment.com

4. Applicant
I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Anthony L. Collins Signature [Signature] Date 4/4/16
Applicant Entity SANROSA Holdings, LLC SSN _____ or TIN 47-3369651
Street 8437 Tuttle Ave., #346 City Sarasota State FL
Zip 34243-2868 Telephone (757) 652-4040 Email Address axisdevelopment4u@aol.com

Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application - Part 2 for the above-named property and has determined that:

- the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.
- the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.
- the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Date 8-8-16 National Park Service Authorized Signature [Signature]

NPS conditions or comments attached

Page 1 of 2

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

CONDITIONS SHEET
Historic Preservation Certification Application

Property name: Santa Rosa Hotel Project Number: 32458

Property address: 509 North Ridgewood Drive, Sebring, FL

The rehabilitation of this property as described in the Historic Preservation Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:

The wood flooring contributes to the historic character of the building and must be preserved to the maximum extent possible. We understand that repairable wood flooring will be salvaged and reinstalled in the common areas and corridors until the supply is depleted, and that, if necessary, new matching wood flooring will be used in the remainder of the common areas and corridors. In addition, if there is any historic flooring left over after installing it throughout the common areas, we strongly recommend that it be used in the primary spaces of apartment units until the supply runs out. It is also acceptable to use the proposed vinyl plank flooring for the apartment spaces. Photographs showing the historic flooring preserved in the building must be submitted with the Request for Certification of Completed Work.

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed in the box above are met.

8-8-16
Date

[Signature]
National Park Service Signature

Telephone Number

Page 2 of 2

PART 2 APPLICATION REVIEW
For Local Historic Preservation Office or Division Use Only

Property Identification Number S293429-0700480050

Property Address 139 Ridgewood, Sebring, FL 33870

The ()Local Preservation Office (x)Division has reviewed the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

(x) Determines that improvements to the above referenced property **are consistent** with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the criteria set forth in Chapter 1A-38, F.A.C.

() Determines that improvements to the above referenced property **are not consistent with the Secretary of Interior's Standards** for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the criteria set forth in Chapter 1A-38, F.A.C. All work not consistent with the referenced Standards, Guidelines and criteria are identified in the Review Comments. *Recommendations to assist the applicant in bringing the proposed work into compliance with the referenced Standards, Guidelines and criteria are provided in the Review Comments.*

Review Comments:

We find that the property at 139 Ridgewood, Sebring, FL is a historic property pursuant to Section 196.1997, Florida Statutes and Chapter 1A-38, Florida Administrative Codes. It was individually listed on the National Register of Historic Places.

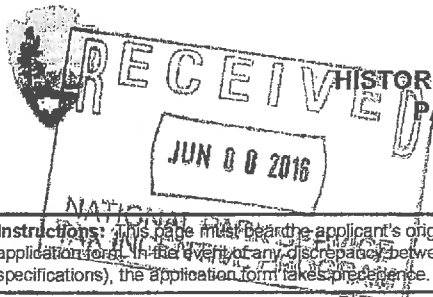
Additional Review Comments attached? Yes() No(x)

Signature Richard L. Hilburn R.A.

Typed or printed name Richard L. Hilburn, R.A.

Title Senior Architect, Bureau of Historic Preservation, Dept. of State

Date 1/3/2017



HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 - DESCRIPTION OF REHABILITATION

NPS Project Number
32437

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. Property Name Nancesowee Hotel
Street 139 N. Ridgewood Drive
City Sebring County Highlands State FL Zip 33870-7202
Name of Historic District Sebring Downtown Historic District
 Listed individually in the National Register of Historic Places; date of listing _____
 Located in a Registered Historic District; name of district Sebring Downtown Historic District
 Part 1 - Evaluation of Significance submitted? Date submitted 6/09/2015 Date of certification 6/17/15

2. Project Data
Date of building c. 1923 Estimated rehabilitation costs (QRE) \$3,200,000
Number of buildings in project 1 Floor area before / after rehabilitation 33,035 / 32,475 sq ft
Start date (estimated) 07/01/2016 Use(s) before / after rehabilitation Hotel / Mixed-use
Completion date (estimated) 12/30/2016 Number of housing units before / after rehabilitation 0 / 25
Number of phases in project 4 Number of low-moderate income housing units before / after rehabilitation 0 / 0

