



UCC PUBLIC AUCTION

**Champions Village Kissimmee, LLC's 100%
Membership Interests in Champions Village
Kissimmee Holdings, LLC, a Florida Limited
Liability Company**

Pledged Collateral:

A 352 Unit Multifamily Development and other
Associated Collateral

**LIVE AUCTION EVENT DATE, TIME &
LOCATION**

Friday, November 22, 2024, at 11 AM ET

**Offices of Berger Singerman LLP
201 East Las Olas Boulevard, Suite 1500,
Fort Lauderdale, FL 33301**

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NOTICE OF DISPOSITION OF COLLATERAL UNDER UNIFORM COMMERCIAL CODE

PLEASE TAKE NOTICE THAT CRECFIV Champions Holdings, LLC, a Delaware limited liability company ("Lender"), is the holder of the rights arising from the indebtedness of Champions Village Kissimmee Holdings, LLC, a Florida limited liability company ("Borrower") to Lender created by certain agreements evidencing initial indebtedness of \$38,300,000.00. Such indebtedness is secured by perfected security interests created by a Pledge and Security Agreement between Lender, as secured party and Borrower as debtor (the "Security Agreement"). Pursuant to the Delaware Commercial Code, the Florida Uniform Commercial Code and the Security Agreement, Lender as Secured Party will offer for sale at a public sale to the highest bidder, (a) Champions Village Kissimmee, LLC ("Pledgor") 100% membership interest in Borrower, owner of the real property located at 8660 W. Irlo Bronson Memorial Hwy, Kissimmee, Florida 34747, together with the certificates (if any) evidencing the same ("Pledged Interests"); (b) all ownership interests, management rights, membership interests, shares, securities, moneys, instruments or property representing a dividend, a distribution or return of capital upon or in respect of the Pledged Interests, or otherwise received in exchange therefore, and any warrants, rights or options issued to the holders of, or otherwise in respect of, the Pledged Interests; (c) all rights of Pledgor under the Relevant Documents or any other agreement or instrument relating to the Pledged Interests, including, without limitation, (i) all rights of Pledgor to receive moneys or distributions with respect to the Pledged Interests due and to become due under or pursuant to the Relevant Documents, (ii) all rights of Pledgor to receive proceeds of any indemnity, warranty or guaranty with respect to the Pledged Interests, (iii) all claims of Pledgor for damages arising out of or for breach of or default under a Relevant Document, and (iv) any right of Pledgor to perform thereunder and to compel performance and otherwise exercise all rights and remedies thereunder; and (d) all proceeds of and to any of the property of Pledgor described in clauses (a) through (c) above and, to the extent documenting any property described in said clauses or such proceeds, all books, correspondence, credit files, records, invoices and other papers. (collectively, "Collateral"). A more detailed inventory may be obtained prior to the sale. The public sale of the Collateral will be held by Fisher Auction Company at 11:00 AM on Friday, November 22, 2024, pursuant to an absolute auction at the offices of Berger Singerman LLP, 201 East Las Olas Boulevard, Suite 1500, Fort Lauderdale, Florida 33301. Secured Party as Seller will provide no warranty relating to title, possession, quiet enjoyment or the like in this Sale. Secured Party reserves the right to credit bid in such Sale in an amount up to the full outstanding amount of the indebtedness secured by the Security Agreement. All bidders shall be required to execute and deliver to Fisher Auction a confidentiality agreement in form and substance acceptable to Fisher Auction and Secured Party To contact the Secured Party and or to receive any information concerning the Collateral to be sold, please send all correspondence to the Secured Party at the following address: c/o Lamar Fisher, Fisher Auction Company, info@fisherauction.com; (954)-942-0917; 2112 East Atlantic Boulevard, Pompano Beach, Florida 33062 and Robert W. Barron, Esq., Berger Singerman LLP, 201 East Las Olas Boulevard, Suite 1500, Fort Lauderdale, Florida 33301.

