

COPY

DELIVER TO: City of Fort Pierce, Purchasing Division, Room 101 100 North U.S. #1 Fort Pierce, FL 34950 MAIL TO: City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	REVISED REQUEST FOR PROPOSALS and PROPOSAL ACKNOWLEDGMENT
Contact: Latonya Hubbard, (772) 467-3102	RFP No: 2020-013
Mandatory Pre- Bid Conference Date: N/A	RFP Title: REDEVELOPMENT OF 1100 BLOCK OF AVENUE D
Mandatory Pre-Bid Conference Location: N/A	Bid Opening Location: Purchasing Division, Room 101 100 North U.S. #1 Ft. Pierce, Florida 34950
Bid Due Date & Time: 3:00 PM, TUESDAY, FEBRUARY 11, 2020	If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.
Bidder Name: <i>The Doyen Company</i> <hr/> Mailing Address: <i>6526 S Kanner Hwy</i> <i># 127</i> <hr/> <hr/>	I hereby certify that this proposal is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this proposal for the proposer. X <i>M. Masondo</i> Authorized Signature (Manual)
City, State, Zip Code: <i>Stuart, FL 34997</i>	Typed or Printed Name: <i>Masebenzi Masondo</i>
Type of Entity (Place a check or X): <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Proprietorship	Title: <i>AMBR</i>
Incorporated in the State of: <i>FL</i> Year: <i>2011</i>	Delivery in _____ days, ARO
Phone Number: <i>772-249-6972</i>	Payment Terms: Net 30 Days
Fax Number: <i>-</i>	FEIN or SS Number: <i>38-3846517</i>
E-Mail Address: <i>the doyencompany@gmail.com</i>	Local Business: <input type="checkbox"/> Y <input checked="" type="checkbox"/> N MWBE: <input type="checkbox"/> Y <input checked="" type="checkbox"/> N
Bid Security is attached, when required, in the amount of \$ _____ F.O.B. DESTINATION	If returning as a "No Bid" state reason:

THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID

CITY OF FORT PIERCE PROPOSER'S CHECKLIST



This checklist is provided to assist each Proposer in the preparation of their proposal response. Included in this checklist are important requirements, which is the responsibility of each Proposer to submit with their response in order to make their response fully compliant. This checklist is only a guideline~ it is the responsibility of each Proposer to read and comply with the Request for Proposal in its entirety.

Check "Yes" or "No" to each of the following:

	YES	NO
Is Request for Proposal cover page (page 1) completed, signed and attached?	<u>✓</u>	<u> </u>
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked.	<u>✓</u>	<u> </u>
Include proof of proper licensing as stated in proposal documents. (NOT APPLICABLE).	<u> </u>	<u> </u>
Include proof of proper insurance and if we are selected, agree to meet the City's insurance requirements, as stated in proposal documents (NOT APPLICABLE).	<u> </u>	<u> </u>
Proposal envelope is marked accordingly.	<u>✓</u>	<u> </u>
Are three (3) complete proposal packages included (one original and two copies) and one electronic copy (PDF) on a USB Flash Drive of sealed proposals?	<u>✓</u>	<u> </u>
Is each Addendum (when issued) signed and included?	<u>✓</u>	<u> </u>

PLEASE SIGN AND RETURN WITH PROPOSAL *[Signature]*

January 24, 2020



CITY OF FORT PIERCE

REDEVELOPMENT OF 1100 BLOCK OF AVENUE D

RFP NO. 2020-013

ADDENDUM NO. 1

The purpose of this addendum is to advise vendors that minor changes were inadvertently overlooked in preparation of the proposal documents. Please disregard the original document and use the **REVISED** proposal document, attached for preparing your submission.

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: Masondo
Manual

Signature: Masebenzi Masondo
Typed or Printed

Company Name: The Doyen Company

Address: 6526 S. Kanner Hwy. #127
Stuart, FL 34997

Date: 02/17/2020

/lh

February 10, 2020



CITY OF FORT PIERCE
REDEVELOPMENT OF 1100 BLOCK OF AVENUE D
RFP NO. 2020-013
ADDENDUM NO. 2

The purpose of this addendum is to extend the proposal due date **from 3:00PM, Tuesday, February 11, 2020** to:

3:00PM, TUESDAY, FEBRUARY 18, 2020

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: *M. Masondo*
Manual

Signature: *Msebenzi Masondo*
Typed or Printed

Company Name: *The Doyen Company*

Address: *6526 S Kanner Hwy #127*
Stuart, FL 34997

Date: *02/17/2020*

/lh

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ATTACHMENT A
PROPERTY NARRATIVE



PROPOSAL RESPONSE FORM

1100 Block Avenue D

Property Address

The Doyen Company

Print or Type Name of Buyer(s)

6526 S Kanner Hwy #127, Stuart, FL 34997

Address (Street / City, State and Zip Code)

772-249-6972

Area Code and Telephone Number

Proposed Use of Property:

*see
Please "Tab A"*

(Use additional sheets, if necessary)

Proposed Property Improvements:

please see Tab B

(Use additional sheets, if necessary)

Timetable for Making Improvements:

please see Tab C

(Use additional sheets, if necessary)

ATTACHMENT A
PROPERTY NARRATIVE

page 2



PROPOSAL RESPONSE FORM

1100 Block Avenue D

Property Address

Proposed Job Creation:

Please See Tab D

(Use additional sheets, if necessary)

Business Plan (attachment):

Please See Tab E

(Use additional sheets, if necessary)

Financial Plan (attachment):

Please See Tab F

(Use additional sheets, if necessary)

Exceptions to Request for Proposal (attachment):

Please See Tab G

(Use additional sheets, if necessary)

Signature of Buyer(s)

Date

Proposed Use of Property:

The proposed use of the lots located at 1134 and 1138 of Avenue D, Ft. Pierce, FL is for a six unit multifamily rental development not to exceed thirty - five feet in height. The desire is to purchase the land for \$10,000 to aid in securing financing for the project; however in the event a sale is not an option, it is proposed that a lease of \$1200 per year for 99 years be established for the lots.

Proposed Property Improvements:

The suggested improvements to the lots located at 1134 and 1138 of Avenue D, Ft. Pierce, FL include six apartments of 650 square feet and parking lot of nine parking spaces. Each apartment will house two bedrooms, one bath, washer, dryer, and a kitchen appliance suite including a dishwasher. The complex will also have hurricane protection for windows and consist of 3,900 square feet of airconditioned and heated space. Concept drawings will be provided within 30 days of request.

Timetable for Making Improvements:

The projected development timetable is eighteen months from entering into an agreement with the City of Ft. Pierce. The time table is broken up as follows: six months for site plan preparation and approvals, ten months for construction, and two months to select qualified tenants.

Proposed Job Creation:

The proposed jobs created are to be in the construction industry and consistent with the standard number of jobs associated with a similar development to the one proposed.

