



OFFERING MEMORANDUM

Solomon Tract 40_± acre land parcel

RDIP

RESOURCE
DEVELOPMENT
INVESTMENT
PROPERTIES
INCORPORATED

Prepared by:

- Susan Morris
- Eduardo Gomez

Table of Content

Page 3	• Property Factsheet
Page 4/5	• Location
Page 6/8	• Vicinity
Page 9/11	• Facts on Sarasota & Charlotte County plus Englewood & neighboring locations
Page 12	• Future Land Use (FLU)
Page 13	• Thompson Environmental Report – Key Findings
Page 14	• Flood Zone
Page 15	• 1982 Easement and Land Exchange exhibit
Page 16	• Community Redevelopment Area / Tax Incremental Financing
Page 17	• Utilities Information
Page 18	• School District Information
Page 19/23	• Active Developers in area (Sarasota & Charlotte County)
Page 24	• Area Demographics
Page 25	• Property Record Information
Page 26	• RDIP Team
Page 27	• Additional Sarasota County related information
Page 28	• Confidentiality & Disclaimer Statement

Property Factsheet

Property ID # 0854010001 40± acres located on Oxford Dr. Englewood, Florida

Zoning

RE2 - Residential Estate (1unit/Acre)

Future Land Use (FLU)

Low Density Residential <2 DUs/AC

Wetlands & Flood Plain Assessment

40± acre has 5.8 acre wetlands identified, Remaining land 34± acres generally high and dry

School District

Serviced by Sarasota & Charlotte County

* Englewood Elementary * L.A. Ainger Middle Zone * Lemon Bay High Zone

Population (Est)

Sarasota County 426,275; Englewood 12,252

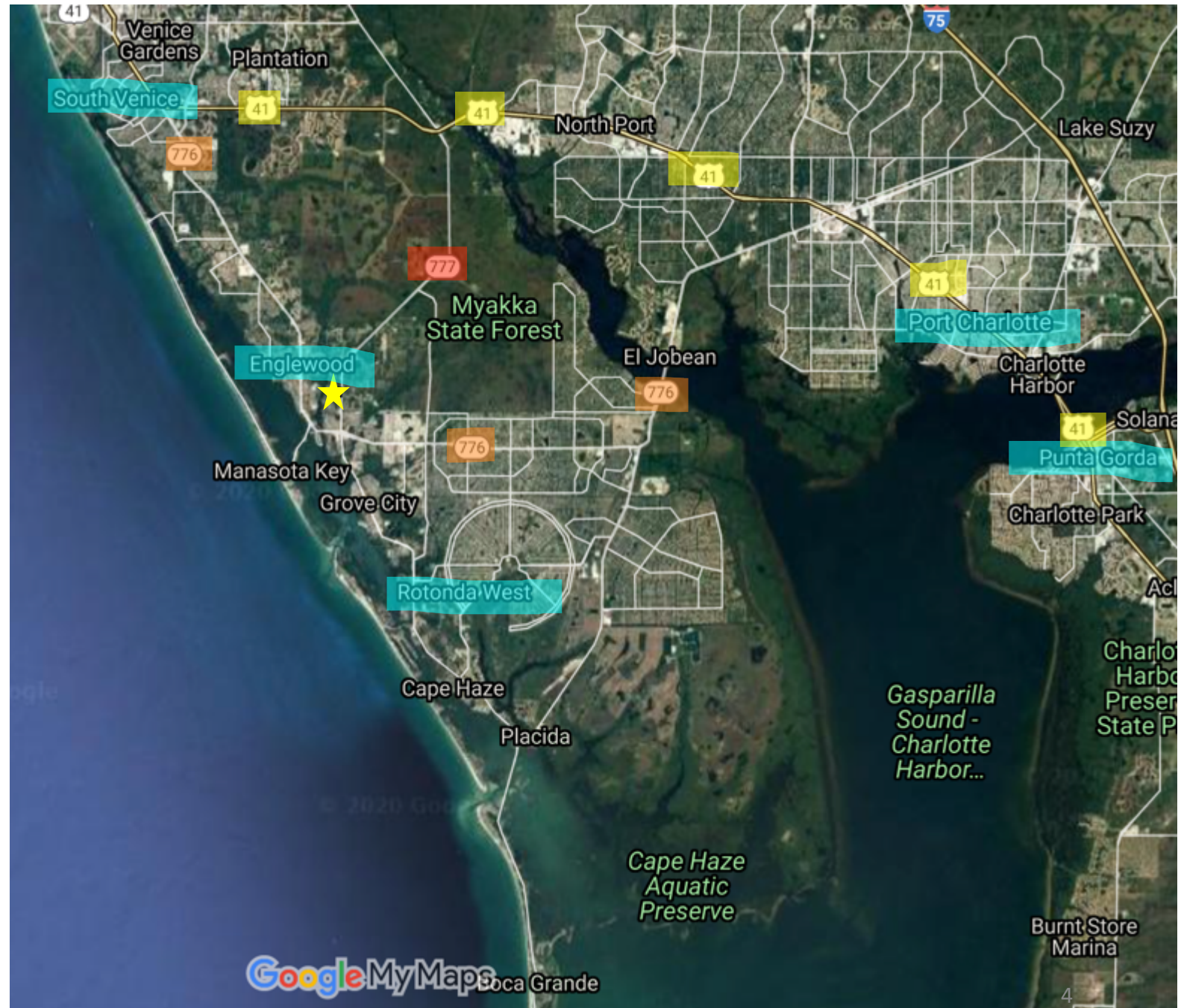
	1 Mile	5 Miles	10 Miles
Total Businesses	188	1,772	4,342
Total Employees	1,347	11,375	29,100
Total Residential Population	3,313	35,975	143,192

Location

Englewood, located in southern Sarasota County

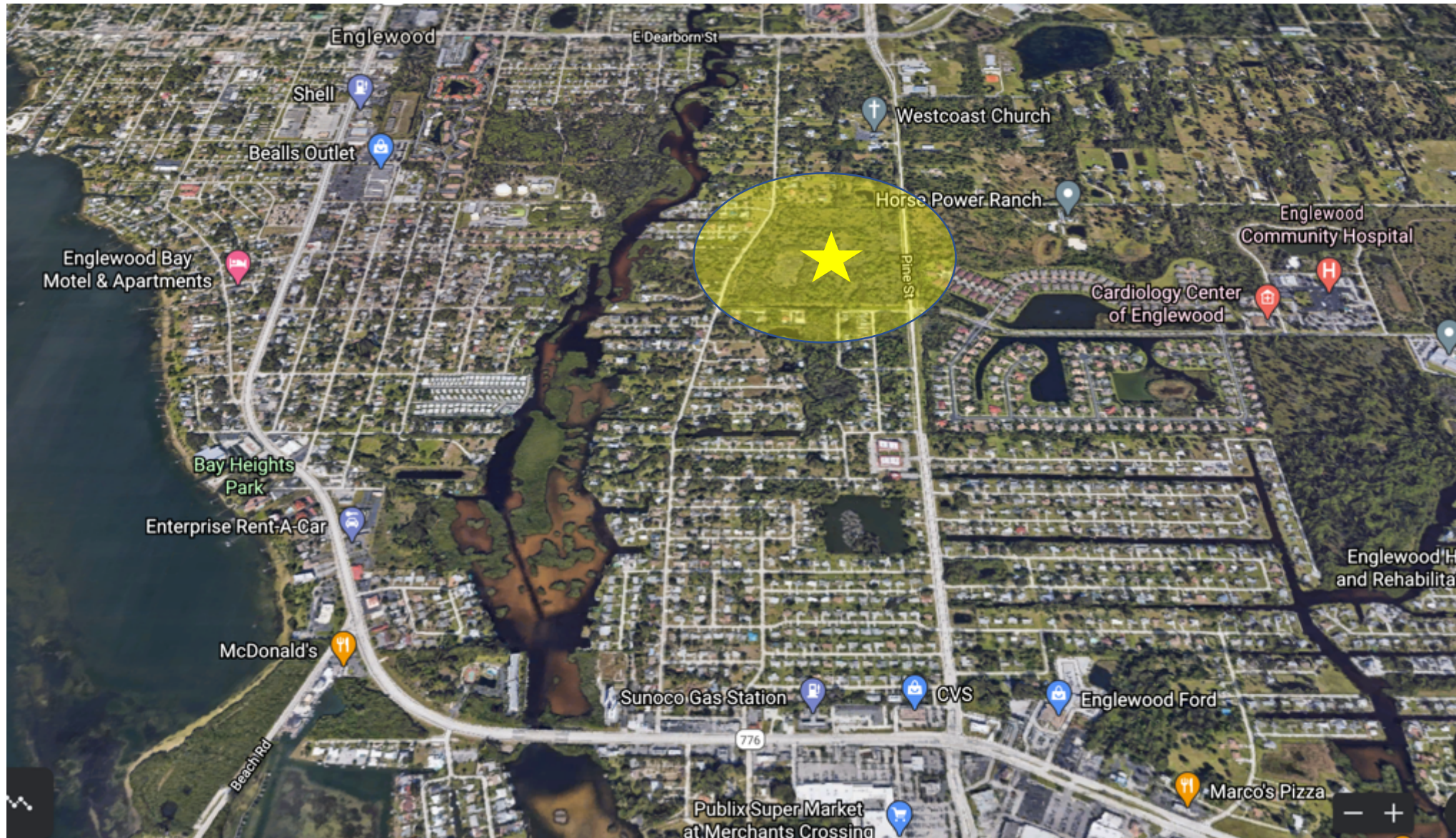
- * 10 miles southeast of Venice
- * 6 miles Northwest of Rotonda West
- * 20 miles west of Port Charlotte

On a Peninsula, key access roads:
* HWY 776 to Port Charlotte & Venice
* HWY 777 to HWY 41 and I-75



Location

An aerial perspective of the 40± acre lot.