THE OVERVIEW

Fisher Auction Company is pleased to present the Investment Opportunity in the UCC Sale of Champions Village Kissimmee, LLC's 100% Membership Interest in Champions Village Kissimmee Holdings, LLC, a Florida Limited Liability Company.

The Collateral

- A. Champions Village Kissimmee LLC's ("Pledgor") 100% membership interest in Champions Village Kissimmee Holdings, LLC, a Florida limited liability company (the "Borrower"), together with the certificates (if any) evidencing the same (the "Pledged Interests");
- B. all ownership interests, management rights, membership interests, shares, securities, moneys, instruments or property representing a dividend, a distribution or return of capital upon or in respect of the Pledged Interests, or otherwise received in exchange therefor, and any warrants, rights or options issued to the holders of, or otherwise in respect of, the Pledged Interests;
- C. all rights of Pledgor under the Relevant Documents (as defined below) or any other agreement or instrument relating to the Pledged Interests, including, without limitation, (i) all rights of Pledgor to receive moneys or distributions with respect to the Pledged Interests due and to become due under or pursuant to the Relevant Documents, (ii) all rights of Pledgor to receive proceeds of any indemnity, warranty or guaranty with respect to the Pledged Interests, (iii) all claims of Pledgor for damages arising out of or for breach of or default under a Relevant Document, and (iv) any right of Pledgor to perform thereunder and to compel performance and otherwise exercise all rights and remedies thereunder; and
- D. all proceeds of and to any of the property of Pledgor described in clauses (a) through (c) above and, to the extent documenting any property described in said clauses or such proceeds, all books, correspondence, credit files, records, invoices and other papers.
- E. Champions Village Kissimmee Holdings, LLC, a Florida limited liability company's ownership of a 352 Unit Multifamily Development.

The Real Property Collateral Highlights

- 352 Units in a 2 Story Hotel to Multifamily Conversion
- Prime Location in Kissimmee, Florida, just minutes to Disney World and Area Attractions, 1.5 hours from Tampa, and 30 minutes from Downtown Orlando
- Renovations and Capital Improvements took place from 2020 to 2024
- Easy Access to I-4, Florida's Turnpike and Orlando International Airport
- Well Established Area with close proximity to Fine Dining, Shopping, and Educational / Healthcare Facilities
- 11 Buildings totaling 212,935± Square Feet
- Located in strong MSA with above average employment and lower than average unemployment statistics
- Ample Surface Parking totaling 453 Spaces with 13 ADA / Van Spaces
- Existing Fire Sprinkler System and Smoke Alarms
- Amenities include 3 Swimming Pools, Jacuzzi and Laundry Facilities
- Unit Mix includes 96 One Bed / One Bath 720± Square Foot Units and 256 Studio 360± Square Foot Units
- Potential Redevelopment Opportunity with CT- Commercial Tourist Zoning allows for up to 80 Units / Acre
- Property has strong current rental base and professional management

The Real Property Collateral Details

- **Address:** 8660 West Irlo Bronson Memorial Highway, Kissimmee, Florida 34747
- **Improvements:** 352 Residential Units
- **Gross Buildings Area:** 212,935± Square Feet
- **Parking:** 453 Spaces with 13 ADA Designated
- **Construction:** Load Bearing Concrete
- **Façade:** Stucco and Faux Stone
- **Roof:** Concrete with Spray Foam Application with Elastometric Coating
- **Windows:** Double-Glazed Fixed Units in Aluminum Sash and Frames
- **Foundation:** Reinforced Concrete Slab
- **Zoning:** CT - Commercial Tourist
- **HVAC:** Packaged Units
- **Fire Suppression:** Automatic Sprinkler System, Fire Extinguishers and Alarm System
- **Year Built:** 1972 - 1975
- **Land Area:** 20.27± Acres
- **Utilities:** Municipal Water and Sewer and In-Ground Electric
- **Flood Zone:** Zone X
- **Doors:** Metal with Metal Frame

The Transfer of membership interests will be done by a Transfer Certificate and shall require the completion of a Representations and Warranties Certificate of Bidder.