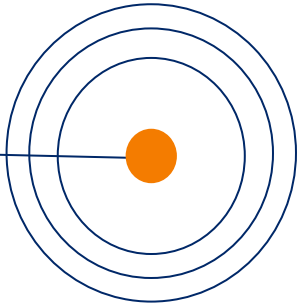




Our Company



Collective **Strength**. Accelerated **Growth**.

SVN[®] delivers commercial real estate brokerage solutions that accelerate client growth through the power of shared data, knowledge, and opportunities.



The Future of Commercial Real Estate



Technology & Automation

Our clients harness emerging technologies and leading automation tools to own, occupy, and manage their commercial real estate in smarter ways. SVN[®] Advisors help you leverage the right technologies to stay ahead of the curve



Data Ubiquity

In a world where data rules, SVN[®] Advisors drive value for their clients by collecting and curating data into manageable, actionable insights for you. Together, we devise expert strategies for your commercial real estate portfolio.



Disintermediation

Today, transactions are digitized, data is generated in new ways, and previously discrete people, objects, and services are now connected. SVN[®] Advisors employ a holistic approach to commercial real estate, with a focus on leveraging our connections and cooperation to drive growth with our clients.

Our Company

SVN®

Offices & Staff



International Offices

- Australia
- Canada
- Mexico
- Romania
- Russia
- South Korea



200+

Offices Worldwide



2,000+

Advisors & Staff

SVN[®] Services

SVN[®] Commercial Real Estate Advisors

GLOBAL REACH | LOCAL EXPERTISE



Core Services

- SALES • LEASING
- PROPERTY MANAGEMENT
- TENANT REPRESENTATION
- CORPORATE SERVICES
- CAPITAL MARKETS
- ACCELERATED SALES

Specialty Services

- HOSPITALITY
- INDUSTRIAL
- LAND & DEVELOPMENT
- MULTI-FAMILY
- OFFICE
- RETAIL
- SPECIAL PURPOSE

SVN[®]

Benchmarks Transaction Value

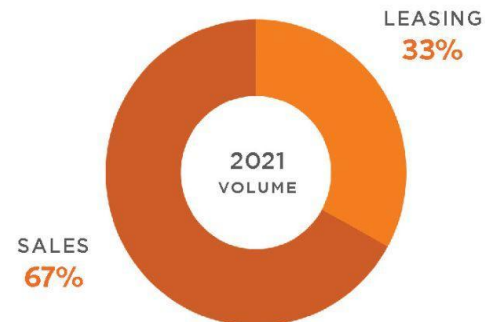


SVN[®] benchmarks USA | 2021

THE SVN[®] ORGANIZATION is over 2,000 commercial real estate Advisors and staff strong. SVN has more offices in the United States than any other commercial real estate firm, with continuing expansion across the globe.

We believe in the power of **COLLECTIVE STRENGTH** to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, our colleagues, and our communities.

Our unique and progressive business model is **built on the power of collaboration and transparency, and supported by an open and inclusive culture.** We proactively promote properties and share fees with the entire industry, allowing us to build lasting connections, create superior wealth for our clients, and **prosper together.**