Vicinity



40+ acre lot on Pine St. South of Morning Dr & North of Medical Blvd, the lot is conveniently located ½ a mile from Englewood Community Hospital (Full-service Hospital licensed for 100 beds) plus neighboring Cardiology Center, Cancer Specialist, and Research Center. Also, on Medical Blvd. you find the YMCA, focusing on rehabilitation & wellness.

Vicinity



S. McCall Rd. (HWY 776) is less than a mile south. It is an important thoroughfare with many commercial establishments (Publix / CVS / Sunoco Gas)

Drive times to key locations:

- Beach/Park access
 - 5-minutes to Cedar Point Environmental Park (Nature trails)
 - 7-minutes to Manasota Key (Public beach access)
 - 7-minutes to Indian Mound Park (Boat ramps)
 - 11-minutes to Stump Pass State Park (Public beach access)
- Publix 4-minutes (Merchant's Crossing)
- CVS 3-minutes
- Restaurants within 7-minutes
 - The Waverly Restaurant & Bar (Seafood)
 - Lock 'N Key Restaurant (Seafood)
 - SandBar Tiki & Grille (Seafood)
 - Mama's Italian Restaurant (Italian)
 - Farlows on the water (Seafood)
 - Mimosa's (Breakfast)
 - Coffee & Friends (Breakfast)
 - Paraiso Mexican Grille and Bar (Mexican)
- YMCA 2-minutes

- Religious
 - Catholic - St. Raphael Catholic Church 8-minutes
 - Baptist – Cavalry Baptist Church 2-minute
 - Methodist – Englewood United Methodist Church 2-minute
 - Presbyterian – Community Presbyterian Church 5-minute
 - Jewish – Temple Beth El 14-minute
 - Islam – Islamic Community of SWF 41-minute
 - Greek Orthodox – Holy Trinity Greek Orthodox 40-minute
- Banks
 - Wells Fargo 4-minutes
 - SunTrust 4-minutes
 - Fifth Third Bank 4-minutes
 - Bank of America 4-minutes
- Englewood Community Full-Service Hospital 1-minute
- District Public Schools
 - Englewood Elementary School 5-minutes
 - L.A. Ainger Middle School 11-minutes
 - Lemon Bay High School 7-minutes



Fun Facts – Sarasota County, Florida

Low Cost of Living

Sarasota County is one of the most desirable places to be in the South. In fact, *Southern Living Magazine* ranked it #9 on the South's best cities. Even still, it has a comparatively low cost of living.



Discover Sarasota County

Pristine white sand beaches, world-class cultural institutions and unique communities make Sarasota County the perfect place to call home.

[Explore Our Communities](#)



A+ Education

Designated as a "Grade A" school district for 16 consecutive years, Sarasota County has a history of excellence in education. Among many other accolades, it is home to one of the highest-ranked high schools in the nation.

Near Perfect Weather

When people dream about perfect weather, they're dreaming about Sarasota County—a place filled with sunshine and the year-long outdoor lifestyle.



[Read More About The Climate](#)

Doing Business in Sarasota County

Low Tax Rates

Florida is one of the best states to do business when it comes to corporate tax rates and personal income tax.



Affordable Housing Market

Sarasota County is a destination city with a variety of housing possibilities and an affordable housing market, compared to larger Florida Regions.

World-Class Cultural Institutions

Some of Florida's oldest and most prestigious institutions are right here. Sarasota Orchestra, The Ringling Museum of Art and The Hermitage Artist Retreat are just a few that form our storied arts culture.



Pristine Parks & Beaches

Six islands line our coast with 35 miles of white sand beaches and 120 parks and trails preserve our out-of-this-world natural habitat.

[Explore Our Natural Paradise](#)

Sports & Recreation

Golf in America began right here in Sarasota County. And that's just the beginning. There are many opportunities for enjoying sports all along the coast, whether they take place on the water, the land or, in many cases, both.



SARASOTA COUNTY, FL

COUNTY

POPULATION
426,718
 1.81% 1-YEAR GROWTH

2019 population estimate 426,275

MEDIAN AGE
56.5

MEDIAN HOUSEHOLD INCOME
\$61,683
 5.62% 1-YEAR GROWTH

MEDIAN PROPERTY VALUE
\$261,400
 3.32% 1-YEAR GROWTH

NUMBER OF EMPLOYEES
N/A

Educational Attainment

For population 25 and over:



U.S.



Sarasota Co.

with at least a H.S. Diploma

88%

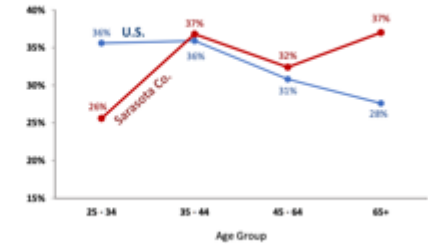
92%

with at least a Bachelor's degree

32%

34%

For population by age group with at least a Bachelor's degree:



Source: U.S. Census Bureau ACS 2017 2-year estimates

CHARLOTTE COUNTY, FL

COUNTY

2019 population estimate 181,770

POPULATION
176,954
 2.15% 1-YEAR GROWTH

MEDIAN AGE
58.6

POVERTY RATE
11.1%

MEDIAN HOUSEHOLD INCOME
\$49,225
 5.84% 1-YEAR GROWTH

MEDIAN PROPERTY VALUE
\$176,500
 6.84% 1-YEAR GROWTH

NUMBER OF EMPLOYEES
60,875
 3.12% 1-YEAR GROWTH

EDUCATIONAL ATTAINMENT

	Population
Population 25 - 64 years	76,174
No High School Diploma	7,105
High school graduate (includes equivalency)	26,022
Some college, no degree	19,425
Associate's degree	8,582
Bachelor's degree	10,235
Graduate or professional degree	4,805

Source - JobsEQ (July, 2020)

<https://datausa.io/>

Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto.

