

Overview Uptown Atlantic, LLC and Responses to Notice of Intent to Accept Proposal for CRA Properties at 600-800 Blocks of W. Atlantic Ave.

Company Name	Lots	Proposed Project	Purchase Price	Initial Deposit	Second Deposit	Due Diligence	Zoning and site plan/ building permit approval	Closing Date	Other
Uptown Atlantic, LLC (formerly Equity Delray, LLC) (Terms from June 8th contract submitted by Uptown)	600-800 Blocks W. Atlantic Ave. (approx. 6 acres) with option to purchase additional acre on 900 W. Atlantic Ave. for \$250,000	Three mixed use buildings fronting West Atlantic Avenue consisting of a total of 49,795 sq. ft. of retail space and 47,600 sq. ft. of Class A office space. 166-132 residential units of which 64 are townhomes and 20% set aside for workforce housing.	\$1,200,000 (cash)	\$120,000 (3 days after execution)	-	90 days from execution of agreement	Building permit issued 90 days from execution of agreement	30 days from expiration of inspection period	June 7th letter provides additional information and benefits including: that permits will be finalized within 90 days of executing contract; commercial tenants and grocer will be signed within 180 days of executing contract; construction will begin within 130-360 days of executing contract; and make space available for 2 long term tenants. Also, they will commit commercial space for a business incubator.
Altman Development Corp.	600-800 Blocks W. Atlantic Ave. (6.45 acres)	Mixed use community residential, retail, office flex, grocer, multifamily, and public civic space. Sketches in proposal.	\$3,000,000 (cash)	\$300,000 (upon execution - reserves the right to submit LOC for deposits)	\$200,000 (after inspection period)	45 days from execution of agreement	10 months after second deposit	30 days after zoning and site plan approval. Purchaser shall purchase two 30 day ext. for \$30,000 each.	Proposal has additional contractual terms and proposed project and image boards.
BH3 Management, LLC & Levy Land Trust	600-900 Blocks W. Atlantic Ave.	Mixed use development - residential housing, retail, and office. 30,000 to 40,000 sq. ft. well established, reputable supermarket. May incorporate affordable housing, goods and services to DB and higher wage job opportunities.	\$6,000,000	\$250,000	-	45 days from execution of agreement	-	6 months prior to breaking ground on construction of the 600-900 Blocks	Community benefits: endeavor to use local tradesman and contractors for construction of supermarket; temporary walking path and/or art installation within 6 months of contract execution. Groundbreaking 2-3 years from closing date
KAREP Acquisitions, LLC Submitted by: Keller Williams Preferred Partners on behalf of Mukesh "Mike" Patel and Niranjankumar Patel (LLC to be formed at a later date)	600-800 Blocks W. Atlantic Ave. (approx. 6.5 acres)	A "place-making" residential housing units (110-150 units), office space (approx. 50,000 sq. ft.), co-working and small business incubator space, grocery, retail, and restaurant space, park and outdoor space.	\$2,000,000 (cash)	\$100,000 (2 business days after execution)	\$100,000 - After inspection period. Both deposits non- refundable after inspection period.	90 days from execution of agreement	-	60 days after satisfaction of Conditions listed in proposal. No real estate brokers.	List of items that may be requested during due diligence in proposal. Elevations, floor plan, and videos in proposal.
	6.45 acres	Full service grocery store, pharmacy, health and wellness facility, financial institution, family/social entertainment, affordable housing, hotel	\$2,850,000	-	-	-	-	-	-

*Note: This documents provides a brief overview of details of proposals only. Please review the complete proposals for full details of each proposed project.

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New Urban Communities	600-900 Blocks W. Atlantic Ave. (6.17 acres)	150-195 apartments, 28,000 sq. ft. for retail and office, 18,000 sq. ft. for chain grocer	\$4,000,000 payable \$2,000,000 cash at closing & \$2,000,000 Purchase Money Mortgage payable 60 months after closing (4% interest)	\$50,000	\$50,000 (3 business days after inspection)	90 days from execution of agreement	9 months from execution of agreement with two 90 day extensions if permits/approvals not obtained	30 days after zoning and site plan approval. CRA will pay title insurance & doc stamps, its legal fees. No real estate brokers. Real estate taxes prorated from closing date.	Will negotiate a CBA with WARC and Community Coalition. Proposal lists elements that satisfy local plans.
Prime Investors & Developers, LLC	600-900 Blocks W. Atlantic Ave. (approx. 7 acres)	42,000 sq. ft.. retail with full service supermarket and pharmacy, 48,000 - 4 story office with ground floor retail, 108 room hotel, 68 rental apartments, 511 parking spaces with 340 parking spaces in 2 structures.	Option 1: \$3,000,000 at closing Option 2: LVI with minimum term of 40 years	\$200,000	\$100,000 - After inspection period. Both deposits non- refundable after inspection period.	90 days from execution of agreement	-	30 days after zoning and site plan approval. No real estate brokers.	CRA shall make available DIA program similar to Fairfield Inn Project. CRA shall contribute 50% of cost for 2 parking structures that will have 340 total parking spaces. Proposal has site plans and conceptual renderings.

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