200+
GLOBAL OFFICES

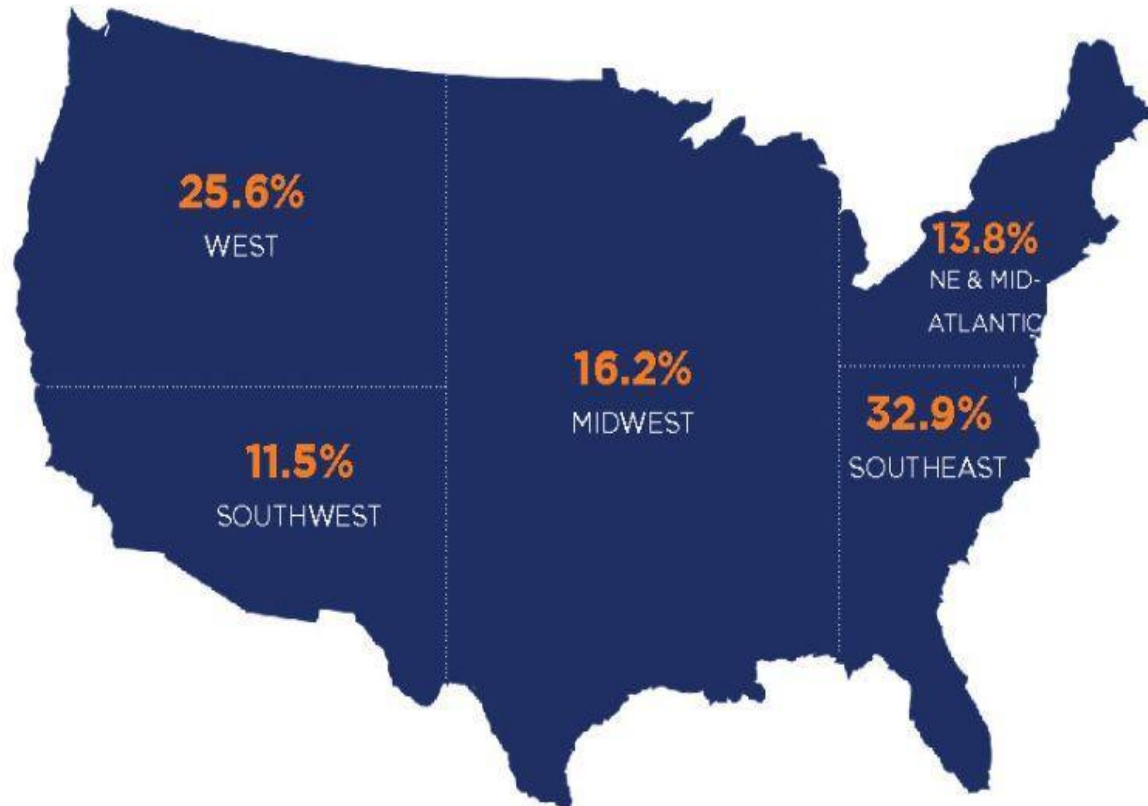
2,000+
ADVISORS & STAFF

\$20.4B
TOTAL VALUE OF SALES &
LEASE TRANSACTIONS

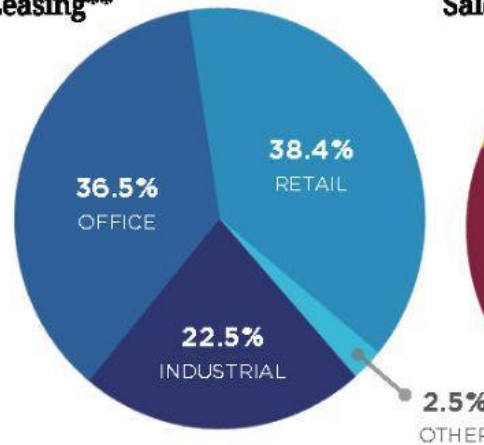
Our Company

SVN[©]

Benchmarks Transaction Value



Leasing**



Sales



*DATA BASED ON US SALES

**Leasing includes both Landlord and Tenant Representation.

***The statistics in this document were compiled from all transactions reported by our franchisees in 2021. They are not audited.

The SVN[®] Difference

SVN[®] is the only national company to offer 50% of our fee to outside brokers on 100% of our listings.
Offering 50% of our fee is in our core covenants and we put it in writing.

Traditional Brokerage Model

- POCKET LISTINGS
- BUYER PAYS THEIR BROKER
- NO BROKER CO-OP
- LIMITED MARKET EXPOSURE
- REGISTRATION FOR PROPERTY INFORMATION



SVN[®] Brokerage Model

- CO-OP FEE OFFERED
- EXPOSURE TO MARKET
- MAXIMUM COMPETITION
- HIGHEST SALES PRICE

Vs.