ENGLEWOOD, FL

CENSUS PLACE

POPULATION
15,252
 0.547% 1-YEAR GROWTH

2019 population estimate 12,252

MEDIAN AGE
65.2

POVERTY RATE
11.1%

MEDIAN HOUSEHOLD INCOME
\$48,793
 4.97% 1-YEAR GROWTH

MEDIAN PROPERTY VALUE
\$162,300
 4.78% 1-YEAR GROWTH

NUMBER OF EMPLOYEES
4,367
 0.365% 1-YEAR DECLINE

OSPREY, FL

CENSUS PLACE

POPULATION
7,028
 4.37% 1-YEAR GROWTH

2019 population estimate 7,028

MEDIAN AGE
57.1

POVERTY RATE
5.36%

MEDIAN HOUSEHOLD INCOME
\$89,727
 16.2% 1-YEAR GROWTH

MEDIAN PROPERTY VALUE
\$428,100
 10.8% 1-YEAR GROWTH

NUMBER OF EMPLOYEES
2,819
 12.6% 1-YEAR GROWTH

VENICE, FL

CENSUS PLACE

POPULATION
22,601
 1.84% 1-YEAR GROWTH

2019 population estimate 23,847

MEDIAN AGE
68.6

POVERTY RATE
8.65%

MEDIAN HOUSEHOLD INCOME
\$57,601
 3.66% 1-YEAR GROWTH

MEDIAN PROPERTY VALUE
\$241,600
 7.52% 1-YEAR GROWTH

NUMBER OF EMPLOYEES
6,302
 3.41% 1-YEAR GROWTH

PORT CHARLOTTE, FL

CENSUS PLACE

POPULATION
61,204
 2.6% 1-YEAR GROWTH

2019 population estimate 61,204

MEDIAN AGE
52.1

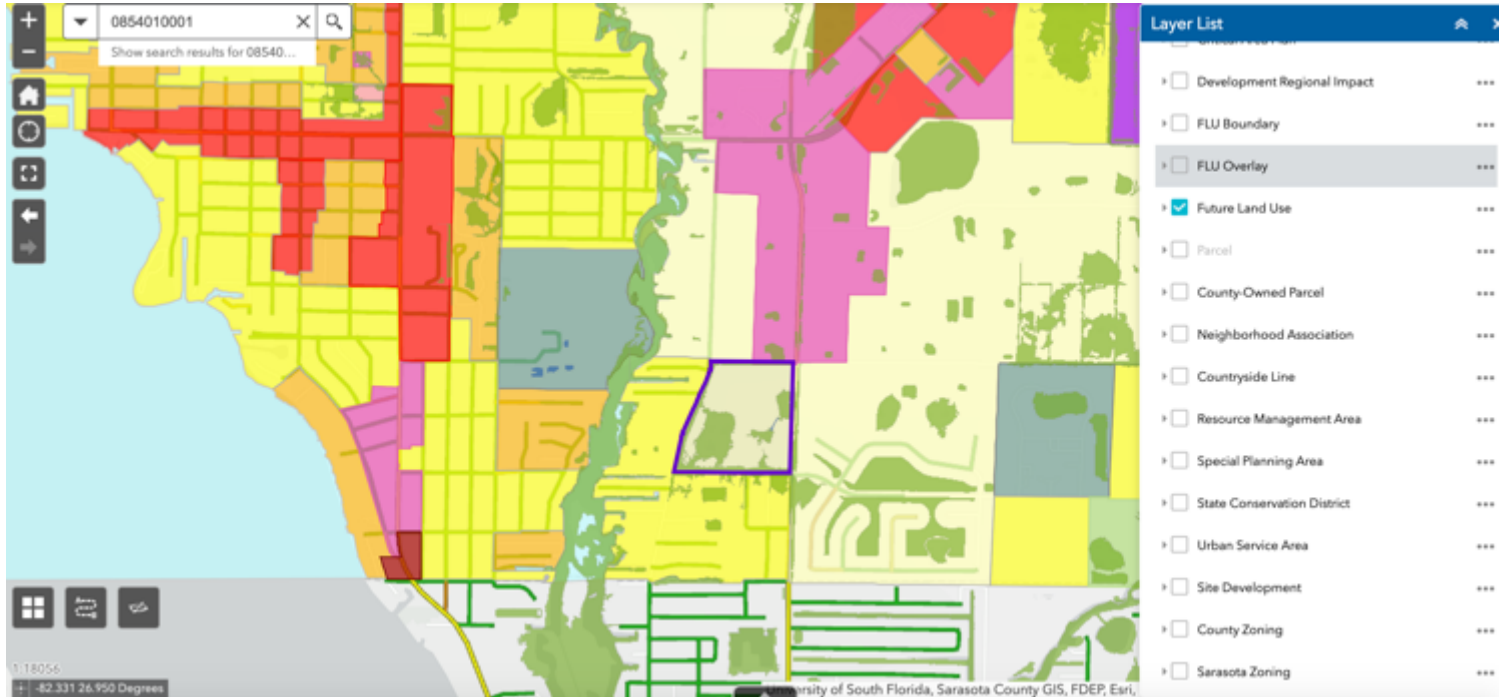
POVERTY RATE
13.1%

MEDIAN HOUSEHOLD INCOME
\$43,564
 5.82% 1-YEAR GROWTH

MEDIAN PROPERTY VALUE
\$150,200
 9% 1-YEAR GROWTH

NUMBER OF EMPLOYEES
24,619
 3.88% 1-YEAR GROWTH

Future Land Use (FLU) as per Sarasota County

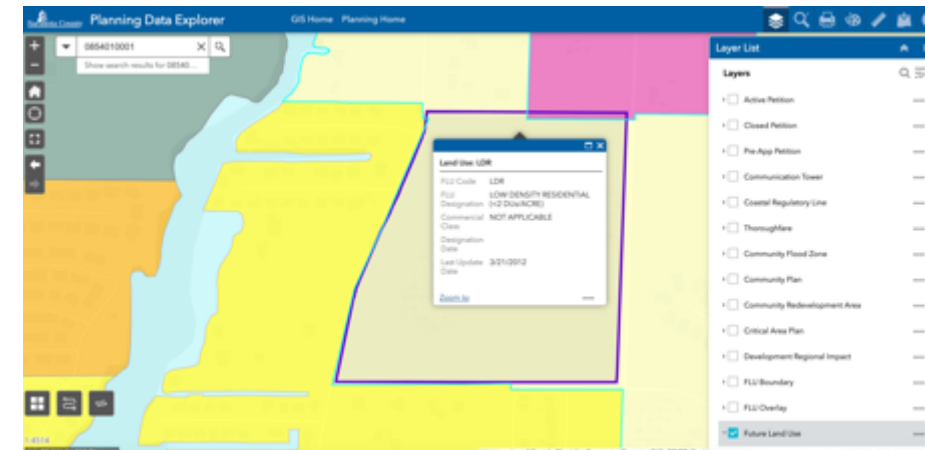


Zoning

RE2 - Residential Estate (1unit/Acre)

Future Land Use (FLU)

Low Density Residential <2 DUs/AC



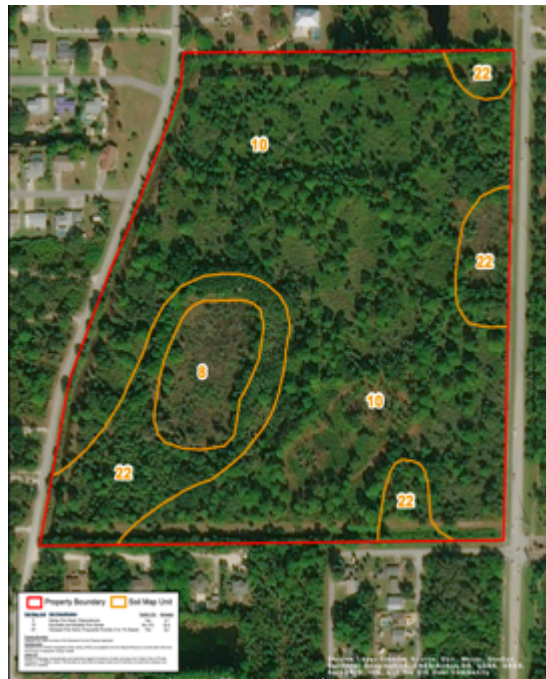
Low Density Residential <2 DUs/AC

According to Brian Lichterman of Vision Planning & Design ((941) 780-4166 / BrianL@Visionplanning2.com). A 10 acre Small Area Comprehensive Plan Amendment could be achieved in part of the property, if part of the property is purchased as a separate parcel. There is a Future Land Use Designation called Office Multi Family Residential. With this land use designation, one could rezone to either all or a combination of RMF-3 (Residential Multi Family 3, 13 Dwelling Units Per Acre) or OPI (Office Professional and Institutional). This land use designation and rezoning's would allow for the creation of a mixed-use development of office, Multi Family and single-family homes.

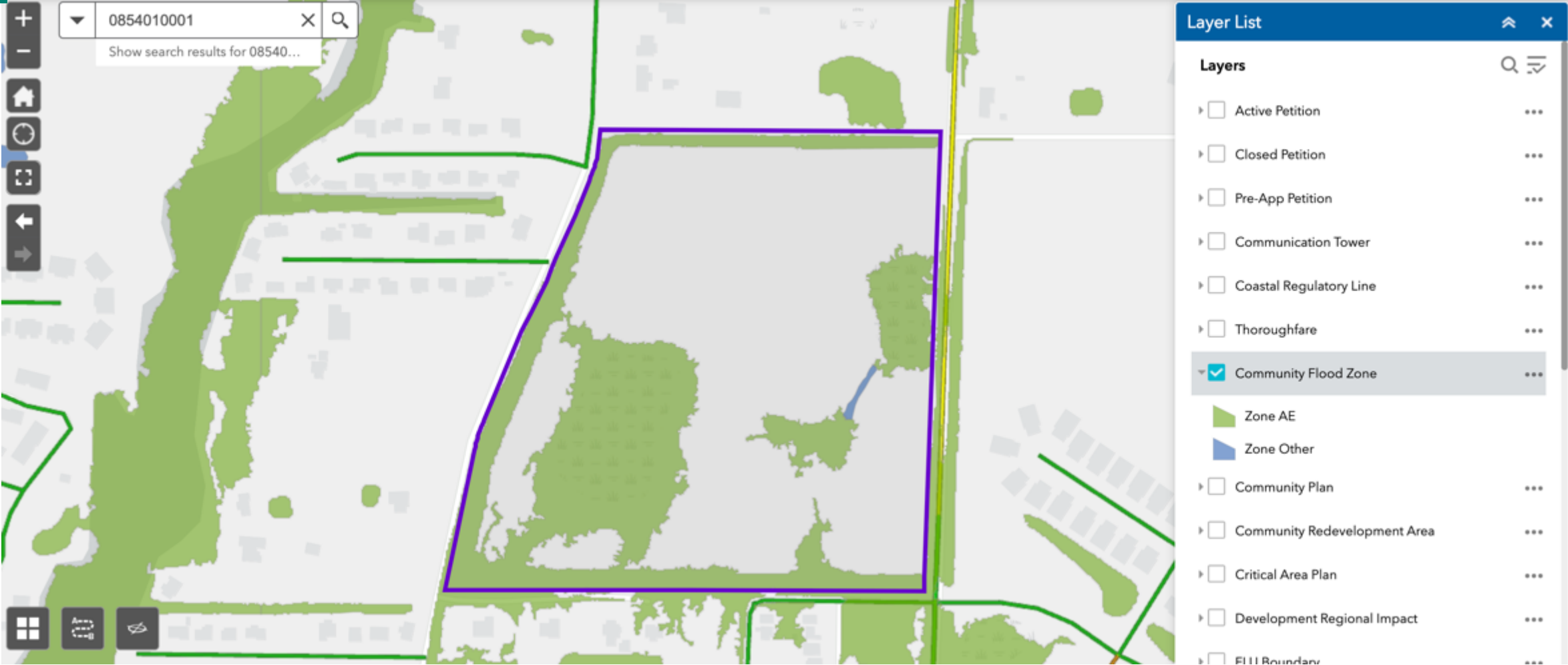
Thomson Environmental Consulting report – Key findings



- Wetlands delineation 2020
 - 5.8 acre wetlands identified
 - Remaining land 34± acres generally high and dry
 - Existing soils identified
- Protected Wildlife Review & Inventory
 - No issues identified

