



UNITED STATES BANKRUPTCY AUCTION

**3,050± SF Medical Office
Condo in Williston Park**

**450 St. Charles Court
Lake Mary, Florida**

CONTENTS

OVERVIEW	3
PHOTOGRAPHS	5
LOCATION MAPS	7
INSTRUCTIONS FOR BIDDER	10
QUALIFICATIONS	
COMMUNITY OVERVIEW	11
TEAM SUMMARY	12



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OVERVIEW

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Fisher Auction Company is pleased to present a Prime Freestanding Medical Office Condo in the Williston Park Condominiums in desirable Lake Mary, Florida.

HIGHLIGHTS

- Freestanding Medical Office Condo in busy Medical Office Complex
- 3,050± SF Medical Office with Two separate 1,525± SF Units with Office, Exam Room, Procedure Room, Open Clinical Area, Patient Waiting Area with Restroom, and Reception Area
- Prime Location just North of Orlando Health Medical Pavilion
- Within Minutes to I-4 and other Major Thoroughfare Access
- Close Proximity to Commercial, Retail and Residential Development
- 45 Minutes from Orlando International Airport
- Perfect Opportunity for End User to Occupy or retain Tenant as Investment
- Highest bid being subject to the Bankruptcy Court's and Debtor's final approval and acceptance of price, plus the six percent (6%) Buyer's Premium and is subject to the terms and conditions of the Governing Documents | 3% Broker Participation of the Final Bid Price (More details on page 10)



OVERVIEW

PROPERTY DETAILS

- **Address:** 450 St Charles Court, Units 1000 & 1008, Lake Mary, Florida 32746
- **Location:** West Side of Rinehart Road between HE Thomas Jr Parkway and Lake Mary Blvd
- **Improvements:** A 3,050± SF Medical Office with Two Separate 1,525± SF Units each with Exam Room, Procedure Room, Open Clinical Area, Patient Waiting Area with Restroom, and Reception Area. Built in 2004
- **Construction:** Reinforced Concrete Foundation, Steel Frame, Built-Up Composition Roof, Central HVAC System, Carpet and Vinyl Tile Flooring
- **Directions:** From I-4 Exit # 98 – W Lake Mary Road East to Rinehart Road. Left to Williston Park Point. Left to St Charles Court. Left to Address
- **Land Area:** .07± Acres / 3,049± Square Feet
- **Zoning:** M - 1A. City of Lake Mary. Office / Industrial. See Zoning Section for Uses and Requirements
- **Uses:** Commercial, Medical, Retail
- **Taxes:** 2023 - \$9,836.36
Tax Assessment Value - \$701,500.00
- **Folio No:** 06203051102000000
- **Flood Zone:** Zone X - Panel No. 12117C0065F
- **Utilities:** Water/Sewer/Electric available to site
- **Parking:** 20 Surface Spaces
- **Currently Leased:** See Lease information referenced in the Due Diligence Package