**When you hire SVN[®] you are also hiring
the entire brokerage community**



The SVN[©] Difference

SVN[®] Advisors Share Fees Because it Creates More Demand and More Value for Our Clients.

In 2016, economists analyzed 15,000 records of sales between \$2.5 - \$20 Million in the four core building types: industrial, multi-family, office and retail.



The Results?

The average price per square foot was higher in every asset class for transactions involving two separate brokerage firms.

In aggregate, the average selling price was **9.6%** higher with offering brokerage cooperation.

Think About It

When a broker says they know all the buyers for a property, do they really? With 65% of buyers coming from out of market, how could they? 250 years ago, Adam Smith wrote down the basic laws of supply and demand: The higher the demand for a product; the higher the sales price.

IT'S COMMON SENSE.

Marketing a property to the widest possible audience increases the price for an owner. This is how SVN[®] Advisors operate - we share fees and build trust with our clients and colleagues.

The SVN[®] Difference

Why Choose SVN[®]?

- » SVN[®] Advisors put the client's interests ahead of their own.
- » SVN[®] Advisors provide international representation with local expertise.
- » Established in 1987, SVN[®] is a full service commercial real estate advisory firm.
- » Services include: Sales, Leasing, Asset & Property Management, Corporate & Advisory Services, Debt and Equity.
- » SVN[®] consistently ranks as a top firm nationally.
- » Industry leaders in Marketing & Technology with online publication & syndication software, virtual tours, drone aerials and more.
- » Weekly national calls of featured properties live-streamed to all of SVN[®] and the public with a follow-up email going out to +60,000 contacts.

Leveraging Research and Technology

SVN[®] | Research helps you keep pace with the rapidly changing commercial real estate industry. We track the underlying factors – macroeconomics, valuation, occupancy, rent – that drive the performance and value of commercial real estate assets and translate them into actionable insights.



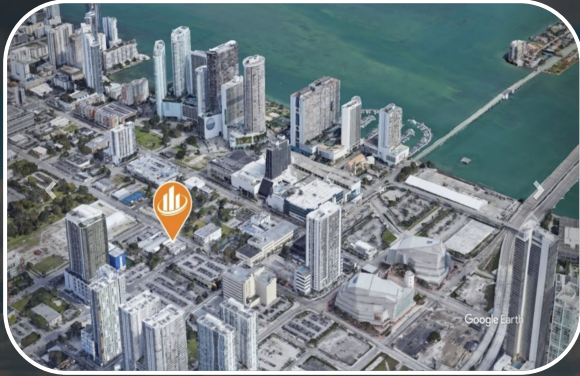
SVN | Live[®] is our weekly commercial real estate property broadcast. New and featured properties, represented by SVN[®] Advisors, are shared each Monday at 8:30 AM PT | 11:30 AM ET to anyone in the industry who registers via our svn.com website.

Economic Update

 **SVN | Research**



SVN[®] Commercial Partners



The SVN[®] Commercial Partners has an experienced group of advisors who have created a full-service commercial real estate firm that includes specialties in Land, Retail, Multi-Family, Industrial, Office, Medical and Hospitality.



Ashley Bloom, Managing Director of SVN[®] Commercial Partners, is the Founding Chairman of the National Land and Development Services Product Council. Bloom has held a national sales award every year since 2014 and in 2019 was nationally voted humanitarian of the year by his peers.



The SVN[®] Commercial Partners, is now covering all South and Southwest Florida MSA's with 5 collaborative offices featuring over 30 team members.

An aerial photograph of a vast agricultural field, likely a cornfield, with rows of young plants stretching towards the horizon. The sky is filled with large, white, fluffy clouds, and the overall lighting is somewhat dim, suggesting an overcast day. The text "Our Strategy" is overlaid in a bold, orange font in the center of the image.

Our Strategy



With SVN's international platform of over 200 offices worldwide our marketing campaign will be centered around exposure. SVN's brokerage model focuses on cooperation throughout the entire brokerage community, making it the only commercial brokerage company to offer half of its commission in order to best serve its client's interests. Third party research has proven that transactions offered to cooperating brokers have on average a 9.6% higher sale price.

