AGENDA - May 3, 2024 MIAMI Association of REALTORS

"Unlocking Opportunities in Commercial Real Estate"

"Retailtainment: Revolutionizing the Shopping Experience"

1.Introduction of RLS—Background and Experience - "Can't retire and become my wife's chauffeur"

- 2.Precedent: Dania Pointe Multi-Use Development
- 3. Port Charlotte Town Center Revitalization
- 4. Multi-Use Categories
- 5. Need for Professional Commercial Realtors
- 6. My Credo_ <u>"WORK IS MORE FUN THAN FUN"</u>

<u>"IF YOU LOVE YOUR WORK, YOU DON'T WORK A DAY IN YOUR LIFE"</u>





Robert "Bob" Shapiro

Vice Chairman of Meyers Group

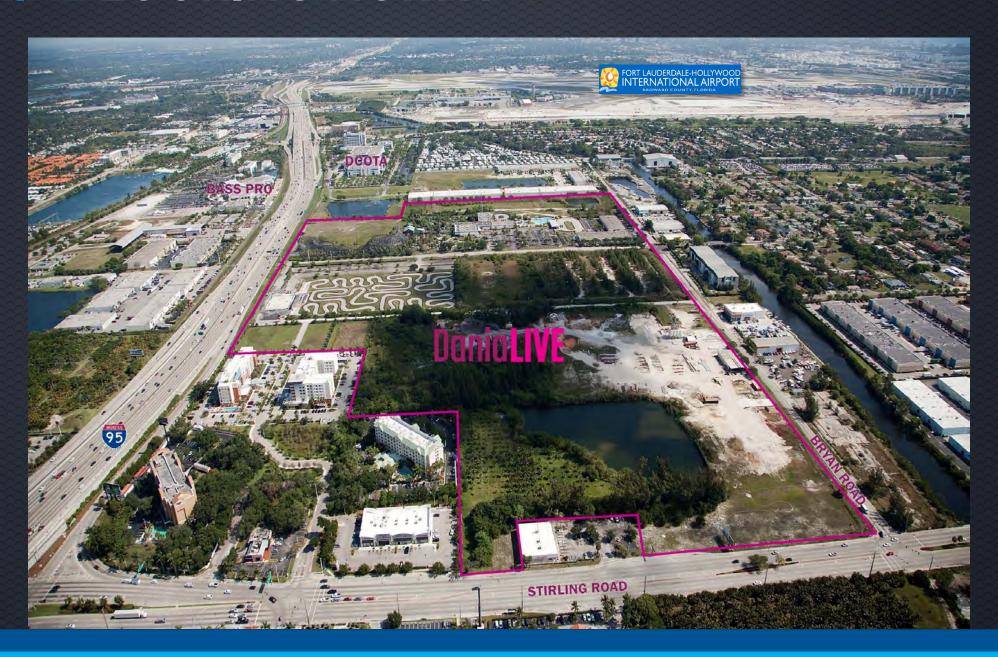
Mr. Shapiro became part of the management team at Meyers Group in 2021, together with Stuart Meyers, to develop and build best-in-class multi-use projects. He has over 35 years of experience in real estate development with the creation of 30+ retail developments and redevelopments at over 7 million square feet of retail space in shopping centers across Florida.

In early 2014, Mr. Shapiro was one of the original founding partners of Dania Pointe, which is a 102-acre mixed-use development in Dania Beach, FL. Dania Pointe comprises 2.5 million square feet of shopping, residential, office, hotel, restaurant, and entertainment components and is one of the largest multi-use destinations in South Florida.