3. Project Contact (if different from applicant)
Name Stephanie Ferrell Company Stephanie Ferrell, FAIA, Architect
Street 633 N. Franklin Street, #625 City Tampa State FL
Zip 33602-4403 Telephone (813) 318-9100 Email Address stephanie@ferrellredevelopment.com

4. Applicant
I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.
Name Anthony L. Collins Signature [Signature] Date 4/4/16
Applicant Entity Nancesowee Holdings, LLC SSN _____ or TIN 47-3354508
Street 8437 Tuttle Ave., #346 City Sarasota State FL
Zip 34243-2868 Telephone (757) 652-4240 Email Address axisdevelopment4u@aol.com
 Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application - Part 2 for the above-named property and has determined that:

- the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.
- the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.
- the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Date 8-8-16 National Park Service Authorized Signature [Signature]

NPS conditions or comments attached

Page 10 of 2

For more information,
please contact:

•• Dan W. Johnson
Senior Vice President
+1 757 228 1806
dan.johnson@cbre-norfolk.com

•• Charles Wentworth
Vice President
+1 804 267 7223
charles.wentworth@cbre-richmond.com

•• Victoria Pickett
Associate
+1 757 228 1821
victoria.pickett@cbre-norfolk.com

•• Peyton Cox
Associate
+1 804 441 7711
peyton.cox@cbre-richmond.com

CBRE | Hampton Roads
150 West Main Street, Suite 1100
Norfolk, VA 23510
+1 757.430.3300



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INVESTMENT SUMMARY

The Mayton Transfer Lofts consist of 225 marvelous dwelling units of which all but five are in entirely repurposed buildings from the early 20th century. The success of this property proves that the re-urbanization trend, so widely noted in larger cities of this country, can also apply to smaller markets such as Petersburg. New apartments were created within existing historic buildings, yielding a wide variety of unique floorplans and unit sizes. The one- and two-bedroom apartments range in size from 619 SF to 954 SF; see the unit mix within the property overview section of this brochure. The detailed rundown by unit will be available in the document center. Five new condo-style units were constructed on the west side of the Mayton Building, with units ranging in size from 1,100 SF to more than 2,100 SF, with rents between \$1,200 and \$1,450 per month. The apartments boast a more reasonable price point between \$750 and \$1,050 per month. The affordability of Mayton Transfer Lofts gives the property a competitive edge against downtown Richmond apartments, which rent for an average of \$1,225 per month or \$1.54 per SF.

The most attractive part of this investment is the undeniable warmth and charm of the new units set within early 20th-century structures. Additionally, the property offers easy walkable access to all that is happening in the regentrifying City of Petersburg. A historic city, once in decline, Petersburg is now bustling with new

Units	225
Year of Restoration	2008 - 2012
Average Unit Size	782
Average Monthly Market Rent Per Unit	\$882
Occupancy as of	9/30/16
Purchase Price	At Market

developments including multifamily, restaurants, coffee shops, and film studios. It is steeped in tradition but now poised to capture the "hipster" and millennial demographic. Its proximity to the interstate system and its access to employers from southern Richmond and south to what we know of as the "Gateway Region" makes the property a desirable location. It is a mere 25 miles to the center of Richmond and it is even closer to the job generators and amenities of the southern sections of Richmond and Chesterfield County. This property offers loft living in an authentically historic setting at a price far more affordable than nearby competition in downtown Richmond.