In order to achieve maximum exposure SVN® will establish a premier and custom marketing campaign for the property. This marketing campaign consists of an offering memorandum with an offering summary, and highlights, property description, complete terms and conditions of sale, a direct call campaign to existing database of owners, developers, and interested parties, aerial photography, expert market knowledge and financial modeling.

Furthermore, SVN® will prepare a Due Diligence Package (DDP) which will contain available copies of all necessary available documents, including but not limited to: agreements, real estate taxes, title commitment and copies of permitted exceptions, survey. DDPs will also be made available via a password-protected Internet site.

SVN® Strategy Platform

**CUSTOM MARKETING STRATEGY MEETS
MULTIPLE MEDIA CHANNELS TO**

**Maximize The Value
of Your Property**

Our Strategy



Custom Marketing Strategy



Property Logo



Building Renderings



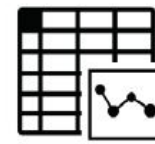
Aerial Photography



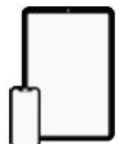
Data Infographics



Market Knowledge



Financial Modeling



Interactive Apps

Marketing Strategy

CUSTOM MARKETING STRATEGY MEETS
MULTIPLE MEDIA CHANNELS TO
Maximize The Value
of Your Property

Marketing Execution

Approach

Aggressively target buyers and tenants, driving them to the property's dedicated SVN® website and document vault. Engage the entire brokerage community.

Offering Materials

Prepare detailed, professional marketing materials including marketing brochure, photos, and market survey.

Dedicated Website

Individual property website that highlights information for targeted investors. The property's website will be linked to www.svn.com and www.svnncp.com

Email Campaign

Email blasts to area and out of area investors in the market.

SVN National Team

Leverage buyer pool and real-time investor database, as well as SVN national brokerage team to increase visibility.

Targeted Calls

Contact active buyers, tenants, sellers, and exchange investors; and reach out to the rest of the brokerage community specializing in this property type.

Property Database

Broadly market on many marketing databases including but not limited to Loopnet, Buildout, & CreXi.

Property Tours

Tours of the property and also tours of the MSA with out-of-area buyers/tenants.

Why Choose Us?

The Answer is Simple!

1

WE'LL GET YOU THE HIGHEST PRICE.

Utilizing The SVN® Difference and our written commitment to collaboration with the entire brokerage community leads to a 9.6% higher sale price than what our competitors can provide you.

2

THE ENTIRE TEAM IS DEDICATED TO WORKING FOR YOU.

Our Team can handle all your needs from investment sales, development sales, value-add sale, office leasing, retail leasing, industrial leasing, property management, capital solutions, 1031 Exchanges, consulting services and custom marketing campaigns.

3

WE HAVE A PROVEN TRACK RECORD.

It is a core value at SVN to assemble the right team with asset specific experience for each assignment. The listing team for this assignment provides local, regional, and national expertise along with the marketing support to fully expose the property to the market. Within the team, there is a long history of local and regional land transactions, extensive experience with entitlement, infrastructure, and master plan projects, and track record of understanding goals and executing on a plan for family and legacy assets.

Disclaimer

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the Sperry Van Ness® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the Sperry Van Ness Advisor listed in this Offering Memorandum, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the Sperry Van Ness Advisor.

Neither the Sperry Van Ness Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the Sperry Van Ness Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

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

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the Sperry Van Ness Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



SVN Commercial Partners Office Locations

Sarasota

2044 Constitution
Blvd Sarasota,
FL 34231

Charlotte County

4161 Tamiami Trail
Suite 501
Port Charlotte, FL
33954

Fort Myers

12761 World Plaza
Ln Building #86,
Fort Myers, FL
33907

Boca Raton

1800 NW Corporate
Blvd, Suite 100
Boca Raton, FL 33431

Miami

3250 NE 1st Ave
Suite 305
Miami, FL 33137