

COPPERHEAD GOLF COMMUNITY RESIDENTIAL LAND

ADDRESS NOT DISCLOSED
LEHIGH ACRES, FL

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Stephen A. Cunningham
Bryan J. Myers
Ashley Bloom

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1 PROPERTY INFORMATION

Address Not Disclosed
Lehigh Acres, FL

Property Summary



OFFERING SUMMARY

Sale Price: \$5,750,000

Lot Size: 72.6 Acres

Market: Lehigh Acres

Submarket: Copperhead
Community Association

Price / SF: \$1.82

PROPERTY OVERVIEW

Located in Rapidly Growing Lee County
Golf Course Residential Lot Development
Well Located to Highways and Commercial Amenity
Approved for 665 Units on 10 Parcels
Located within an Operating Golf Course Community

PROPERTY HIGHLIGHTS

- The Master Concept Plan for this project was initially submitted for approval in June 1999 and known as the Classic Hills Golf Community. There are two [2] Development Orders for this project: [1] Copperhead Golf Community [DOS991203400D] for 109 residential units [all are platted] was approved September 26, 2000 and was issued a Development Order – Certificate of Compliance for infrastructure and the golf course in August 2011; and [2] Copperhead Residential Development [DOS2006-00122] for 881 units [none are platted] was approved November 21, 2006 and has been extended until 2021.
- There has been a myriad of permitting and entitlement work performed on this project [see summary below]. While some has expired, a clear path to development can be determined with this asset. The current approval provides for 665 units which are composed of 192 Multi-Family Condominiums, 385 Multi-Family Townhouses, 87 Single Family Homes, and 1 Single Family Attached Villa.

Property Description



PROPERTY OVERVIEW

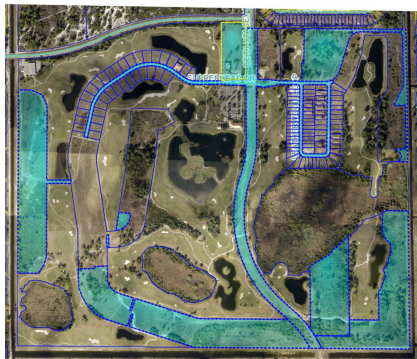
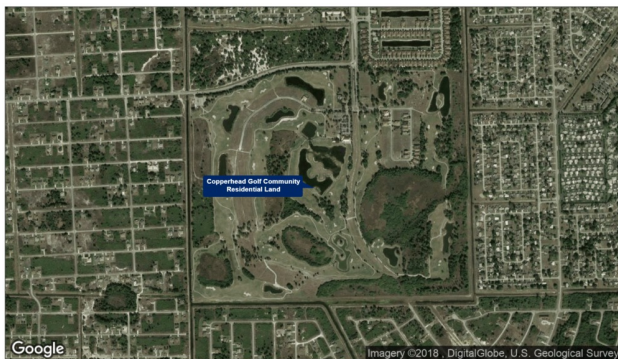
Located in Rapidly Growing Lee County
Golf Course Residential Lot Development
Well Located to Highways and Commercial Amenity
Approved for 665 Units on 10 Parcels
Located within an Operating Golf Course Community

LOCATION OVERVIEW

The Subject Property is located in Lehigh Acres, FL which is the area to the East of Interstate 75 from the Daniels Parkway Exit. The Site is located in Section 6, Township 45 South, Range 27 East, Lee County, more particularly in the Copperhead Community, Lehigh Acres, Florida 33936. The project lies approximately 1.5 miles south of Lee Blvd and north of State Road 82.

The Subject Property is located at the intersection of Beth Stacey Boulevard and Copperhead Drive. The location provides convenient access to commercial amenities at Homestead Road to the North. Given the lack of infrastructure in Lehigh Acres, the Site provides a unique opportunity to have golf course living in the Lehigh Acres market. The City of Lehigh Acres covers a vast area geographically, but the Subject Property is very well located within the community.

Lee County is located in Southwest Florida on the Gulf Coast. As of the 2010 census, the population was 618,754. The county seat and largest city are Fort Myers and Cape Coral with a population of 77,146 and 179,084 in 2016 respectively. Lehigh Acres has experienced significant growth over the years and is generally considered the primary affordable option in the County.



Parcel, Density, & Use Summary

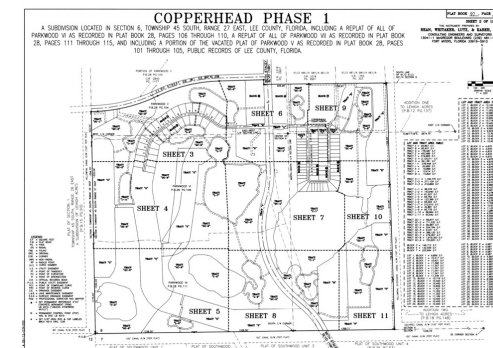
#	Strap / PIN	Acres	Density	Use
1	06-45-27-10-00003.0000	3.38	84	Multi-Family Condo
2	06-45-27-10-00007.0000	5.18	108	Multi-Family Condo
3	06-45-27-10-0000A.00CE	12.76	ROW	Right of Way
4	06-45-27-10-0000E.0010	1.57	1	Single Family Attached Villa
5	06-45-27-10-0000F.0000	11.98	146	Multi-Family Townhomes
6	06-45-27-10-0000G.0000	12.72	142	Multi-Family Townhomes
7	06-45-27-10-0000G.0020	0.43	OPEN	Open Space
8	06-45-27-10-0000G.0030	0.06	OPEN	Open Space
9	06-45-27-10-0000G.0040	16.69	87	Single Family Homes
10	06-45-27-10-0000H.0000	7.83	97	Multi-Family Townhomes
		72.60	665	Total Units

#	Strap / PIN	Acres	Density	Units Per Acre
1	Multi-Family Condo	8.56	192	22.43
2	Multi-Family Townhomes	32.53	385	11.84
3	Single Family Homes	16.69	87	5.21
4	Single Family Attached Villa	1.57	1	0.64
		59.35	665	

Permitting Summary

PERMITTING SUMMARY

- Planned Development [PD] - 97-12-179.03Z01.01 Approved 1.31.2000 with ADD2003-00031 and ADD 2006-00187
- Development Order [DO] - DOS99023400D was Approved 9.26.2000 & Final 8.4.11 & DOS2006-00124 extended to 2.25.2021
- Concurrency - CNC2006-00173 was Extended to 2.25.2021
- SWFWMD Permit - 36-03765-P Issued on 4.13.2000 and Modified 9.13.2006 which is Approved as an integrated system or can be separate from golf course & the construction phase of this permit expired on 9.13.2013
- FDEP Sewer - 48064-092-DWC/CM issued on 5.2.2007 and expired on 5.1.2012 which was an approval of a dryline sewer collection / transmissions system
- FGUA - Project #4307 Approved 2.19.2007
- Plat - Not Recorded
- HOA - Copperhead Community Association, Inc - Inactive
- CDD - Copperhead Community Development District - Inactive - No Bonds Issued



