



REAL ESTATE AUCTION

**3,971± SF Commercial
Bar / Restaurant and 2
Commercial Lots**

Miami, Florida

**LIVE AUCTION EVENT
DECEMBER 15, 2022
AT 11 AM ET**

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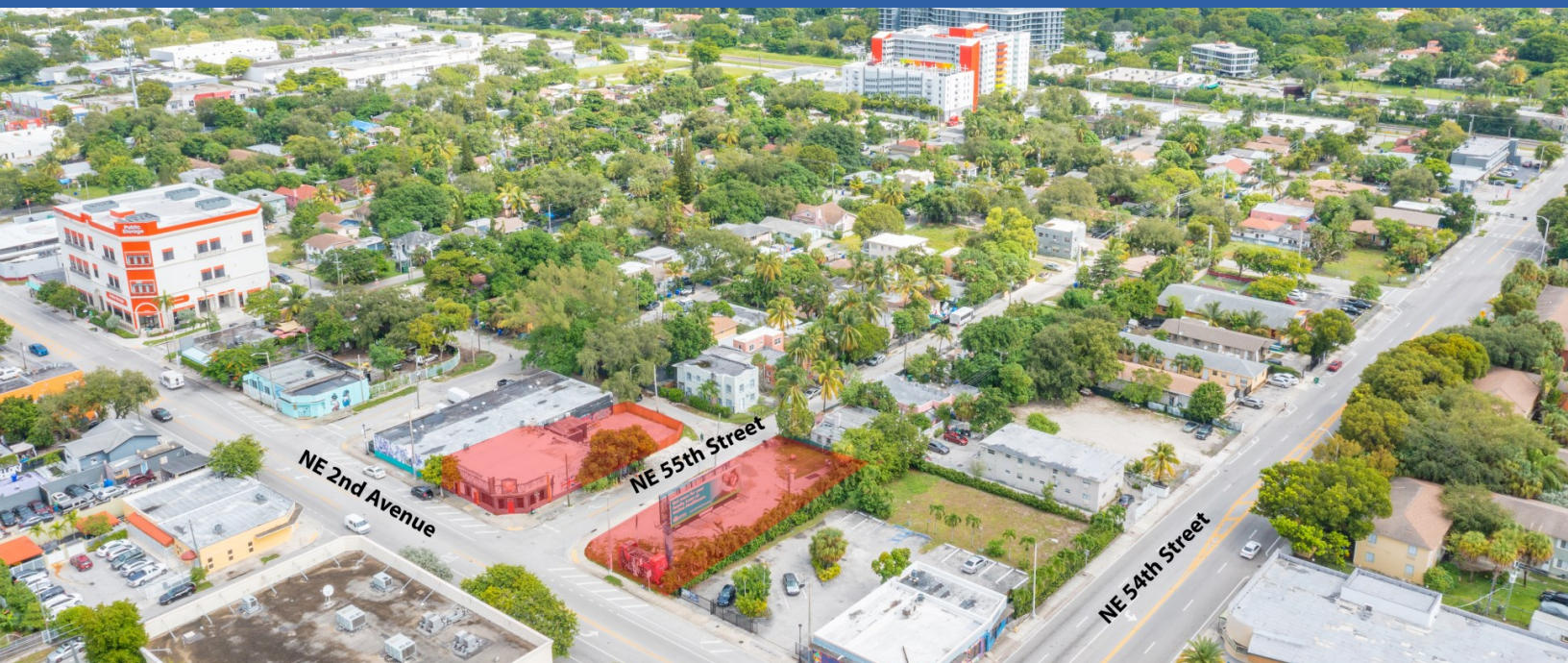
OVERVIEW

REAL ESTATE AUCTION

Fisher Auction Company is pleased to present a unique opportunity via Live Auction Event with Real Time Online Bidding a 3,971± Square Foot Bar/Restaurant known as “Churchill’s Pub” and two adjacent commercial lots