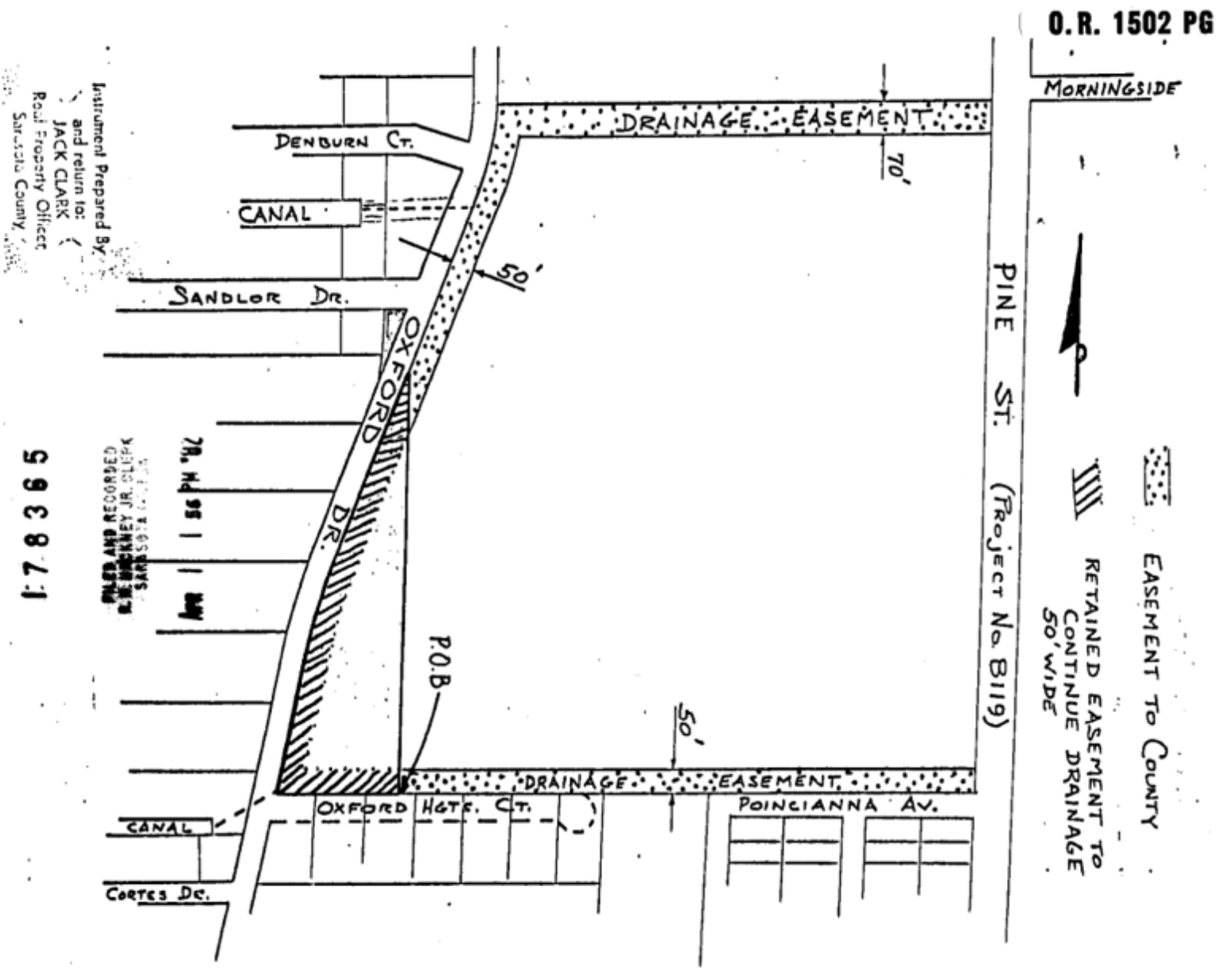


Community Flood Zone – As per Sarasota County



AE flood zones are areas that present a 1% annual chance of flooding and a 26% chance over the life of a 30-year mortgage, according to FEMA. These regions are clearly defined in Flood Insurance Rate Maps and are paired with detailed information about base flood elevations.

Exhibit showing
 Drainage
 Easements and
 property
 exchange
 resulting from
 Pine St. road
 project - 1982



Community Redevelopment Area

- The Englewood CRA boundary is defined in the link below:

<https://www.scgov.net/government/planning-and-development-services/englewood-cra>

- The Director of the CRA is Debbie Marks. CRA Office number is (941) 650-2235

Tax Incremental Financing

The TIF (Tax Incremental Financing) is a mechanism where all the new tax dollars generated in the Englewood area for a period of twenty years are reinvested back into the area, to make needed improvements for drainage, stormwater, sidewalks, streetlights, land acquisitions for parks, etc.



Utilities

- Sewer and water are provided by the Englewood Water District (EWD). The EWD was a Special District created by the State of Florida to service the entire Englewood area with central water and sewer service. EWD does not maintain a Geographical Information Service (GIS) to be able to quickly see any maps. With the development around Medical Blvd., utilities are available at the intersection of Medical Blvd and Pine St.

- **Electricity:**
Florida Power & Light Co.
Main
Post Office Box 025576
Miami, FL 33102
800-226-3545
Customer Service & Residential Inquiries
Punta Gorda, FL 33950
941-639-1106

- **Water and Sewer:**
Englewood Water District
PO Box 1399
Englewood, FL 34295
941-474-3217
website: EnglewoodWater.com

- **Gas:**
AmeriGas
1402 Market Circle
Pt. Charlotte 33953
941-255-9900

Teco Peoples Gas
8261 Vico Court
Sarasota, FL 34240
941-342-4027

Cable TV:
901201 Linwood Rd
Placida, FL 33946
941-697-5684
22266 Edgewater Dr
Port Charlotte, FL 33980-2013
941-625-6028

Telephone:
Sprint-Florida
1-888-723-8010

Garbage Pick-Up:
Waste Management of SW Florida
5221 State Road 776
Venice, FL 34293
941-493-4100

Highspeed Internet:
Comcast Cable
901201 Linwood Rd
Placida, FL 33946
941-697-5684

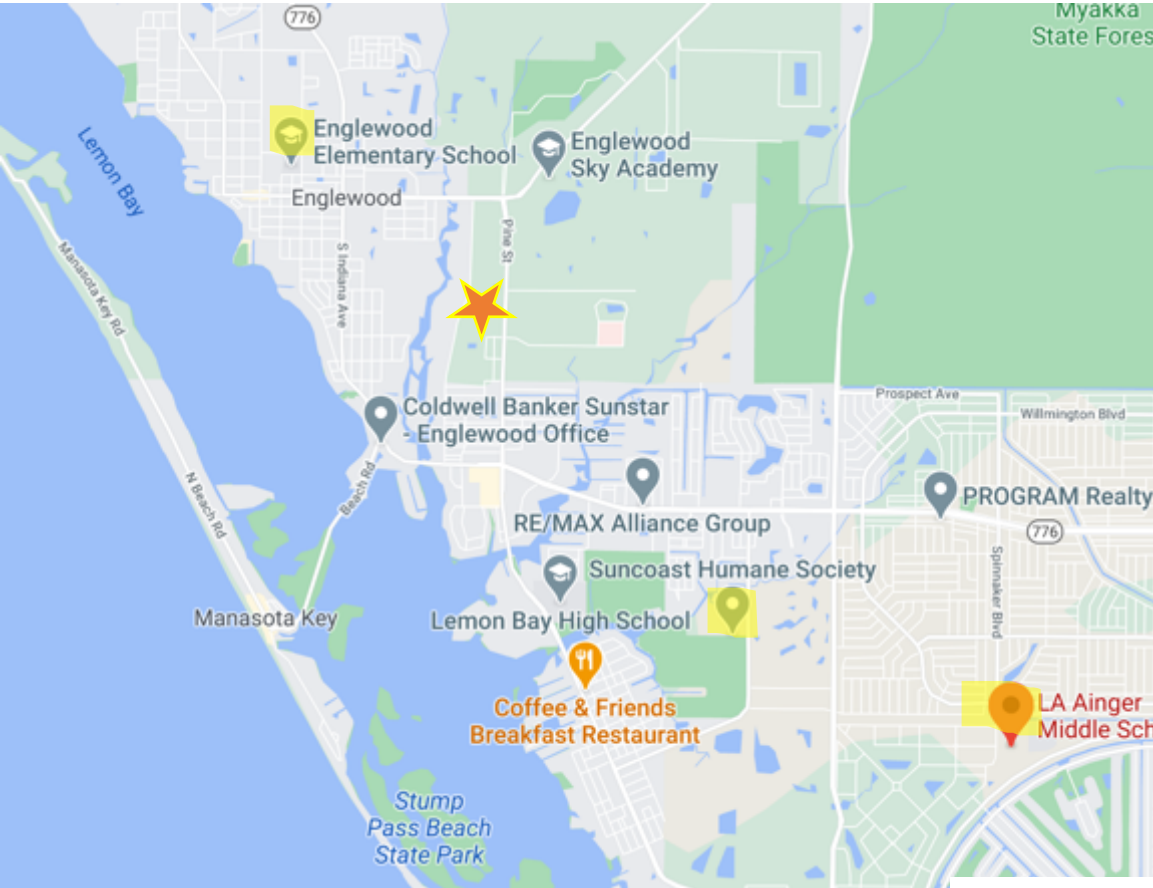
Dialup Internet:
ewol.com
489 S Indiana Avenue
Englewood, FL 34223
941-474-7479