Business Plan:

The proposed development's business plan consists of building and stabilizing the development with qualified tenants. Given the criteria asked for in the RFP, a viable use of the property calls for a modern, efficient, multifamily development. With aged housing stock in the area and significant demand for rentals, the economic climate allows for an alternative to current rental options. Tenants are price sensitive and often sacrifice quality for affordability given prior experience in the market. It is possible to provide value and quality with resourceful multifamily housing in the community.

Based on market trends, it is proposed to build a six unit multifamily development of 650 square foot apartments with customary amenities and nine parking spaces. Units will rent between \$850 - \$900 per month. Estimated building costs for the development would range from \$100 - \$115 per square foot. A comprehensive process for construction will be developed upon finding a suitable general contractor. The implementation of the development process will be conducted in partnership with Jeremiah Baron & Co.'s Development Division. Please find a description of that firm's prior development experience in TAB I - Past Experiences.

Marketing of the development and acquisition of tenants will be conducted by the real estate agency Engel & Völkers. Engel & Völkers understands the market having leased homes in the surrounding area for its customers. Please see example A, B, & C1 - C2 as evidence in TAB I. Qualified tenants must show strong character and fitness including a strong rental history and being employed at the same job for more than 12 months. The combined household income of tenants must be at least three times the rent price. Please see attached area comparable properties of leased properties, examples D, E, & F in this section to help justify the demand for the proposed development. These units were on the market for less than two weeks which is evidence of high demand. Rental housing in conditions subpar to the proposed development were absorbed by the market very quickly. This fact leads one to believe that higher quality housing options for a marginally higher cost would also be consumed in the subject property market.

Given the experience and knowledge of the team, the actors understand the market and have the means to deliver on the RFP's requests. Demand for affordable rental housing is high. With a balanced approach of effective use of space and budget management, one can offer contemporary, attainable, rental apartments per this business plan's goal.

List Price: **\$750**
Rented Price: **\$750**

Rental



ML #: **R10282239** Status: **Rented/Leased** LP/SF: **\$1.50**
SubType: **Duplex/Triplex/Quadplex** HOPA: **No HOPA**
Address: **322 N 11th Street, Unit #B, Fort Pierce, FL 34950**
Area: **7070 - Harmony Heights** ML# For Sale:
County: **St. Lucie** For Sale: **No**
List Type: **Excl Right of Sale**
Legal: **RE-S/D OF W 1/2 OF BLK 1 OF FAIRMAUR PARK N 27.5 FT OF LOT 6 AND ALL LOT 7 (OR 3761-1140)**
Directions: **N on US1 towards Ft. Pierce. Left on Orange Ave and Right on 11th St.**

Subdivision: **Fairmaur Park Re S/D Of W 1/2 Of Blk 1**
Frnt Exp: **E** Unit Flr #: **1**
Parking: **/Street**
Waterfront: **No**
Priv Pool: **No**
SP/SF: **\$1.50** SP/LP Ratio: **100.00%**

Level	Room	Dimension	Level	Room	Dimension	Level	Room	Dimension
M	Kitchen	0 X 0	M	Liv Rm	0 X 0	M	Main Bdrm	0 X 0
BRs Existing:	1		Baths Full:	1		Baths Half:	0	
SqFt Liv Area/Src:	500/Tax Rolls		SqFt Total:	500		Pet Fee:		
Pets Allowed:	Yes		Pet Size:	21-30 lbs		# Pets Allowed:	1 Pet	
Min Days Lease:	365		# Park Space:	0		Year Built:	0	
Min Days Lse Info:			Park Restricts:			Total Units in Bldg:	2	
Section 8:			Avail Date:	07/01/2016		# of Stories:	1.00	

Rental Info

Rental Info January:	Annual	Rental Info 1st Month Dep:	450.00
Rental Info February:	Annual	Rental Info Last Month Dep:	0.00
Rental Info March:	Annual	Rental Info Furn Annual Rent:	
Rental Info April:	Annual	Rental Info Furn Seasonal Rent:	
Rental Info May:	Annual	Rental Info Furn Off Season Rent:	
Rental Info June:	Annual	Rental Info Unfurn Annual Rent:	\$0
Rental Info July:	Annual	Rental Info Unfurn Seasonal Rent:	
Rental Info August:	Annual	Rental Info Unfurn Off Season Rent:	
Rental Info September:	Annual	Rental Info Pet Fee:	Yes
Rental Info October:	Annual	Rental Move In Req:	First and security
Rental Info November:	Annual	Tenant Pays:	Cable, Electric, Sewer, Water
Rental Info December:	Annual		

Features

Units in Cmpx:	2	Flooring:	Carpet, Vinyl Floor
Mst Bed Bath:	Separate Shower	Furnishings:	Unfurnished
Appl/Equip Incl:	Microwave, Range, Refrigerator	Remarks:	
Cooling:	Central, Electric		
Heating:	Central, Electric		

Broker Remarks: **No appointment necessary. Schedule on showtime.**

Security:	None	RATIO SP to Orig LP:	1.66667	RATIO CP to SqFt:	1.50
Subdiv Amenities:	No Amenities	App Fee Amt:	100.00	App Fee Paid By:	
RATIO SP to LP:	1.00000	Allow AVM:	Yes	Allow Blogging:	Yes
App Fee YN:		IDX Opt In:		Zillow/Trulia:	
VOW Y/N:	Yes				
Address Display:	Yes				
Owner Name:	N/A	Owner Phone:			
Var Dual Rate:	No				
Comm Renew:	No	Comp Basis:		Comp 1st Mo Rent:	
Trns Brkr Cmp:	\$200	Non Rep Comp:	\$200	Buyer Broker:	\$200
Orig Entry Timestp:	11/09/2016	Orig List Price:	\$450	Contr Search Date:	10/31/2019
List Date:	11/09/2016	Pending Date:	11/18/2016	Available Date:	07/01/2016
Expire Date:				CDOM:	9
List Agent:	Stacy Lee Sweet (RML276534240)			Cell Phone:	772-646-3508
List Agent Email:	sweetsales05@gmail.com			Direct Phone:	
List Office:	Nex Gen Realty & Property Mgmt (RML801446)			Office Phone:	772-812-4349
Showing Instruct:	Vacant				
Leasing Agent:	Maria L Rodriguez (RML20016176)				
Leasing Agt Email:	rodriguez.lourdes@yahoo.com				
Leasing Office:	Nex Gen Realty & Property Mgmt (RML801446)				
Furnished:	No	Leased Date:	10/31/2019		

List Price: **\$850**
 Rented Price: **\$850**



Rental

ML #: **R10583265** Status: **Rented/Leased** LP/SF: **\$0.98**
 SubType: **Single Family Detached** HOPA: **No HOPA**
 Address: **1311 Avenue J Fort Pierce, FL 34950**
 Area: **7070 - Harmony Heights** ML# For Sale:
 County: **St. Lucie** For Sale: **No**
 List Type: **Excl Agency**
 Legal: **MUSTAINE`S S/D BLK A LOT 4 (OR 4046-582)**
 Directions: **NORTH ON 13TH ST TO AVENUE K, RIGHT ON K, LEFT ON 12TH, RIGHT ON AVENUE J**