OFFERING HIGHLIGHTS

- Prime Location in the Little Haiti Opportunity Zone Main Corridor along NE 2nd Avenue in Miami’s Upper East Side
- Strategically located near the Major Approved Developments of The Magic City Innovation District, Motorsport Tower, Miami Jewish Health, Avenues School and the Proposed Sabal Palm Village
- Ideal Location providing easy access to major thoroughfares to I-95, Miami International Airport, Downtown Miami and Miami Beach
- Little Haiti is poised to be the next hot development market in the Miami MSA with The Design District, Midtown and Wynwood to the South
- Properties are being sold together as one unit of sale
- Property is currently the closed “Churchill’s Pub”, a well known Miami live music venue since 1979
- Opportunity Zone location allows for potential to qualify for Tax Incentives and Benefits
- Properties are within the Downtown Little Haiti Cultural District Zoning Overlay
- Rare Opportunity to own Key Corner Properties in area’s growth and development stage
- T5-O Zoning permitted uses include Multifamily, Hotel, Commercial, Retail, and Office



PROPERTY HIGHLIGHTS

REAL ESTATE
AUCTION

215 NE 55th Street - "Churchill's Pub"

- **Property Description:** One Story Restaurant with Detached Storage Building
- **Year Built:** 1946
- **Building Size:** Total of 3,971± SF
- **Construction:** CBS
- **Location:** Northeast Corner of NE 2nd Ave and NE 55 Street
- **Land Size:** 9,180± SF
- **Zoning:** T5-O
- **2021 Taxes:** \$10,997.85
- **Folio Number:** 01-3218-027-0010
- **Utilities:** Municipal

222 NE 55th Street

- **Address:** 222 NE 55th Street
- **Property Description:** Vacant Commercial Lot
- **Land Size:** 3,400± SF
- **Location:** South East Corner of NE 2nd Avenue and NE 55th Street
- **Zoning:** T5-O
- **2021 Taxes:** \$2,594.79
- **Folio Number:** 01-3218-027-0180
- **Utilities:** Municipal

5431 NE 2nd Avenue

- **Property Description:** Vacant Commercial Lot
- **Land Size:** 7,684± SF
- **Location:** South East Corner of NE 2nd Avenue and NE 55th Street
- **Zoning:** T5-O
- **2021 Taxes:** \$5,864.31
- **Folio Number:** 01-3218-027-0190
- **Utilities:** Municipal