PROPERTY PHOTOGRAPHS

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AUCTION

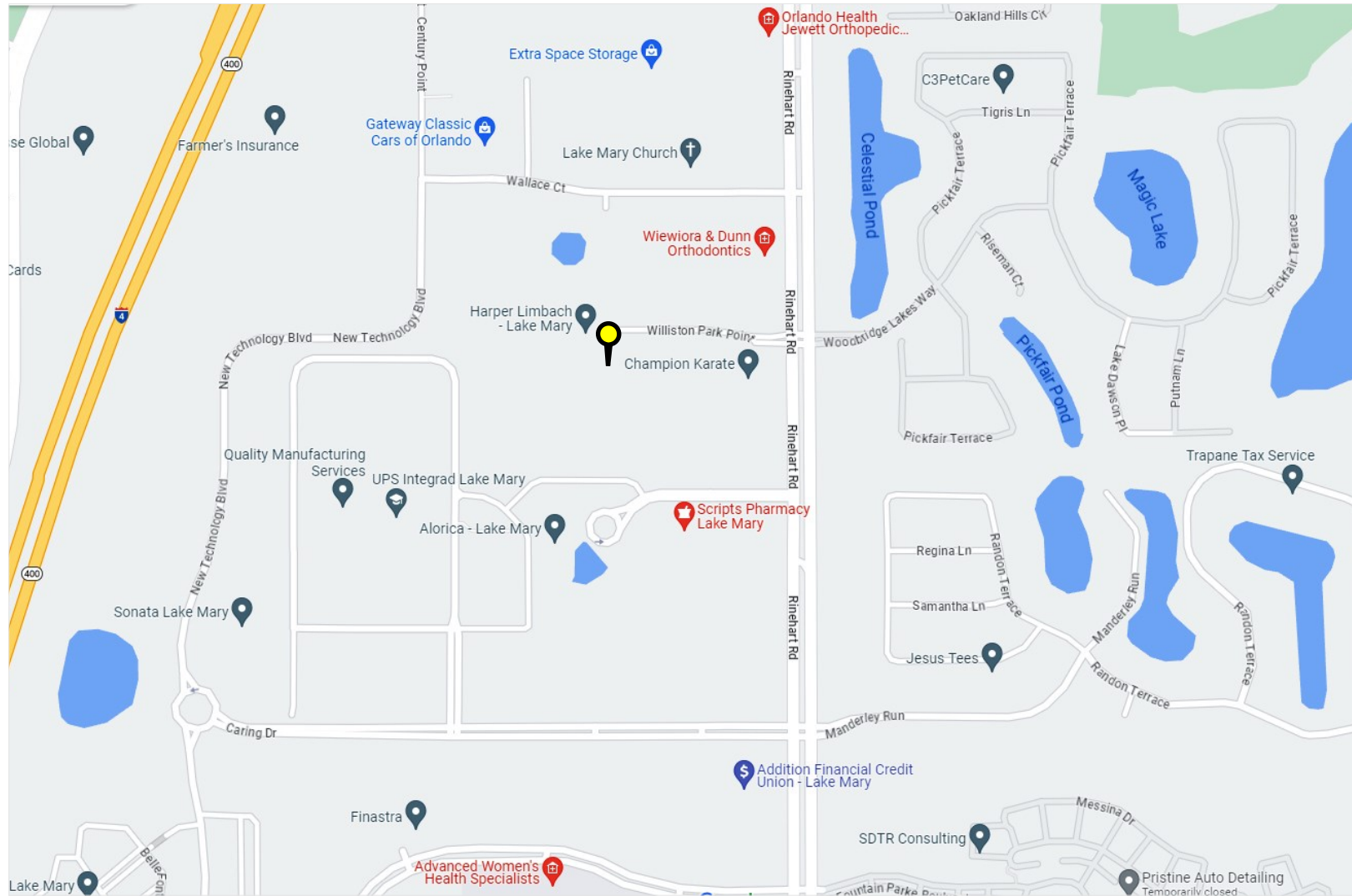