Subdivision: **MUSTAINE'S SUBDIVISION**
 Frnt Exp: **E** Unit Flr #: **1**
 Waterfront: **No**
 Priv Pool: **No**
 SP/SF: **\$0.98** SP/LP Ratio: **100.00%**

Level	Room	Dimension	Level	Room	Dimension	Level	Room	Dimension
	Kitchen	9 X 9		Liv Rm	14 X 12		Main Bdrm	12 X 12
BRs Existing:	2		Baths Full:	1		Baths Half:	0	
SqFt Liv Area/Src:	864/Tax Rolls		SqFt Total:	1,008		Pet Fee:		
Pets Allowed:	Yes		Pet Size			# Pets Allowed		
Min Days Lease:	365		# Park Space:	0		Year Built:	1983	
Min Days Lse Info:			Park Restricts:			Total Units in Bldg:		
Section 8:			Avail Date:	12/05/2019		# of Stories:	1.00	

Rental Info

Rental Info January:	Annual	Rental Info 1st Month Dep:	850.00
Rental Info February:	Annual	Rental Info Last Month Dep:	850.00
Rental Info March:	Annual	Rental Info Furn Annual Rent:	
Rental Info April:	Annual	Rental Info Furn Seasonal Rent:	
Rental Info May:	Annual	Rental Info Furn Off Season Rent:	
Rental Info June:	Annual	Rental Info Unfurn Annual Rent:	
Rental Info July:	Annual	Rental Info Unfurn Seasonal Rent:	
Rental Info August:	Annual	Rental Info Unfur Off Season Rent:	
Rental Info September:	Annual	Rental Info Pet Fee:	Yes
Rental Info October:	Annual	Rental Move In Req:	1ST, LAST, SECURITY. MIN 580 CREDIT SCORE AND MUST MAKE 3 TIMES THE RENT AMOUNT MONTHLY
Rental Info November:	Annual	Tenant Pays:	Cable, Electric, Sewer, Water
Rental Info December:	Annual		

Features

Mst Bed Bath: **None**
 Appl/Equip Incl: **None**
 Restrictions: **None**
 Cooling: **Electric**
 Heating: **Electric**
 Flooring: **Carpet, Laminate**
 Furnishings: **Unfurnished**

Remarks

Broker Remarks: **USE SHOWING TIME FOR ALL SHOWINGS. THE APPLICATIONS AND CRITERIA ARE IN THE DOCUMENTS TAB OF THE MLS. ALL ROOM SIZES ARE APPROXIMATE. THANKS FOR SHOWING.**

RATIO SP to LP:	1.00000	RATIO SP to Orig LP:	1.00000	RATIO CP to SqFt:	0.98
App Fee YN:		App Fee Amt:	75.00	App Fee Paid By:	
VOW Y/N:	Yes	Allow AVM:	Yes	Allow Blogging:	Yes
Address Display:	Yes	IDX Opt In:		Zillow/Trulia:	
Owner Name:	on record	Owner Phone:			
Comm Renew:	No	Comp 1st Mo Rent:			
Trns Brkr Cmp:	\$300.00	Buyer Broker:	\$300.00		
Orig Entry Timestp:	12/05/2019	Contr Search Date:	01/05/2020		
List Date:	12/05/2019	Available Date:	12/05/2019	CDOM:	13
Expire Date:					
List Agent:	Jason M Coley (RML20003548)	Cell Phone:	772-201-5229		
List Agent Email:	jason@teamcoley.com	Direct Phone:	772-201-5229		
List Office:	Atlantic Shores Rlty Expertise (RML802699)	Office Phone:	772-228-2111		
Showing Instruct:	Schedule Online				
Leasing Agent:	Jason M Coley (RML20003548)				
Leasing Agt Email:	jason@teamcoley.com				
Co-Leasing Agt:	Carl D Hilton				
Leasing Office:	Atlantic Shores Rlty Expertise (RML802699)				
Furnished:	No	Leased Date:	01/05/2020		

List Price: **\$1,076**
Rented Price: **\$1,076**

Rental



ML #: **R10584133** Status: **Rented/Leased** LP/SF: **\$1.02**
SubType: **Single Family Detached** HOPA: **No HOPA**
Address: **1508 Ave O Fort Pierce, FL 34950**
Area: **7070 - Harmony Heights** ML# For Sale:
County: **St. Lucie** For Sale: **No**
List Type: **Excl Agency**
Legal: **IRENE PLAZA BLK 2 LOTS 10 AND 11 (OR 3515-1707)**
Directions: **Avenue O between N 16th St. and N 15th St.**

Subdivision: **IRENE PLAZA**
Frnt Exp: **S** Unit Flr #: **1**
Parking: **1/Detached Carport**
Waterfront: **No**
Priv Pool: **No**
SP/SF: **\$1.02** SP/LP Ratio: **100.00%**

Level	Room	Dimension	Level	Room	Dimension	Level	Room	Dimension
	Kitchen	8 X 10		Liv Rm	10 X 12		Main Bdrm	11 X 11
BRs Existing:	3		Baths Full:	1		Baths Half:	0	
SqFt Liv Area/Src:	1,056/Tax Rolls		SqFt Total:	1,482		Pet Fee:		
Pets Allowed:	Yes		Pet Size:			# Pets Allowed:		
Min Days Lease:	365		# Park Space:	1		Year Built:	1954	
Min Days Lse Info:			Park Restricts:			Total Units in Bldg:		
Section 8:			Avail Date:	12/10/2019		# of Stories:	1.00	

Rental Info

Rental Info January:	Annual	Rental Info 1st Month Dep:	1,100.00
Rental Info February:	Annual	Rental Info Last Month Dep:	1,100.00
Rental Info March:	Annual	Rental Info Furn Annual Rent:	
Rental Info April:	Annual	Rental Info Furn Seasonal Rent:	
Rental Info May:	Annual	Rental Info Furn Off Season Rent:	
Rental Info June:	Annual	Rental Info Unfurn Annual Rent:	
Rental Info July:	Annual	Rental Info Unfurn Seasonal Rent:	
Rental Info August:	Annual	Rental Info Unfurn Off Season Rent:	
Rental Info September:	Annual	Rental Info Pet Fee:	Yes
Rental Info October:	Annual	Rental Move In Req:	
Rental Info November:	Annual	Tenant Pays:	None
Rental Info December:	Annual		

