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Architect rendering of three-story townhouse building being developed by Spear Capital Group LLC. Note: final design to be modified to open glass balconies, all facing the Beaches and US 1, to the east.

Park Side Estates I ®



SPEAR CAPITAL GROUP, LLC.
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I. EXECUTIVE SUMMARY

Introduction

SPEAR CAPITAL GROUP LLC a Florida limited liability company. The Company was formed for the purpose of making investments in multi-family properties, hospitality, and other properties in southern Florida.

Spear Capital Group, LLC provides investors with the opportunity to invest in multi-family properties, and hospitality properties throughout South Florida, with a focus on Palm Beach, Broward, and Miami-Dade Counties.

Spear Capital Group, LLC seeks to generate attractive risk adjusted returns.

Spear Capital Group will limit its investment to Class A, Class B & Class C properties. Class A properties represent the highest quality buildings in their market and area. They are generally newer properties built within the last 15 years with top amenities, high-income earning tenants and low vacancy rates. Class A properties are well located in the market and are typically professionally managed. Additionally, they typically demand the highest rent with little or no deferred maintenance issues. Class B properties are generally older than Class A and tend to have lower income tenants and may or may not be professionally managed. Rental income is typically lower than Class A along with some deferred maintenance issues. Mostly, these buildings are well maintained, and many investors see this as a “value-add” investment opportunity because through renovation and common area improvements, the property can be upgraded to Class A or a Class B+. Class C properties are acquired to develop new towers. The value-add for Class C properties will be to acquire the property (land). Class C developments bring new developments to communities with the access to walkability and local attractions.

The Investment Manager will target high-end residential properties with luxury amenities such as swimming pools, tennis courts, club houses, and fitness centers for purchase. After purchasing a property, the Company will invest in a series of upgrades with the intent of increasing the value of the property. Spear Capital Group will oversee a full renovation of the building(s) and individual units, adding energy efficient upgrades, technological advancements, weather proofing, and modern fixtures and appliances.

Experience / Investment Team

Mark Blount - Renowned NBA player and entrepreneur Mark Blount is responsible for formulating and implementing the investment strategy for Spear Capital Group. The skills Mark developed as a member of the National Basketball Association allowed him to transition to a successful career as an entrepreneur following his retirement from professional sports in 2011. Utilizing the passion and focus instilled in him through a lifetime of basketball, Mark began a successful career in franchising and real estate. Mark has resided in South Florida since playing with the Miami Heat during his time with the NBA. Mark has witnessed the growth of the luxury rental market and is able to leverage his celebrity status to access investment opportunities. Mark developed skills that allowed him to easily transition to an entrepreneur. Using his passion and focus instilled in him through the game of basketball, Mark was a success in Franchising and Real Estate.

Management of Company Properties

Spear Capital Group, LLC will contract with an award-winning Management Services firm, an affiliate of the Managing Member, to market, lease, and manage the company investment properties. The management services will have a record of being in business for several years managing apartment units throughout South Florida. In addition to assisting with marketing and leasing the Company's apartments, the management services will provide tenants with the following services: (I) utilities payment and billing (Gas, Electric, Water, Sewer); (ii) weekly trash removal (iii) pest control; (iv) pool maintenance; (v) appliance maintenance and landscaping.

II. INVESTMENT OBJECTIVE AND STRATEGY

Investment Objective

Spear Capital Group, LLC investment objective is to provide attractive risk adjusted returns by investing primarily in real estate.

Investment Strategy

The Investment Manager will target high-end residential properties with luxury amenities such as swimming pools, tennis courts, club houses, and fitness centers near hospitals, shopping centers and other desirable locations. After purchasing a property, the Fund will invest in a series of upgrades with the intent of increasing the value of the property. Spear Capital Group, LLC will oversee a full renovation of the building(s) and individual units, adding energy efficient upgrades, technological advancements, weather proofing, and modern appliances.

III. INVESTMENT OPPORTUNITY

The market for quality rental housing in South Florida is substantial and growing. Florida is America's third most-populous state, with nearly 21 million residents. Miami-Dade, Broward, and Palm Beach Counties, where the Company plans to focus its business, are the states three most populous counties—all located along the south-east side of the peninsula—home to over 6.

million people. Furthermore, Florida’s population and the population of these three counties has risen dramatically over the past seven years, growing by an average of over 9%.