PROPERTY PHOTOGRAPHS

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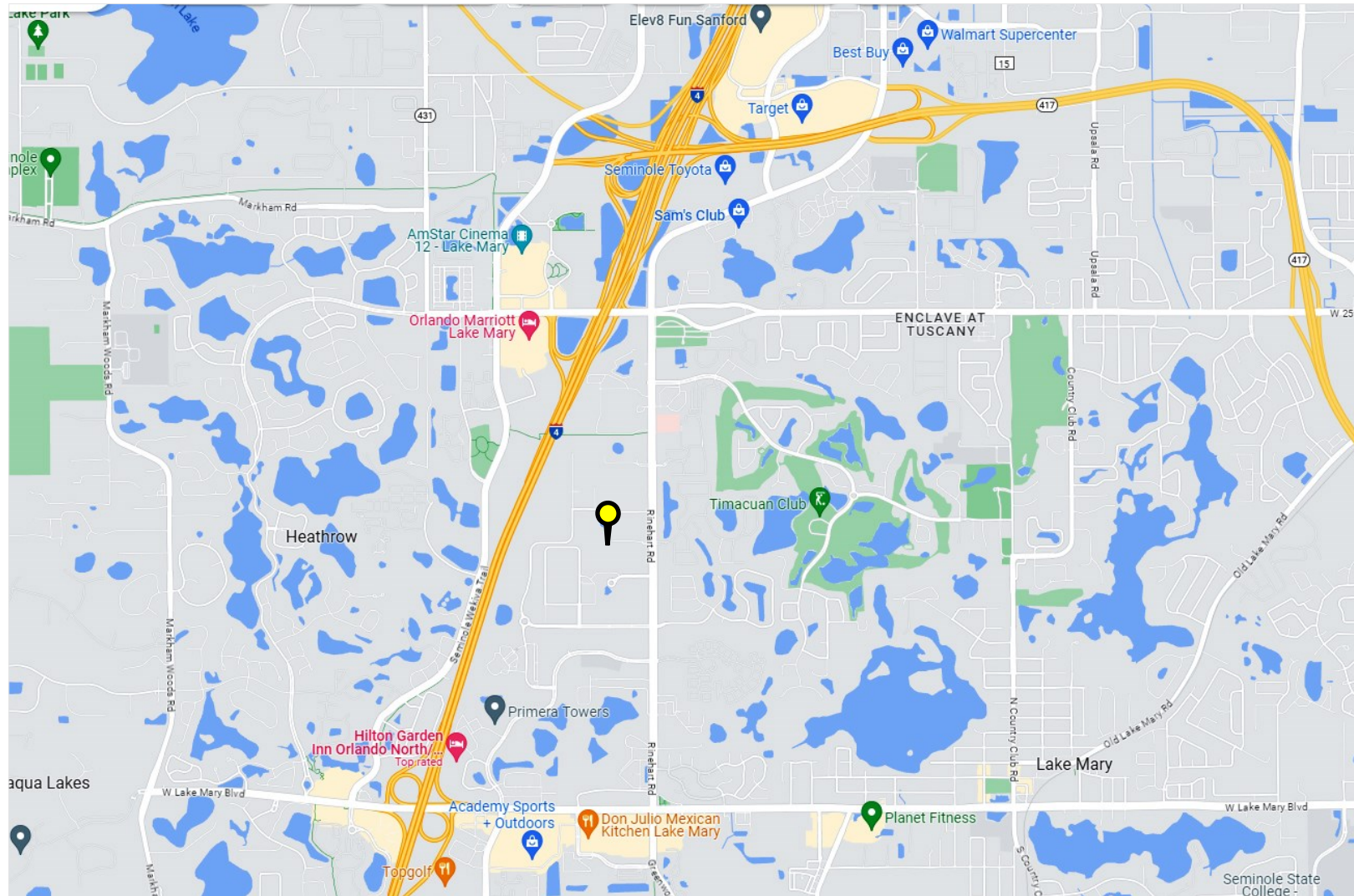