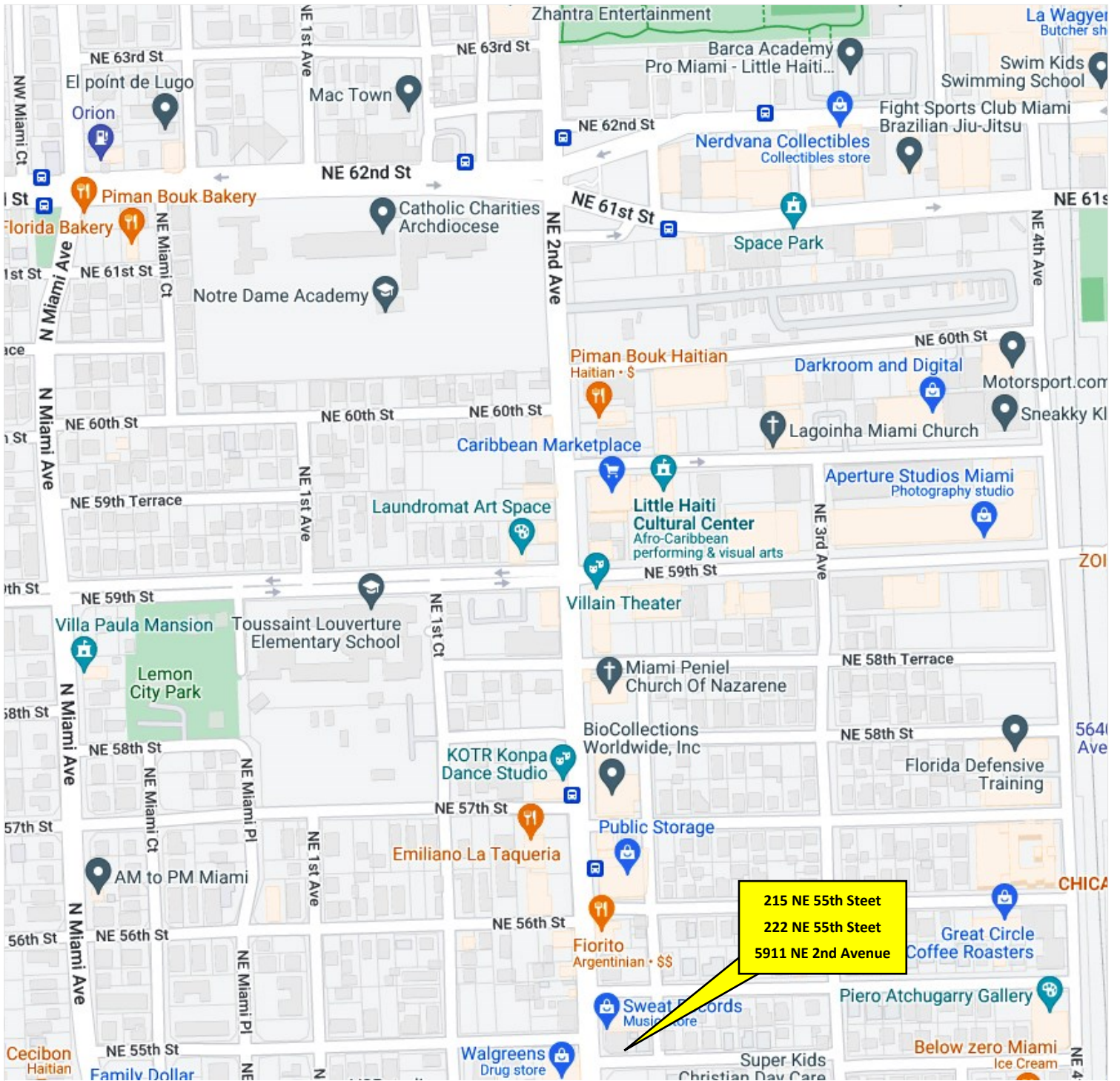


PROPERTY PHOTOGRAPHS



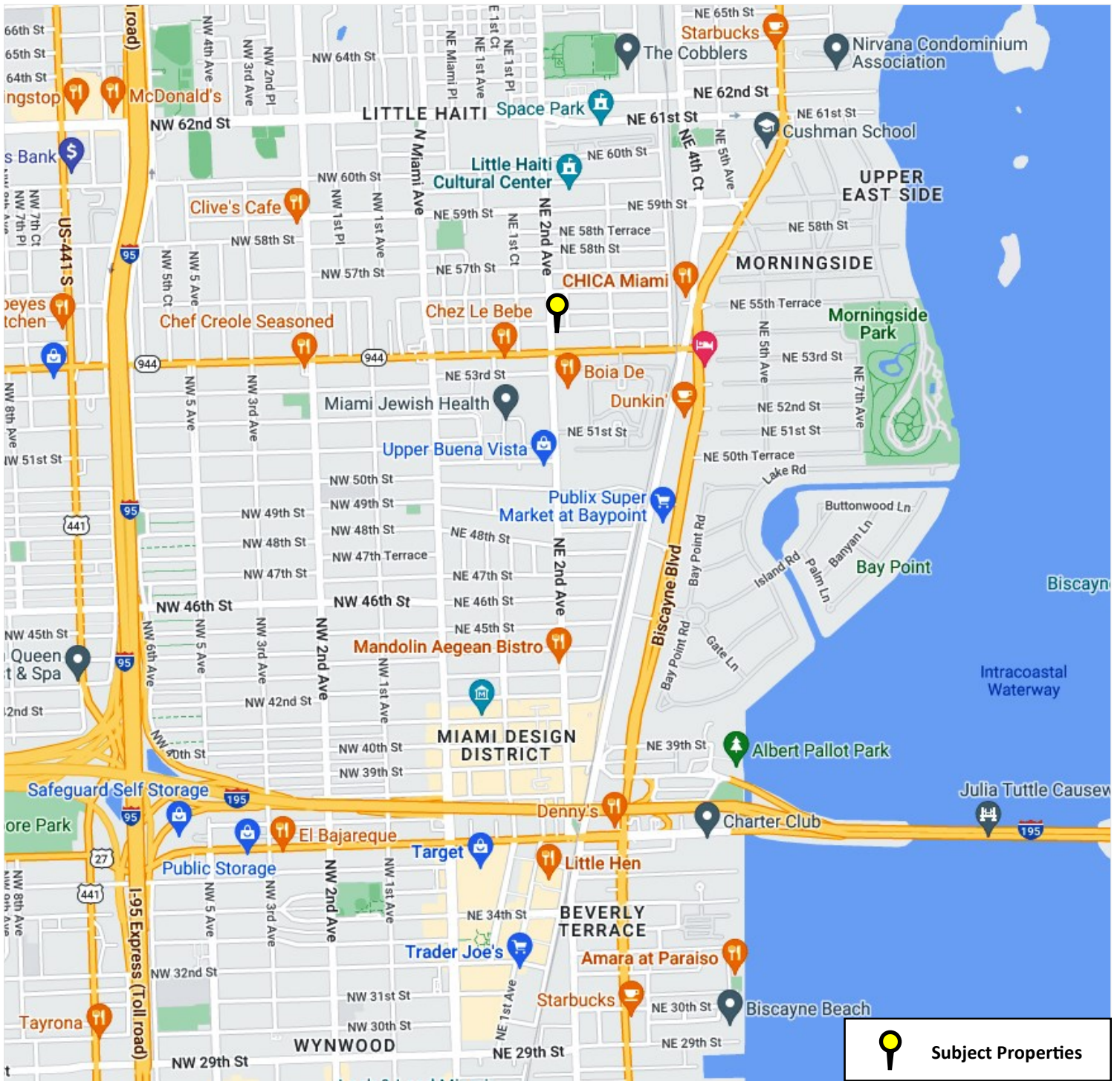
LOCATION MAP

REAL ESTATE AUCTION



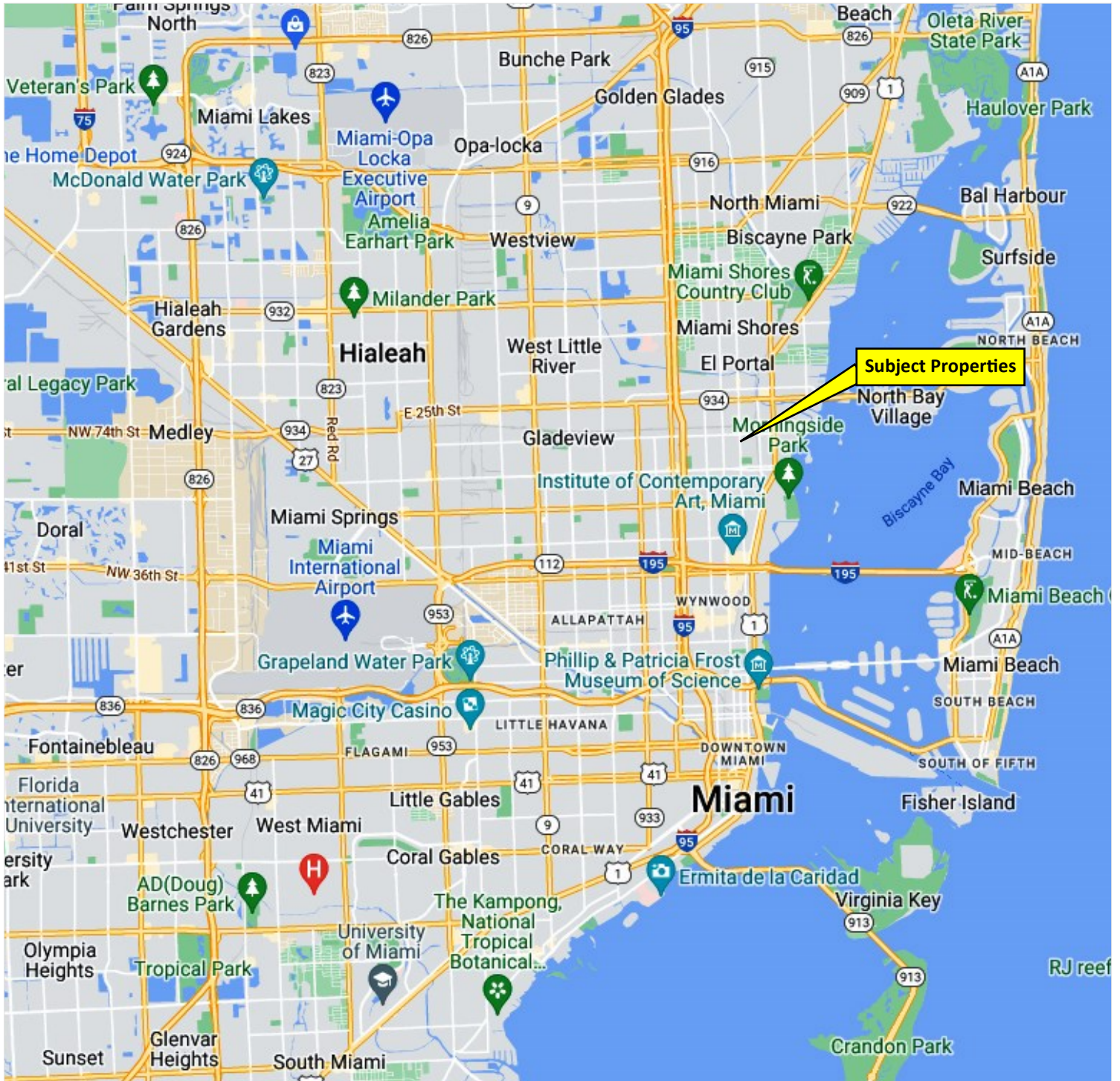
LOCATION MAP

REAL ESTATE
AUCTION



LOCATION MAP

REAL ESTATE
AUCTION



AUCTION SUMMARY

REAL ESTATE AUCTION

Live Auction Date / Time: Thursday, December 15, 2022@ 11:00 AM ET

Auction Event Location: Sheraton at Miami Airport
3900 NW 21st Street Miami, FL 33142

Property Tours: Please Contact Francis Santos at 754.220.4116
or at Francis@Fisherauction.com for Property
Tour Schedule

AUCTION METHOD

- The Final Bid Price(s) for the Properties shall be determined by competitive bidding at the Auction. The Properties are being sold to the Highest Bidder(s) with the Highest Bid(s) being subject to the Seller's approval and acceptance of price, plus the five percent (5%) Buyer's Premium and are subject to the terms and conditions of the Governing Documents.

