

CRES CORP

CRES CORP INTERNATIONAL, LLC
COMMERCIAL REAL ESTATE AND FINANCIAL SERVICES

VENICE, FL

5 COMMERCIAL PROPERTIES
100% LEASED – LONG TERM TENANTS
SELLER FINANCING OFFERED



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Commercial Real Estate Services

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Prospective Purchaser _____ Date _____

Print Name _____

Address _____ Phone # _____

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Introduction

Introduction – Property Portfolio Overview

Location: West Venice Ave, Venice, FL (Sarasota County)

Address: 229 WVA, 121 WVA, 125 WVA, 243 WVA, 205 WVA

Parcel #: 0408 04 0054, 0408 03 0085, 0408 03 0087, 0408 04 0063, 0408 04 0044

This offer is a portfolio of commercial/residential properties located on West Venice Ave, a well-known section of Venice Florida. With an abundance of shopping, restaurants and entertainment, West Venice Ave attracts thousands of visitors annually.

The properties included in this portfolio are fully leased with long-term, reputable and some nationally recognized tenants to include:

- TJ Carneys Restaurant/Bar & Entertainment
- Kilwin's Chocolate & Ice Cream Shoppe
- Made In Italy Italian Restaurant & Bar
- Bushido Sushi Restaurant
- Dana Tyler Jewelry
- Captains Landing Clothing

Complete tenant base includes 16 commercial tenants and 15 residential tenants.

El Patio Hotel: One of the properties is the El Patio Hotel, that once operated as a famous hotel back in the 1920's. Today it houses 15 residential tenants but an option for a new owner would be to re-establish the hotel business. (see page 6-8)

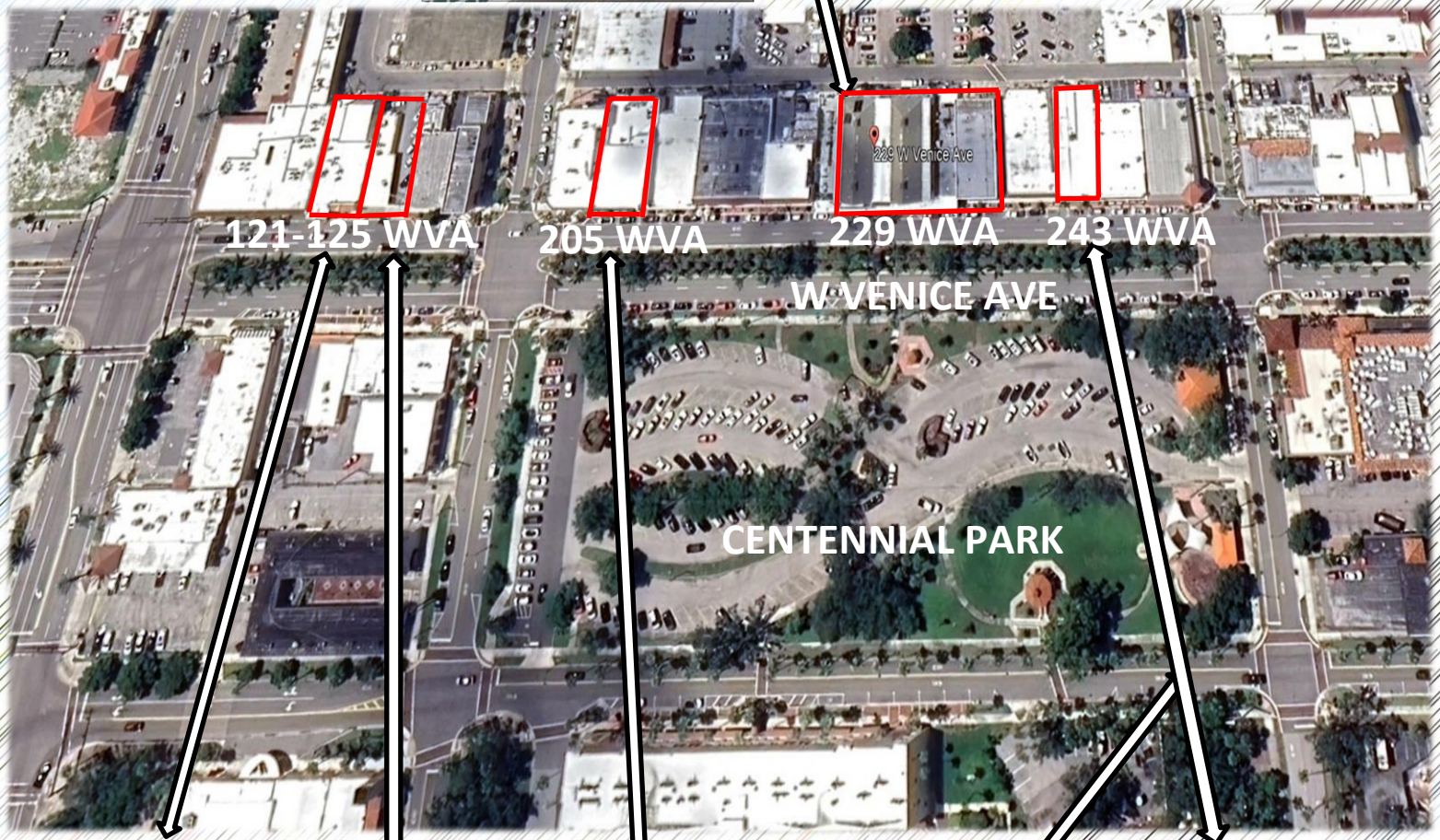
This portfolio includes:

- **229 WVA El Patio (223-233 WVA):** 2-Story Building Includes 6 Business 1st Floor & 15 Hotel/Residential Units 2nd Floor
- **121 WVA:** "Made in Italy" Restaurant & Bar
- **125 WVA:** Bushido Sushi Restaurant & Bar
- **243 WVA:** Captains Landing Men's Clothing & Gentle Touch Spa
- **205 WVA:** Kilwin's Sweet Shop & Luxurious Interiors 1st Floor Plus 4 Business Tenants 2nd Floor

Portfolio Asking Price: \$17,600,000

Seller Financing: Offered to qualified purchasers. Interest Rate and Terms are TBD but may include:

- 25%-35% Down Payment
- 4%-6% Interest Only
- 5+ Year Balloon





229 W. Venice Ave: Historic El Patio Hotel & Commercial Rentals

Location: 223-233 W. Venice Ave

PID#: 0408 04 0054

Originally constructed in 1926, this historic building was once a 32-Rm hotel on the 2nd level, known as the Valencia Hotel, later changed to El Patio Hotel (renamed in 1938). Visting guests enjoyed a comfortable stay that included lounging on the upstairs patio (still there today).

The first level had The Turner Company Clothing Store, the Arcade Barber Shop (still operating today as "Good Omen), G.B. Prime Hardware Company, Florida Power & Light, a New Stand, and the Post Office.

Today's tenant base includes:

- TJ Carney's Restaurant, Bar and Entertainment
- Nana's Children's Shot
- Scarlet McGraw Women's Clothing
- Island Gift Nook
- Good Omen Barber Shop
- Dana Tyler Jewelry Store

Property Information:

- 2-Story Building/34,306 SF
- 1st Floor: 6-Units/Tenants
- 2nd Floor: 15-Units Residential Tenants

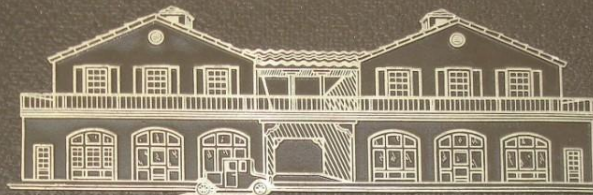
Property Revenue (Commercial):

- 100% Occupied
- Average Base Rent/SF: \$24/Mo NN (Commercial)
- Average Rent/Units: \$1,051/Mo (Residential)
- Base Rent: \$30,618.72/Mo \$367,424.64/An
- CAM/Property Tax: \$8561.73/MO \$102,740.76/An
- Total Gross Revenue: \$19,180.45/Mo \$470,165.40/An