II Property Overview

- Property Particulars
- Amenities
- Unit Mix
- Floor Plans
- Aerials

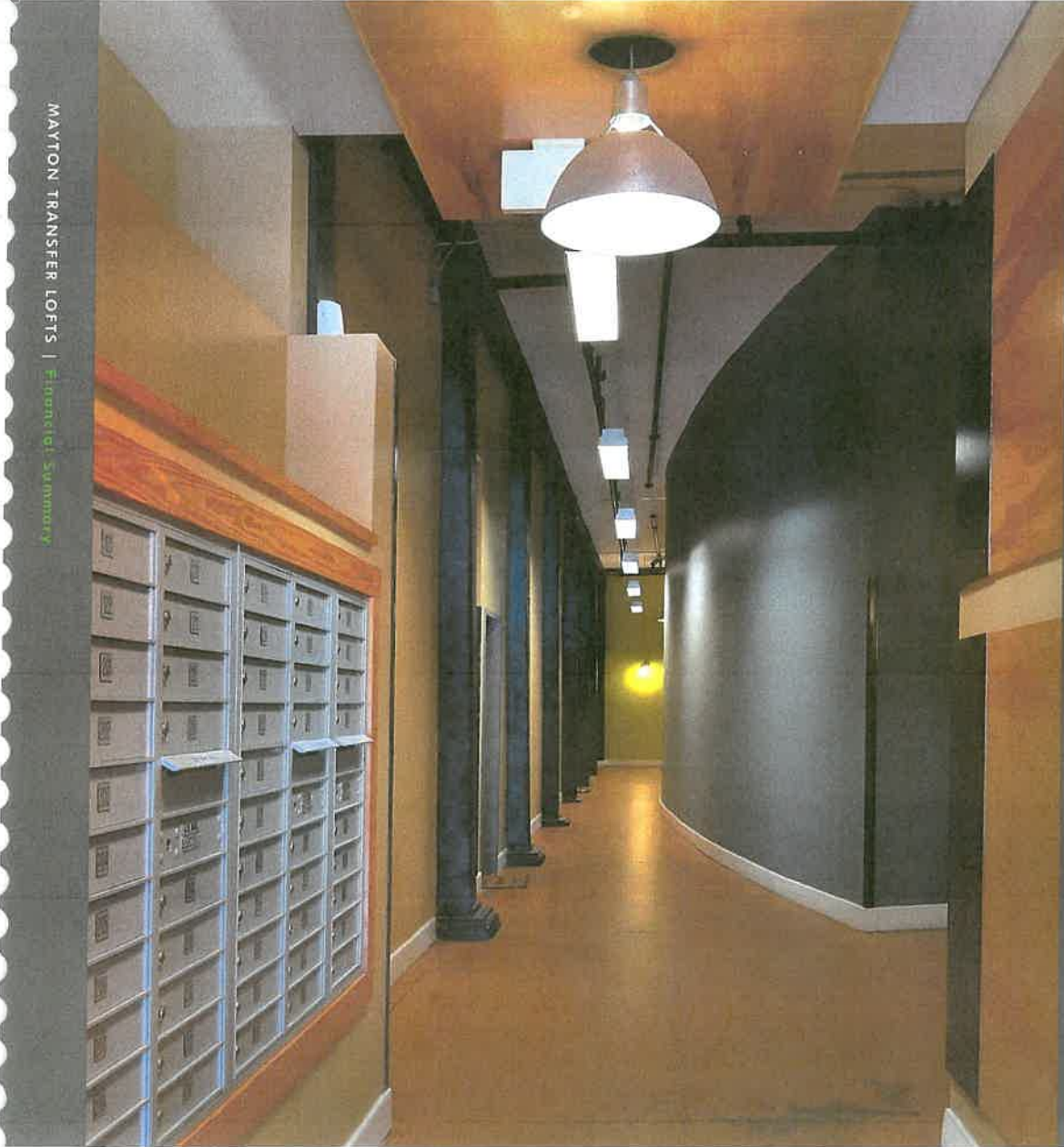
COMMUNITY AMENITIES

- Charming Historic Petersburg building
- Elevator-served with handsome exterior stairwells
- Walkable lifestyle to restaurants, shops, leisure activities
- Gated community and parking
- Easy access to I-95
- YMCA located adjacent to community, discounted membership rates

APARTMENT HOME AMENITIES

- Exposed brick, reclaimed wood floors, high ceilings, original beams
- Modern functional kitchens with premium wood cabinets and hanging microwaves
- Cable ready
- Each unit equipped with washer/dryer, dishwasher, garbage disposal and updated lighting package
- Open concept floor plans





III Financial Summary

- Forecast Assumptions
- Cash Flow Projections
- Detailed Year One Pro Forma
- Historical Operating Statement







M-F, 9-5pm

info@ODUrent.com

4415 Colley Ave, Norfolk VA 23508

AVAILABLE

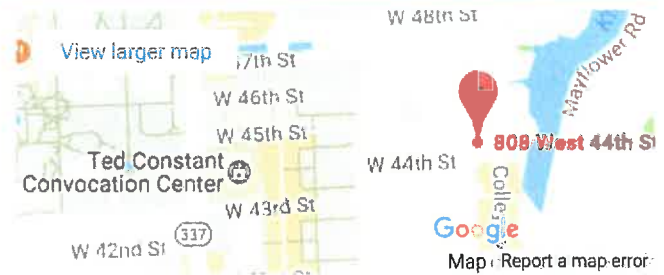
APPLY FREE

PAY RENT OR REPAIRS

757-675-6500

RESIDENTS DOCUMENTS MOVE OUT & SUBLET PROPERTY LIST FAQ CONTACT US

THE MILL Lofts & Flats -808 44th St.