Features

Mst Bed Bath:	None	Flooring:	Other
Interior Feats:	Stack Bedrooms	Furnishings:	Unfurnished
Appl/Equip Incl:	Range, Refrigerator, Water Heater - Elec		
Restrictions:	Other		
Cooling:	Central		
Heating:	Central		
RATIO SP to LP:	1.00000	RATIO SP to Orig LP:	0.97818
App Fee YN:		App Fee Amt:	100.00
VOW Y/N:	Yes	Allow AVM:	Yes
Address Display:	Yes	IDX Opt In:	
Owner Name:	Of Record	Owner Phone:	
Comm Renew:	No	Comp 1st Mo Rent:	
Trns Brkr Comp:	4.17%	Buyer Broker:	4.17%
Orig Entry Timestp:	12/09/2019	Contr Search Date:	12/30/2019
List Date:	12/09/2019	Available Date:	12/10/2019 CDOM:
Expire Date:		Cell Phone:	954-415-0734
List Agent:	Venessa Brown (RML276538168)	Direct Phone:	954-415-0734
List Agent Email:	venessa.brown@sellingsunsetrealty.com	Office Phone:	954-415-0734
List Office:	Selling Sunset Realty LLC (RML276562921)		
Showing Instruct:	Appointment Only		
Leasing Agent:	Venessa Brown (RML276538168)		
Leasing Agt Office:	venessa.brown@sellingsunsetrealty.com		
Leasing Office:	Selling Sunset Realty LLC (RML276562921)		
Furnished:	No	Leased Date:	12/30/2019

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Information herein may not be accurate. Persons relying on above information are advised to personally verify said information before relying upon same.

Financial Plan:

Source of Financing – The development team anticipates the financing stack to be 25% equity from the general partners and 75% from private nonconventional lenders at favorable terms.

Estimated Net Operating Income – See Attachment

1134 & 1138 Ave D		Estimated NOI		# of Units	6
Scenario 1				Unit Size	650 SqFt
Income				Scenario 1	\$ 850
	Rents	\$	61,200	Scenario 2	\$ 900
	Late Fees	\$	450		
	Other	\$	2,000		
	Total				
			\$ 63,650		
Expenses					
	Taxes	\$	7,000		
	Reserves	\$	3,000		
	Insurance	\$	4,500		
	Maintenance	\$	3,500		
	Total				
			\$ 18,000		
	Net Income				
			\$ 45,650		

Scenario 2

Income					
	Rents	\$	64,800		
	Late Fees	\$	450		
	Other	\$	2,000		
	Total				
			\$ 67,250		
Expenses					
	Taxes	\$	7,000		
	Reserves	\$	3,000		
	Insurance	\$	4,500		
	Maintenance	\$	3,500		
	Total				
			\$ 18,000		
	Net Income				
			\$ 49,250		

Exceptions to Request for Proposal:

Though the proposal suggests entering into a lease arrangement with the City of Ft. Pierce, it is asked that the City's lease request be waived and the property be sold to the proposal provider for \$10,000 to help in the bidder's quest to secure financing.

1134 Ave D RFP References

Name: Jose Toscano

Firm: JJT & MFG LLC

Title: Manager

Address: 7958 PINES BLVD. #130, PEMBROKE PINES, FL 33024

Telephone: 305-915-0675

Nature of Association: Customer – Listed and Leased Property

Name: Jennifer Segala

Firm: Gateway School of Real Estate

Title: Owner & Instructor

Address: 309 SE Osceola St. Suite 204, Stuart, FL 34994

Telephone: 772-919-2687

Nature of Association: Real Estate Instructor

Name: John Gonzalez

Firm: Engel & Völkers

Title: Broker/Owner

Address: 600 SE Ocean Blvd., Stuart, FL 34994

Telephone: 772-494-6999

Nature of Association: Broker

Cross Property 360 Property View

2406 N 45th Street, Fort Pierce, FL 34946

Listing

List Price: **\$1,000**
Rented Price: **\$1,000**

Rental



ML #: **M20008984** Status: **Rented/Leased** LP/SF: **\$0.98**
 SubType: **Single Family Detached** HOPA: **No HOPA**
 Address: **2406 N 45th Street, Fort Pierce, FL 34946**
 Area: **7070 - Harmony Heights** ML# For Sale:
 County: **St. Lucie** For Sale: **No**
 List Type:
 Legal: **HARMONY HEIGHTS NO 4 BLK 16 LOT 5 AND N 1/2 OF LOT 6 (OR 3697-752; 3723-115)**
 Directions: **From South, take US 1 to Juanita. Turn LEFT on to Juanita, and then turn RIGHT on to 45th Street. Continue on 45th Street to a stop sign and after the stop sign, the home will be on your right. From the North, take US 1 to Juanita. Turn RIGHT on Juanita, and then turn RIGHT on to 45th Street. Continue on 45th Street to a stop sign, and after the stop sign, the home will be on your right.**

BRs Existing: **2**
 SqFt Liv Area/Src: **1,022**
 Pets Allowed: **Yes**
 Min Days Lease: **365**
 Min Days Lse Info:
 Section 8:

Subdivision: **Harmony Heights 04**
 Frnt Exp: **W** Unit Flr #:
 Parking: **/Free, Trucks Allowed**
 Waterfront: **No**
 Priv Pool: **No**
 SP/SF: **\$0.98** SP/LP Ratio: **100.00%**
 Baths Full: **1** Baths Half: **0**
 SqFt Total: **1,022** Pet Fee: **Yes**
 Pet Size: **31-40 lbs** # Pets Allowed: **Up to 2 Pets**
 # Park Space: **0** Year Built: **1955**
 Park Restricts: **No** Total Units in Bldg:
 Avail Date: **01/01/2001** # of Stories: **1.00**

Rental Info

Rental Info January: Annual	Rental Info 1st Month Dep: 1,000.00
Rental Info February: Annual	Rental Info Last Month Dep: 1,000.00
Rental Info March: Annual	Rental Info Furn Annual Rent:
Rental Info April: Annual	Rental Info Furn Seasonal Rent:
Rental Info May: Annual	Rental Info Furn Off Season Rent:
Rental Info June: Annual	Rental Info Unfurn Annual Rent: \$1,000
Rental Info July: Annual	Rental Info Unfurn Seasonal Rent:
Rental Info August: Annual	Rental Info Unfurn Off Season Rent:
Rental Info September: Annual	Rental Info Pet Fee:
Rental Info October: Annual	Rental Move In Req:
Rental Info November: Annual	Tenant Pays: Cable, Electric, Water
Rental Info December: Annual	

Features

Mst Bed Bath: **Mstr Bdrm - Ground, Combo Tub/Shower**
 Appl/Equip Incl: **Range, Range - Electric, Refrigerator, W/D Hookup**
 Miscellaneous: **No Garage**
 Cooling: **Central**
 Heating: **Central**
 Flooring: **Ceramic Tile**
 Furnishings: **Unfurnished**

Remarks

Broker Remarks: **Home is recorded as a 2 bedroom, 1 bath residence on the tax rolls; however, the great room in the rear of the home has a closet and a separate entry way from the rest of the house, so it could be an additional bedroom. Compensation is 1/2 of the first month's rent.**