Property Revenue (Residential)

- 100% Occupied
- Gross Revenue: \$15,772/Mo \$189,264/An

Total Gross Revenue: \$659,429.40/An

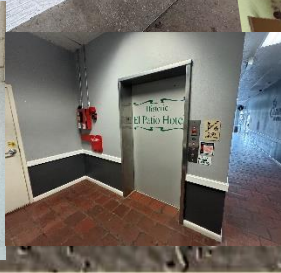


Ennes Arcade and Hotel Valencia 1926

This building was built in 1926 by Stanton and Elizabeth E. Ennes during the development of the City of Venice by the Brotherhood of Locomotive Engineers according to the 1925 Comprehensive Plan drafted by city planner John Nolen. This Mediterranean Revival Style building is representative of the commercial architecture of the time.

The building originally housed, the Turner Company (a clothing store), Arcade Barber Shop, Florida Power & Light Company, G.B. Prime Hardware Company, Post Office, news stand for the Venice News and the Hotel Valencia, renamed in 1938 the El Patio Hotel. Purchased in 1948 by the W.L. Miles family, the El Patio Hotel is the only remaining in-town hotel of those built in the mid 1920s and is listed on the National Register of Historic Places.

Venice Historic Preservation League 2000



229 W. Venice Ave El Patio Hotel History



This building was constructed in 1926 by Stanton & Elizabeth Ennes and was originally a hotel with 32-Rms on the 2nd level and a commercial component on the 1st level, which is where those in the community congregated to get ice cream, sandwiches and sodas (or medicine) at the Pharmacy. The Arcade Barber Shop, still operating today as the “Good Omen” Barber Shop, was where men got a trim while shooting the breeze.

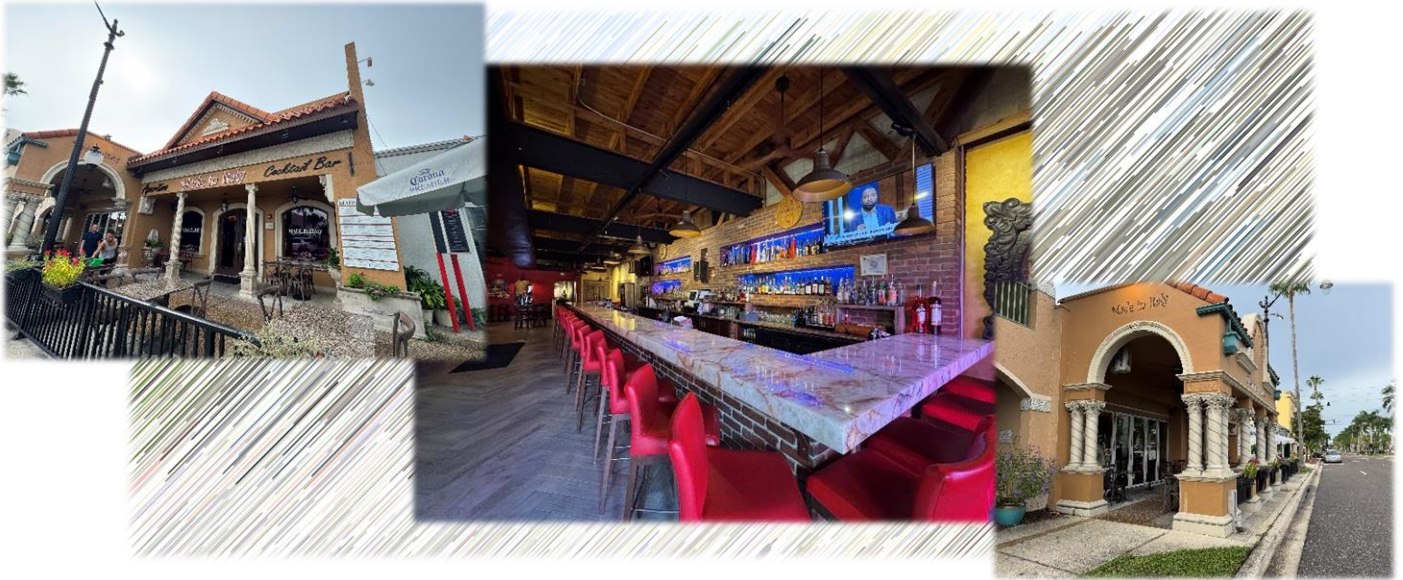
Back then it was known as the “Ennes Arcade and Hotel Valencia”, the hotel accommodated visitors from all over. Two rooms connect to one bathroom which are shared. Today there are 15 rooms (one double room) each with their own bathroom and kitchen.