JUMP TO 1ST FLOOR FLATS - UNITS #100-114

JUMP TO 2ND FLOOR LOFTS - UNITS #200-208



- Granite counters and 15 foot ceilings!
- 1 block to campus! Near Monarch Village!
- 4 bedroom units with 2 or 3 full bathrooms
- Full modern kitchens with granite stone counters



and dishwasher.

- Central Air and Heat. Washer and dryer in each unit.
- Spacious sky high ceilings. Loft style units.
- Stained concrete or reclaimed hard wood throughout.
- Decal controlled parking.

Whole Building Layout

THE MILL 120 Year History!

Parking: Most have 2 labeled parking spaces, except 101 thru 106 which have 1.

There is extra parking offstreet or paid parking at nearby ODU garages.

Utilities Not included:

-Electric paid to Dominion Power, avg \$35 to \$55/tenant/month, varies with season.

-Water fee only \$30/tenant/month paid to landlord.

APPLY NOW



First Floor Pictures

First Floor Flats

#100 FLOOR PLANS

Faces rear parking (1650sq ft) (Concrete flooring)

~~\$529~~ SALE \$510/tenant 7/7/17 to 7/1/18

#101 to 106



FLOOR PLANS

VIDEO

: all the same & face courtyard, (1300sq ft) ~~\$549~~
SALE \$495/tenant

- 101 - 8/18/17 to 8/12/18 (stained concrete)
- 102 - 6/9/17 to 6/3/18 (stained concrete)
- 103 - 8/4/17 to 7/01/18 (stained concrete)
- 104 - 8/18/17 to 8/12/18 (wood floors)
- 105 - 7/28/17 to 7/22/18 (wood floors)
- 106 - 7/14/17 to 7/08/18 (wood floors)



#107 FLOOR PLANS

Huge corner unit faces Colley (1500sq ft), w/ 1/2 wood floor, 1/2 concrete floors! ~~\$549~~ SALE \$510/tenant 8/18/17 to 8/12/18

#108 to 113

FLOOR PLANS

: all the same & face 44th St, (1300sq ft) ~~\$549~~ SALE \$499/tenant

- 108 - 8/11/17 to 8/05/18 (1/2 wood floor, 1/2 concrete floor)
- 109 - 8/4/17 to 7/15/18 (1/2 wood floor, 1/2 concrete floor)
- 110 - 8/11/17 to 8/05/18 (1/2 wood floor, 1/2 concrete floor) (kitchen more like 101-106)
- 111 - 8/18/17 to 8/12/18 (1/2 wood floor, 1/2 concrete floor)
- 112 - 8/04/17 to 7/15/18 (stained concrete)
- 113 - 8/04/17 to 7/29/18 (stained concrete)

#114

Amazing corner unit with artsy concrete floors, faces Colley Ave (1650sq ft) ~~\$569~~ SALE \$535/tenant 7/07/17 to 7/01/18

Whole Building Layout

Second Floor Pictures



Two Level Second Floor Lofts

#200

1ST FLOOR

2ND FLOOR

Giant End Unit – (1500sq ft) (wood flooring) ~~\$599~~ SALE \$575/tenant 7/28/17 to 7/22/18

#201, 202, 203, 204

1ST FLOOR

2ND FLOOR

VIDEO

* are all the same & face 45th st, (1400sq ft) ~~\$569~~ SALE \$545/tenant

201 – 7/28/17 to 7/22/18 (wood flooring)

202 – 7/14/17 to 7/08/18 (wood flooring)

203 – 7/14/17 to 7/08/18 (wood flooring)

204 – 8/04/17 to 7/29/18 (wood staircase)

#205

1ST FLOOR

2ND FLOOR

VIDEO

Penthouse Unit w/ 3 bath-faces Colley Ave(1825sqft) (wood flooring) ~~\$599~~ SALE \$575/tenant

8/11/17 to 8/05/18

#206, 207

1ST FLOOR

2ND FLOOR

VIDEO

are both same w/3 bath & face 44th st, (1650sq ft)



\$569 SALE \$550/tenant

206 - 8/18/17 to 8/12/18 (wood flooring)