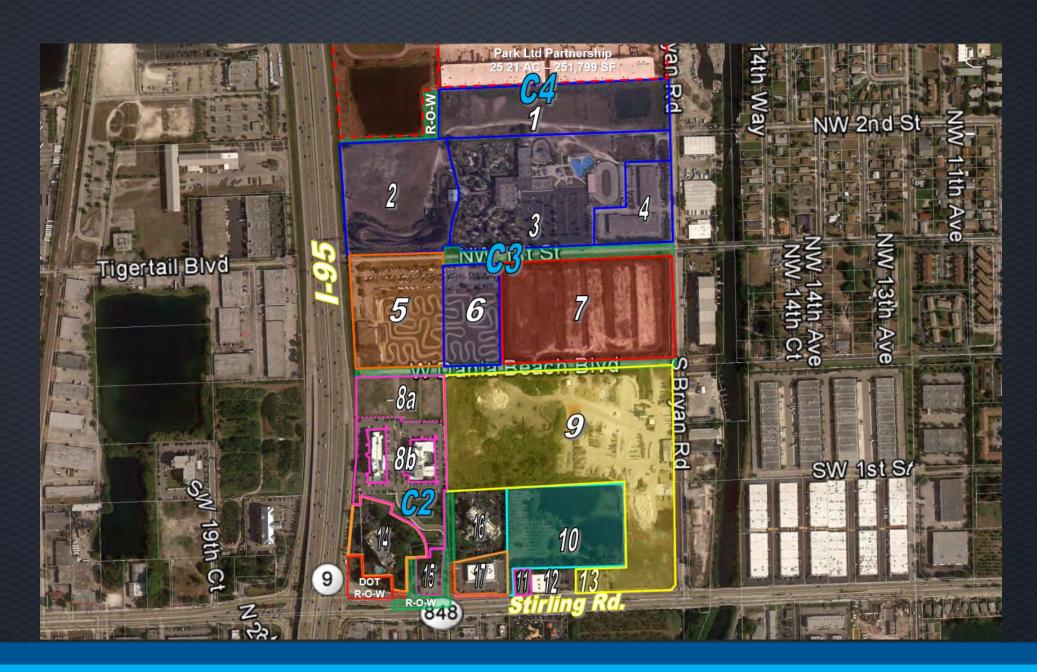
Mr. Shapiro is a graduate of the Wharton School at the University of Pennsylvania and holds a JD law degree from the University of Connecticut Law School, and a Master of Laws in Taxation from Georgetown University.



AERIAL LOOKING NORTH



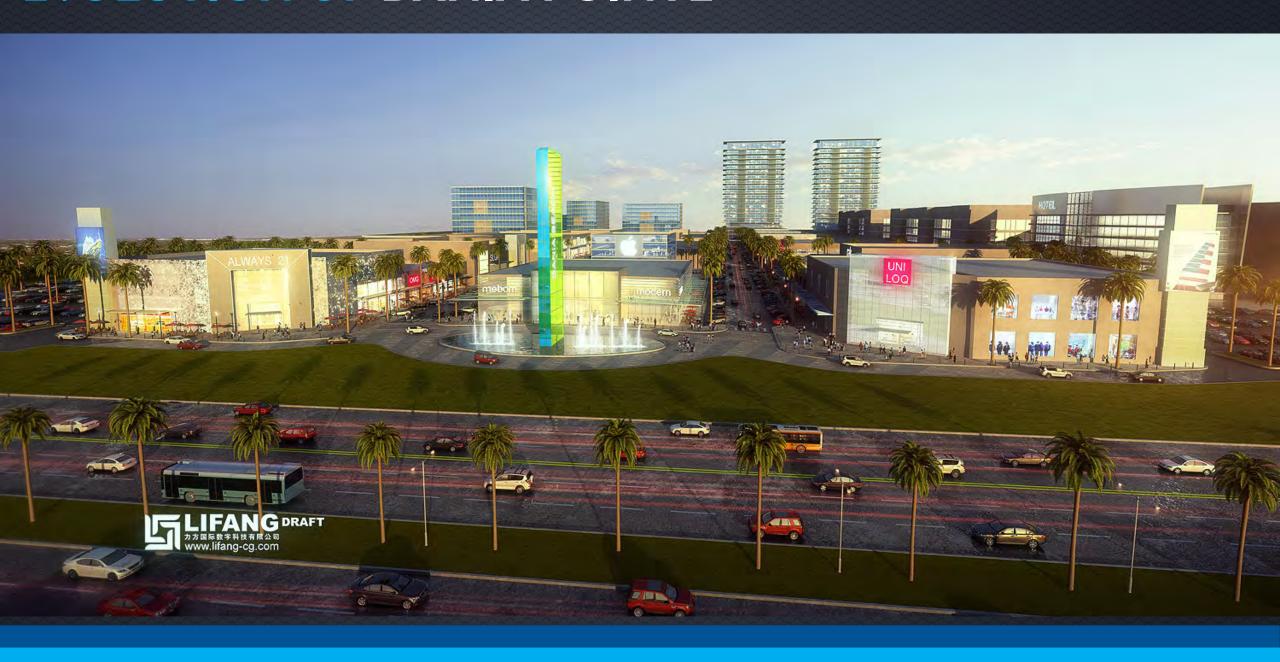
ASSEMBLAGE AERIAL



ORIGINAL SITE PLAN



EVOLUTION OF DANIA POINTE



EVOLUTION OF DANIA POINTE



ORIGINAL KIMCO RENDERING



Dania Pointe - Provide a Gathering Area for Families Dania Beach, Florida



Dania Pointe – Provide a Gathering Area for Concerts, Sporting Events, Etc. Dania Beach, Florida



Dania Pointe - Provide A Hospitality Component Dania Beach, Florida

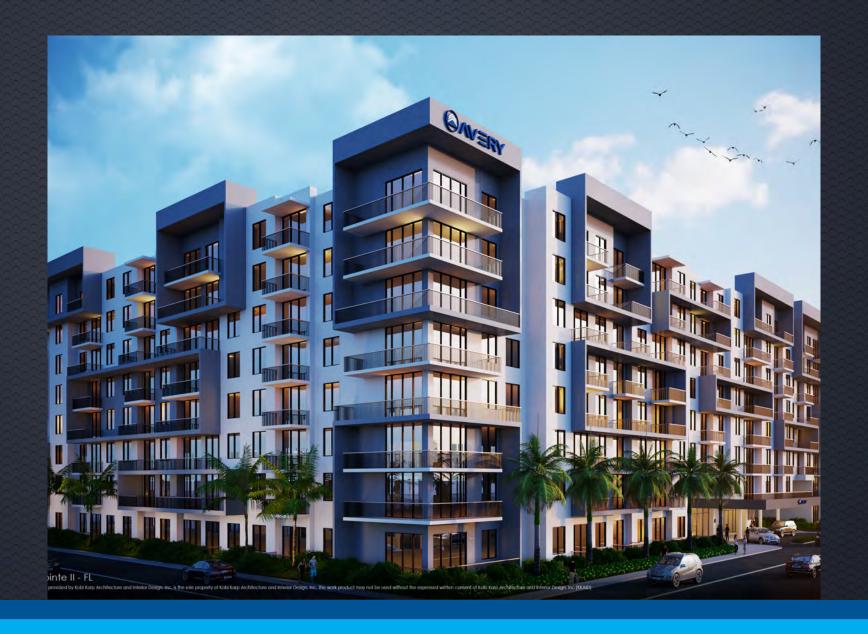


Dania Pointe – Avery Dania I – 264 Multi-family Residences

Dania Beach, Florida



Dania Pointe – Avery Dania East 336 Multi-Family Residences Dania Beach, Florida



Dania Pointe - Proposed Condo Towers Dania Beach, Florida



Dania Pointe – Proposed Condo Towers – Provide "Sale" Product For Dania Beach, Florida Long Term Stability



Dania Pointe – Spirit Global Headquarters and Training Facility

Dania Beach, Florida



Dania Pointe - Spirit Residences for Training Staff
Dania Beach, Florida



Dania Pointe -- Overall Aerial View Dania Beach, Florida



Dania Pointe -- Multi-Use View Dania Beach, Florida



MULTI-USE CATEGORIES

1.Retail

Retail/Community Center
Retail/Major Anchors
Retail/Junior Anchors
Retail/Lifestyle
Retail/Shop & Specialty Tenants
Retail Service Tenants
Retail/Quasi-Medical
Banks/Credit Unions

2.Restaurants

Full Service (White Table Cloth)
Full Service (Casual Dining)
Specialty/Steak/Seafood/Ethnic
Quick Service (QSR)
Drive Thru -Restaurants/Banks

3.Entertainment

Theaters
Night Clubs
Comedy Club
Bowling
Fitness Centers
Putt Shack Golf
Race Cars
Breweries
Food Halls
Ferris Wheels
Child Care & Entertainment
Corporate Attractions
Rock and Roll Hall of Fame
Music venues/Blues/Jazz/Country/
Rock & Roll/ Rap/ 60's etc

4.Residentia

Residential-Multi-Family Rental Residential-Condominium Land Residential-Condo Conversion/other uses "Local Live Act" Incentives

5.Office

Corporate
Professional
Anchor users
Individual tenants
Major Medical
Specialty Medical

NEED FOR COMMERCIAL REALTORS

- 1.Acquisition of vacant parcels
- 2. Acquisition of existing property
- 3. Assemblage of parcels
- 4.Leasing/sale to tenants
- 5. Sale of parcels to investors
- 6.Introduction to JV partners
- 7.Introduction to Users of Parcels
- 8. Sale of Multi-Use Center



THANK YOU!

PORT CHARLOTTE TOWN CENTER

Live, Work, Play & Stay Multi-Use

ROBERT SHAPIRO Meyers Group LLC