QUALIFYING BIDDER REQUIREMENTS

- Wire into Title Answers, a Law Firm, OTA Account (the "Escrow Agent"), via a federal wire transfer in U.S. Funds (not an ACH Credit) a \$100,000 Initial Escrow Deposit no later than 5:00 PM ET on Monday, December 12, 2022. Contact Fisher Auction Company (the "Auctioneer") for wiring instructions via email info@fisherauction.com or call 954.942.0917, Ext. 4124.
- The Highest and Best Qualified Bidder(s) will execute the Purchase and Sale Agreement(s) immediately following the Auction. The contract deposit shall be the higher of the Bid Qualification Deposit or 10% of the successful bid price. If the Bid Qualification Deposit is less than 10% of the successful bid price, the difference will be due via a Federal wire transfer to Title Answers, a Law Firm, IO-TA Account ("the Escrow Agent"), by 5:00 PM ET on Friday, December 16, 2022.

BROKER PARTICIPATION

- 2.5% of the Final Bid Price
- Call 800.331.6620 or visit www.fisherauction.com for the Mandatory Real Estate Buyer Broker Participation Registration Form.



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AREA OVERVIEW

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Characterized by the Victorian architecture found in parts of the Caribbean, Little Haiti is the heart and soul of Miami's Haitian community. Local venues and businesses such as the Caribbean Marketplace and Libreri Mapou, a bookstore devoted to Haitian literature in French, Creole and English, stand out with their high-pitched roofs and bright pastel colors. Located about five miles north of Downtown Miami, Little Haiti's main attractions are centered around the Northeast 2nd Avenue corridor.