2 LOCATION INFORMATION

Address Not Disclosed
Lehigh Acres, FL

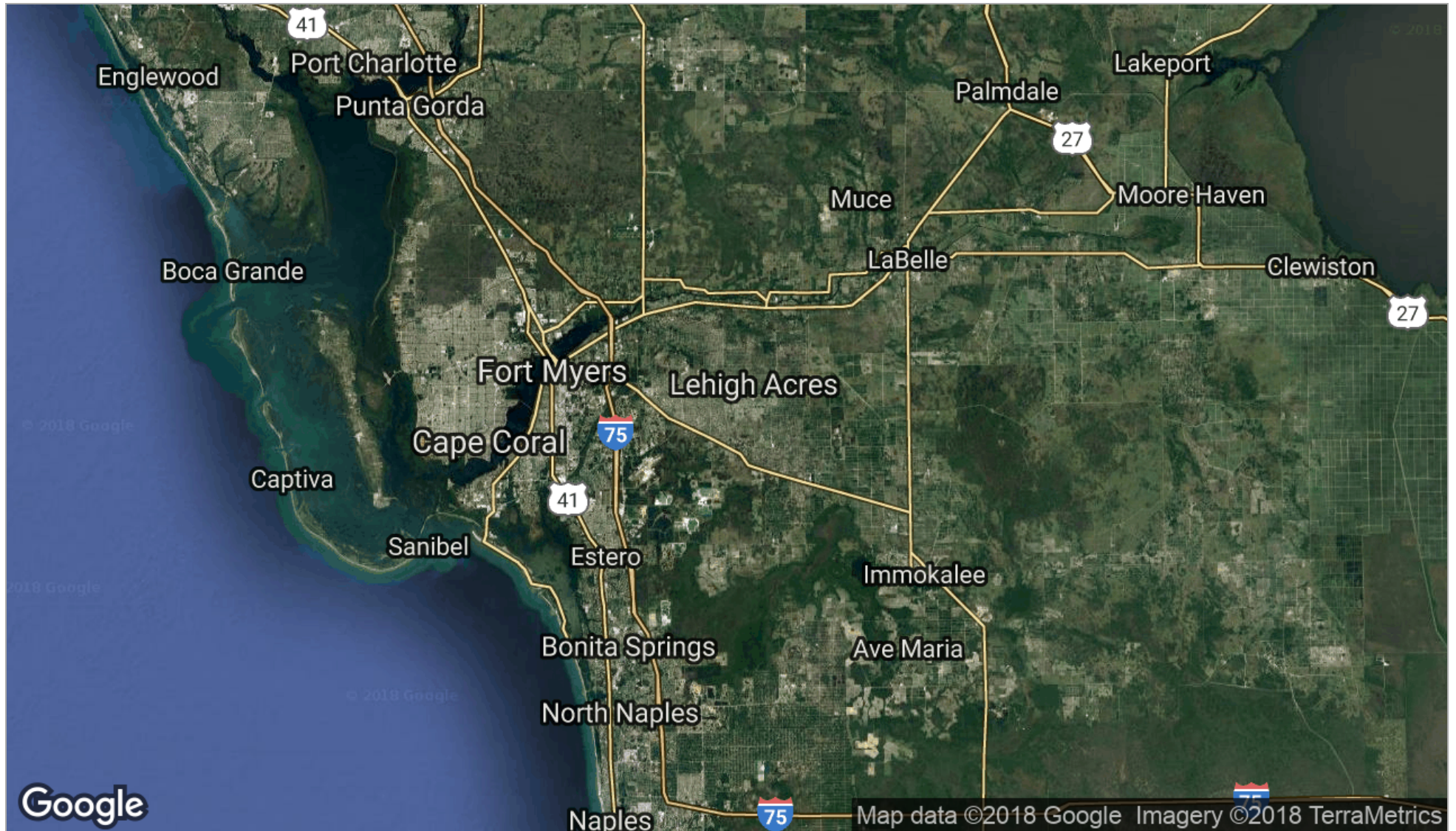


Copperhead Golf Community
Residential Land

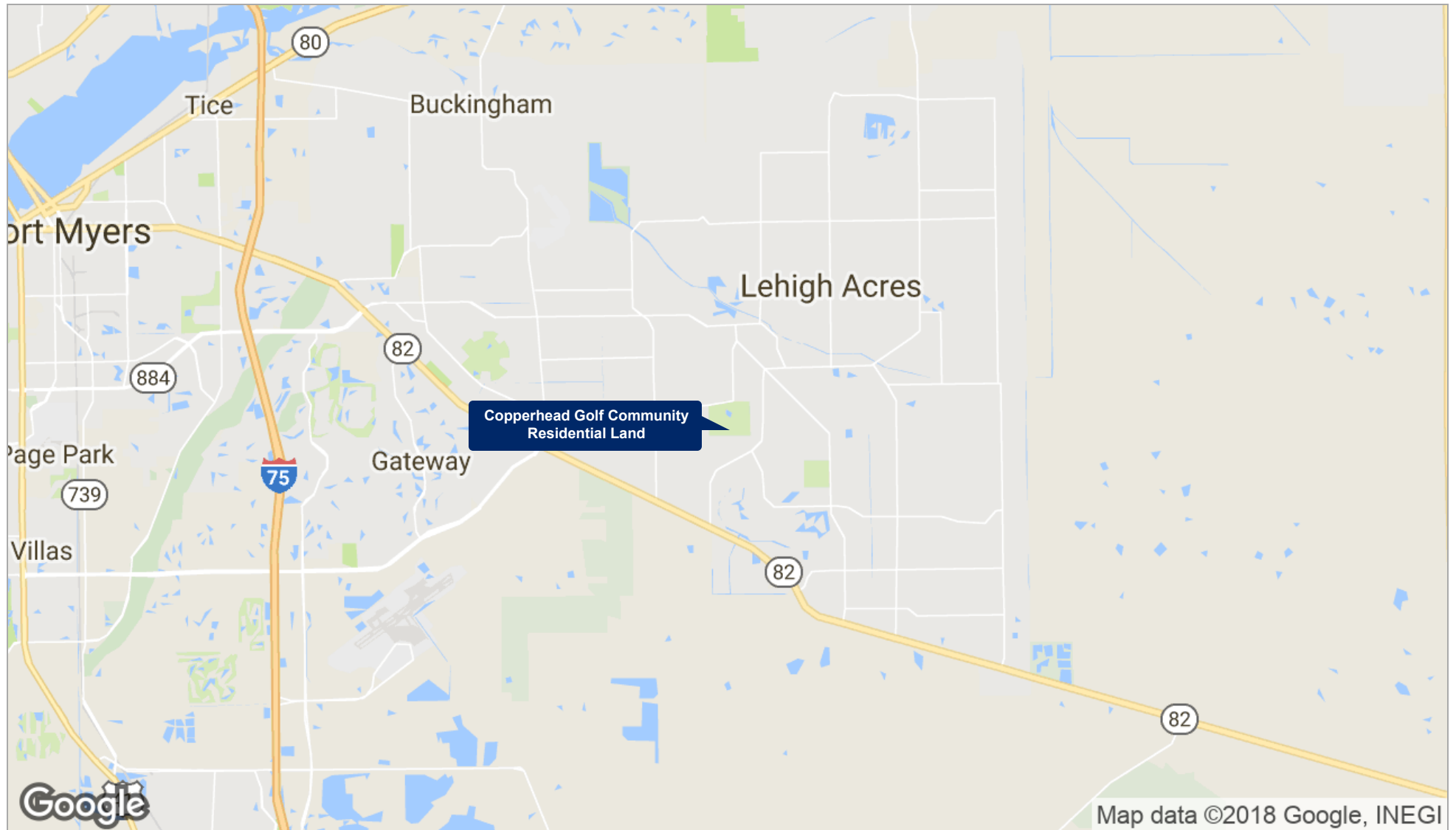
Google

Imagery ©2018 , DigitalGlobe, U.S. Geological Survey

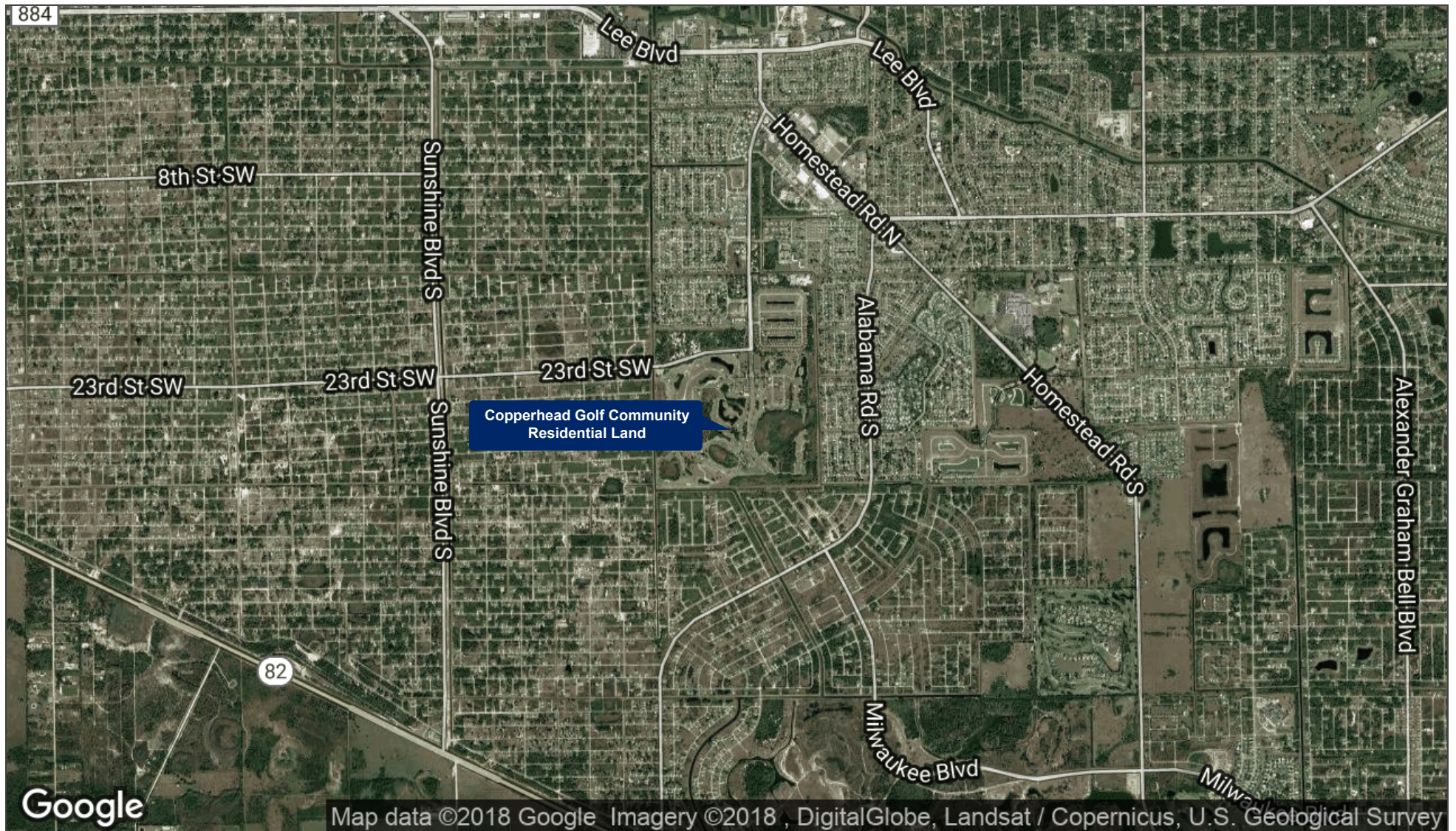
Location Maps



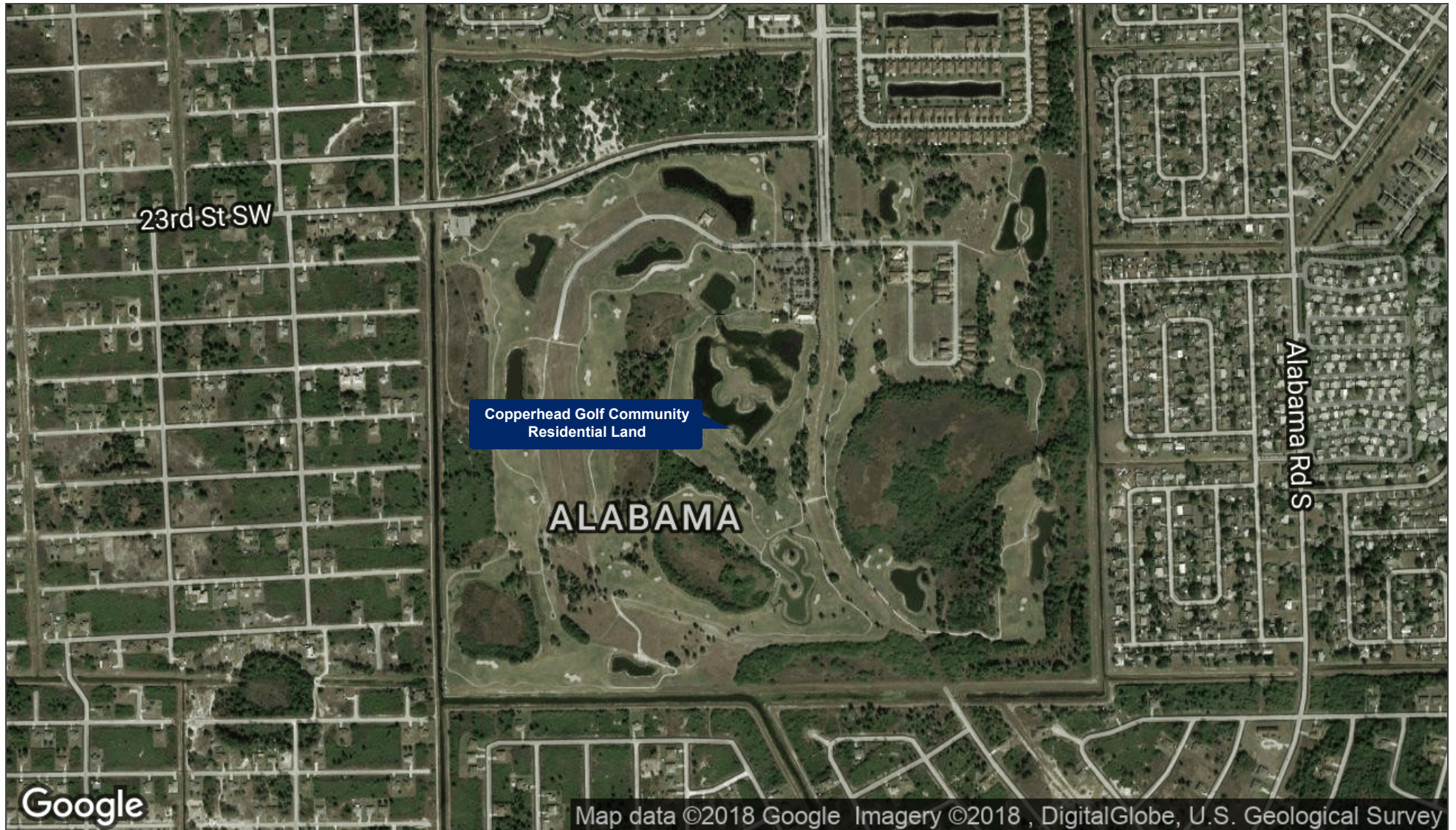
Regional Map



Aerial Map 1



Aerial Map 2



Aerial Tract Map

EXHIBIT "A" UNDEVELOPED LAND AND ROADS LEGAL DESCRIPTION



SHEET
NO.
1 of 1

EXHIBIT "A" UNDEVELOPED LAND AND ROADS LEGAL DESCRIPTION

All of Copperhead Phase 1, Plat Book 77, Pages 1 through 11 of the Public Records of Lee County, Florida; and All of Copperhead Phase 1A recorded in Instrument No. 2005000189114 of the Public Records of Lee County, Florida;

Less and Except Lots 1 and 17 Block 1, Lot 1, Block 2 Copperhead Phase 1;

Less and Except Lots 1 and 2 Block 5 Copperhead Phase 1A;

Less and Except lands conveyed in Instrument Number 2006000055661 and in Instrument Number 2007000018062 of the Public Records of Lee County, Florida; and