Each room has an entrance to the patio, which is a great place to house parties and events.

This hotel was added to the U.S. National Register of Historic Places in 1994.

Although the current use of the hotel units is multifamily, the new owner may consider reopening the hotel component, providing a unique boutique hotel for visitors. Accommodation for food & beverages could be provided from a number of local restaurants, including TJ Carneys, which is located on the 1st floor of this building.

Each unit provides a bathroom, kitchen and separate bedroom, making it a great extended stay opportunity. With an expected ADR of \$152, the hotel could earn more income than operating as a residential room rental.



This building houses the “Made in Italy” restaurant, a great Italian restaurant with a stable and long-term tenant. The business also includes a full-service bar.

Property Information:

- 1-Story Building/5,995 SF

Property Revenue:

- 100% Occupied
- NN Lease/2% Escalation
- Six 5-Year Renewal Options inc’s 3% Bump
- Current Base Rent/SF: \$12,046/Mo \$1,44,552/An
- CAM/Property Tax: \$3,665.98/Mo \$43,991/An
- Total Gross Revenue: \$15,712/Mo \$188,543/An

Total Gross Revenue: \$188,543/An



Bushido Sushi is an award-winning (since 2007) sushi and Japanese cuisine located at this site. Bushido also serves beer & wine. This property is the only one that includes an on-site parking lot (5-Spaces), making it convenient for patrons.

Property Information:

- 1-Story Building/2,228 SF

Property Revenue:

- 100% Occupied
- NN Lease/2% Escalation
- Current Base Rent/SF: \$5,710/Mo \$68,520/An
- CAM/Property Tax: \$1,714/Mo \$20,564/An
- Total Gross Revenue: \$7,424/Mo \$89,088/An

Total Gross Revenue: \$89,088/An

218 Rm Floridian
Express Orlando

Kilwin's

Kilwin's

ICE CREAM SUNDAES CHOCOLATES FUDGE CORNS BRITTLES

This is a 2-Story building with two tenants (Kilwin's & Luxurious Interiors) occupying the 1st Floor and four tenants occupying the 2nd Floor.

Property Information:

- 2-Story Building/4,364 SF

Property Revenue:

- 100% Occupied
- NN Lease/2% Escalation
- Current Base Rent/SF: \$5,710/Mo \$68,520/An
- CAM/Property Tax: \$1,714/Mo \$20,564/An
- Total Gross Revenue: \$7,424/Mo \$89,088/An

Total Gross Revenue: \$89,088/An



Property Information:

- 1-Story Building/1,540 SF

Property Revenue:

- 100% Occupied
- NN Lease/2% Escalation
- Current Base Rent/SF: \$3,955/Mo \$47,460/An
- CAM/Property Tax: \$940/Mo \$11,287/An
- Total Gross Revenue: \$4,895/Mo \$58,747/An

Total Gross Revenue: \$58,747/An

Property Information:

- 1-Story Building/3,366 SF

Property Revenue:

- 100% Occupied
- NN Lease/2% Escalation
- Current Base Rent/SF: \$7,249/Mo \$86,988/An
- CAM/Property Tax: \$741/Mo \$8,900/An
- Total Gross Revenue: \$7,990/Mo \$95,888/An

Total Gross Revenue: \$95,888/An



W. Venice Ave Portfolio Projections

This projection is based on a “proposed” price purchase price of \$17,600,000 for the portfolio acquisition. Projection is based on 100% occupancy, which is consistent with these properties. Year-1 shows actual figures. Year-2-10 include a 2% annual increase in Gross Revenue and 2% increase in annual expenses.