A thriving arts scene has taken root, with contemporary galleries like Nina Johnson and Emerson Dorsch joining longtime institutions such as the Little Haiti Cultural Complex, where Haitian art is on display and a theater hosts Afro-Caribbean musical performances and folk dancing. Serious music lovers know that Sweat Records has long held court as a community gathering place where patrons sift through vintage and hard-to-find records and enjoy live music and other performances in the backyard.

Of course, Little Haiti is a fabulous place to sample authentic Haitian and other Caribbean cuisine. Chef Creole, with its signature Haitian recipes that focus on seafood, including whole fish, seafood criollo stew and platters of fried lobster, shrimp and fish. It also serves up a delicious traditional pork griot stew. As with the art scene, new hip dining destinations have also popped up. The Citadel is a unique creative space combining food hall delights with maker-driven retail and a rooftop lounge for live music, all in celebration of Miami's diverse and creative



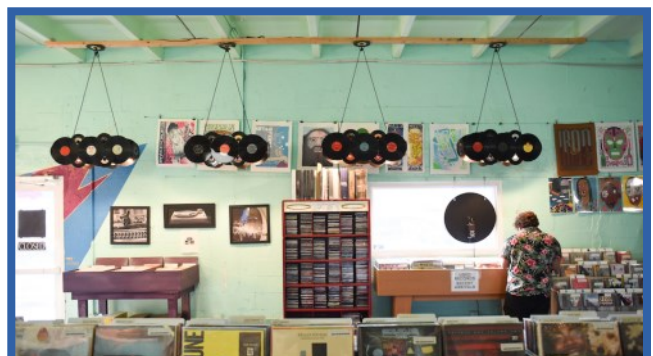
Caribbean Marketplace



Libreri Mapou



Little Haiti Cultural Complex



Sweat Records

*PHOTOS OBTAINED FROM GOOGLE AND OTHER SOURCES, WE DO NOT CLAIM OWNERSHIP

OPPORTUNITY ZONES

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The Opportunity Zone program is part of the Federal 2017 Tax Cuts and Jobs Act. The Opportunity Zones program offers three tax incentives for investing in low-income communities through a qualified Opportunity Fund.

There are over 8,000 Opportunity Zones in the United States, of which 67 are in Miami-Dade County. What makes those 67 different is the business environment of Miami-Dade County, with its entrepreneurial spirit and international focus. Miami is a global business hub and has a diverse economy with an emphasis on seven target industries. Miami-Dade County has close to 2.8 million



A temporary deferral of inclusion in taxable income for capital gains reinvested into an Opportunity Fund. The deferred gain must be recognized on the earlier of the date on which the opportunity zone investment is disposed of, OR December 31, 2026.



A step-up in basis for capital gains reinvested in an Opportunity Fund. The basis is increased by 10% if the investment in the Opportunity Fund is held by the taxpayer for at least 5 years and by an additional 5% if held for at least 7 years, thereby excluding up to 15% of the original gain from taxation.