IV. OUR FUNDING REQUEST

The Company is seeking \$5,000,000 in Senior Equity capital.

The term of the investment is three (3) year from the final closing date.

V. USE OF FUNDS

[Parkside Estates I® 716-726 NE 7th Street, Fort Lauderdale, Florida 33304](#)

Item	Capital
Parkside Estate I Construction Loan	\$3,000,000

Total Uses 100% ***\$3,000,000***

I. EXIT STRATEGY-Parkside Estates I

1. Historical Victoria Park in Fort Lauderdale New Construction
2. 12,000 Square Feet with rooftop, balconies, and garages
3. Total construction cost \$3.0M
4. Victoria Park is one of the oldest areas in Fort Lauderdale adjacent to Downtown.
5. Parkside Estates I - APPROVED SITE PLAN for 12,000 SF = \$10M, completed @ 4 months.
6. 100.00% Granting of Permits to Construction-Ready for building of 12,000 S.F.; ARV \$10 million after build of 12,000 SF three story building





International Valuation Group LLC

IVG Order#: 1152574

IVG HYBRID APPRAISAL REPORT

SUMMARY OF MARKET VALUE ESTIMATES

As Is Value: 1100000 As Repaired Value: Repair Estimate: 0 Effective Date: 08/17/2021

CLIENT AND BORROWER INFORMATION

Client: Civic Financial Services Borrower: SPEAR CAPITAL GROUP LLC Client Address: 2015 Manhattan Beach Blvd, Redondo Beach, CA 90278 Loan#: 0121087986-0

SUBJECT INFORMATION

Property Address: 716-726 NE 7th St City: Fort Lauderdale County: State: FL Zip Code: 33304

Legal Description: PROGRESSO 2-18 D LOT 1 TO 3 BLK 311 Census Tract: 031208 Assessor's Parcel No.: 4942 34 07 4340 Tax Year: 2020 RE Taxes: \$15,260 Special Assessment: 0 Owner of Public Record: DABCOR LLC Tax Assessed Value: \$704,990.00 Occupant: Tenant

Property Type D SFR D Condo D PUD D Manufactured !KI Multi-Family Property Rights Appraised [KJ Fee Simple D Leasehold D Other

Check ALL data sources utilized in identifying the physical description of the subject property:

D Current MLS Listing Data ij Previous MLS Listing D Previous Report Files [Public Records/Tax Records Data Prior Inspection D Property Owner IJ Interior Inspection O Exterior Inspection

[ii Property Inspection Report completed by: Mueller Reports Date of Property Inspection Report: 08/17/2021

Property Characteristics:

No. of Stories: 1 Design Type: Ranch 4 unit Type: Multi-Family #of Units: 4 Exterior Walls: Stucco Roof Surface: Comp Shingle GLA: 2832 Estimated Room Count: 14 Bedroom(s): 6 Bath(s): 5 Basement: None Occupied: Tenant

Condition of Subject Property: C4

Site Characteristics:

Site Size: 10125 View: N;Res Location: N;AdjPrk Location Type: Suburban Zoning: 08 Multi-family-less than 10uni Zoning Description: Multi-family-less than 10units

Current Use: Multi-family- less than 10 units

Projected Use: Multi-family-less than 10 units

Highest and Best Use: Multi-family- less than 10 units



Subject Comments and Summary of Highest and Best Use:

The subject appears to be in average condition, based on the provided inspection report. Highest and Best-The subject is a legally permissible use based on its current zoning. The lot size, shape and land-to-building ratio allow the present structure and indicate a good utilization of the improvements. Based on current market conditions, the existing structure as a multi family residence is its financially feasible and maximal productive use. The highest and best use, as if vacant, would be to construct a multi family residence. No adverse external influences were noted and there was no significant damage or needed repairs noted.

Repair Summary:

The subject appears to be in average condition, based on the provided inspection report.no needed repairs noted.

Repair Estimate:

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