Public Remarks: **This comfortable and affordable single family home is minutes away from Historic Downtown Ft. Pierce and the downtown waterfront. It fits the needs of anyone looking for access to US1 and a nice sized yard. The owner of the home has recently painted the home inside and out. Though no garage, behind the home there is a lockable utility closet for various equipment. This home also has washer and dryer hook ups. All tenants are subject to a background and credit check. This costs \$30. The pet deposit is \$150 and non-refundable.**

Security: **None**
 Subdiv Amenities: **No Amenities**
 Governing Bodies: **None**

RATIO SP to LP: 1.00000	RATIO SP to Orig LP: 1.00000	RATIO CP to SqFt: 0.98
Com Area Sec Dep: 0.00	Membership:	
App Fee YN: No	App Fee Amt:	App Fee Paid By:
VOW Y/N: Yes	Allow AVM: No	Allow Blogging: No
Address Display: Yes	IDX Opt In: Yes	Zillow/Trulia: Yes
Internet: FL Properties, Realtor.com		

Comm Renew: No	Comp Basis:	Comp 1st Mo Rent: 0.50
Orig Entry Timestp: 12/28/2017	Orig List Price: \$1,000	Contr Search Date: 01/23/2018
List Date: 12/25/2017	Pending Date: 01/20/2018	Available Date: 01/01/2001 CDOM: 26
Expire Date: 12/31/2018		

List Agent: **Msebenzi Masondo (3356013)** Cell Phone: **772-249-6972**
 List Agent Email: **msebenzi.masondo@evusa.com** Direct Phone: **772-249-6972**
 List Office: **Engel & Volkers Stuart (279000855)** Office Phone: **772-494-6999**
 Showing Instruct: **Call Listing Agent, Call Listing Office, Combo Lockbox, Key in LO, Schedule Online, Vacant**
 Alternate Contact: **772-249-6972**
 Leasing Agent: **Msebenzi Masondo (3356013)**
 Leasing Agt Email: **msebenzi.masondo@evusa.com**
 Leasing Office: **Engel & Volkers Stuart (279000855)**

Example **B**

Cross Property 360 Property View

1140 N 39th Street, Fort Pierce, FL 34947

Listing

List Price: **\$1,000**
 Rented Price: **\$1,000**



Rental

ML #: **M20017023** Status: **Rented/Leased** LP/SF: **\$0.99**
 SubType: **Single Family Detached** HOPA: **No HOPA**
 Address: **1140 N 39th Street, Fort Pierce, FL 34947**
 Area: **7070 - Harmony Heights** ML# For Sale:
 County: **St. Lucie** For Sale: **No**
 List Type:
 Legal: **SUNLAND GARDENS BLK 26 LOT 22 (0.18 AC) (OR 3630-1640; 3682-1943)**
 Directions: **I-95: Exit FL-68 E/Orange Ave, head EAST towards N 39th St, turn LEFT onto 39th St, and drive until Ave M; the home will be on the right US1: Head WEST on Orange Ave towards N 39th St, turn RIGHT onto 39th St, and drive until Ave M; the house will be on the right**

BRs Existing: **3**
 SqFt Liv Area/Src: **1,014**
 Pets Allowed: **Yes**
 Min Days Lease: **365**
 Min Days Lse Info:
 Section 8:

Subdivision: **Sunland Gardens**
 Parking: **1**
 Waterfront: **No**
 SP/SF: **\$0.99** SP/LP Ratio: **100.00%**
 Baths Full: **1** Baths Half: **0**
 SqFt Total: **1,014** Pet Fee: **Yes**
 Pet Size: **< 20 lb** # Pets Allowed: **Up to 2 Pets**
 # Park Space: **1** Year Built: **1978**
 Park Restricts:
 Avail Date: **03/23/2019** Total Units in Bldg:
 # of Stories: **1.00**

Rental Info

Rental Info January: **Annual**
 Rental Info February: **Annual**
 Rental Info March: **Annual**
 Rental Info April: **Annual**
 Rental Info May: **Annual**
 Rental Info June: **Annual**
 Rental Info July: **Annual**
 Rental Info August: **Annual**
 Rental Info September: **Annual**
 Rental Info October: **Annual**
 Rental Info November: **Annual**
 Rental Info December: **Annual**

Rental Info 1st Month Dep:
 Rental Info Last Month Dep:
 Rental Info Furn Annual Rent:
 Rental Info Furn Seasonal Rent:
 Rental Info Furn Off Season Rent:
 Rental Info Unfurn Annual Rent: **\$1,000**
 Rental Info Unfurn Seasonal Rent:
 Rental Info Unfurn Off Season Rent:
 Rental Info Pet Fee:
First Month Rent, \$1500 Security Deposit, Background Check, Credit Check
 Rental Move In Req:
 Tenant Pays: **Cable, Electric, Gas, Sewer, Water**

Features

Mst Bed Bath: **Mstr Bdrm - Ground**
 Interior Feats: **Stack Bedrooms**
 Exterior Feats: **None**
 Appl/Equip Incl: **Range, Refrigerator**
 Restrictions: **None**
 Miscellaneous: **No Garage, Security Deposit, Tenant Approval**
 Cooling: **Central, Electric** Flooring: **Ceramic Tile**
 Heating: **Central, Electric** Furnishings: **Unfurnished**

Remarks

Broker Remarks: **- Tenants must pay a nonrefundable \$30 fee for a criminal background check and a credit check by our office - Lockbox is on the backdoor - Please leave lights on after showing - Please do not call the office with questions; please call the listing agent**

Public Remarks: **Looking for a home in a convenient location? This property is a nice choice! The 3 bedroom, 1 bathroom home with a carport is on a quarter acre of land which gives one plenty of outdoor space. Located minutes away from I-95 and US1 in the Sunland Gardens area of Ft. Pierce, it is easy to get onto any major road way to get to work, the shops, or to school. In order to move in, tenants need first month's rent and a security deposit of \$1500. Every person over the age of 18 living in the home must submit to a credit and background check of a non-refundable cost of \$30 per person.**

Security: **None**
 Subdiv Amenities: **No Amenities**
 Governing Bodies: **None**
 RATIO SP to LP: **1.00000** RATIO CP to SqFt: **0.99**
 Com Area Sec Dep: **0.00** Membership:
 App Fee YN: **No** App Fee Amt:
 VOW Y/N: **Yes** Allow AVM: **No** App Fee Paid By:
 Address Display: **Yes** IDX Opt In: **Yes** Allow Blogging: **No**
 Internet: **FL Properties, Realtor.com** Zillow/Trulia: **Yes**
 Owner Name: **Withheld** Owner Phone:
 Comm Renew: **No** Comp Basis:
 Orig Entry Timestp: **03/22/2019** Orig List Price: **\$1,000** Comp 1st Mo Rent: **0.50**
 List Date: **03/21/2019** Pending Date: **04/03/2019** Contr Search Date: **04/04/2019**
 Expire Date: **03/31/2020** Available Date: **03/23/2019** CDOM: **13**
 List Agent: **Msebenzi Masondo (3356013)** Cell Phone: **772-249-6972**
 List Agent Email: **msebenzi.masondo@evusa.com** Direct Phone: **772-249-6972**
 List Office: **Engel & Volkers Stuart (279000855)** Office Phone: **772-494-6999**
 Showing Instruct: **Call Listing Agent, Combo Lockbox, Schedule Online, Vacant**
 Alternate Contact: **772-249-6972**