Less and Except Tract D, Tract GC-1, Tract GC-2, Tract GC-3, Tract GC-4, Tract GC-5, Tract GC-6, Tract GC-7, Tract GC-8, Tract GC-9, Tract C-1, Tract C-2, Tract C-3, Tract L-1, Tract L-2, Tract L-3, Tract L-4, Tract L-5, Tract L-6, Tract L-7, Tract L-8, Tract L-9, Tract L-10, and Tract L-11, Copperhead Phase 1, a subdivision, according to the plat recorded in Plat Book 77, pages 1 through 11, of the Public Records of Lee County, Florida.

LEGEND Exhibit "A" Lands

NOTES:

1. This is not a Boundary Survey. Exhibit line graphics are based on provided GIS shape file data, made available by Lee County government. Other information shown herein as per part of COPPERHEAD PHASE 1, Plat Book 77, Pages 1-11, Public Records of Lee County, Florida.

2. Map does not reflect easements, rights of way, or other information that a subsequent title search may disclose.

3. Aerial Imagery shown herein as of year 2008.



DATE: 6/15/2012 PR: NA PG: NA
PROJECT NO: 120308
SHEET: 6 TWP: 45 S. RGE: 27 E.

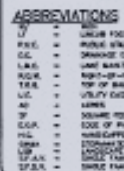
PREPARED FOR:
Arendale Holdings Corporation

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GEOSURV
SURVEYING & MAPPING
5707 19th Street W.
Bradenton, Florida 34207
Tel. 877.407.3734
Fax 888.624.5183