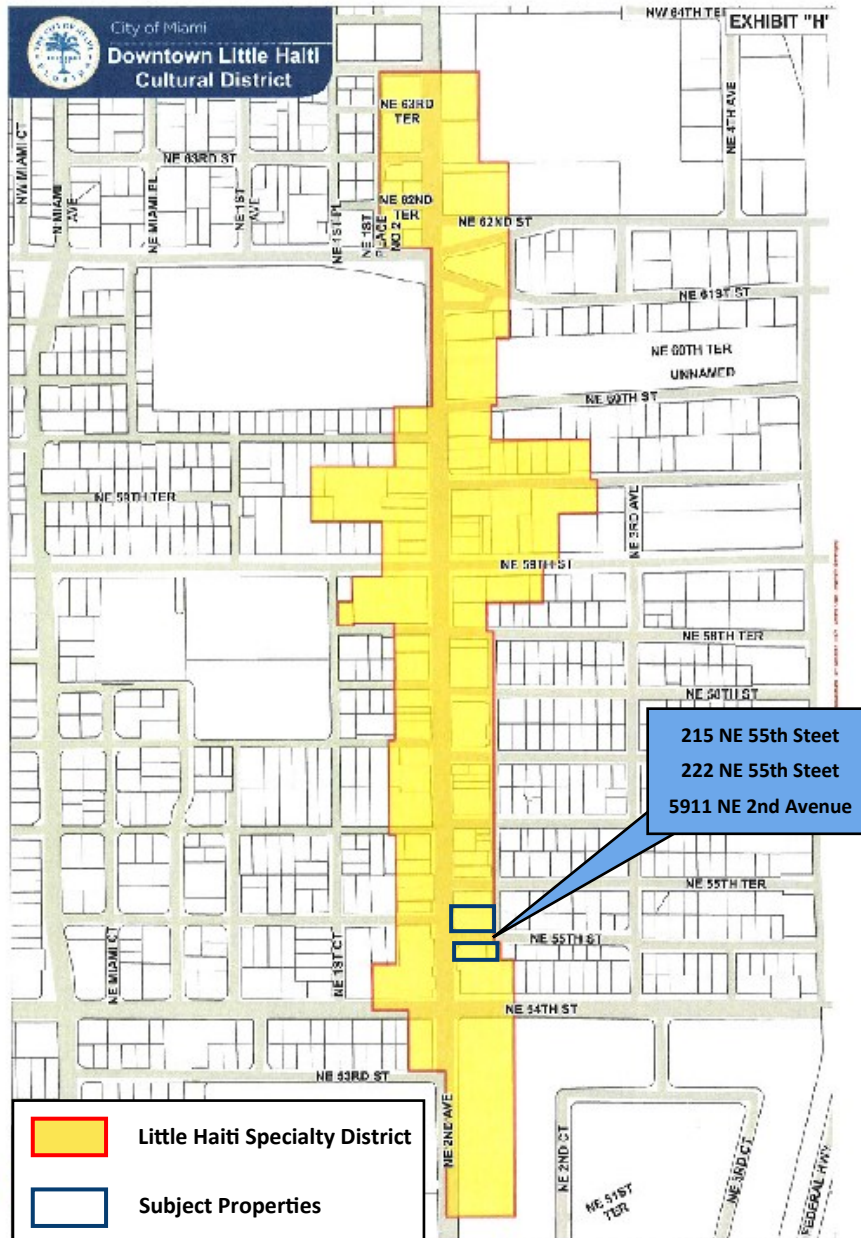
A permanent exclusion from taxable income of capital gains from the sale or exchange of an investment in an Opportunity Fund if the investment is held for at least 10 years. This exclusion only applies to gains accrued after an investment in an Opportunity Fund.

*INFORMATION OBTAINED FROM MIAMI DADE PRESENTATION VIA ECONOMIC INNOVATION GROUP

DOWNTOWN LITTLE HAITI CULTURAL DISTRICT

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The Downtown Little Haiti Cultural District Zoning Overlay was revised in 2018 allowing enhanced liquor license opportunities including extended operating hours and less stringent distance and parking requirements. A maximum of 20 Liquor Licenses for ASE shall be allowed within the District boundaries outlined on the map below (NE 2nd Ave from 54th Street to 64th Street). Restaurants and Hotels that meet the requirements do not count against the 20-license quota. See the relative Ordinance reflected in Area Overview in the Due Diligence Package.



*INFORMATION OBTAINED FROM MIAMI DADE

LITTLE HAITI MARKET

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The Little Haiti Community is the latest “hot market” in the Miami MSA. Major Developers with approved and proposed projects are positioning the area for transformation into modern and innovative additions to this cultural submarket. The referenced developments below are just a glimpse of the future in this amazing community.