Example C1

Cross Property 360 Property View

2908 Dunbar Street, Fort Pierce, FL 34947

Listing

List Price: **\$850**
 Rented Price: **\$850**

Rental



ML #: **M20014199** Status: **Rented/Leased** LP/SF: **\$0.90**
 SubType: **Single Family Detached** HOPA: **No HOPA**
 Address: **2908 Dunbar Street, Fort Pierce, FL 34947**
 Area: **7060 - Orange Blossom Mall Area** ML# For Sale:
 County: **St. Lucie** For Sale: **No**
 List Type:
 Legal: **BUNCHE PARK BLK 1 LOT 15 (OR 3722-2389; 3777-1407)**
 Directions: **FROM I-95: Take I-95 to Exit 131 East, turn LEFT on 29th Street, then turn RIGHT on Dunbar FROM US-1: Take US1 to Orange Ave West, turn RIGHT on 29th Street, then turn RIGHT on Dunbar**

Subdivision: **Bunche Park**
 Waterfront: **No**
 Priv Pool: **No**
 SP/SF: **\$0.90** SP/LP Ratio: **100.00%**

BRs Existing: **2**
 SqFt Liv Area/Src: **942**
 Pets Allowed: **Yes**
 Min Days Lease: **365**
 Min Days Lse Info:
 Section 8: **No**

Baths Full: **1**
 SqFt Total: **942**
 Pet Size: **31-40 lbs**
 # Park Space: **0**
 Park Restricts:
 Avail Date: **10/10/2018**

Baths Half: **0**
 Pet Fee: **Yes**
 # Pets Allowed: **Up to 2 Pets**
 Year Built: **1955**
 Total Units in Bldg:
 # of Stories: **1.00**

Rental Info

Rental Info January: **Annual**
 Rental Info February: **Annual**
 Rental Info March: **Annual**
 Rental Info April: **Annual**
 Rental Info May: **Annual**
 Rental Info June: **Annual**
 Rental Info July: **Annual**
 Rental Info August: **Annual**
 Rental Info September: **Annual**

Rental Info 1st Month Dep: **850.00**
 Rental Info Last Month Dep: **850.00**
 Rental Info Furn Annual Rent:
 Rental Info Furn Seasonal Rent:
 Rental Info Furn Off Season Rent:
 Rental Info Unfurn Annual Rent: **\$850**
 Rental Info Unfurn Seasonal Rent:
 Rental Info Unfurn Off Season Rent:
 Rental Info Pet Fee:

Rent is \$850/mo; Tenants Must Pay First Month's Rent, Last Month's Rent, Security Deposit; Tenants Must Submit the Renter's Application; Tenants Must Pass a Background and Credit Check; Tenants Must Provide Proof of Employment; Tenants Should Provide References from Past or Current Landlords and/or Employers; Pets: Refundable Deposit of \$250 per pet; Up to 2 Pets allowed both of which must be less than 40lbs Cable, Electric, Gas, Water

Rental Info October: **Annual**

Rental Move In Req:

Rental Info November: **Annual**
 Rental Info December: **Annual**

Tenant Pays:

Features

Mst Bed Bath: **Combo Tub/Shower**
 Interior Feats: **Entry Lvl Lvng Area, Split Bedroom**
 Exterior Feats: **Exterior W/D Hookup, Storm/Security Shutters**
 Appl/Equip Incl: **Cooktop, Range, Range - Electric, Refrigerator, Storm Shutters, W/D Hookup, Water Heater - Elec**
 Restrictions: **BuyerTenantApproval, No Smoking**
 Miscellaneous: **Tenant Approval**
 Cooling: **Wall-Win A/C**
 Heating: **No Heat**
 Flooring: **Ceramic Tile**
 Furnishings: **Unfurnished**

Remarks

Broker Remarks: **Rent is \$850/mo; Tenants Must Pay First Month's Rent, Last Month's Rent, Security Deposit; Tenants Must Submit the Renter's Application; Tenants Must Pass a Background and Credit Check; Tenants Must Provide Proof of Employment; Tenants Should Provide References from Past or Current Landlords and/or Employers; Pets: Refundable Deposit of \$250 per pet; Up to 2 Pets allowed both of which must be less than 40lbs**

Public Remarks: **Functional, economical living in Ft. Pierce! This two bedroom, one bath home has an optional third bedroom with plenty of living space. There is a separate entrance. Utility room with washer/dryer hookup and plenty of space to garden or play in the backyard. Minutes away from I95 and downtown Ft. Pierce, this centrally located home awaits!**

Security: **None**
 Subdiv Amenities: **No Amenities**
 Governing Bodies: **None**

RATIO SP to LP: **1.00000** RATIO SP to Orig LP: **1.00000** RATIO CP to SqFt: **0.90**

Com Area Sec Dep: **0.00** Membership:
 App Fee YN: **No** App Fee Amt:
 VOW Y/N: **Yes** Allow AVM: **No** App Fee Paid By:
 Address Display: **Yes** IDX Opt In: **Yes** Allow Blogging: **No**
 Internet: **FL Properties, Realtor.com** Zillow/Trulia: **Yes**

Owner Name: **withheld** Owner Phone:

2/17/2020

Matrix

Example

C2

List Agent: [Jennifer Sampson \(3380056\)](#)
 List Agent Email: jennifer.sampson@evusa.com
 List Office: [Engel & Volkers Stuart \(279000855\)](#)
 Showing Instruct: **Call Listing Agent, Combo Lockbox, Key in LO, No Sign, Schedule Online, Vacant**
 Alternate Contact: **561-723-9314**
 Leasing Agent: [Jennifer Sampson \(3380056\)](#)
 Leasing Agt Email: jennifer.sampson@evusa.com
 Leasing Office: [Engel & Volkers Stuart \(279000855\)](#)
 Furnished: **No**

Cell Phone: **561-723-9314**
 Direct Phone: **561-723-9314**
 Office Phone: **772-494-6999**

Leased Date: **12/03/2018**

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Information herein may not be accurate. Persons relying on above information are advised to personally verify said information before relying upon same.