Address Not Disclosed
Lehigh Acres, FL



EH BUILDING GROUP II

1031 WESTFORD DRIVE, UNIT A

FORT WORTH, FLORIDA 33613

Phone: (204) 275-8721
Fax: (204) 274-8727

Banks Engineering

Professional Engineers, Planners & Land Surveyors

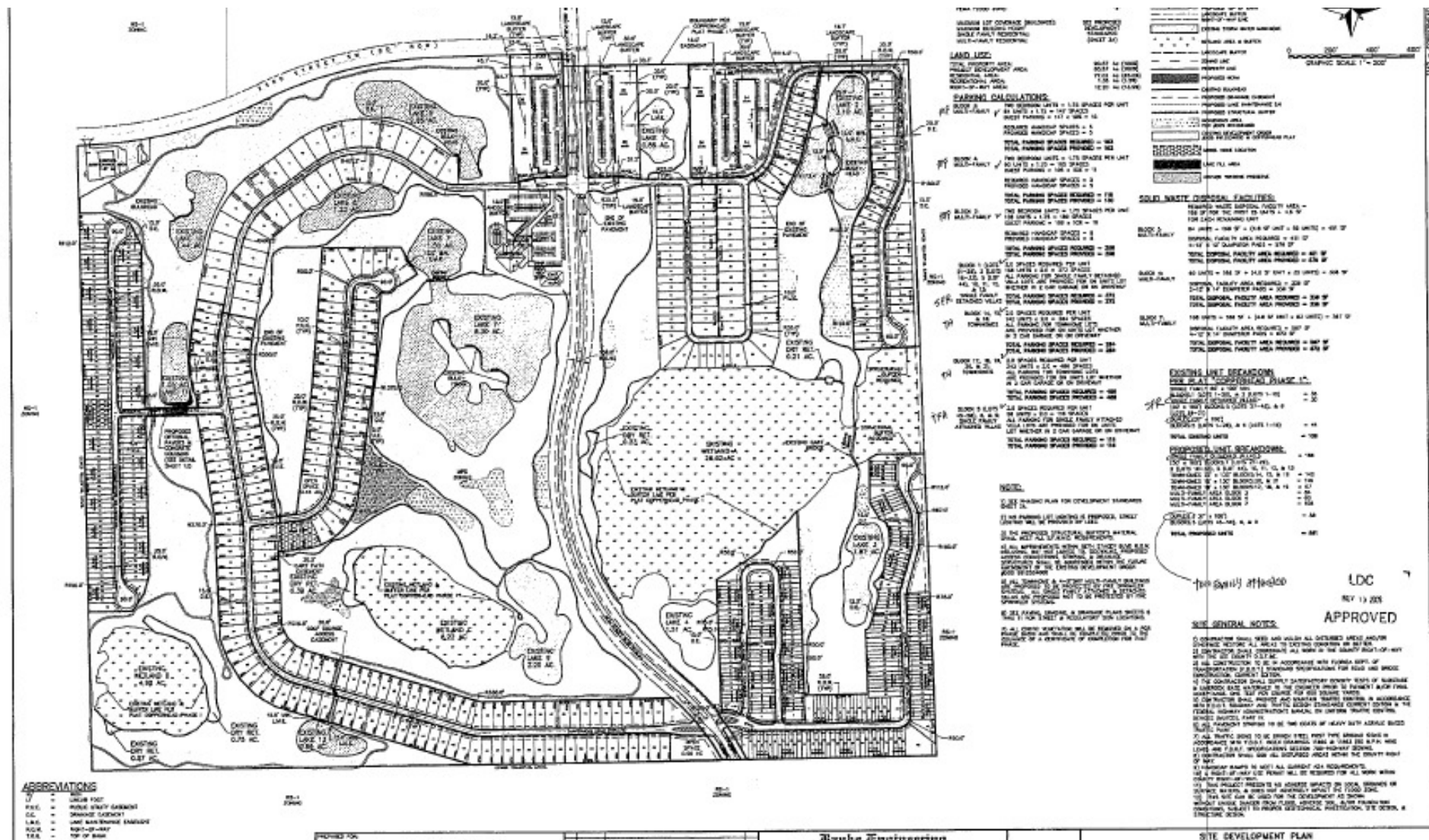
CHARLOTTE • FORT WORTH • HARTFORD • INDIANAPOLIS

Call 1-800-4-A-ROAD - 4276
 1000 East 10th Avenue
 Denver, CO 80218

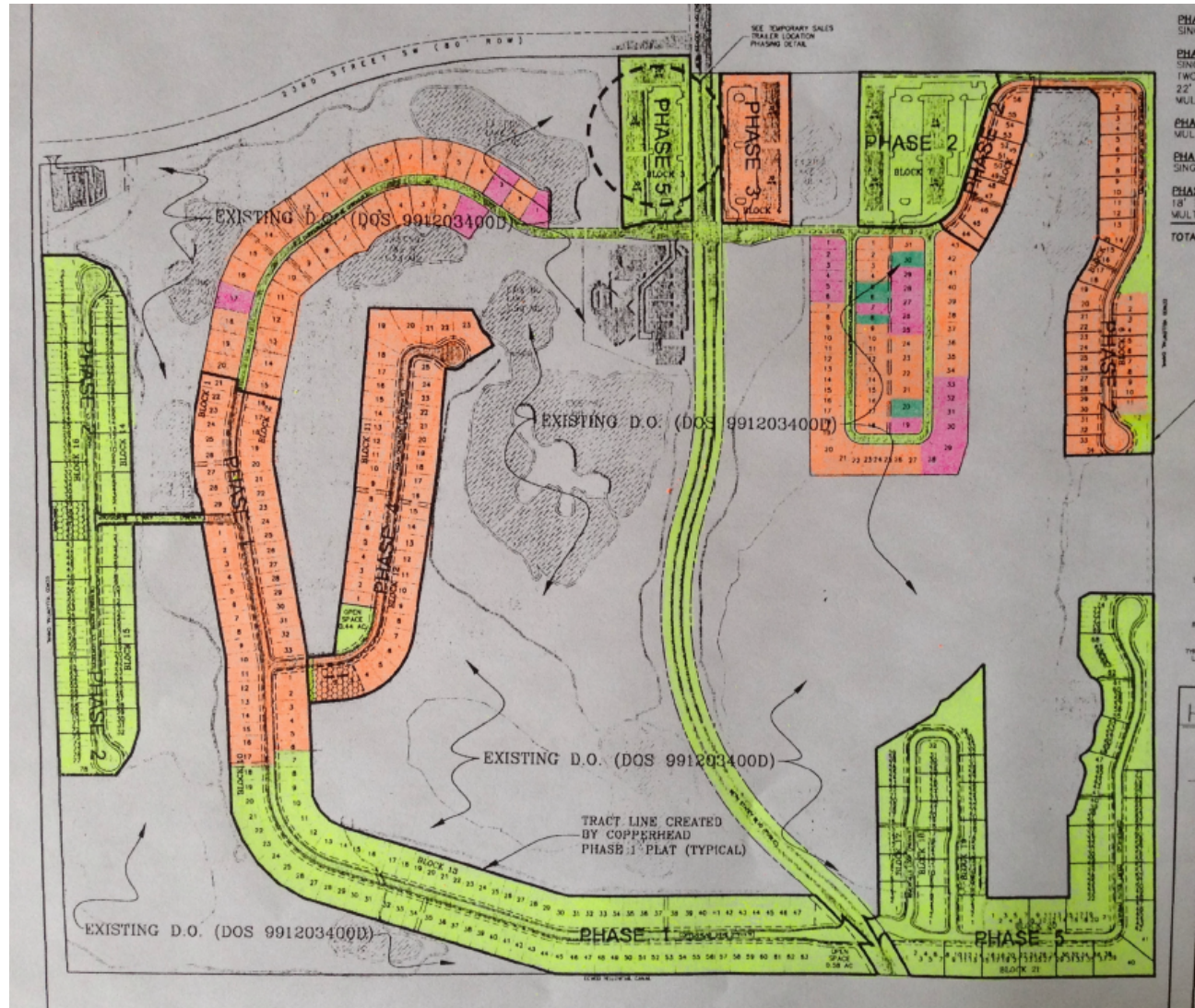
Quaternary Limited, 410 East
Main Street, Suite 200, Reno, NV 89501

SITE DEVELOPMENT PLAN
COPPERHEAD DEVELOPMENT
LEE COUNTY, FLORIDA

DATE	REVISED	ISSUED	BY	CHKD	QC'D	DATE	DET	FILE NO. 0-1-4
3-5-68	(14)	SP	CH	CT	ABC	11 * 250	3	1-45-17



Site Plan [Yellow Owned]



ALTA/ACSM Land Title Survey



ADDRESS
Copperhead Drive
Lehigh Acres, FL 33936



Title Commitment Notes:

The Surveyor has reviewed all survey related items contained in Schedule B-II of that certain Commitment for Title Insurance issued by Chicago Title Insurance Company with Order Number: 3944214, a Customer Reference Number: 1491853 and an Effective Date of January 7, 2013 at 8:00 AM and a Revision Date of 2-19-13 and has the following comments:

- 1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. **Not applicable for Surveyor's review.**
- 2. Taxes and assessments for the year 2013 and subsequent years, which are not yet due and payable. **Not applicable for Surveyor's review.**
- 3. Standard Exceptions:
 - A. Easements, claims of easements, boundary line disputes, overlaps, encroachments or other matters not shown by the public records which would be disclosed by an accurate survey of the Land. **Not applicable for Surveyor's review.**
 - B. Rights or claims of parties in possession not shown by the public records. **Not applicable for Surveyor's review.**
 - C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records. **Not applicable for Surveyor's review.**
 - D. Taxes or assessments which are not shown as existing liens in the public records. **Not applicable for Surveyor's review.**

JOB #:	VLSC13-1100
CLIENT #:	FDIC-10248
FIELD DATE:	01-18-13
DRAFTER:	BT
APPROVED:	JEW
SCALE:	

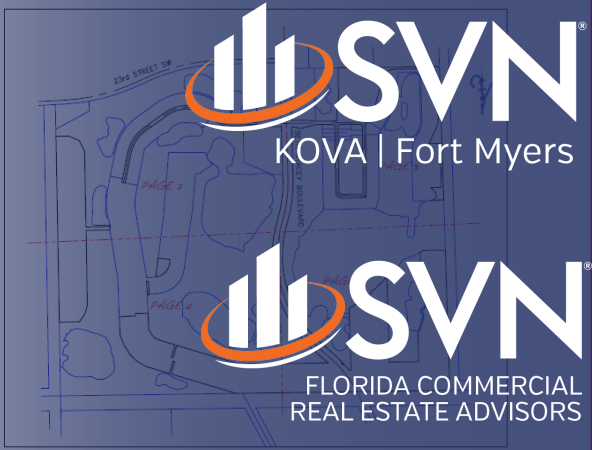
X
Borrower's Acknowledgment
and Acceptance