GLS3C Systems
PO Box 377
4650 Arlington Dr,
Placida, FL 33946
941-698-6991

Internet Junction Corp
(Sarasota County Only)
P.O. Box 2218
Dunedin, FL 34697-2218
1-888-843-1477
website: <https://www.ij.net>

Sunline.net (Sun Coast Media Group)
Englewood Sun Herald
167 W. Dearborn Street
Englewood, FL 34223
941-474-5521
website: <https://www.sunline.net>

School district



Englewood Elementary
L.A. Ainger Middle Zone
Lemon Bay High Zone



Key Developers in the area (Sarasota & Charlotte Counties)



Centex[®]

DIVOSTA[®] COMMUNITY

Del Webb[®] ACTIVE ADULT
COMMUNITY

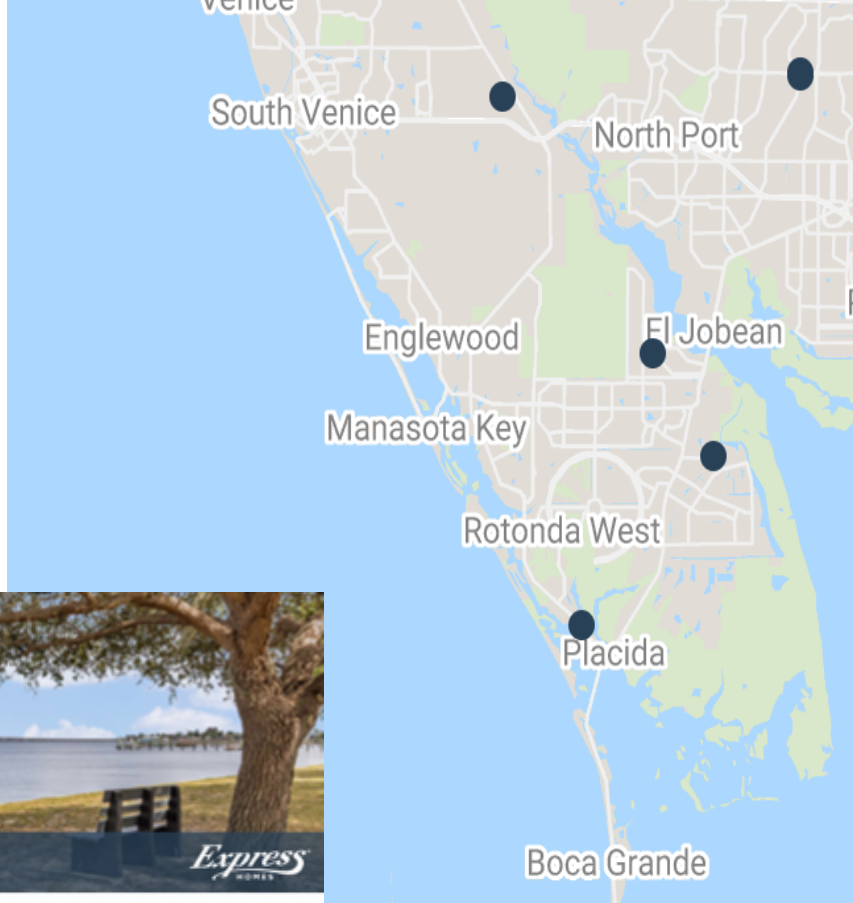
LENNAR[®]



D·R·HORTON®

America's Builder

Homes from \$203,999



GULF COVE
Port Charlotte, FL 33981



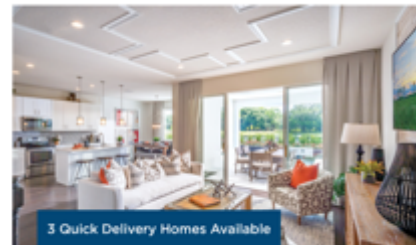
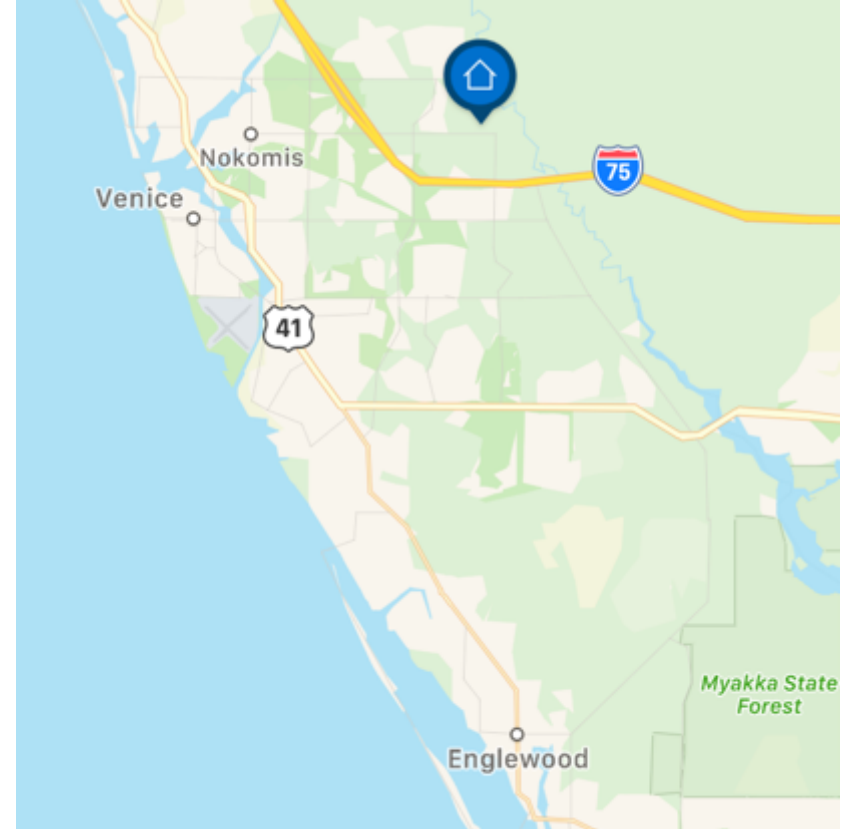
Homes from the **\$203s**