RNT Agent Full Display

Monday, February 17, 2020 10:14 AM



[Previous on List](#) [Next on List](#) [Return to List](#)

No Filing History

Fictitious Name Detail

Fictitious Name

THE DOYEN COMPANY

Filing Information

Registration Number G15000052666
Status ACTIVE
Filed Date 05/29/2015
Expiration Date 12/31/2020
Current Owners 1
County MULTIPLE
Total Pages 1
Events Filed NONE
FEI/EIN Number 38-3846517

Mailing Address

6526 S KANNER HWY
 BOX 127
 STUART, FL 34997

Owner Information

NYAMBOSE LLC
 6526 S KANNER HWY BOX #127
 STUART, FL 34997
FEI/EIN Number: 38-3846517
Document Number: L11000060951

Document Images

[05/29/2015 -- Fictitious Name Filing](#)

[Previous on List](#) [Next on List](#) [Return to List](#)

No Filing History

Msebenzi Masondo
6526 S Kanner Hwy., #127
Stuart, FL 34997
(772) 249-6972
msebenzi.masondo@evusa.com

Experience:

Engel & Völkers
Real Estate Broker Associate

Stuart, Florida
Dec 2019 – Present

Engel & Völkers
Real Estate Advisor

Stuart, Florida
July 2017 – Dec 2019

The Doyen Company
Strategist

Stuart, Florida
July 2015 – Present

- Developed company from inception
- Grew firm's portfolio of projects and brands under management
- Oversaw strategy creation and implementation for the firm's clients

The Town Mag www.thetownmag.com
Martin County Florida's First Completely Online Lifestyle Magazine
Editor and Founder

Stuart, Florida
July 2011 – May 2015

- Developed company from inception
- Produced digital content and community events
- Managed the company's finances and marketing efforts

Protect-A-Child Pool Fence Company
Special Project Coordinator

Stuart, Florida
July 2011 – May 2015

- Led in the company's social media program development
- Conducted market entry analysis and consumer focus groups
- Created digital education and marketing materials

Community Baptist Church
Intern

Stuart, Florida
Jan 2010 – May 2011

- Served as Administrative Aide to Senior Pastor
- Organized Community Based Initiatives
- Lead Mentorship Program

Education:

Indian River State College, Ft. Pierce, Florida, USA
B.A.S. in Organizational Management, 3.6 GPA;
Graduated Cum Laude

August 2005 - December 2009

Baptist Bible College, Springfield, Missouri, USA

August 2004 - May 2005

Community Involvement:

YMCA of the Treasure Coast
Board Member (2017 – Present)

Stuart, Florida

Young Professionals of Martin County
President (2017 & 2018)
Board Member (2016 – 2018)

Stuart, Florida

Jeremiah Baron
& CO.

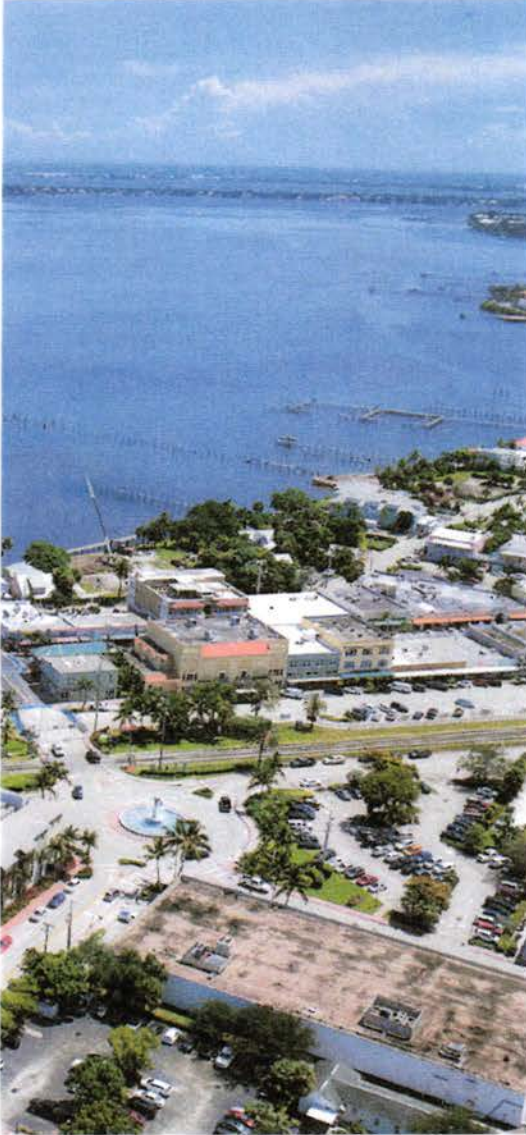
Development Division

DEVELOPMENT PORTFOLIO

PRESENTED BY
JEREMIAH BARON



TABLE OF CONTENTS



Introduction

Recent Projects

Upcoming Projects

Media Presence

Developer Bio

Jeremiah Baron
& CO.

Development Division

49 SW Flagler Ave. 3rd Floor | Stuart, FL 34994
Phone: (772) 286-5744 | Fax: (772) 286-5750
www.CommercialRealEstateLLC.com



INTRODUCTION

Our guiding principles have provided and continue to provide high quality service to our clients. We treat each client as an individual, focusing on their specific needs and unique circumstances. We strive to safeguard our clients' trust in our company. Jeremiah Baron & Co. Development Division is a Real Estate Development and Investment Firm which specializes in the acquisition, development, construction and management of commercial real estate throughout the United States and more specifically South Florida and the Treasure Coast. Jeremiah Baron's Development and Acquisitions' projects include shopping centers and freestanding single tenant build-to-suits, including triple net leases, ground up development and structured small group acquisition partnerships. Our diverse clientele include local companies, regional companies and national companies. Our main offices are located in Stuart and Palm Beach Counties Florida.

BARON SHOPPES PLAZA

2600 SE Federal Highway, Stuart FL 34994



The Baron Shoppes, a multi-tenant retail center located in Stuart, Florida newly constructed in May-2018. The property consists of a 7-suite inline shops building featuring Moe's Southwest Grille, Firehouse Subs, Great Clips, Jupiter Medical, and more. This e-commerce resistant tenant lineup includes restaurant, daily needs, car-wash, and medical uses, promoting crossover shopping and excellent tenant synergy.



Urgent Care



Great Clips®

METRO DINER

2660 SE Federal Highway, Stuart FL 34994



- **Building Size:** 3,721 SF
- **Acreage:** .94 AC
- **Frontage:** 230'
- **Year Built:** 2018
- **Construction Type:** CBS
- **Zoning:** B2
- **Land Use:** Shopping Center
- **Effective Date:** April 2018-2028

PARADISE CAR WASH

2670 SE Federal Highway, Stuart FL 34994

- **Building Size:** 5,388 SF
- **Acreage:** .67 AC
- **Year Built:** 2018
- **Construction Type:** CBS
- **Zoning:** B2
- **Land Use:** Shopping Center
- **Effective Date:** March 2018-2028



EYEGLOSS WORLD

2600 SE Federal Highway, Stuart FL 34994



- **Building Size:** 4,000 SF
- **Acreage:** .67 AC
- **Frontage:** 100'
- **Year Built:** 2018
- **Construction Type:** CBS
- **Zoning:** B2
- **Land Use:** Shopping Center
- **Effective Date:** Oct. 2018-2028

7-ELEVEN

8898 US Highway 1, Port Saint Lucie FL 34952

- **Purchased for:** \$200,000
- **Date of Purchase:** March 2013
- **Development Cost:** \$180,000
- **Sold Date:** January 2016
- **Sold For:** \$620,000
- Sold to 7-Eleven & City of Port St. Lucie



DUNKIN' DONUTS

1603 NE Jensen Beach Blvd. Jensen Beach FL 34957



- **Purchased for:** \$395,000
- **Date of Purchase:** October 2014
- **Development Cost:** \$250,000
- **Sold Date:** March 2016
- **Sold For:** \$1,475,000
- **Profit:** \$875,000

CHECKERS

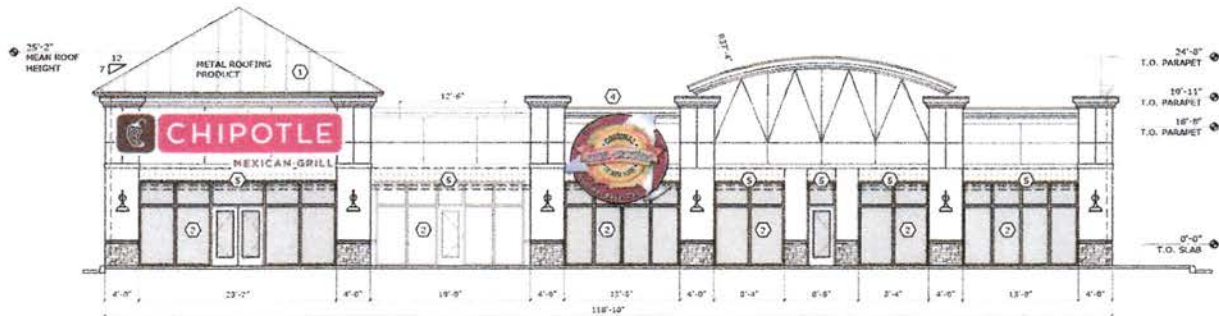
2050 US Highway 1, Fort Pierce FL 34950

- **Purchased for:** \$169,000
- **Date of Purchase:** April 2012
- **Development Cost:** \$63,000
- **Sold Date:** April 2013
- **Sold For:** \$630,000
- **Profit:** 398,000



BARON SHOPPES OF TRADITION

SW Tradition Parkway, Port St Lucie FL 34987



1 - NORTH ELEVATION

SCALE: 1/8" = 1'-0"

Jeremiah Baron & Co. is pleased to present an exceptional development opportunity consisting of five proposed buildings on a 7.85 acre parcel with about +/- 2 acres of build to suit land. The proposed site plan will feature a shopping strip, two freestanding restaurants, a freestanding retail building, plus a car wash facility.

JENSEN BEACH AUTO VAULT

NE Industrial Blvd. Jensen Beach FL 34957



February 2020 Construction Progress

Jeremiah Baron & Co. is pleased to present an exciting new development of a premiere storage community of 35 units located in Jensen Beach, Florida. Jensen Beach Auto Vault Luxury Storage will be the first of it's kind facility in the area for storing automobiles, luxury coaches, and other high value assets.

ISLAND LUXURY GARAGES

S Ocean Drive, Jensen Beach FL 34957



PRIMARY ELEVATION



TYPICAL STORAGE ELEVATION



CUSTOMER BUILDING

Jeremiah Baron & Co. is pleased to present an exceptional opportunity to rent a piece of luxury dedicated for storing your treasured collectibles of cars, motorcycles, and more!

The brand new 20,290 sf premium garage facility with an office will consist of a total of 77 enclosed climate controlled, single-story units via six buildings on a 1.93 acre site.

STUART MAGAZINE

Summer 2015 Featured Advertisement



Jeremiah Baron & CO. Development Division

Some of Our Clients:

COMING SOON



Dunkin' Donuts Under Development
1603 Jensen Beach Blvd. Jensen Beach FL



Checker's Restaurant | Fort Pierce



Gas Station Under Development | Port Saint Lucie

Our Professionals:

Jeremiah Baron | Alex Rodriguez-Torres | Eric Song | Jim Forbes | Lou Perrotta | Bill Loschii | Mike Ball | Ward Snyder
Roy Bickford | Kristin Mondo | Jack Lapo | Melissa Mercado | Douglas J. Phillips | Ana Picor
Michael B. Katz | Mark McMullen

Call (772) 286-5744
49 SW Flagler Ave. Suite 301
Stuart, FL 34994
www.CommercialRealEstateLLC.com



STUART MAGAZINE

February 2018 Featured Advertisement



BARON SHOPPES STUART, FL OPENING SPRING 2018



For Leasing Information Call or Email:

Jeremiah Baron | 772.286.5744

jbaron@commercialrealestatellc.com

Presented by:

**Jeremiah Baron
& CO.**

Development Division

www.TreasureCoastCommercialRealEstate.com



Jeremiah Baron, Developer

STUART MAGAZINE

Summer 2019 Featured in Faces of Martin County



The FACE of COMERCIAL REAL ESTATE

Jeremiah Baron & Co.
Commercial Real Estate

Jeremiah Baron is a hard-working family man with a doctorate degree in the school of hard knocks. The licensed real-estate broker is President and CEO of Jeremiah Baron & Co. Commercial Real Estate LLC, which recently developed Baron Shoppes on Federal Highway. The 30,000 square foot retail destination is anchored by such national brands as Eyeglass World, Metro Diner and Moe's Southwest Grill. "With more than \$10 million invested and more than 100 new jobs created, it's been a super success to our company and the community," he says. His firm's guiding principles of commitment, dedication and respect and his self-motivated work ethic result in deals that are in the best interest of his clients. "We treat all clients the same," he says. "Whether they are leasing a 1,000-square-foot office space or buying a \$20 million shopping center, you never know who you are dealing with, and you never judge a book by its cover." A former model who attended the Fashion Institute of Technology in New York, he now prefers to be in the trenches. "That's where the real deals are," he says. "You cannot buy the knowledge in this business; it must be learned by having your boots on the ground."

772.286.5744
treasurecoastcommercialrealestate.com

JEREMIAH BARON

President

Specialties

Income Producing properties. Specializing in shopping centers and general commercial real estate.

Education

- F.I.T. institute in Manhattan, New York with a concentration on advertising and marketing.
- Valencia College in Orlando, Florida with a concentration on Business Administration.
- Licensed Real Estate Broker. License #: BK3020087.

Professional Experience

- Negotiated and closed over hundreds of millions of dollars in real estate transactions.
- Former Broker/Owner of Square Footage Real Estate Group, Inc. which specialized in office, retail,
- warehouse leasing and acquisitions – (2005-2006)
- Broker Associate of Treasure Coast Commercial Real Estate, LLC (2006-2009)
- Vice President Of NAI SouthCoast, Inc from (2009- 2011)