X
Borrower's Acknowledgment
and Acceptance

Title Commitment Notes Continued:

- 4. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land. **Not applicable for Surveyor's review.**
 - 5. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land. **Not applicable for Surveyor's review.**
 - 6. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Copperhead Phase 1, recorded in Plat Book 77, Page 1 through 11, of the Public Records of Lee County, Florida. **Subject to and any easements lying within and/or adjacent to the Subject Property are shown hereon.**
 - 7. Water and Sewer Covenants and Restrictions recorded in Deed Book 317, Page 222 and Official Records Book 10, Page 695, and as affected by instrument recorded in Official Records Book 41, Page 264, Public Records of Lee County, Florida. **Subject to however easement contained therein are blanket in nature and are not plotted hereon. Deed Book 317, Page 222 has not been furnished to Surveyor for review and has not been reviewed.**
 - 8. Terms and Provisions of Agreement between Gerald H. Gould, et.al. and Lehigh Utilities, Inc., as recorded in Official Records Book 327, Page 119, Public Records of Lee County, Florida. **Subject to, Document has not been furnished to Surveyor for review.**
 - 9. Lehigh Corporation reserves all oil, gas and mineral rights by deeds recorded in Official Records Book 430, Page 99, Official Records Book 2861, Page 1326, and Official Records Book 3016, Page 981, of the Public Records of Lee County, Florida. This reservation applies to all lands described in Schedule A, except for one-fourth mineral interest in the SE 1/4 of the SW 1/4 of Section 6 reserved by Consolidated Tomoka Land Co. as contained in Release and Quit Claim of Oil, Gas and Mineral Interest recorded in Official Records Book 1458, Page 83, and interest conveyed to Indigo Group, Inc. recorded in Official Records Book 4516, Page 2118, all of the Public Records of Lee County, Florida. **Subject to however easement(s) contained therein are blanket in nature and are not plotted hereon.**
- Lehigh Corporation has reserved the right of entry for the oil, gas and mineral rights except for the one-fourth mineral interest in the SE 1/4 of the SW 1/4 of Section 6.
- The one-fourth mineral interest reserved by Consolidated Tomoka Land Co. and subsequently conveyed to Indigo Group, Inc., the right of entry has been released by that certain Release and Quit Claim of Oil, Gas and Mineral Interest recorded in Official Records Book 1458, Page 83, of the Public Records of Lee County, Florida.
- 10. Easement granted to Florida Water Services Corporation, a Florida Corporation recorded in Official Records Book 3555, Page 1556, of the Public Records of Lee County, Florida. **Subject to and is shown hereon.**
 - 11. Grant of Easement to Sprint-Florida Incorporated recorded in Official Records Book 3575, Page 4451, of the Public Records of Lee County, Florida. **Subject to and is shown hereon.**
 - 12. Terms, covenants, conditions, easements rights, and obligations as set forth in that certain Easement granted to Lee County Electric Cooperative, Inc. recorded in Official Records Book 3720, Page 2197, of the Public Records of Lee County, Florida. **Subject to however easement contained therein are blanket in nature and are not plotted hereon.**
 - 13. Covenants, conditions, restrictions and/or easements contained in that certain Declaration of Covenants, Conditions, and Restrictions from Copperhead Home Owners Association, Inc. recorded in Official Records Book 4207, Page 1317, Amended and Restated Declaration of Covenants, Conditions and Restrictions recorded in Official Records Book 4651, Page 922, both of the Public Records of Lee County, Florida, which documents provide for easements, a private charge or assessment, and/or an option to purchase, a right of first refusal, or the prior approval of a future purchase or occupancy. **Not applicable for Surveyor's review.**
 - 14. Covenants, conditions, restrictions and provisions of that certain Golf Membership Covenant dated January 5, 2006 and recorded January 6, 2006 in Instrument No. 2006000006633, of the Public Records of Lee County, Florida. **Not applicable for Surveyor's review.**
 - 15. Deed of Conservation Easement by Jordan Holdings IV, LLC to South Florida Water Management District recorded in Official Records Instrument No. 20060000369498, of the Public Records of Lee County, Florida. **Not applicable for Surveyor's review.**
 - 16. Notice of Establishment of the Copperhead Community Development District recorded in Instrument No. 2007000269446, of the Public Records of Lee County, Florida. **Subject to, Document not furnished to Surveyor for review.**
 - 17. Notice of Development Order Approval recorded in Official Records Instrument No. 2009000108448, of the Public Records of Lee County, Florida. **Subject to, Document not furnished to Surveyor for review.**
 - 18. Survey prepared by Vision Land Service, LLC under file No. 08 778 dated October 18, 2012 under Job # VLSC13-1100 and includes items 1, 2, 3, 4, 7A, 8, 9, 1a and 14 only of Table A: **Subject to all matters contained therein and shown hereon.**

- a) Seven (7) Foot concrete paths and a Golf Course Access Easement lying along part of Tract G (Future Development) below that portion of Tract L-11 lying next to Tract G;
- b) Ten (10) Foot Public Utility Easement reserved along the North, East and South lot lines of Block 3 (Future Development) and 15 Foot Drainage Easement reserved through the Southerly Half portion of Block 3 (Future Development);
- c) Seven Foot (7 +/-) concrete path and Four (4) Foot wire fence along the North Lot line of Block 7 (Future Development), a 15 Foot Golf Course Access Easement from the North of Block 7;
- d) and Two (2) Twenty Five (25') Easements running North to South through Block 7 beginning at the Northeastly section of said Block 7; and a Drainage Easement lying along the Southeastly curve of said Block 7;
- e) 25 Foot R/W Easement recorded in Official Records Book 186, Page 180 lying along the East Side lot line on Page 3 of 5 of said survey and a Twenty (20) Foot Drainage Expansion Easement crossing that part of Tract E - Future Development along the East lot line shown on said Page 3 of 5 of said survey;
- f) Triangular Shape section of Tract G, together with Rectangular Shape Portion of Tract G, both lying to the West of Tract GC-8 are lacking formal legal descriptions and will need to be provided prior to closing. Twenty Foot Golf Course Access Easement runs through the Rectangular portion of Tract G located to the West of Tract GC-8.
- g) Six (6) Foot and Eight (8) Foot Dirt Trail/Paths lying along parts of Tract G Future Development; Golf Course Access Easement lying between Rectangular parcels located in the middle of Tract G
- h) Future Twenty (20) Foot Drainage Expansion Easement along the East Lot within Tract F Future Development as shown on Page 5 of 5.
- i) Fifteen (15) Foot Drainage Easement, Access Easement and Golf Course Access Easement reserved along South portion of Tract H Future Development as well as Seven (7) Foot and 8) Foot Concrete Paths and Dirt Paths reserved along the Southerly side of said Future Tract H Development as shown on Page 5 of 5.
- j) Ten(10) Foot Public Utility Easement shown on the West and East Sides of Tract G Future Development abutting up to Beth Stacy Boulevard, being the 106 Foot Right of Way platted as Tract L.



ACREAGE NOTES:
Tract A = 48,888 sqft (2.20 acres)
Tract B = 80,958 sqft (1.86 acres)
That Part of Tract E = 67,012 sqft (1.54 acres)
Tract F = 910,794 sqft (11.35 acres)
That part of Tract G = 1,269,201 sqft (29.03 acres)
Tract H = 241,348 sqft (7.84 acres)
Tract I = 278,801 sqft (6.37 acres)
Block 3 = 146,718 sqft (3.37 acres)
Block 7 = 229,868 sqft (5.18 acres)
Total for Subject Property = 3,156,198 sqft (72.48 acres)

4 SURVEY
Address Not Disclosed
Lehigh Acres, FL

Legal Description (as provided)

All of Copperhead Phase 1, according to the map or plat thereof as recorded in Plat Book 77, Pages 1 through 11 of the Public Records of Lee County, Florida and All of Copperhead Phase 1A according to the map or plat thereof as recorded in Official Records Instrument No. 2005000185114, of the Public Records of Lee County, Florida.

Less and Except Lots 1 and 17, Block 1, Lot 1, Block 2, Copperhead, Phase 1;
Less and Except Lots 1 and 2, Block 5, Copperhead Phase 1A;

Less and Except lands conveyed in Official Records Instrument No. 2006000035661, and in Official Records Instrument No. 2007000916062, of the Public Records of Lee County, Florida; and

Less and Except Tract D; Tract GC-1; Tract GC-2; Tract GC-3; Tract GC-4; Tract GC-5; Tract GC-6; Tract GC-7; Tract GC-8; Tract GC-9; Tract C-1; Tract C-2; Tract C-3; Tract C-4; Tract C-5; Tract C-6; Tract C-7; Tract C-8; Tract C-9; Tract L-1; Tract L-2; Tract L-3; Tract L-4; Tract L-5; Tract L-6; Tract L-7; Tract L-8; Tract L-9; Tract L-10; and Tract L-11, of the Public Records of Lee County, Florida.