207 - 8/04/17 to 7/29/18 (wood flooring)

#208

1ST FLOOR

2ND FLOOR

3RD FLOOR

- **HUGE 3 LEVEL TOWER unit** w/3 bath, (1520sq ft)

\$569 SALE \$550/tenant (wood flooring) 7/21/17 to 7/15/18

Whole Building Layout

APPLY FREE

MEET OUR TEAM

📍 4415 Colley Ave, Norfolk VA 23508 [M-F, 9-5pm]



Managed by Polizos Properties

Call : 757-675-6500

Email : info@ODUrent.com

FOLLOW US



Off campus housing and storage for rent, apartments, houses, student rentals near ODU, Norfolk

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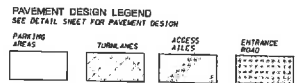
Website By: [TechArk Solutions](#)

TAX MAP 35'55
 NOW OR FORMERLY
 FIRST INVESTORS OF SUFFOLK
 DB 000, PG 000
 Zoned M2

TAX MAP 35'58'1
 NOW OR FORMERLY
 PAK-CAL SUFFOLK LLC
 DB 000, PG 021
 Zoned M2

DUMPSTER PAD NOTE:
 Dumpster Pad enclosures shall be of brick construction consistent with the existing office warehouse building.

MECHANICAL EQUIPMENT SCREENING NOTE:
 All mechanical and utility connection equipment (fans, cutoffs, etc.) shall be screened from public view using landscaping, block walls, or other approved methods.



LAYOUT BASELINE CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CH BEARING
C1	011°18'23"	251.26'	49.58'	49.58'	24.97'	S42°04'10"E
C2	019°50'55"	731.33'	176.81'	176.28'	88.54'	S28°28'31"E
C3	006°17'25"	1075.33'	118.49'	118.25'	58.31'	N48°25'21"E
C4	037°16'57"	104.18'	61.78'	66.28'	35.14'	N02°21'40"E

TAX MAP 35'58'A
 DR. 18L PG. 26
 1-S-EXISTING BUILDING
 (Flex Space)
 - BRICK & BLOCK

- 1 CO-4, MODIFIED. SEE DETAIL SHEET
- 2 CO-4, MODIFIED, REVERSED. SEE DETAIL SHEET
- 3 CO-2. SEE DETAIL SHEET
- 4 COMBINATION CURB AND SIDEWALK. SEE DETAIL SHEET
- 5 HANDICAP PARKING SPACES. SEE DETAIL SHEET
- 6 HANDICAP RAMP. SEE DETAIL SHEET
- 7 STANDARD PARKING SPACE 9'x18'
- 8 4" WHITE TRAFFIC PAINT STRIPE
- 9 4" YELLOW TRAFFIC PAINT STRIPE ON 2" CENTER
- 10 SECURITY FENCE - 6" CHAIN LINK FENCES
- 11 DUMPSTER PAD AREA. SEE DETAIL SHEET
- 12 HANDRAIL. SEE ARCHITECT PLANS
- 13 CO-2 GUARD RAIL. 6" x 3" SPACING
- 14 CO-2. SEE DETAIL SHEET
- 15 CO-6, REVERSED. SEE DETAIL SHEET
- 16 CONSTRUCTION JOINTS @ 8'

NO.	DATE	REVISION
LAYOUT PLAN OF SHINGLE CREEK OFFICE / STORAGE COMPLEX OFF PORTSMOUTH BOULEVARD		
HANREMOND BOROUGH		SUFFOLK, VIRGINIA
engineering services inc CIVIL ENGINEERING - LAND SURVEYING 3351 STONESHORE ROAD, VIRGINIA BEACH, VA. 23452 PHONE (757) 468-8800 FAX (757) 468-8834 E-MAIL: es@es188.com		
SCALE: 0 25' 50' 1" = 25'		SHEET 5 OF
DATE	PROJ.	DWG. NAME
07/08/04	03186	156-MASTER.DGN

TAX MAP 35'58'2
 NOW OR FORMERLY
 INDUSTRIAL DEV AUTHORITY
 DB 27, PG 178
 Zoned M2
 THIS PARCEL TO BE ACQUIRED

HANREMOND 568 82

TAX MAP 35'55
 NOW OR FORMERLY
 FIRST INVESTORS OF SUFFOLK
 DB 000, PG 000
 Zoned M2