1389 - 1499 sq. ft

Toll Brothers

AMERICA'S LUXURY HOME BUILDER®

Homes from \$386,995



Toll Brothers at Venice Woodlands

North Venice, FL | Sarasota County

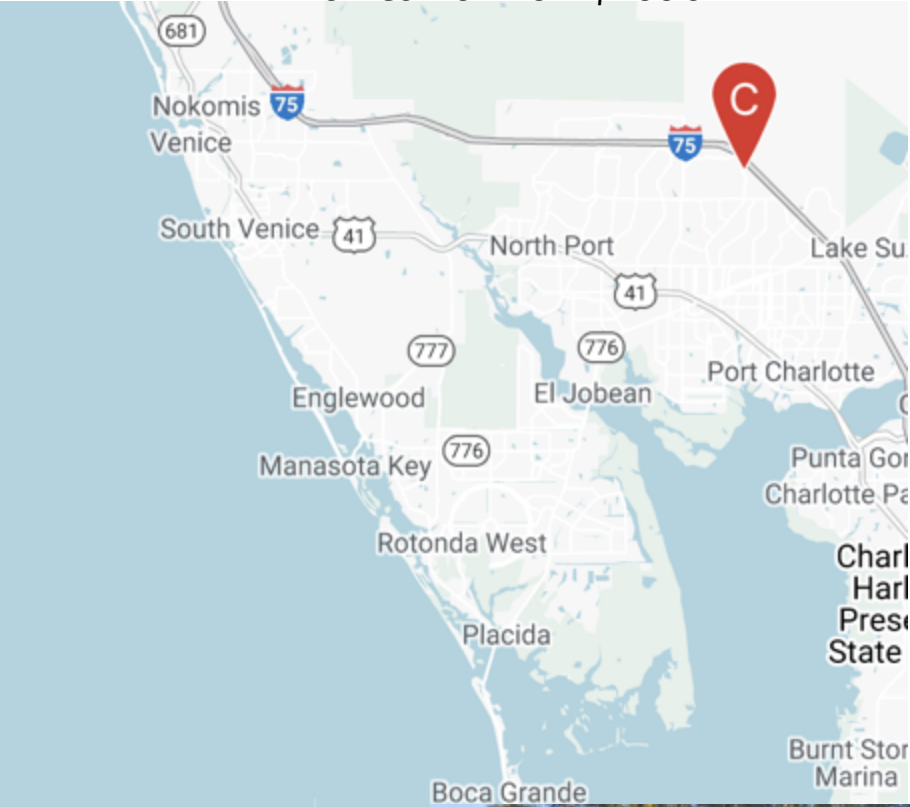
Priced From
\$386,995

From 2160 sq ft 3-4 beds 2-3 baths 0-2 car garages 3 homes

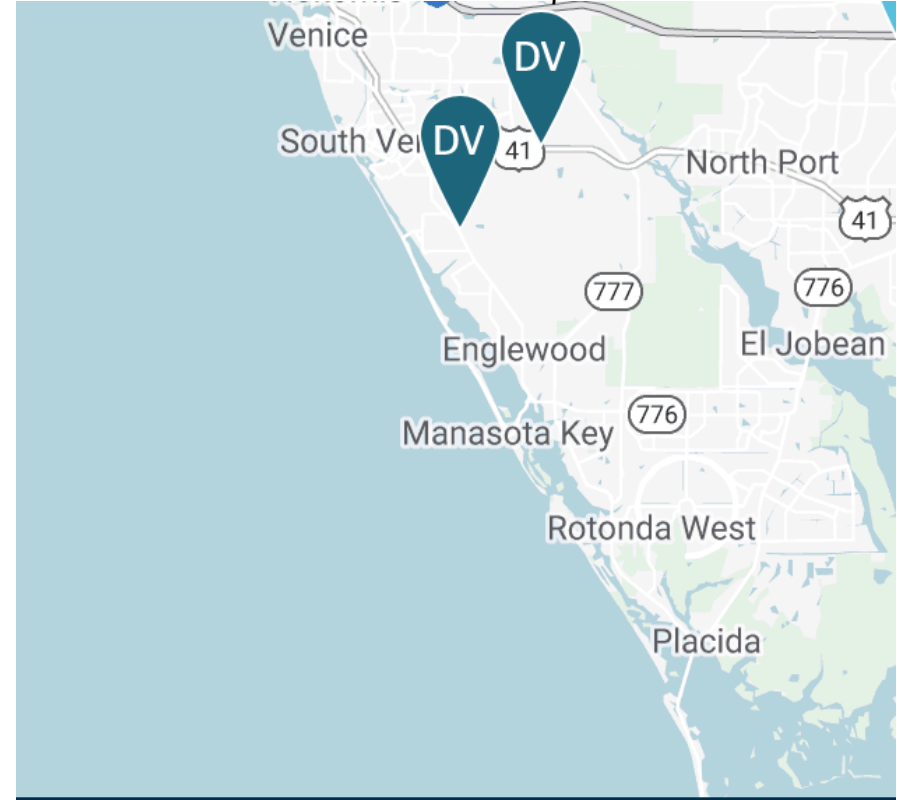
Community Type: **Luxury Home**
Home Type: **Single Family**



Homes from low \$200's



Homes from low \$200's



Cedar Grove at The Woodlands ♥
📍 Woodlands
 North Port, FL 34289
 (941) 214-7003
 Coming March 2021 to North Port – new construction homes at Cedar Grove, text or call 941-214-7003 to learn more now!



Low \$200's
 Starting at

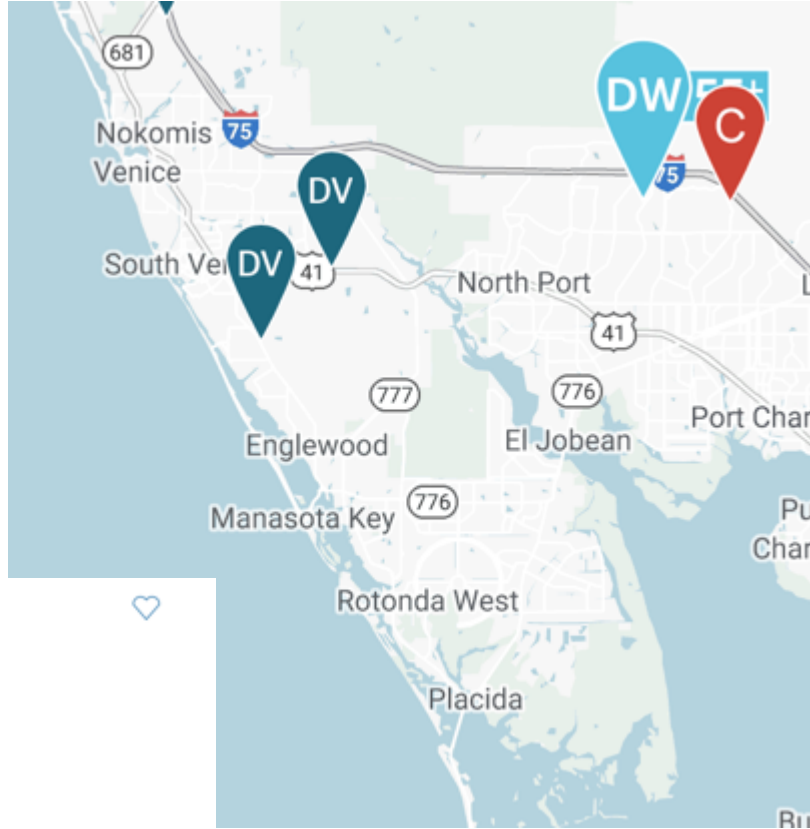
IslandWalk at the West Villages ♥
📍 15639 Salinas St
 Venice, FL 34293
 (941) 220-0548
12 Home Designs Available
7 Quick Move In
 Tour your way! IslandWalk at the West Villages is OPEN for in-person 1-1 or virtually tour our new homes. Text or call 941-220-0548 to schedule today!
\$269,990
 Starting at
2-4.5
 Bathrooms
2-5
 Bedrooms
2-3
 Car Garage

BeachWalk by Manasota Key ♥
📍 3.5 Miles South of US-41, Off Englewood Road
 Englewood, FL 34223
 (941) 413-2031 [See School Ratings](#)
 Coming March 2021 to Sarasota – new construction homes at Beachwalk by Manasota Key. Text or call 941-413-2031 to learn more now!

Low \$200's
 Starting at

Del Webb® ACTIVE ADULT COMMUNITY

Homes from low \$240's



Cypress Falls at The Woodlands

1427 Hyssop Loop
North Port, FL 34289
(941) 214-7413

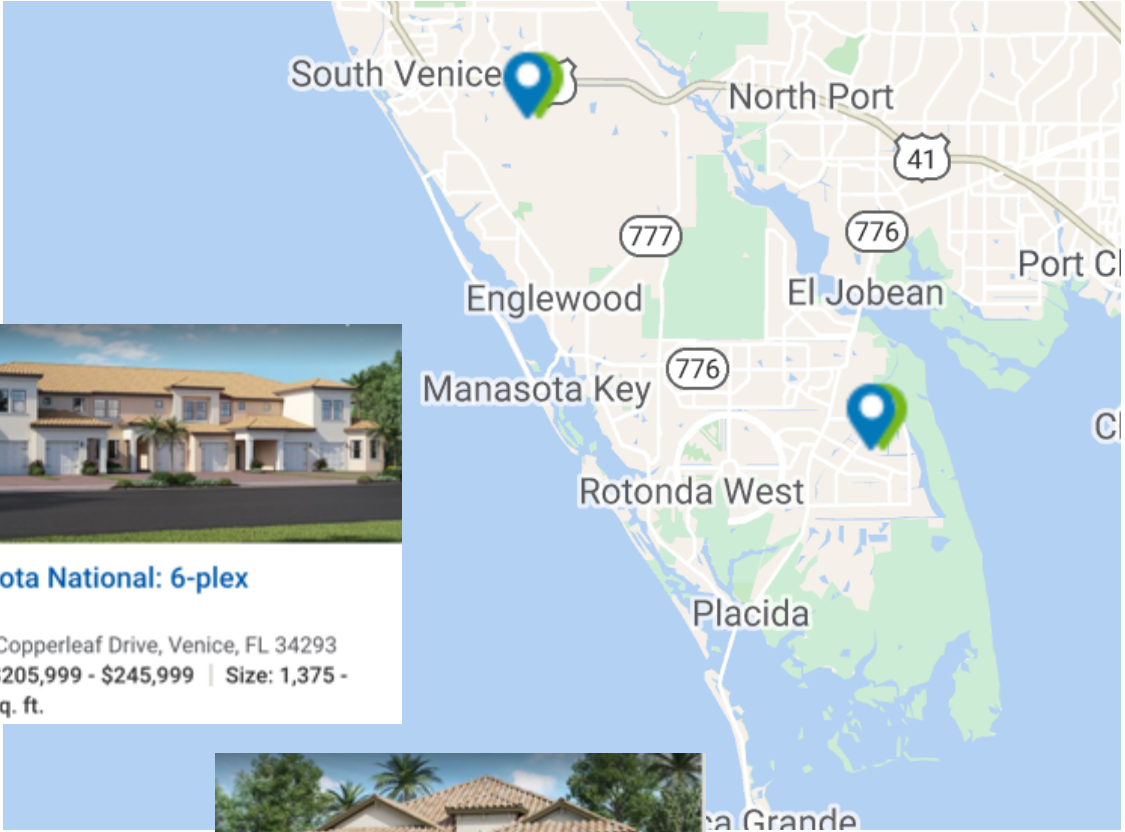
- 6 Home Designs Available
- 3 Quick Move In

Tour your way! Cypress Falls at The Woodlands is OPEN for in-person 1-1 tours or virtually tour our new homes. Text or call 941-214-7413 to schedule today!