NOTE:
Portions of Tract G do not appear to currently have adequate legal access to a dedicated Public street right of way.

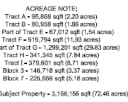
ADDITIONAL NOTES:
1. Additions or deletions to this survey by other than the signing party or parties is prohibited without the written consent of the signing party or parties.
2. The property shown herein is subject to all easements, restrictions and encumbrances which may be shown or noted on the record plat and within the public records of the county the subject property is located. The survey and resulting survey related information bears no responsibility and no warranty that are shown on a record plat or have been furnished to the Surveyor.
3. Building foot and dimensions for improvements should not be used to reconstruct existing lines.

Page 1 of 5
See Pages 2 - 5 for Boundary Information

ALTA/ACSM Land Title Survey



X Borrower's Acknowledgment and Acceptance



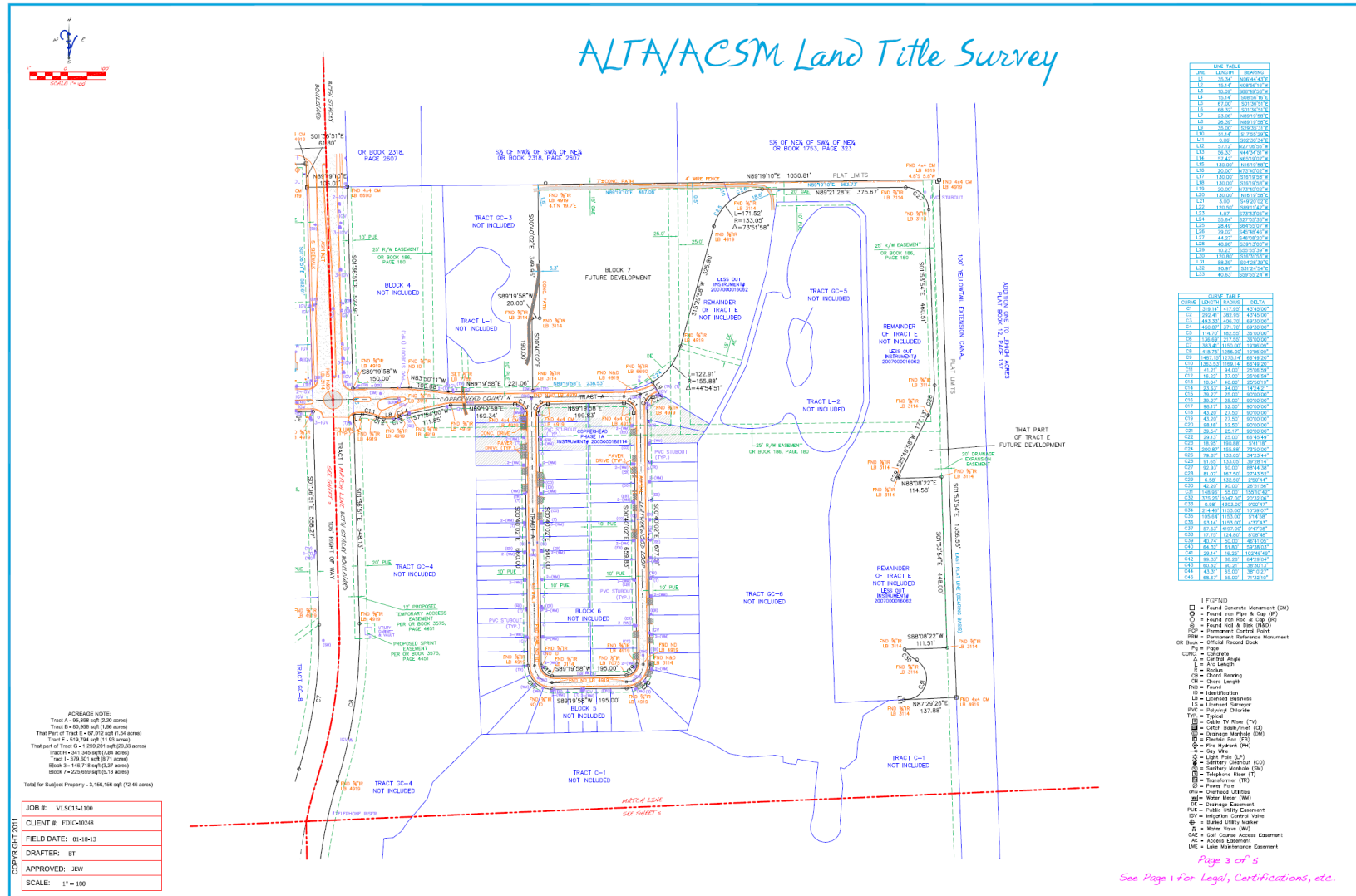
4. The property shown herein is subject to all easements, restrictions and reservations which may be shown or noted on the record plat and within the public records of the county the subject property is located. This survey only depicts survey related information such as easements and setbacks that are shown on a record plat or have been furnished to the Surveyor.

5. Building lines and dimensions for improvements should not be used to reconstruct boundary lines.

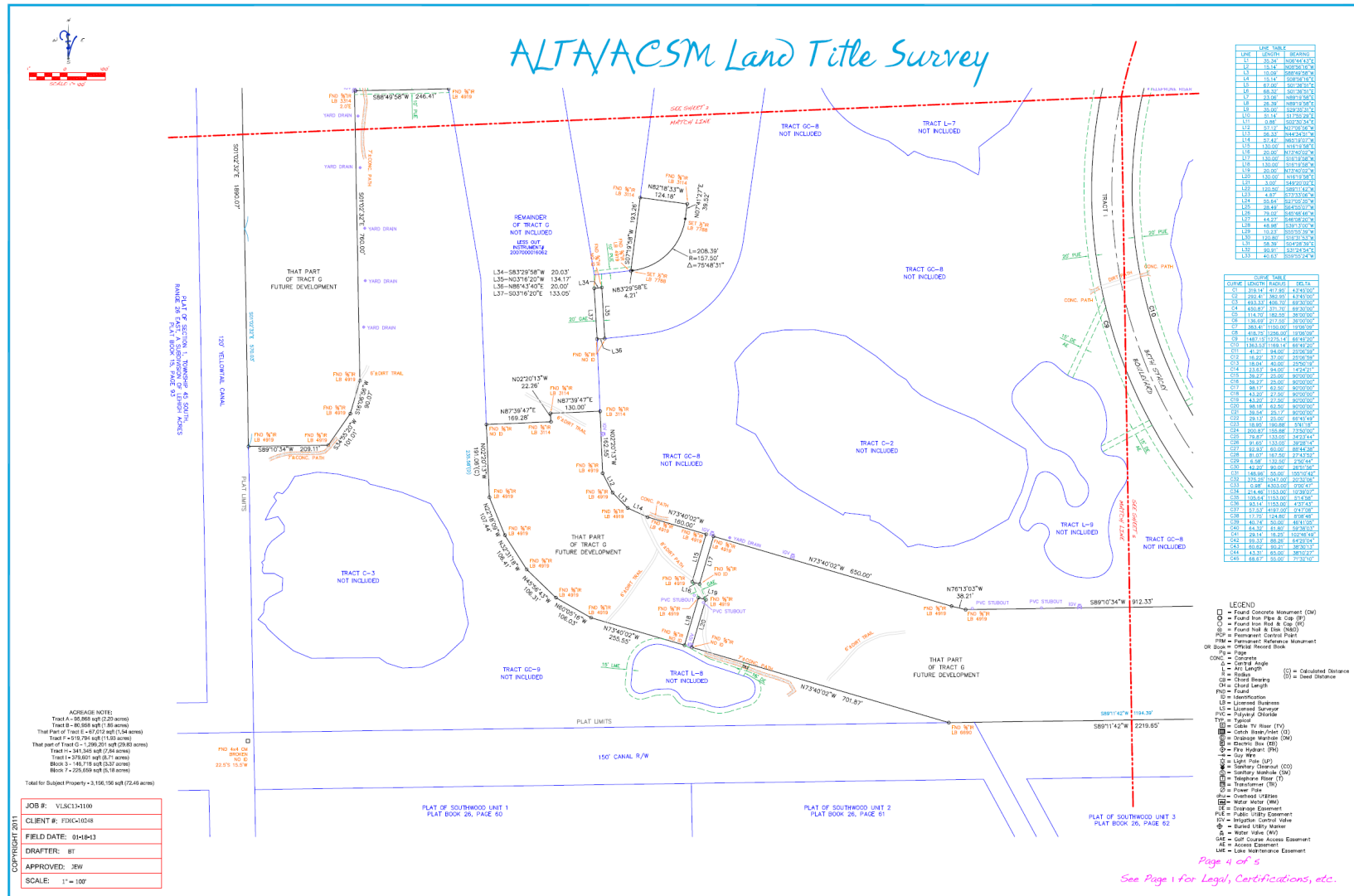
Page 1 of 5
See Pages 2 - 5 for Boundary Information

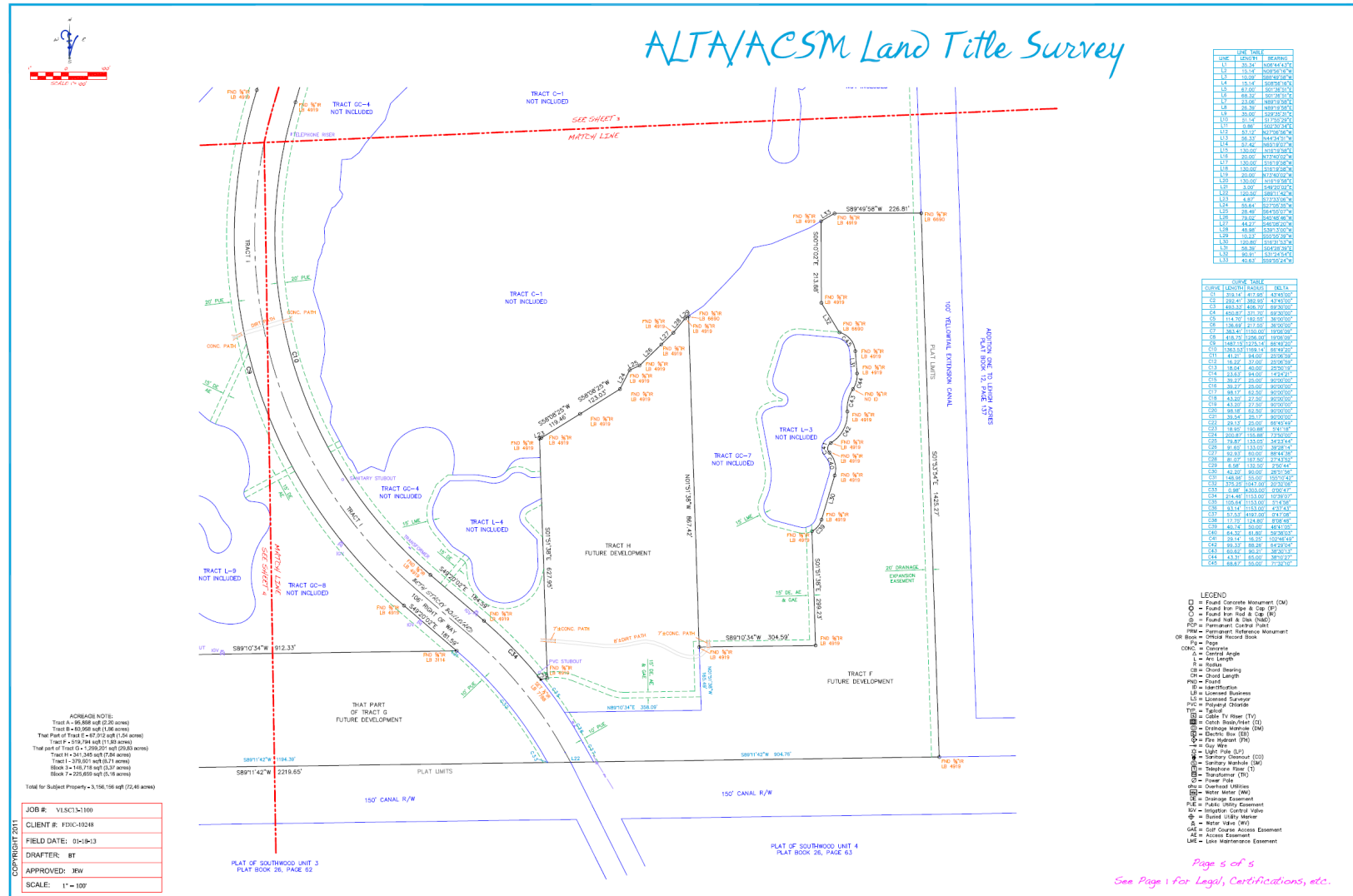
ALTA/ACSM Land Title Survey





ALTA/ACSM Land Title Survey





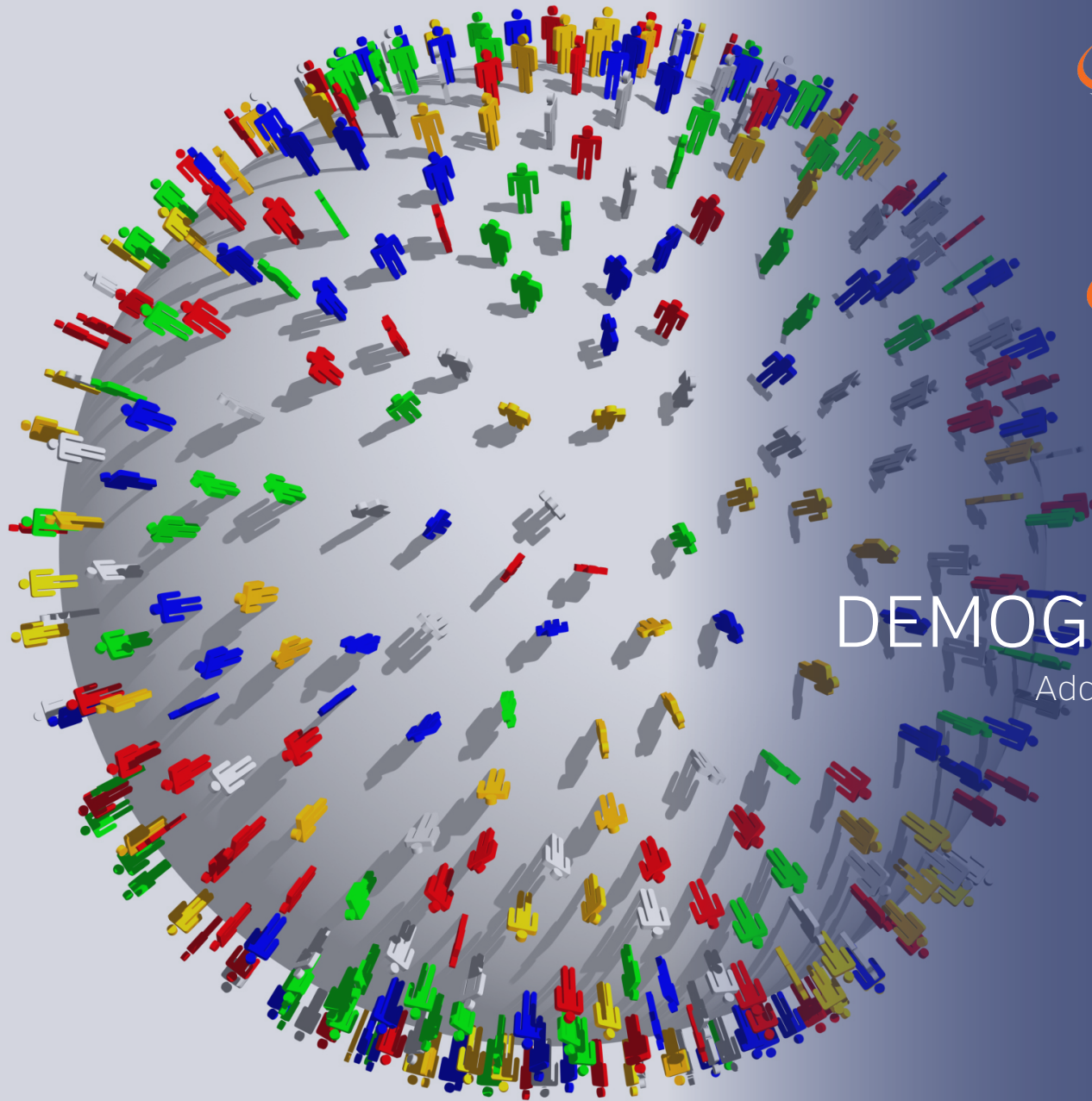


Additional Photos - Aerial Rendering



Additional Photos





6 DEMOGRAPHICS

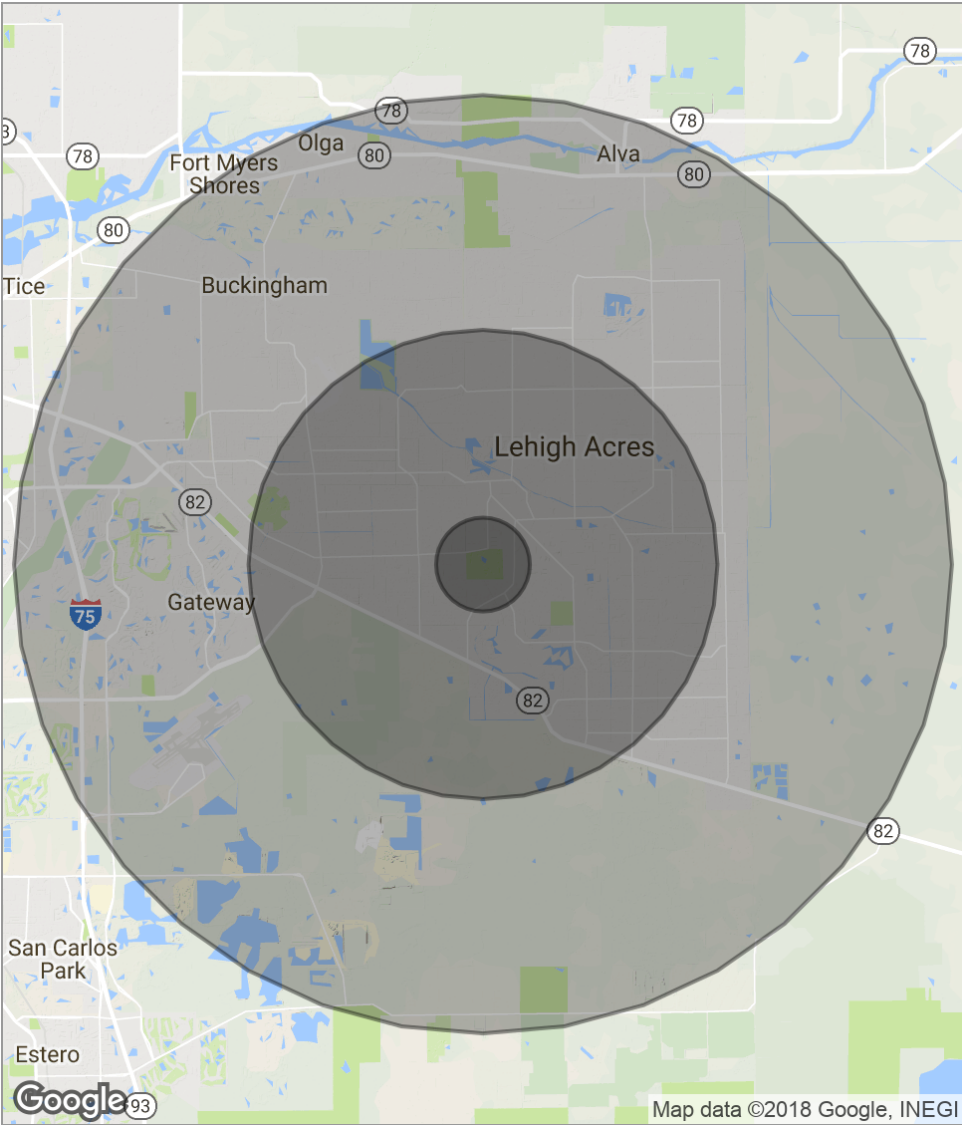
Address Not Disclosed
Lehigh Acres, FL

Demographics Report

	1 MILE	5 MILES	10 MILES
Total population	2,748	58,457	121,834
Median age	40.5	37.3	35.0
Median age (male)	40.3	34.7	33.2
Median age (female)	40.6	39.5	36.3
Total households	1,003	19,957	39,372
Total persons per HH	2.7	2.9	3.1
Average HH income	\$58,341	\$54,563	\$62,397
Average house value		\$191,985	\$253,080

** Demographic data derived from 2010 US Census*

Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,748	58,457	121,834
Median age	40.5	37.3	35.0
Median age [male]	40.3	34.7	33.2
Median age [Female]	40.6	39.5	36.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,003	19,957	39,372
# of persons per HH	2.7	2.9	3.1
Average HH income	\$58,341	\$54,563	\$62,397
Average house value		\$191,985	\$253,080

** Demographic data derived from 2010 US Census*

7 ADVISOR BIOS

Address Not Disclosed
Lehigh Acres, FL

Stephen A. Cunningham

STEPHEN A. CUNNINGHAM, MAI, CCIM

Managing Director

3033 Winkler Avenue #190
Fort Myers, FL 33916
T 239.315.7010
C 239.910.4085
steve.cunningham@svn.com

PROFESSIONAL BACKGROUND

Steve has been actively involved in sales, leasing and consulting services of commercial properties and development sites in Southwest and Central Florida since 1976. As the Managing Director and Qualifying Broker his duties include strategic planning, leadership, operational analysis and organizational structure.

EDUCATION

University of Illinois, Bachelor of Science Degree--Finance
Additional course work through The Appraisal Institute and CCIM Institute

CAREER HIGHLIGHTS

Over 40 years of real estate experience
Former Partner and Qualifying Broker for LandQwest Commercial
Former Managing Partner of Grubb & Ellis VIP D'Alessandro's
Division of Valuation and Research
Qualified as an expert witness for real estate valuation in State and Federal Court
Former Member of City of Fort Myers Planning Board
Special Magistrate Value Adjustment Board
Expertise in all property types with emphasis on investment sales and land development sites

SPECIALTY ASSIGNMENTS

Highest and Best Use Studies, Comparative Lease Analysis, Lease vs. Own Analysis, Comparing Ownership and Disposition Alternatives, Valuation and Feasibility Studies, Economic Base Analysis, GAP Analysis
Court Appointed Receiver of multiple properties
Asset Manager
Disposition of REO Properties
Workout assignments with various banks

PROFESSIONAL AFFILIATIONS | RECOGNITIONS

State--Certified General Real Estate Appraiser RZ 300
Florida Licensed Real Estate Broker
Member of the Board of Dir of South Fort Myers Little League
Assistant Baseball Coach at Bishop Verot High School

Bryan J. Myers

BRYAN J. MYERS

Senior Advisor

3033 Winkler Avenue #190
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PROFESSIONAL BACKGROUND

Bryan J. Myers is a licensed commercial real estate associate who specializes in Landlord and Tenant Representation, Multifamily, Downtown Fort Myers and the surrounding corridors of Southwest Florida. Born and raised in Joliet, Illinois, Bryan is a product of quality Midwestern-work-ethics and family values. Prior to joining SVN Florida, Bryan worked for LandQwest Commercial and VIP Commercial Group as a real estate associate. He resides in Fort Myers with his wife Staci their two sons Eli and Lawson.