| Project | Description |
|---|---|
| Magic City Innovation District Website Link | <p>The Magic City Innovation District is an 18-acre walkable project in Little Haiti, one of Miami’s most culturally rich neighborhoods. The \$1 billion development was approved for 2,630 residential units, nearly 2 million square feet of office space, some 100,000 square feet of expo space, 432 hotel keys, more than 344,500 square feet of retail and 6,081 parking spaces. Construction is scheduled to break ground in 2022. One of the first buildings to go vertical, the 370,000-square Motorsport Network Headquarters, will reach 12 stories. A 25 Story Arquitectonica-designed luxury residential tower with 349 units and 13,200 square feet of ground -level retail will be built on Parcel 11.</p> |
| Avenues School Miami Website Link | <p>As many New Yorkers are making the move from NYC to Miami so does one of their most prestigious schools. Avenues, one of New York’s most elite schools is opening in Miami to meet demand. The Avenues school, which also has campuses in São Paulo and Shenzhen, has acquired the campus that formerly housed Archbishop Curley-Notre Dame High School located at 4949 NE 2nd Avenue. Construction at Avenues will take place in three phases, and will eventually include an early learning building, a primary school building, a high school building, a gym/pool complex, a garage, and a dormitory building. Avenues will have a total floor area of 681,350 square feet upon completion. The completed campus will have a 2,440-student capacity, including 288 boarding students in a 180-room dormitory.</p> |
| Miami Jewish Health Website Link | <p>The Miami Jewish Health System’s campus at 5200 NE 2nd Avenue covers more than 20 acres. The \$200 million renovation and expansion involves tearing down six of the ten existing buildings and adding new structures, including a three-story complex for housing Alzheimer’s and Dementia patients and accompanying garage. The four-phase project also calls for a five-story, 140-key hotel and conference center.</p> |
| Sabal Palm Village (Proposed) Article Link | <p>Sabal Palm Village at Flagler Trail is proposed to span 5.9 million square feet across 22 acres, on the current site of the garden-style Design Place Apartment Complex at 5045 Northeast Second Avenue. Sabal Palm would consist of 168,011 square feet of office; 296,297 square feet of retail; a 400-key hotel; a 43,760-square-foot vocational school or community college; and 2,929 multifamily units</p> |
| Motorsport Tower Article Link | <p>Miami’s Urban Development Review Board (UDRB) has received proposals for Motorsport Tower, a 13-story office building set to be developed on Parcel 8 of the emerging 17.75-acre Magic City Innovation District in Little Haiti and Little River. The development proposes 544,294 square feet of new construction including 206,352 square feet of office space, 79,676 square feet of commercial space, 390 parking spaces and 24 bicycle spaces.</p> |

TEAM SUMMARY

REAL ESTATE AUCTION

Fisher Auction Company

Complete service with honesty and integrity provide the foundation for creating the “Standard of Excellence” – the corporate benchmark embraced by Fisher Auction Company for over 50 years of continuous business. Fisher was established in 1967 as a family owned and operated business and has grown to be a dominant national firm in the auction industry.



LAMAR FISHER PRESIDENT / CEO of FISHER AUCTION

Lamar@fisherauction.com
954.942.9017

Lamar Fisher represents the third generation of executive leadership for Fisher Auction Company as its President and CEO. For over 35 years, he has devoted his entire career life to all aspects of the auction industry and is an industry leader and authority in marketing of real estate via the auction process. He holds a degree from Palm Beach State College, is a graduate of the Certified Auctioneers Institute (CAI), and is an Accredited Auctioneer in Real Estate (AARE), the highest designations earned by the Auction Marketing Institute. With Fisher’s proven success rate, professionalism and dedication to the auction industry, he continues to propel Fisher Auction Company as one of the top firms in America, Puerto Rico and the Virgin Islands serving Lenders, Receivers, Developers, Governmental Agencies, Trust Companies, Municipalities, Real Estate Brokerage Firms, Private and Public Equity Firms, the Bankruptcy Court and REITS with sales in excess of \$4 Billion.



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In-House Counsel



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Executive V.P. & COO



Paul Fisher
Executive V.P. of
Business Development



Andre LaBauve
CFO



Doug Dennison
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Manager



Ben Whidden
V.P. of Business Development
Central Florida



Neil Saffer
Business Development



Martha Rock
Associate Auctioneer &
Fisher's Dubai Ambassador



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