LOCATION MAP



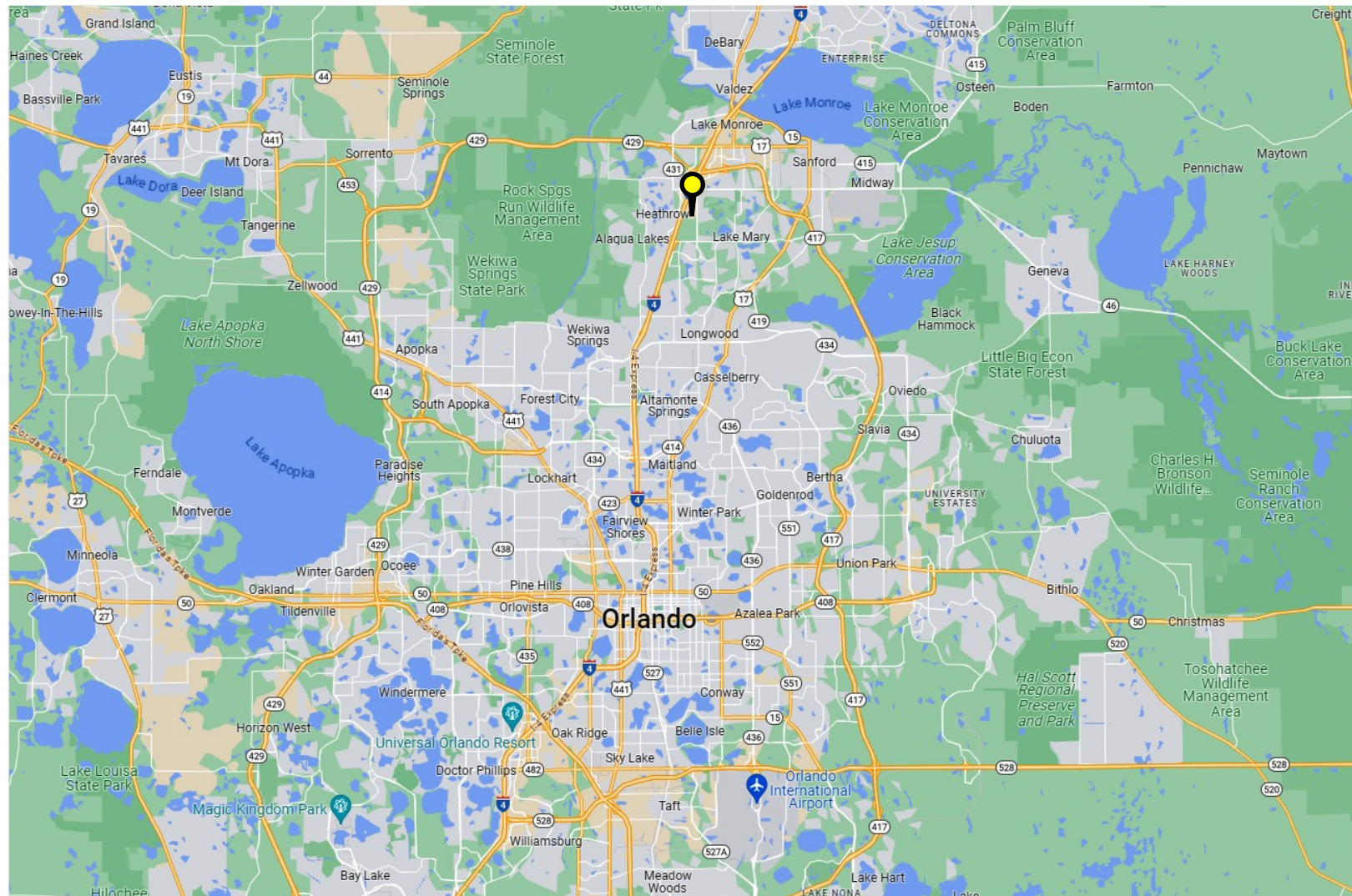
LOCATION MAP

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LOCATION MAP

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INSTRUCTIONS FOR BIDDER QUALIFICATION

AUCTION PURSUANT TO ORDER OF THE U.S. BANKRUPTCY COURT

DMCC 450 Charles Court, LLC | Case No. 6:23-bk-01977 GER

DMCC 7347 Ridge Road, LLC | Case No. 6:23-bk-01979-GER

Thursday, January 11th, 2024 at 11:00 AM ET

The following instructions are to help guide you in becoming a Qualified Bidder for the Auction. The written bid and the Minimum Deposit (for each Property) are due by **5:00 PM Eastern Time on Friday, December 29th, 2023** (the "Bid Deadline") to the Debtor's bankruptcy counsel, Latham, Luna, Eden & Beaudine, LLP, 201 S. Orange Avenue, Suite 1400, Orlando, Florida 32801; Attn: Justin M. Luna, Esq., jluna@lathamluna.com. Please also refer to the attached Orders Approving Sale and Bid Procedures which contain the Court Approved Bidding Procedures as Exhibit "A." ****Please note that a separate written bid and Minimum Deposit are due for each Property should an interested party choose to become a qualified bidder for each Real Property Asset.**

A Bidder that desires to make a bid shall deliver copies of its bid to the Debtor's bankruptcy counsel prior to the Bid Deadline, both listed above. Each written bid shall be an irrevocable offer and state/include the following terms within:

- The bidder offers a starting bid of at least \$1,000,000.00 (the "Initial Bid") for the Property, to consummate a Sale.
- The written bid must confirm that the offer shall remain open and irrevocable until the closing of a Sale to the Successful Bidder or Next Highest Bidder (both as defined within the Bidding Procedures).
- The bidder must enclose a copy of the proposed bid.
- The bidder must enclose a certified or bank check, wire transfer, or letter of credit reasonably acceptable to the Debtor, c/o Latham Luna Eden & Beaudine Trust Account, equal to Two Hundred and Fifty Thousand Dollars and No Cents (\$250,000.00) (the "Minimum Deposit"). *Please contact Debtor's Counsel for a copy of wire instructions.
- The bidder must provide a detailed written demonstration with account statements, of the financial wherewithal to make a bid in excess of the Initial Bid and to pay such bid in full, without financing, within twenty-four (24) hours of making such bid.
- The written bid shall provide for the purchase of all Assets and such purchase may not have any conditions to close not present in the Purchase and Sale Agreement provided by Debtor.
- The written bid shall not be conditioned on due diligence or financing.
- The written bid shall not request or entitle the bidder to any break-up fee or expense reimbursement.
- The written bid shall disclose the identity of each person and/or entity bidding or participating in connection with a bid, including any connections to the Debtor and the terms of those connections.
- The written bid must contain written evidence that the Bidder has the corporate authority to consummate the Sale.
- The written bid must contain an acknowledgement that the Bidder does not require further due diligence and has relied upon its own independent review in making its bid.

All bids will be considered, but the Debtor reserves its right to reject any or all bids. In the event a conflict exists between these Instructions and the Bankruptcy Court approved Bid Procedures, the terms of the Bankruptcy Court approved Bid Procedures shall govern and control.

Despite the above requirements for submitting qualified bids, those creditors with duly perfected, secured claims against either Property shall automatically be deemed as qualified bidders prior to the Auction without having to satisfy the bid requirements set forth herein, and further shall have the right to assert a credit bid in accordance with Section 363(k) of the Bankruptcy and as otherwise set forth in the attached Orders Approving Sale and Bid Procedures.

The Auction with respect to each Property, shall be held at a place determined by the Debtor. The Debtor will provide notice to each Qualified Bidder of the place of the Auction. The Auction will be held on Thursday, January 11th, 2024 at 11:00AM Eastern Time.

The amount of the Successful Bid, minus the Minimum Deposit, shall be due within twenty-four (24) hours of the conclusion of the Auction, for each Property, in escrow. A Sale Hearing ("Sale Hearing") shall be held on Friday, January 19th, 2024 at 10:00 AM Eastern Time (or such other time as the Bankruptcy Court may establish) at the United States Bankruptcy Court for the Middle District of Florida (Orlando Division), for final determination of the Successful Bidder authorizing the sale and closing of the Real Property and to otherwise give final approval of the sale of the Real Property free and clear.



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COMMUNITY OVERVIEW

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The City of Lake Mary has never lost its focus of promoting a sense of community where people can live, work and play in a safe and friendly environment. That's part of the reason Lake Mary is still one of the fastest-growing areas in Central Florida.

Located approximately 18 miles north of Orlando just off Interstate 4, the Lake Mary continues to be a choice location for high tech businesses. Lake Mary is known for its elegant hotels, prominent businesses including outstanding restaurants, and a variety of shopping opportunities.

*INFORMATION OBTAINED FROM VISITFLORIDA.COM

DEMOGRAPHIC

	LAKE MARY, FL	ORLANDO, FL	SEMINOLE COUNTY, FL
POPULATION	16,459	302,968	467,382
MEDIAN HH INCOME	\$94,770	\$58,968	\$73,002
MEDIAN AGE	43.4	34.4	39.5
MEDIAN PROPERTY VALUE	\$350,700	\$283,700	\$280,100

*INFORMATION OBTAINED FROM DATAUSA.IO



TEAM SUMMARY

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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 56 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
CHIEF EXECUTIVE OFFICER
of FISHER AUCTION

Lamar@fisherauction.com

Lamar Fisher represents the third generation of executive leadership for Fisher Auction Company as its Chief Executive Officer. For over 43 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 and REITS with sales in excess of \$6 Billion.



Patricia McGrath
In-House Counsel



Francis Santos
President



Paul Fisher
Executive Vice President



Andre LaBauve
Chief Financial Officer



Doug Dennison
Sr. Project/Sales
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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For More Information and Property Tours:

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