\$241,990 Starting at	2-5 Bedrooms
2-3 Bathrooms	2 Car Garage



Homes from \$205,999 to \$588,999



Sarasota National: 6-plex

23114 Copperleaf Drive, Venice, FL 34293
Price: \$205,999 - \$245,999 | Size: 1,375 - 1,831 sq. ft.

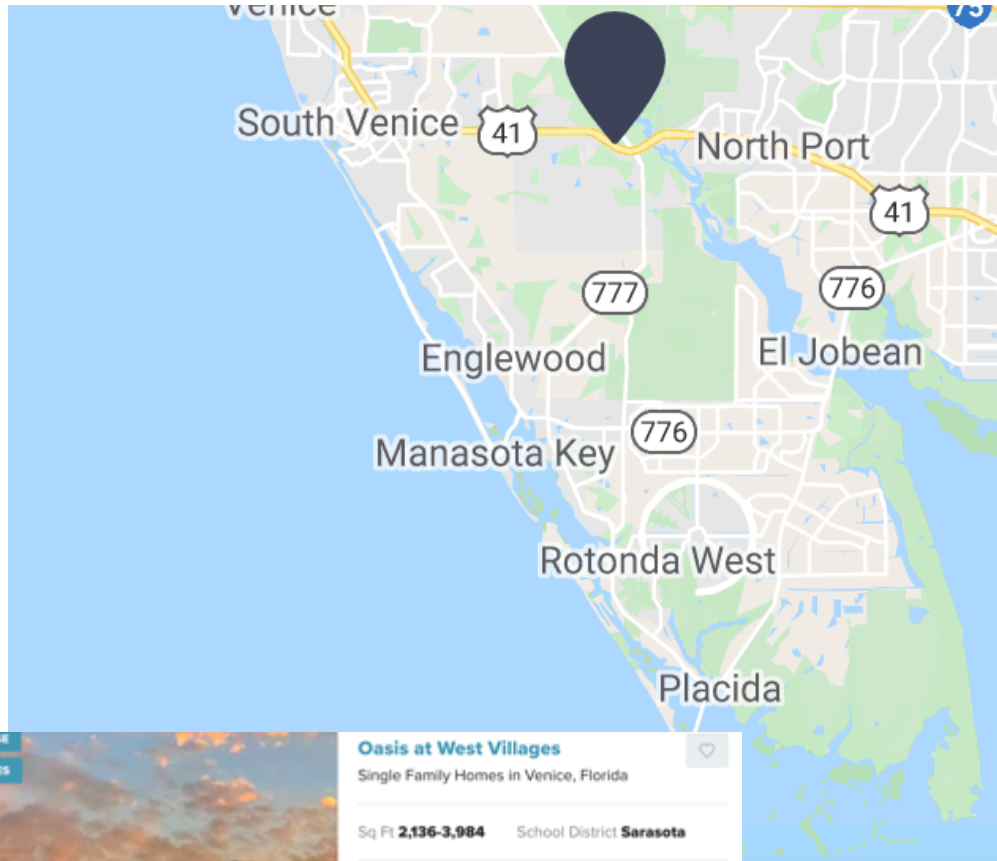


Sarasota National: Executive homes

23114 Copperleaf Circle, Venice, FL 34293
Price: \$389,999 - \$486,999 | Size: 1,850 - 2,835 sq. ft.



Homes from \$329,990



Oasis at West Villages
Single Family Homes in Venice, Florida

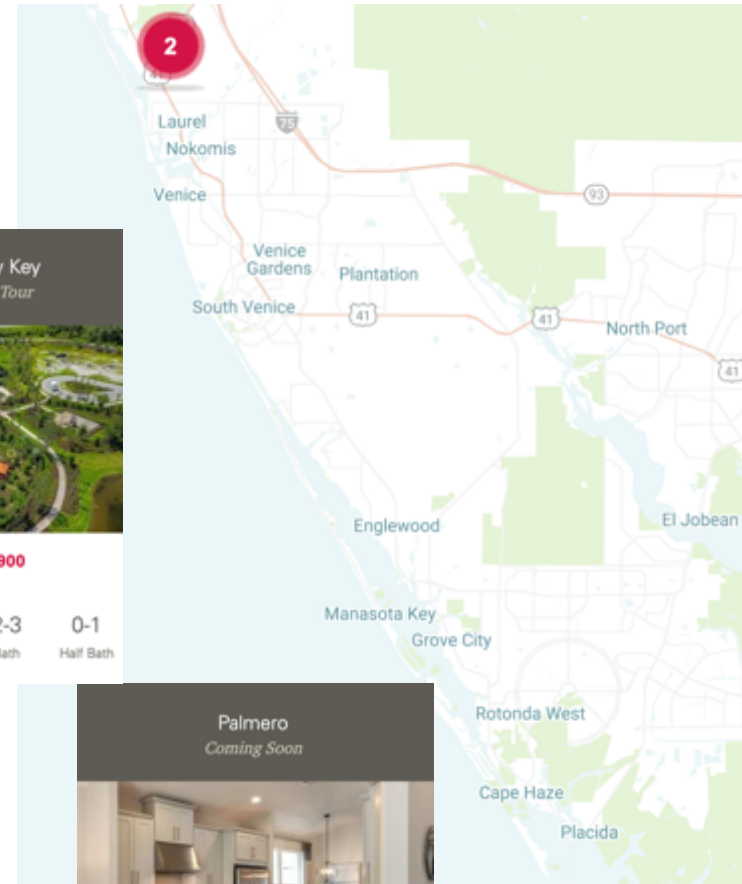
Sq Ft **2,136-3,984** School District **Sarasota**

3 series to choose from

- The Leisure Series | From \$426,990
- The River Series | From \$329,990
- The Spring Series | From \$393,990



Homes from \$316,990



Bellacina by Casey Key
Models Available to Tour

Priced From **\$316,900**
Nokomis, Florida

1,689-2,275	2-4	2-3	0-1
Sq. Ft.	Bed	Bath	Half Bath

Palmero
Coming Soon



Nokomis, Florida

1,790-3,422	3-4	2-3	1
Sq. Ft.	Bed	Bath	Half Bath

Disposable Income Profile 1-5-10 Mile radius



Disposable Income Profile

310 Pine St, Englewood, Florida, 34223
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 26.95560
 Longitude: -82.33761

	Census 2010	2020	2025	2020-2025 Change	2020-2025 Annual Rate
Population	2,796	3,313	3,602	289	1.69%
Median Age	61.2	63.1	64.3	1.2	0.38%
Households	1,447	1,695	1,837	142	1.62%
Average Household Size	1.93	1.95	1.96	0.01	0.10%

2020 Households by Disposable Income	Number	Percent
Total	1,695	100.0%
<\$15,000	262	15.5%
\$15,000-\$24,999	221	13.0%
\$25,000-\$34,999	176	10.4%
\$35,000-\$49,999	300	17.7%
\$50,000-\$74,999	333	19.6%
\$75,000-\$99,999	165	9.7%
\$100,000-\$149,999	192	11.3%
\$150,000-\$199,999	28	1.7%
\$200,000+	18	1.1%
Median Disposable Income	\$43,158	
Average Disposable Income	\$55,494	



Disposable Income Profile

310 Pine St, Englewood, Florida, 34223
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 26.95560
 Longitude: -82.33761

	Census 2010	2020	2025	2020-2025 Change	2020-2025 Annual Rate
Population	30,808	35,975	38,476	2,501	1.35%
Median Age	61.3	64.4	66.2	1.8	0.55%
Households	15,518	18,002	19,209	1,207	1.31%
Average Household Size	1.98	1.99	2.00	0.01	0.10%

2020 Households by Disposable Income	Number	Percent
Total	18,002	100.0%
<\$15,000	2,134	11.9%
\$15,000-\$24,999	2,370	13.2%
\$25,000-\$34,999	1,800	10.0%
\$35,000-\$49,999	3,459	19.2%
\$50,000-\$74,999	3,883	21.6%
\$75,000-\$99,999	1,769	9.8%
\$100,000-\$149,999	1,745	9.7%
\$150,000-\$199,999	433	2.4%
\$200,000+	409	2.3%
Median Disposable Income	\$45,696	
Average Disposable Income	\$59,919	



Disposable Income Profile

310 Pine St, Englewood, Florida, 34223
 Ring: 10 mile radius

Prepared by Esri
 Latitude: 26.95560
 Longitude: -82.33761

	Census 2010	2020	2025	2020-2025 Change	2020-2025 Annual Rate
Population	116,267	143,192	153,750	10,558	1.43%
Median Age	60.0	63.4	65.3	1.9	0.59%
Households	56,748	69,173	74,066	4,893	1.38%
Average Household Size	2.04	2.06	2.07	0.01	0.10%

2020 Households by Disposable Income	Number	Percent
Total	69,173	100.0%
<\$15,000	6,609	9.6%
\$15,000-\$24,999	8,095	11.7%
\$25,000-\$34,999	7,146	10.3%
\$35,000-\$49,999	12,762	18.4%
\$50,000-\$74,999	14,996	21.7%
\$75,000-\$99,999	7,891	11.4%
\$100,000-\$149,999	7,590	11.0%
\$150,000-\$199,999	2,057	3.0%
\$200,000+	2,027	2.9%
Median Disposable Income	\$49,958	
Average Disposable Income	\$65,080	

← Property Record Information for 0854010001 →

Map ↗

Print Summary 🖨️

2020 TRIM ±

2020 Record Card ±

Tax Bill ↗

Account #/Parcel ID

[View Another Parcel](#)

Ownership:

SOLOMON MARVIN (TTEE)
4926 W BAY WAY DR, TAMPA, FL, 33629-4804

[Incorrect mailing address?](#)

Situs Address:

OXFORD DR ENGLEWOOD, FL, 34223

Land Area: 1,733,688 Sq.Ft.