Seller Financing: Seller will consider offering Seller Financing to a qualified purchaser. Interest rate and terms are to TBD. For the purposes of these projections, the financing includes 65% LTV (35% DP) and 4% interest only.

Rental Activity Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Potential Rental Income	\$ 1,044,984	\$ 1,065,884	\$ 1,087,201	\$ 1,108,945	\$ 1,131,124	\$ 1,153,747	\$ 1,176,822	\$ 1,200,358	\$ 1,224,365	\$ 1,248,853
Other Income	207,876	212,034	216,274	220,600	225,012	229,512	234,102	238,784	243,560	248,431
Less: Vacancy & Credit Losses										
Effective Gross Income	\$ 1,252,860	\$ 1,277,917	\$ 1,303,476	\$ 1,329,545	\$ 1,356,136	\$ 1,383,259	\$ 1,410,924	\$ 1,439,142	\$ 1,467,925	\$ 1,497,284
Less: Operating Expenses	(369,847)	(377,244)	(384,789)	(392,485)	(400,334)	(408,341)	(416,508)	(424,838)	(433,335)	(442,001)
Net Operating Income (NOI)	\$ 883,013	\$ 900,673	\$ 918,687	\$ 937,060	\$ 955,802	\$ 974,918	\$ 994,416	\$ 1,014,304	\$ 1,034,590	\$ 1,055,282
Less: Annual Debt Service	(343,200)	(455,000)	(455,000)	(455,000)	(455,000)	(455,000)	(455,000)	(455,000)	(455,000)	(455,000)
CASH FLOW Before Taxes	\$ 539,813	\$ 445,673	\$ 463,687	\$ 482,060	\$ 500,802	\$ 519,918	\$ 539,416	\$ 559,304	\$ 579,590	\$ 600,282

Property Resale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Projected Sales Price	\$ 17,660,260	\$ 18,013,465	\$ 18,373,735	\$ 18,741,209	\$ 19,116,033	\$ 19,498,354	\$ 19,888,321	\$ 20,286,088	\$ 20,691,809	\$ 21,105,645
Less: Selling Expenses	(529,808)	(540,404)	(551,212)	(562,236)	(573,481)	(584,951)	(596,650)	(608,583)	(620,754)	(633,169)
Adjusted Projected Sales Price	\$ 17,130,452	\$ 17,473,061	\$ 17,822,522	\$ 18,178,973	\$ 18,542,552	\$ 18,913,403	\$ 19,291,671	\$ 19,677,505	\$ 20,071,055	\$ 20,472,476
Less: Mortgage(s) Balance Payoff	(11,440,000)	(11,375,000)	(11,375,000)	(11,375,000)	(11,375,000)	(11,375,000)	(11,375,000)	(11,375,000)	(11,375,000)	(11,375,000)
SALE PROCEEDS Before Taxes	\$ 5,690,452	\$ 6,098,061	\$ 6,447,522	\$ 6,803,973	\$ 7,167,552	\$ 7,538,403	\$ 7,916,671	\$ 8,302,505	\$ 8,696,055	\$ 9,097,476

Cash Position	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Cash Generated in Current Year	\$ 539,813	\$ 445,673	\$ 463,687	\$ 482,060	\$ 500,802	\$ 519,918	\$ 539,416	\$ 559,304	\$ 579,590	\$ 600,282
Cash Generated in Previous Years	n/a	539,813	985,486	1,449,173	1,931,233	2,432,035	2,951,953	3,491,369	4,050,673	4,630,263
Cash Generated from Property Sale	5,690,452	6,098,061	6,447,522	6,803,973	7,167,552	7,538,403	7,916,671	8,302,505	8,696,055	9,097,476
Cash Inflow (Outflow) from Refinancing		(65,000)	(65,000)	(65,000)	(65,000)	(65,000)	(65,000)	(65,000)	(65,000)	(65,000)
Original Initial Investment	(6,160,000)	(6,160,000)	(6,160,000)	(6,160,000)	(6,160,000)	(6,160,000)	(6,160,000)	(6,160,000)	(6,160,000)	(6,160,000)
Total Potential CASH Generated	\$ 70,265	\$ 858,547	\$ 1,671,695	\$ 2,510,206	\$ 3,374,587	\$ 4,265,356	\$ 5,183,040	\$ 6,128,178	\$ 7,101,318	\$ 8,103,022

Financial Measurements	<div>FMV EOY - Debt EOY</div> <div>Hide/Unhide Ratios</div>									
Debt Coverage Ratio (DCR)	2.57	1.98	2.02	2.06	2.10	2.14	2.19	2.23	2.27	2.32
Loan-to-Value Ratio (LVR)	64.8%	63.1%	61.9%	60.7%	59.5%	58.3%	57.2%	56.1%	55.0%	53.9%
Capitalization Rate Based on Cost	5.02%	5.12%	5.22%	5.32%	5.43%	5.54%	5.65%	5.76%	5.88%	6.00%
Capitalization Rate Based on Resale Price	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Break-Even Ratio	56.91%	65.13%	64.43%	63.74%	63.07%	62.41%	61.77%	61.14%	60.52%	59.91%
Operating Expense Ratio	29.52%	29.52%	29.52%	29.52%	29.52%	29.52%	29.52%	29.52%	29.52%	29.52%
Return on Equity (ROE)	1.14%	13.85%	13.33%	13.01%	12.70%	12.43%	12.17%	11.94%	11.72%	11.52%
Cash-on-Cash Return - Before Taxes	8.76%	7.16%	7.45%	7.74%	8.05%	8.35%	8.67%	8.98%	9.31%	9.64%
Internal Rate-of-Return (IRR) - Before Taxes	1.14%	7.03%	8.95%	9.85%	10.34%	10.63%	10.81%	10.92%	10.99%	11.03%



W. Venice Ave Rent Roll

COMMERCIAL TENANTS

Property	Tenant	GLA s/f	% of GI Lease	Last Increase	Renewal	Option	Current	Current	Annual	Current			Current	Total	LATE	after #	Security	Last
				Expiration	or	Notice	Rent	NET Rent	Rent	CAM	Prop Tax	Insurance	Tax	billed	CHARGE	days	Deposit	Month
				Date	Next Increase	Date	/month	annual/sf	Adjustment	/month			/month	/month			Held	Rent
117-121 W	Made in Italy	5997	100.0%	12/31/2029	1/1/2026	6-5 yr@3%annual	3/31/2029	\$ 12,046.52	\$ 24.11	2.0%	3208.33		\$ 457.65	\$15,712.50	10%	3	\$10,182.50	
125 WVA	Bushido Sushi	2228	100.0%	8/31/2026	9/1/2025	Requested extention		\$ 5,709.61	\$ 30.75	CPI	1497.5		\$ 216.21	\$7,423.32	10%	3		
223 WVA	Nana's	2000	9.8%	12/31/2029	1/1/2026	none	3/31/2028	\$ 3,367.01	\$ 20.20	CPI	1060.5		\$ 132.83	\$4,560.34	10%	10	\$ -	
225 WVA	Scarlet Macaw	2625	12.9%	5/31/2026	6/1/2026	2-4 yr	2/28/2026	\$ 5,775.54	\$ 26.40	CPI	1,388.75		\$ 211.64	\$7,375.93	5%	10	\$ -	\$ -
227 WVA	Island Gift Nook	1845	9.1%	10/31/2026	11/1/2025	3-5yr	1/31/2026	\$ 3,155.44	\$ 20.52	CPI	984.75		\$ 124.21	\$4,264.40	10%	10		
231 rear W	Good Omen	379	1.9%	12/31/2029	12/31/2025	1-5 yr	3/31/2029	\$ 521.13	\$ 16.50	CPI	202		\$ 21.69	\$744.82	10%	10	\$ -	
231 WVA	T.J. Carneys	5956	29.3%	7/31/2028	8/1/2026	2-5 yr@FMR	4/30/2028	\$ 14,675.89	\$ 29.57	CPI	\$ 3,156.25		\$ 534.96	\$18,367.10	10%	5		
233 WVA	Dana Tyler	1180	5.8%	3/31/2030	4/1/2026	1-5 yr	6/30/2029	\$ 3,123.72	\$ 31.77	CPI	631.25		\$ 112.65	\$3,867.62	5%	10	\$2,911.35	
241 WVA	Ian David Investments	1540	31.4%	9/30/2026	10/1/2025	1-5 yr	12/31/2025	\$ 3,955.98	\$ 30.83	>3%or cpi	798.08		\$ 142.62	\$4,896.68	10%	10		
243 WVA	Captains Landing	3366	68.0%	10/31/2030	11/1/2025	1-5 yr	1/31/2029	\$ 7,249.98	\$ 25.85	3.0%	1728.33		\$ 269.35	\$9,247.66	10%			
205 WVA	Lux Interiors	2000	23.0%	8/31/2027	9/1/2026	1-5 yr	11/31/2026	\$ 5,023.53	\$ 30.14	3.0%	858.83		\$ 176.47	\$6,058.83	5%	5	\$ -	\$ -
205 WVA	Hazeltine Law Group	640	8.7%	7/31/2026	8/1/2026	1-3 year	10/31/2025	\$ 693.23	\$ 13.00	CPI	0		\$ 20.80	\$714.03	5%	10	\$ 675.00	\$ -
205 WVA	u Stephen S Rei	342	4.6%	Month to Month		M to M		\$ 300.00	\$ 10.53				\$ 9.00	\$309.00				
205 wva u2	LPM Office	132	2.0%	2/28/2026	2/28/2026	4 - 2 year	12/31/2025	\$ 145.20	\$ 13.20	CPI			\$ 4.36	\$149.56	5%		\$ -	\$ -
207 WVA	Kilwins	2900	33.5%	11/30/2029	12/1/2025	none(tenantERR)	5/31/2024	\$ 4,272.93	\$ 17.68	CP(M3)	1608		\$ 176.43	\$6,057.36	5%	5	\$ 5,000.00	\$ -
207WVA u2	Xiping MacMullen	1250	14.4%	4/30/2028	5/1/2026	1-2 yr	7/31/2027	\$ 1,294.34	\$ 12.43	3.0%	260		\$ 46.63	\$1,600.97	10%	3	\$ 1,150.00	\$ 1,384.94
	Total Smulron retail	34,380						\$ 71,310.05			\$ 17,382.57		\$ 2,657.49	\$91,350.11				
229 El Patr	APARTMENTS	6,336	31.2%	NA				\$ 15,772.00	\$ 29.87				NO TAX	\$15,772.00				
	Apt common space	3,469	7.9%															
	SMULRON total	44,185						\$ 87,082.05			\$ 104,464.62			\$107,122.11				

RESIDENTIAL TENANTS

Unit no.	Tenant Name	Size	Phone	Annual rent	Monthly	Signed	Security
19		396 1 bdrm		\$ 12,480.00	\$ 1,040.00	Lease	1000
20		396 1 bdrm		\$ 11,232.00	\$ 936.00	Lease	850
21		396 1 bdrm		\$ 11,676.00	\$ 973.00	Lease	700
22		396 1 bdrm		\$ 11,028.00	\$ 919.00	Lease	750
23		396 1 bdrm		\$12,000.00	\$ 1,000.00	Lease	1000
24		396 1 bdrm		\$ 11,676.00	\$ 973.00	Lease	800
25 & 26		792 2 bdrm		\$ 24,000.00	\$ 2,000.00	Lease	1,100.00
27		396 1 bdrm		\$ 14,400.00	\$ 1,200.00	Lease	1200
28		396 1 bdrm		\$11,676.00	\$ 973.00	Lease	700
29		396 1 bdrm		\$11,232.00	\$ 936.00	Lease	750
30		396 1 bdrm		\$ 12,000.00	\$ 1,000.00	Lease	1000
31		396 1 bdrm		\$ 11,400.00	\$ 950.00	Lease	950
32		396 1 bdrm		\$ 12,000.00	\$ 1,000.00	Lease	1000
33		396 1 bdrm		\$ 11,232.00	\$ 936.00	Lease	800
34		396 1 bdrm		\$11,232.00	\$ 936.00	Lease	500
		6336 Sq FT		\$ 189,264.00	\$ 15,772.00	Total Dep	\$ 13,100

COMMERCIAL MARKET RENT ON W.VENICE AVE (2025)

	DIRECT SPACES				SUBLET SPACES				TOTAL
	# Spaces	Min	Avg	Max	# Spaces	Min	Avg	Max	Avg
Off/Ret									
Modified Gross	2	\$40.00	\$40.00	\$40.00	0	-	-	-	\$40.00
Triple Net	5	\$21.60	\$34.07	\$36.00	0	-	-	-	\$34.07
Office									
Modified Gross	1	\$20.00	\$20.00	\$20.00	0	-	-	-	\$20.00
Retail									
Triple Net	3	\$28.64	\$29.53	\$30.00	0	-	-	-	\$29.53



Venice is a city on Florida's Gulf Coast and is in Sarasota County. It's 14 miles of beaches including Venice Beach and Caspersen Beach. where shark teeth are often found. Venice has been called the "Shark's Tooth Capital of the World" and hosts the annual Shark's Tooth Festival that attracts a lot of tourists every year.

Currently the population in Venice is 29,852 and has grown by 16.62% since 2020. The annual growth rate is 2.93%

Venice is considered a historic city that dates back to 1888, but started taking off in 1917, when the City Planner, John Nolen, put in place his dream for the city. This dream is still in place today and attracts millions of visitors every year.

Besides its beaches, Venice offers a multitude of things to do to satisfy tourists:

- Concerts & Festivals Throughout the Year
- High-Level Golf Courses
- Over 100 Shops, Boutiques and Restaurants
- Museums & Theaters
- Boat Excursions and Trolley Tours
- Hiking & Bike Trails

COMMERCIAL REAL ESTATE



MEDIA SERVICES

**TURN YOUR PROPERTY INTO A
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- TOP OF THE LINE VIDEO/PHOTOGRAPHY
- DYNAMIC AERIAL DISPLAYS
- 3-D MODELING/VIRTUAL TOURS
- VIRTUAL ENHANCEMENTS/STAGING
- PROPERTY CONVERSIONS
- PROFESSIONAL & EXCITING NARRATION

We're a media company partnered with a commercial real estate firm.

We understand what it takes to promote commercial property!

Check us out on our YouTube Channel:

COMMERCIAL INC

COMMERCIAL INC - CRES CORP INTERNATIONAL

Then give us a call to see what we can do with your property!

Jerome Rivas: 786-312-6576 Benny Spensieri: 813-391-1545



Commercial Real Estate & Financial Services

CRES Corp International, LLC (CCI) is a Commercial Real Estate firm offering brokerage, finance and management services.

Our unique business model brings to our property owners and investors the means to get transactions completed where all parties are satisfied.

CRES Corp International offers the **Preferred Investor Program (PIP)**, where our clients receive the following benefits:

Property Owners

- No Exclusive Listing Agreement
- Property introduced only to Pre-Qualified Investors who:
 - Have Sufficient Funds for RE Purchases
 - Have Experience in Investing
 - Make Reasonable Offers

Investors

- Receive Information on "Off-Market" Property
- Receive information on "Pre-Listed" Property
- Minimal Competition
- Great Price on their RE Purchases

CRES Corp International specializes in the following commercial property:

- Apartments
- Hotels
- MHP/RV
- Office Buildings/Complexes
- Medical Offices & Centers
- Vacant Land (Development)

For further information contact Benny Spensieri – 813-391-1545 or Benny@CRESCorpLLC.com.