Career Highlights

- Longest tenured agent at LandQwest Commercial, 2008-2016
- 16 years sales experience
- 9 years commercial real estate experience
- 17 straight quarters of positive sales growth 1995-2006 [Anheuser-Busch]
- Excels in customer service, site selection, market knowledge, and leasing for a wide range of clients
- Specialty assignments include: Comparative Lease Analysis, Lease Versus Own Analysis, Comparing Ownership and Disposition Alternatives, Valuation and Feasibility Studies, Economic Base Analysis, Gap Analysis

EDUCATION

Attended Fredonia State SUNY, recipient of multiple CCIM scholarships; is currently a candidate for CCIM designation, top graduate of Anheuser-Busch Selling Skills [ABSS]

MEMBERSHIPS & AFFILIATIONS

CIP: Commercial Investment Professionals
NAHL

Ashley Bloom

ASHLEY BLOOM

National Land & Development Services Product Council Chairman

2044 Constitution Blvd.
Sarasota, FL 34231
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PROFESSIONAL BACKGROUND

Ashley Barrett Bloom has been affiliated with SVN since 2009. Bloom is licensed with SVN Florida Commercial Real Estate Advisors, which covers the entire State of Florida, with partner Chris Malkin. Bloom services his clients providing national exposure with local expertise. Having a strong network of Branch Offices & Advisors, Bloom has been able to list and sell across Florida.

In June 2013, Bloom was named the founding Chairman of the Land Product Council for SVN. Under his leadership, Bloom has helped institute collaborative marketing program, a SVN land website, and land specific sales calls. Personally, Bloom is working on several large tracts of land with local, regional, and national developers. His client list includes several large equity funds and national banks that have entrusted Bloom with land opportunities across the State of Florida.

Bloom has also been a member of the National Apartment Team with SVN. Additionally, Bloom has focused on transactional work related to a myriad of asset classes including Flex Warehouse, Retail Centers, and Office.

Prior to joining SVN, Bloom specialized in land planning, commercial development, and conversions/renovations. While developing these projects, Bloom has also taken the role of Managing Partner. During that time period, he has successfully acquired, entitled, and sold multiple tracts of Florida Land.

Bloom has been developing real estate for 19 years in Florida, North Carolina, and Arkansas. Prior to developing real estate, Bloom worked for Coopers & Lybrand LLP in the Financial Advisory Services division where he obtained his Certified Public Accountant's [CPA] License. Relevant experience included Litigation Support Services, Acquisition Due Diligence, and Financial Modeling. Mr. Bloom has also served on an Advisory Board of a small community bank in South Florida.

EDUCATION

Lehigh University 1996 - School of Business And Economics

MEMBERSHIPS & AFFILIATIONS

1997 State of Illinois - Certified Public Accountant [Inactive]
2012 LEED Green Associate



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