Municipality: Sarasota County

Subdivision: 0306 - PROSPECT PARK

Property Use: 9900 - Acreage Not Ag

Status: OPEN

Sec/Twp/Rge: 31-40S-20E

Census: 121150026052

Zoning: RE2 - RESIDENTIAL ESTATE (1UNIT/ACRE)

Total Living Units: 0

Delineated District: ENGLEWOOD REDEVELOPMENT AREA

Parcel Description: THAT PART OF LOT 9 IN PROSPECT PARK & OF PARK PARCEL IN ENGLEWOOD GARDEN UNIT 2 LYING E OF EXISTING OXFORD DR & W OF 40 FT R/W FOR PINE RD SUBJ TO ESMTS



Susan Morris

PRINCIPAL/BROKER
Resource Development Investment Properties, Incorporated

Susan.Morris@RDIPFlorida.com
+1 (407) 832-3434

AREA OF EXPERTISE

With over 30 years of commercial real estate brokerage, development and consulting experience in Central Florida, Susan brings a unique perspective to commercial real estate. Her company, Resource Development Investment Properties, Inc. (RDIP) was started in 1985. In 1996, Colliers International bought her commercial brokerage business line to start the Orlando division of Colliers International, with Susan as Managing Partner. Susan continued to own her own development and consulting firm, alongside her investment and brokerage with Colliers Florida. In 2016, the partners of Colliers Florida sold to Colliers International, and after 20 years Susan has re-opened Resource Development Investment Properties, Inc. brokerage services to serve her long term clients.

Susan, a long known leader in downtown Orlando real estate, has brokered and consulted on more than \$1.2 billion of real estate, specializing in commercial investment projects. She has extensive experience in investment strategies and asset disposition, site selection, asset valuation, purchase negotiations, as well as, financial and market analysis.

Morris's perspective includes that of an owner and developer, with this enhanced by being an owner / developer / partner of over \$42 million in real estate. With the perspective of owner, investor, buyer, seller and landlord, as well as, broker, Morris brings to the table an understanding and sensitivity to key issues: Cost of Development, Replacement Value, Time Value of Money, Carrying cost, Resale Value, Speed to Market, Cash Flow, Leveraged Rates of Return and Internal Rates of Return, and other key Supply and Demand Issues.

For 25 years, Susan has specialized in site acquisition and disposition mixed-use, office, retail, hotel and leisure projects in Central Florida, representing some of the most prestigious clients:

- The Simon Group on the purchase of the Premium Outlet Mall and its 3 expansions
- Marriott World Vacation Club in the Disposition of Winding Bay, Abaco, Bahamas
- Hard Rock Café on their Build-to-Suit International Corporate Headquarters
- Archon (Goldman Sachs' development affiliate) for Retail Mix-Use Development
- Rouse Properties Development as consultant for repositioning on Miami's Waterfront
- Orange County School Board and Orlando Utilities Corporation on HQ Asset Positioning
- Rockefeller Group in the disposition of 23 acres on I-4 and 417
- Maharishi World Peace Fund in the disposition 463 acres adjacent to Celebration

As a former City Planner for Orlando and her Masters work in Industrial Engineering, Susan is conversant with governmental policy and procedure, specifically as it relates to zoning, entitlement and development issues. Because of this, Susan is able to provide her clients with comprehensive brokerage services, helping to advance their project by attending pre-app meetings, assisting with fast tracking, and coordinating with the proper governmental representatives.

MAJOR TRANSACTIONS

- \$72,000,000, Represented Seller - 270 Acres - Orlando, FL
- \$40,000,000, Represented Seller - 83 Acres - Kauai, HI
- \$30,000,000, Represented Seller - 225 Acres - Davenport, FL
- \$28,000,000, Represented Seller - 463 Acres - Osceola County, FL
- \$24,000,000, Represented Multifamily Developer - 43 Acres - Orlando, FL
- \$7,400,000, Represented Seller - 13 Acres - Orlando, FL
- Undisclosed, Represented Seller - 534 Acres - Winding Bay Resort, Bahamas
- \$8,320,000, Represented Seller - 80 Acres - Kissimmee, FL

PROFESSIONAL ACCOMPLISHMENTS

- Top Producer - 2014, 2006, 2005, 2004, 2003, 2001, 2000, 1999, 1998, 1997
- Largest Land Sale - 2014, 2012, 2011, 2010, 2007, 2006, 2005, 2004, 2001, 2000
- Largest Hospitality Sale, 2014
- Largest Apartment Land Sale – 2013
- Largest Office Sale - 2009, 2000
- Largest Hotel Sale – 2006
- NAIOP #1 Investment-Land Brokers of the Year - 2014
- Community Award - 2012
- CoStar Power Broker - 2007
- Largest Land Sale Mixed Use - 2006



Eduardo Gomez Lambert

SALES ASSOCIATE
Resource Development Investment Properties, Incorporated

Eduardo.Gomez@RDIPFlorida.com
+1 (954) 232-5789

AREA OF EXPERTISE

With over 30 years of Finance, Strategy, Business Partnering and Operational experience across the USA, Europe and Latin America, Eduardo brings a unique perspective to commercial real estate. As a seasoned financial professional, with solid and progressive experience in all facets of business partnering, and financial stewardship. Gomez brings comprehensive skills in managing procurement and dispositions of company assets.

Eduardo has been influential in the strategic planning and decision making, resulting in business growth by identifying needs for additional square feet of office and/or warehousing space for existing operations, identifying the best fit, negotiating leases, and executing multi-year contracts.

- In Buenos Aires, Argentina; Santiago, Chile; Miramar, Florida: opening new markets with the need for office, commercial, and warehouse locations
- In Lima, Peru: reviewing assets to ensure ongoing efficiencies (i.e. comparing and contrasting real estate market offering and renegotiating contracts)
- All locations: regularly making the tough calls when business environment warrants (i.e. reductions in force, resulting in reduced space, lease terminations, moves to new or smaller locations to continue to conduct business under new reality)
- In Caracas, Venezuela; Bogota, Colombia; Buenos Aires, Argentina; Quito, Ecuador; Miami, Florida: merger of multiple locations

P&L Responsibility for the businesses, Gomez responsibility has ranged from \$110M for Southern Latin America to \$750M for the entire Latin American region. He has functionally led companies in several industries: Consumer Packaged Goods, Toys, Technology and Technology services, and Education.

Gomez has lived in Caracas, Venezuela; Santiago, Chile; Miami, Florida; Los Angeles, California. For the last couple of years, he relocated with his family to the greater Orlando, Central Florida area.

With his business experience and expertise Eduardo brings a wealth of knowledge and sensitivity to key issues, such as Cost of Development, Replacement Value, Time Value of Money, Carrying Cost, Resale Value, Speed to Market, Cash Flow, Leveraged Rates of Return and Internal Rates of Return, and other key Supply and Demand Issues.

PROFESSIONAL ROLES

- Executive Director Finance - Embry Riddle Aeronautical University
- Regional CFO Latin America - Xerox Corp
- Finance Director Central America, South America, Caribbean - Mattel Inc
- Finance Director Latin America – Mattel Inc
- International Strategic Planning Finance Director focus in Europe – Mattel Inc
- Finance & Reporting Manager / Treasurer - Kraft Foods Andean Region

REGIONAL PROFESSIONAL EXPERIENCE

USA • EUROPE (England-France-Italy) • Central America / South America / Caribbean (All Countries)

EDUCATION OR QUALIFICATIONS

- Stetson University - BS Abstract Mathematics
- University Central Florida Completed coursework for Masters Degree in Industrial Engineering
- Florida Real Estate License
- Florida Real Estate Brokerage License
- Leadership Orlando, Class #7

AFFILIATIONS OR MEMBERSHIPS

- Axiom Bank, Board of Directors, 10 years
- Stetson University, Board of Trustees, 4 years
- Stetson University Adjunct Professor - Finance Dept.
- Downtown Development Board, Chairman, 4 yrs
- Tri-County Transit Authority Board, 12 yrs (Govt. Appt.)
- UCF Foundation, Board of Directors 2000 - 2003
- Central Florida Zoological Society, Chairman
- "Downtown" of the Year City of Orlando



RESOURCE
DEVELOPMENT
INVESTMENT
PROPERTIES
INCORPORATED

EDUCATION OR QUALIFICATIONS

- George Washington University – BBA International Finance
- Universidad Central de Venezuela - Advanced coursework for MBA Degree
- Florida Real Estate License

BILINGUAL FLUENCY

- Spanish
- Limited Portuguese



RESOURCE
DEVELOPMENT
INVESTMENT
PROPERTIES
INCORPORATED

Sarasota County key contact and INFO:

- Dave Young (Zoning) (941) 356-7067
- Donna Baily (Planning) (941) 861-5244
- Marty Duran (Fema/Flood) (941) 380-5029 mduran@scgov.net

CONFIDENTIALITY & DISCLAIMER STATEMENT This Offering Memorandum contains select information pertaining to the business and affairs of the Property at Oxford Drive, Englewood, FL 34223 . It has been prepared by Resource Development Investment Properties, Inc. (RDIP). This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or RDIP. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by RDIP from sources it deems reliable.

Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence. By acknowledging your receipt of this Offering Memorandum from RDIP, you agree: 1) The Offering Memorandum and its contents are confidential; 2) You will hold it and treat it in the strictest of confidence; and 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller. Owner and RDIP expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. If you wish not to pursue negotiations leading to the acquisition of Oxford Drive, Englewood, FL 34223 or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or RDIP or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property. This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto.