UNITED STATES DISTRICT COURT
SOUTHERN DISTRICT OF FLORIDA

CASE NO. 17-60907-CIV-MORENO

FEDERAL TRADE COMMISSION, *et al.*,

Plaintiffs,

v.

JEREMY LEE MARCUS, *et al.*,

Defendants.
_____/

RECEIVER'S MOTION FOR AUTHORITY TO SELL CERTAIN POMPANO BEACH REAL PROPERTY AND RETAIN REAL ESTATE BROKER

Jonathan E. Perlman, "Permanent Receiver" over the Receivership Defendants[1] (the "Receiver"), files this Motion for Authority to Sell Certain Pompano Beach Real Property and Retain Real Estate Broker (the "Motion"), and states:

1. On May 8, 2017, the Federal Trade Commission ("FTC") and the Office of the Attorney General, State of Florida, Department of Legal Affairs ("State of Florida")

[1]The "Receivership Defendants" means Financial Freedom National, Inc. f/k/a Institute for Financial Freedom, Inc. and Marine Career Institute Sea Frontiers, Inc. also d/b/a 321 Loans, Instahelp America, Inc., Helping America Group, United Financial Support, Breeze Financial Solutions 321Financial Education, Credit Health Plan, Credit Specialists of America, American Advocacy Alliance, and Associated Administrative Services; 321Loans, Inc., f/k/a 321 Loans, Inc. also d/b/a 321Financial, Inc.; Instahelp America, Inc. f/k/a Helping America Team, Inc. also d/b/a Helping America Group; Breeze Financial Solutions, Inc. also d/b/a Credit Health Plan and Credit Maximizing Program; US Legal Club, LLC; Active Debt Solutions, LLC f/k/a Active Debt Solutions, Inc. also d/b/a Guardian Legal Center; Guardian LG, LLC also d/b/a Guardian Legal Group; American Credit Security, LLC f/k/a America Credit Shield, LLC; Paralegal Support Group LLC f/k/a Paralegal Support LLC; and Associated Administrative Services, LLC also d/b/a Jobfax, and their divisions, subsidiaries, affiliates, predecessors, successors, assigns, and any fictitious business entities or business names created or used by these entities, or any of them. The Receivership Defendants were expanded to include Viking Management Services, LLC, Cockburn & Associate LLC, Omni Management Partners LLC, Discount Marketing USA, S.A., JLMJP Pompano, LLC, Nantucket Cove of Illinois, LLC, Halfpay International, LLC, Halfpay NV, LLC, HP Properties Group, Inc., HP Media, Inc., White Light Media LLC, Blue42, LLC as Additional as Additional Receivership Entities. ("Expansion Order") [ECF No. 102].

(collectively, "Plaintiffs"), commenced this action by filing a complaint for permanent injunction and other relief (the "Complaint") and a motion for a temporary restraining order and other equitable relief alleging that Jeremy Lee Marcus, Craig Davis Smith, Yisbet Segrea (collectively, the "Individual Defendants"), the Receivership Defendants violated Sections 5(a), of the FTC Act, 15 U.S.C. § 45(a), the FTC's Telemarketing Sales Rule ("TSR"), 16 C.F.R. Part 310 and the Florida Deceptive and Unfair Trade Practices Act ("FDUTPA"), Chapter 501, Part II, Florida Statutes (2016), Fla. Stat. § 501.201 *et seq*. and the Telemarketing Act, 15 U.S.C. §§ 6101-6108 and the Relief Defendants were joined as recipients of monies or property from these violations.[2] (the Individual Defendants, Receivership Defendants and Relief Defendants may be referred to herein collectively as the "Defendants") [ECF No. 1, "Compl."].

2. On May 17, 2017, the Court entered a Preliminary Injunction directing and authorizing the Receiver to, among other things, "[a]ssume full control of the Receivership Defendants," and "[t]ake exclusive custody, control, and possession of all assets and documents of, or in the possession, custody, or under the control of, the Receivership Defendants, wherever situated." [ECF No. 21 at p. 17]. The PI appointing the Receiver initially defined the Receivership as including eleven named "Receivership Defendants," "and any of their affiliates, subsidiaries, divisions, or sales or customer service operations, wherever located…" [ECF No.

[2] Following the Expansion Order, the "Relief Defendants" are 1609 Belmont Place LLC; 16 S H Street Lake Worth, LLC; 17866 Lake Azure Way Boca, LLC; 114 Southwest 2nd Street DBF, LLC; 110 Glouchester St., LLC; 72 SE 6th Ave., LLC; Fast Pace 69 LLC; Strategic Acquisitions Two, LLC; Halfpay International d/b/a16 H.S. Street 12Plex LLC, 311 SE 3rd St., LLC, 412 Bayfront Drive, LLC, 110 Glouchester St., LLC, 72 SE 6th Ave., LLC, 114 SW 2nd Street JM, LLC, 8209 Desmond Drive, LLC, HLFP, LLC, Halfpay NV d/b/a Halfpay International, and Nantucket of Illinois, LLC. as well as any successors, assigns, subsidiaries, fictitious business entities, or business names created or used by these entities, or any of them. Plaintiffs' amended complaint specifically names the Defendants as Receivership Defendants or Relief Defendants as determined by the Expansion Order. [ECF No. at ¶¶ 28-38]. The amended complaint also adds Teresa Duda, Jack Marcus and James Marcus as additional Relief Defendants. *Id.* at ¶¶ 39-41.

21 at p.17].

3. On July 31, 2017, the Court entered an order granting the Receiver's Agreed Motion to Expand Receivership over 12 additional entities [ECF No. 102] and Agreed Motion to Turn Over and Transfer Title to Certain Real Property and Sale Proceeds [ECF No.100].[3]

4. The PI provides that the Receiver shall conserve, hold and manage all receivership assets, and perform all acts necessary or advisable to preserve the value of those assets, in order to prevent irreparable loss, damage or injury to consumers or creditors of the Receivership Defendants. [ECF No. 21 at p. 18].

5. The Receiver, by this Motion, seeks the Court's authority to sell the Receivership property located at 1410 SW 3rd Street, Pompano Beach, Florida 33069 ("Pompano Property") and retain a broker to assist him in selling the Pompano Property and other properties held by the Receiver.

6. The Pompano Property was the headquarters for the Receivership Defendants. It was owned by Receivership Defendant JLMJP Pompano, LLC. The Pompano Property was one of the properties that the Court transferred title over to the Receiver in ECF No. 100. Defendant Marcus held a 100% membership interest in JLMJP Pompano LLC.

7. Defendant Marcus admitted that the Pompano Property was purchased with consumer funds. The Receiver traced the monies used to purchase the Pompano Property and confirmed that it was acquired with consumer funds that flowed through Receivership Defendant

[3]1410 SW 3rd St. Pompano Beach, FL 33069; 1609 Belmont Place Boynton Beach, FL 33436; 630 SE 25th Ave. Fort Lauderdale, FL 33301; 114 SW 2nd St. Delray Beach, FL 33444; 603 Renaissance Lane Delray Beach, FL 33483; 16 S H Street 1 Lake Worth, FL 33460; 422 Bayfront Drive Boynton Beach, FL 33435; 111 SW 2nd St. Delray Beach, FL 33444; 116 SW 2nd St. Delray Beach, FL 33444; 80 Nottingham Place Boynton Beach, FL 33426; 211 SE 4th Ave. Delray Beach, FL 33483; 311 SE 3rd St. Delray Beach, FL 33483; 7190 Brickyard Cir. Lake Worth, FL 33467; 225 N H Street 1 Lake Worth, FL 33460; 221 N H Street 1 Lake Worth, FL 33460; and 219 N H Street 1 Lake Worth, FL 33460.

Active Debt Solutions, Inc. The Receiver has been managing and maintaining the Pompano Property since his appointment with the assistance of Moecker Realty as property manager.

8. The Pompano Property consists of approximately six acres of land and a 50,000 square foot building. Much of the building consists of open unfinished space that appears to have been under construction previously. The building also has a few office suites suitable for use as a telemarketing or customer service offices.

9. The Pompano Property has a single tenant who is paying rent of $19,175 per month (plus sales tax) "under protest," pursuant to a lease, but who vacated the Property following Hurricane Irma (taking all of its property in a moving truck) at a time when FPL had not yet restored power to the area. Despite the restoration of power, the Receiver's cleanup of the building and premises of all debris, the tenant has not returned to the Property and has refused to state whether it will do so.[4]

10. Since his appointment as Receiver, the Receiver has spent considerable time and money managing, repairing, insuring and maintaining the Pompano Property as required by the PI. The monthly costs of maintaining the Pompano Property including electricity, lawn, supplies, insurance, and taxes is approximately $24,000. Accordingly, the Receiver is operating the Property at a loss. A sale would eliminate this drain on the Receivership Estate, preserve the asset's value, and convert it to cash which could ultimately be distributed to consumers and/or creditors.

11. Moecker Realty, who besides being an experienced real estate brokerage firm, is very familiar with the Property from having served as the Receiver's property manager there, has advised the Receiver that the current market for this Property is relatively strong. Marketing the

[4] At the time of his appointment, there were two tenants paying rent at the Pompano Property. Both tenants abandoned their leased space and the Receiver is currently evaluating whether to pursue claims for the apparent breach of lease by both tenants.

Property now when there is no urgency to sell immediately, will best allow the Receiver's professionals to maximize value. The Receiver is considering listing the Property for sale at a price of no less than $3,000,000. The Pompano Property was purchased in 2015 for $2,300,000.

12. After considering the various options available, the Receiver finds it to be in the best interests of the Receivership Estate to market the Pompano Property at this time, and sell it if a suitable purchase offer is made. Accordingly, the Receiver requests that the Court enter an order authorizing it to do so.

13. In addition to authority to market and sell the Pompano Property, the Receiver by this Motion seeks authority to retain Moecker Realty as his real estate broker for the marketing and sale of this Property, and other properties that the Receiver may seek to sell in the future (the Receiver anticipates using other brokers for the sale other properties, depending on the circumstances). The PI authorizes the Receiver to choose, engage and employ attorneys, accountants, appraisers and any other independent contractors and technical specialists, as the Receiver deems advisable or necessary in the performance of duties and responsibilities under the authority granted by this order. [ECF. No. 21 at p. 19.] . Nonetheless, the Receiver seeks court approval of Moecker in an abundance of caution.

14. Moecker Realty, as set forth in Exhibit "A", has extensive experience in both the commercial and residential markets in Florida and has worked with numerous fiduciaries all over the State of Florida.

15. The Receiver and members of his team have worked with Moecker Realty in the past and found the Firm to provide excellent service and results.

16. Moecker Realty has agreed to serve at a discounted fee of 5%.

17. Moecker Realty has prepared a detailed marketing package for the Pompano Property which is attached as Exhibit "B".

18. The Receiver, by way of this Motion seeks the Court's authority to sell the Pompano Property at the highest and best price and to retain Moecker Realty to act as the Receiver's Broker.

19. The Receiver has conferred with counsel for the FTC, Office of the Attorney General, State of Florida, Marcus, Smith, Segrea and they have not offered a position on the relief sought herein.

WHEREFORE, the Receiver, Jonathan E. Perlman, Esq., respectfully requests that this Court enter an order granting the Receiver authority to market and sell the Pompano Property, to retain the Moecker Realty Firm as his Real Estate Broker, and for such other and further relief as is just and proper.

Dated: November 16, 2017
Miami, Florida

Respectfully submitted,

GENOVESE JOBLOVE & BATTISTA, P.A.
Attorneys for Jonathan E. Perlman, Court-Appointed Receiver
100 Southeast 2nd Street, Suite 4400
Miami, Florida 33131
Telephone:(305) 349-2300
Facsimile: (305) 349-2310

By: /s/ Gregory M. Garno
Gregory M. Garno, Esq., FBN 87505
ggarno@gjb-law.com
Allison Day, Esq., FBN 494097
aday@gjb-law.com
Theresa M.B. Van Vliet, Esq., FBN 374040
tvanvliet@gjb-law.com
Heather L. Harmon, Esq., FBN 013192
hharmon@gjb-law.com

CERTIFICATE OF SERVICE

I hereby certify that on November 16, 2017, I electronically filed the foregoing document with the Clerk of the Court using CM/ECF. I also certify that the foregoing document is being served this day on all counsel of record and entities identified on the attached Service List in the manner specified, either via transmission of Notices of Electronic Filing generated by CM/ECF or in some other authorized manner for those counsel or parties who are not authorized to receive electronically Notices of Electronic Filing.

___/s/ Gregory M. Garno_____
Gregory M. Garno

SERVICE LIST
Federal Trade Commission v. Jeremy Lee Marcus, et al.
USDC, SD Fla., Case No. 17-cv-60907-MORENO

Ryann Flack, Esq.
Ryann.Flack@myfloridalegal.com
Ronnie Adili, Esq.
Ronnie.Adili@myfloridalegal.com
Office of the Attorney General
Consumer Protection Division
SunTrust International Center
1 S.E. 3rd Ave, Suite 900
Miami, FL 33131
Telephone: (786) 792-6249
Attorneys for State of Florida, Office of Attorney General

Valerie M. Verduce, Esq.
vverduce@ftc.gov
Angeleque P. Linville, Esq.
alinville@ftc.gov
Federal Trade Commission
225 Peachtree Street, Suite 1500
Atlanta, GA 30303
Telephone: (404) 656-1355
Facsimile: (404) 656-1379
Attorneys for Federal Trade Commission

Jonathan E. Perlman, Esq.
jperlman@gjb-law.com
Gregory M. Garno, Esq.
ggarno@gjb-law.com
Allison Day, Esq.
aday@gjb-law.com
Theresa M.B. Van Vliet, Esq.
tvanvliet@gjb-law.com
Genovese Joblove & Battista, P.A.
Miami Tower, 44th Floor
100 Southeast 2nd Street
Miami, FL 33131
Telephone: (305) 349-2300
Facsimile: (305) 349-2310
Receiver and his Counsel

Rachel Hirsch, Esq.
rhirsch@ifrahlaw.com
A. Jeff Ifrah, Esq.
jeff@ifrahlaw.com
Ifrah Law
1717 Pennsylvania Avenue, NW, Suite 650
Washington, DC 20006

Maurice B. VerStandig, Esq.
mac@mbvesq.com
The VerStandig Law Firm, LLC
12505 Park Potomac Avenue, Sixth Floor
Potomac, Maryland 20854
Counsel for Defendant Jeremy Lee Marcus and
Relief Defendants Halfpay International, LLC; Halfpay NV LLC;
JLMJP Pompano, LLC; and Nantucket Cove of Illinois, LLC

Edward Shohat
eshohat@joneswalker.com
Barry S. Turner, Esq.
bturner@joneswalker.com
JONES WALKER, LLP
201 S. Biscayne Blvd, 26th Floor
Miami, Florida 33131
Counsel for Defendants Craig Davis Smith and Yisbet Segrea

EXHIBIT A

TERRY KELLER
1883 Marina Mile Blvd. Suite 106
Fort Lauderdale, FL 33315
Tel.: (954) 252-1560
Fax: (954) 252-2791
E-mail: tkeller@moecker.com

PROFESSIONAL BACKGROUND
Michael Moecker & Associates, Inc.
Case Administrator

Moecker Realty Inc.
Broker Associate

A native Floridian, Terry Keller has been a successful real estate agent in South Florida for over 21 years since 1996. Mr. Keller holds a CAM license and primary focus is to assisted Receivers, Trustees, and Assignees with real property matters. Accordingly, he is well versed in "seeing through" any litigation haze and dispute issues that the real property may be embroiled in while focusing on the tasks at hand. As a member of Moecker Realty, Inc., Mr. Keller has sold a wide range of property types throughout Florida and has extensive experience with marshalling assets through the various court systems. He was previously in the mortgage business for 10 years. He also spent many years in Sales & Management in the jewelry business.

Recent case work and real estate assignments include:

- *Fred McGilvray, Inc.,* Case No. 2015-004902-CA 40, Assignment for the Benefit of Creditors – As broker Mr. Keller assisted the Assignee with the sale of an industrial property for $780,000.

- *SEC vs Frederic Elm f/k/a Frederic Elmaleh*¸ Case No. 16-62603-CIV-DIMITROULEAS, Receivership – Assisted the Receiver with sale of a single family residence in Fort Lauderdale, FL for $1,640,000.

- *West Edge Inc, West Edge II Inc & Duval at Gulf Harbors LLC*, Case # 8:14-bk-05847-MGW, Bankruptcy – Mr. Keller has sold a combination of 24 commercial and residential properties throughout Pasco & Citrus Counties ranging from $41,000 to $500,00.

- *HWA Properties Inc.*, Case No.: 9: 9:14-bk-11774-FMD, Bankruptcy – Employed as Broker and assisted the Chapter 11 Trustee with the sale of single-family lots within a luxury development called Tarpon Estates in Tarpon Point, Cape Coral, FL. Accomplished the sale of 5 of the 13 lots for the Bankruptcy estate. BCB Homes Inc. acquired the remaining 8 lots and enlisted Mr. Keller to continue as the listing broker. So far Mr. Keller has sold all but one of the lots for total sales of $4,445,000 on behalf of BCB Homes.

- Miramar Parkway Plaza Partners, LLC f/k/a Abel Homes at Keys Winds, LLC, Case No.: 13-15072-RAM, Chapter 7 Bankruptcy – Assisted the Bankruptcy Trustee as Property Manager with the management and leasing of a 155,000+ SF shopping center. Mr. Keller was able to build working relationships with the tenants, decrease vacancies by renegotiating leases, created a cleanup and operating budget, managed the maintenance and repairs on deferred maintenance to rejuvenate the property in preparation of a sale.

WILL REYNOSO, MBA
1883 Marina Mile Blvd. Suite 106
Fort Lauderdale, FL 33315
Tel.: (954) 252-1560
Fax: (954) 252-2791
E-mail: wreynoso@moecker.com

PROFESSIONAL BACKGROUND
Michael Moecker & Associates, Inc. (MMA)
Case Administrator, *Real Estate & Finance*

SVN Moecker Realty Auctions (SVN Moecker)
Broker Associate & Advisor

Will Reynoso oversees the case management of the firm's real estate and financial related cases. He has over seven years experience involving matters related to Receiverships, Bankruptcy, Assignment for the Benefit of Creditors, and Probate Estate among other insolvency and liquidation matters. He assists both in-house and outside Receivers, Trustees, Curators, Plan Administrators and Assignees – including corresponding debtors, creditors, beneficiaries and personal representatives – in connection with the purchase and sale of commercial real property.

Mr. Reynoso is a graduate of the University of Miami, where he developed his interest in real estate and obtained a Bachelors degree in Business Administration specializing in Real Estate and Finance. Mr. Reynoso completed his graduate work at Nova Southeastern University's H. Wayne Huizenga School of Business and Entrepreneurship obtaining a Masters in Business Administration with a concentration in Real Estate Development. Will Reynoso is a Dale Carnegie graduate. Recent case work and real estate assignments include:

- *Organic Dynamics*, Case No. 14-15597 CA 40, Receivership – Although this industrial property appeared to be in good condition and benefited from liberal I-1X zoning, the Receiver was confronted with several issues; including the building being designated as an unsafe structure, Florida Department of Environmental Protection, Pompano Beach and Broward County liens and fees exceeding $300k, the building being stripped of all of its electrical copper wiring by professional burglary, and Ownership and Partnership disputes. Mr. Reynoso and the Moecker team were able to close on a final contract price of $1,732,500.

- *Windmill Reserve Corp.,* Case No. 16-20986-RBR, Bankruptcy – As real estate broker Mr. Reynoso managed and marketed 22 developed lots in Weston, FL. Mr. Reynoso assisted the debtor in obtaining a final purchase price of $5,950,000 plus the assumption of $200,000 traffic signalization letter of credit, for a net value of $6,150,000.

- *Kennelly Companies Bankruptcy (Remi Hillsboro, LLC, Hillsboro Mile Properties, LLC, & Enclave at Hillsboro, LLC),* 15-26155-EPK, Chapter 11 Bankruptcy – SVN Moecker was hired as the Exclusive Listing Broker to auction two Hillsboro Beach oceanfront properties as part of a § 363 sale. The combined sales price totaled $13,950,000.

- *Estate of Victor Posner,* Case No. 02-595-CP, Probate – Mr. Reynoso assists the Curator with, among many other tasks, marshalling the decedent's assets while protecting Estate assets in the best interest of the estate. The estate owned, either directly or indirectly hundreds of parcels of all property types including industrial, golf course, office, developed residential lots, and vacant land throughout Florida, Maryland, and Pennsylvania.

- *Waterfront Terrace Developers,* Case No. 16-2014-CA-003167, Receivership – Will Reynoso assisted the Receiver with a stalled townhouse and single-family development project, the real property subject of a foreclosure action. Through extensive marketing efforts, Will Reynoso was able to identify a local builder in which a joint venture agreement was established to reposition the property and complete the development.
- *Fred McGilvray, Inc.,* Case No. 2015-004902-CA 40, Assignment for the Benefit of Creditors - Consulted with Assignee on various matters, including the disposition of the industrial real property for the benefit of the secured and unsecured creditors.

- BlueChip Energy, LLC, Case No. 6:13-cv-657-JA-KRS, Receivership - Originally the Owner filed for an Assignment for the Benefit of Creditors. The case was converted into a Receivership when the secured creditor filed a motion to appoint a Receiver. The property presented a few challenges as there was a solar panel mount

system for a 40 MW solar panel farm installed on a portion of the property made up of helical anchors. Assisted the Receiver as sales agent for a final sales price of $1,182,500.

- Gaslight Square, Inc., Case No.: 8:12-bk-14765-KRM, Chapter 11 Bankruptcy – Moecker Realty was employed as Property Manager, Auctioneer, and Broker where Mr. Reynoso assisted the Debtor with listing, marketing, managing, and auctioning substantially all of the Debtor's assets including certain real estate owned by the Debtor. The Retail/Office complex was sold for $2,025,000 well above the then appraised as-is market value of $1,800,000.

EXHIBIT B

FOR SALE | OFFICE

FORMER OPERATIONS CENTER

1410 SW 3rd Street | Pompano Beach, FL 33069

PRESENTED BY:

TERRY KELLER
Moecker Realty Inc.
BROKER ASSOCIATE
954.252.1560
tkeller@moecker.com

WILL REYNOSO
SVN Moecker Realty Auctions
BROKER ASSOCIATE
954.252.1560
wreynoso@moecker.com

PROPERTY HIGHLIGHTS

- Oversized lot with 225 parking spaces
- Ideal for Operations Center, Training Facility, Educational
- Plug and Play Call Center Space
- Two (2) Elevators
- One (1) Dock Height Door
- Updated HVAC System

MOECKER REALTY INC.
LICENSED REAL ESTATE BROKER

TABLE OF CONTENTS

FORMER OPERATIONS CENTER | 49,671 SF | POMPANO BEACH, FL

1. PROPERTY INFORMATION 4
   - Executive Summary 5
2. SCOPE OF SERVICES 6
   - Sale Approach 7
   - Marketing Highlights 8
   - Terms of Sale 9
3. LOCATION INFORMATION 10
   - Regional Map 11
   - Location Maps 12
   - Satellite Map 13
4. SALE COMPARABLES 14
   - Sale Comps 15
   - Sale Comps Summary 16
   - Sale Comps Map 17
5. DEMOGRAPHICS 18
   - Demographics Report 19
   - Demographics Map 20
6. ADDITIONAL INFORMATION 21
   - Additional Photos 22

1 PROPERTY INFORMATION

Executive Summary

SALE OVERVIEW

LOT SIZE:	5.423 Acres
BUILDING SIZE:	49,671 SF
BUILDING CLASS:	B
ZONING:	I-1 General Industrial

PROPOSAL

This Sale and Marketing Proposal is presented to **Jonathan Perlman, Receiver** of Geovese Joblove & Battista in reference to the commercial property owned by the Receivership estate of JLMJP POMPANO LLC.

PROPERTY DESCRIPTION

This offering includes a Freestanding Office building on +/- 5.423 acres with 225 parking spaces. The interior space was subdivided to accommodate several tenants but can easily adapt to a single tenant/user. Opportunity to keep current call center operations layout, if desired. The building is fully air conditioned with 2015 HVAC system. Property also features 2 elevators and 1 dock height door.

2 SCOPE OF SERVICES

Sale Approach

MARKETING STRATEGY

High Impact, high promotion marketing campaign; full property analysis, comprehensive property information package, large scale marketing program, and activity summary report. The marketing strategy will be to promote the property to owners, investors, developers, and buyers of office and industrial buildings and other similar commercial properties. Moecker Realty Inc. offers a statewide reach and has a strong buyer database in the industry. Details on Marketing Highlights page.

OVERVIEW

Moecker Realty Inc. proposes to aggressively market and sell the subject real estate assets owned to generate the highest bid price possible.

EVENT TIMELINE

Upon acceptance of this proposal and brokerage agreement, the campaign will commence within 2-5 calendar days, allowing sufficient time for due diligence, creation and distribution of marketing packages, and implement the custom designed marketing campaign specific to the property.

PROPERTY SHOWINGS AND INSPECTIONS

Individual showings and property tours will be coordinated with each prospective buyer and/or broker.

Marketing Highlights

Complete Marketing Package:	The Marketing Information package will highlight Property Information and Specifications, Multiple Property Photographs and Aerials, Site Plans (if available), Neighborhood Information, County Information, Zoning Information, Demographics, and List of Neighboring Projects and Developments
Due Diligence Package:	A complete Due Diligence Package will be prepared and will include (depending on availability from seller) Phase I/II Environmental Survey, Land Survey, Entitlements/Development Permit Specifications, Building Plans, and Appraisal (optional).
Property Website:	The website site will feature all property information we can gather, including: pictures, property information, site plan, survey, zoning information, area information, etc.
Telemarketing:	Post market segmentation, our team will develop a telemarketing campaign to reach potential buyers, introduce them to the auction sales process and provide marketing, due diligence, and bidder qualification packages. Property inquiries will be handled on a real time basis and each lead will be followed-up accordingly.
Internet Advertising:	Property will be listed on all internet databases such as Loopnet, costar.com, landsofflorida.com, showcase.com, realtor.com, etc. Also, the property will be added to the Moecker Realty and Moecker Auction websites.
Direct Mail:	We will feature a direct mail campaign for the property with a color flyer and target purchasers through our combined mailing lists to over 5,000 recent buyers and owners of like properties.
Email Pushes:	The listing announcement will be emailed to a proprietary list of 8,000+ local and statewide real estate brokers and investors.
RealChoice Property Email Marketing:	The listing will also be emailed to Proprietary list of 75,000+ brokers and 64,000+ investors nationwide.
Public Relations:	High-end and high-profile properties require the engagement of a successful public relations campaign.
Publication Advertising:	The property will be advertised in local real estate publications
Networking Events:	The property will be promoted at all local and regional residential and commercial real estate networking events.
Property Signage:	If permissible, a sign will be placed on site, sizing of sign will be evaluated based on scale of property and allowable space.

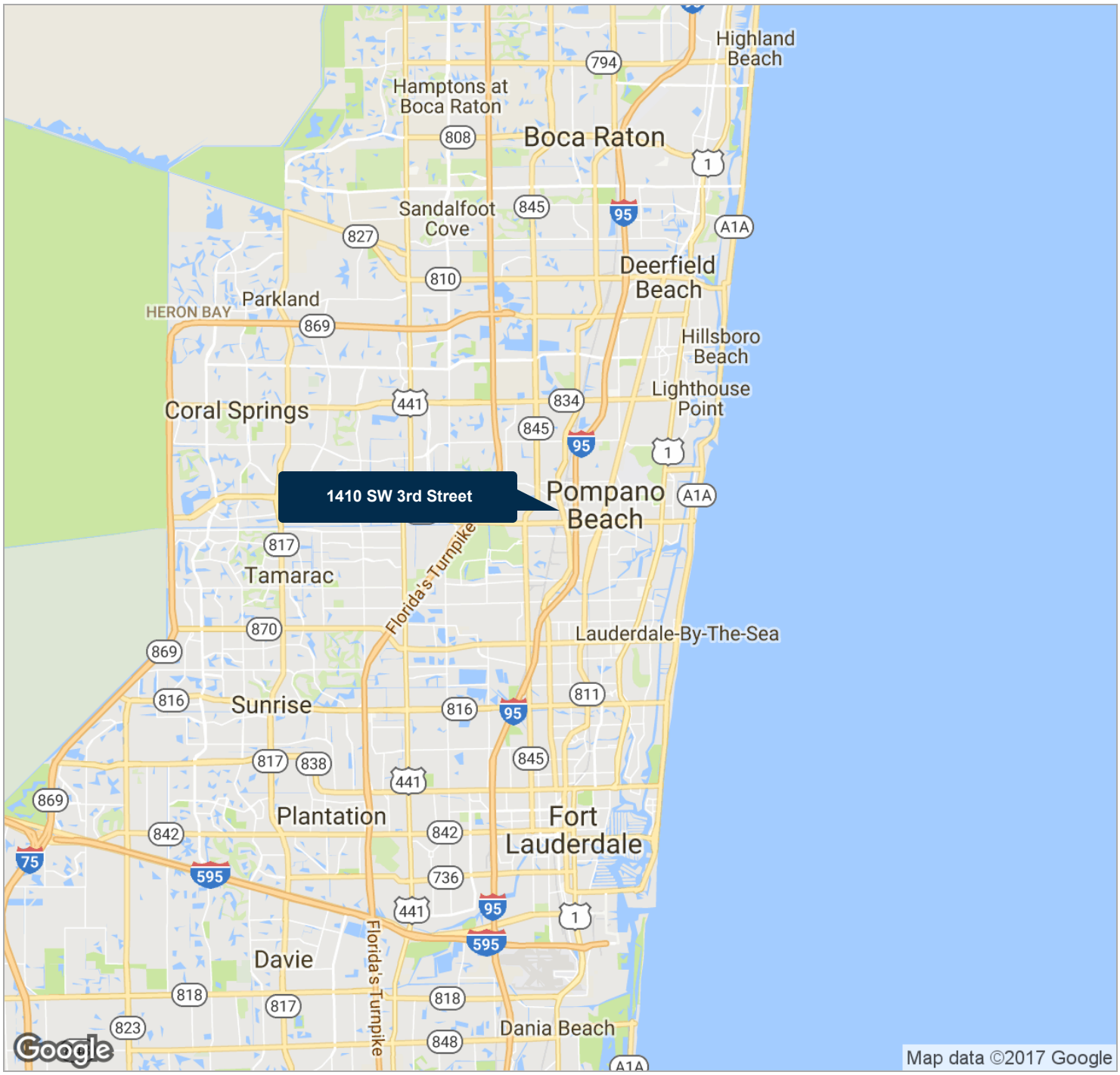
Terms Of Sale

Highest & Best Offer

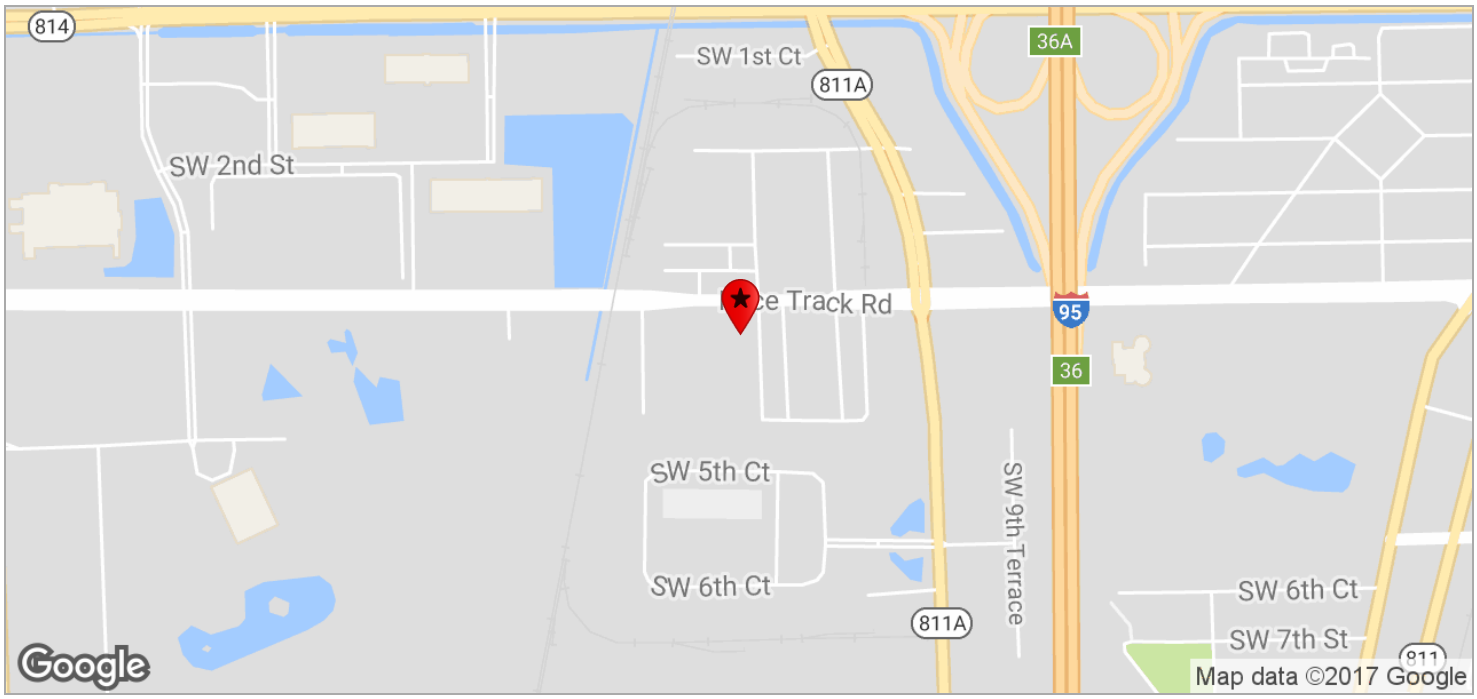
Offering:	The property will be sold "as is, where is" with all faults, with no guarantees to condition or quality. The property will be sold free and clear of all liens and encumbrances.
Escrow Deposits:	A deposit is required with any offer/contract to purchase when an offer is submitted. The required Initial Escrow Deposit of at least $100,000 in US Funds, must be in the form of a cashier's check or a wire transferred within 3 business days of the effective date of the contract.
Back-up Buyers:	Back-up Contracts will be accepted in case the property does not close with the initial Buyer or if the initial Buyer defaults with any term or condition of any document executed by the winning Buyer in connection with the property. The Back-up bidder initial escrow deposit will be held in trust along with the Purchase and Sale Agreement at their bid price and close the transaction if the winning bidder defaults and does not close.
Closing:	The real estate closing will take place within thirty to sixty (30-60) calendar days from the conclusion of the due diligence period, if any, otherwise from the effective date of the Purchase and Sale Agreement. The Closing will be coordinated and administered through the offices of the Settlement Agent.
Broker Commissions:	If a sale occurs, a total fee of 6% of the final purchase price shall be paid by the Seller to the listing agent and shall be paid at closing. If the Purchaser is procured by another real estate agent/broker (co-broker) the fee shall be split: 3% to the listing agent and 3% to the co-broker.
Seller's Expense:	The Broker will advance all of the associated marketing costs up to of $10,000 upon acceptance of the listing agreement. Should the Seller not accept any offers and cancels the Sales Contract, the marketing fee will apply to Seller's expense and will be invoiced accordingly. If a sale is procured, the Broker is responsible for the Actual Marketing Fee, and will be paid from the Broker's commission.

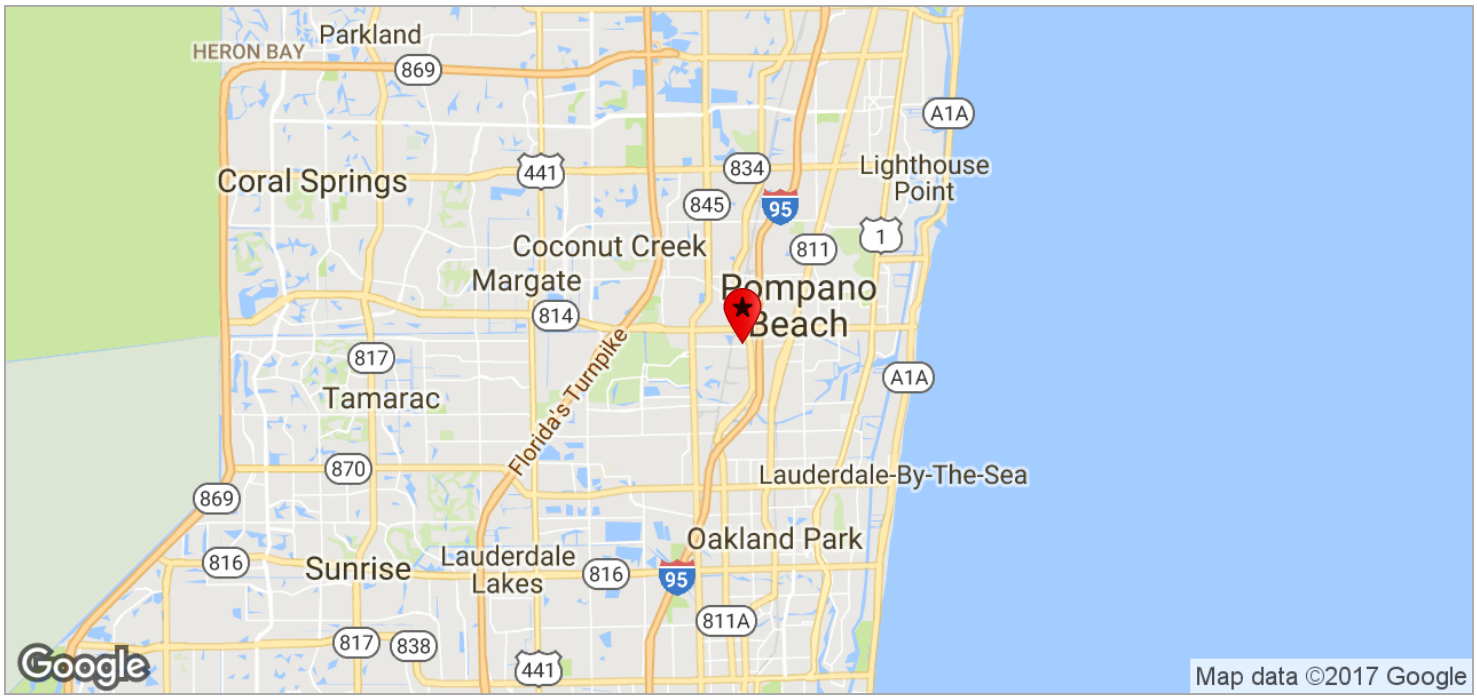
3 LOCATION INFORMATION

Regional Map

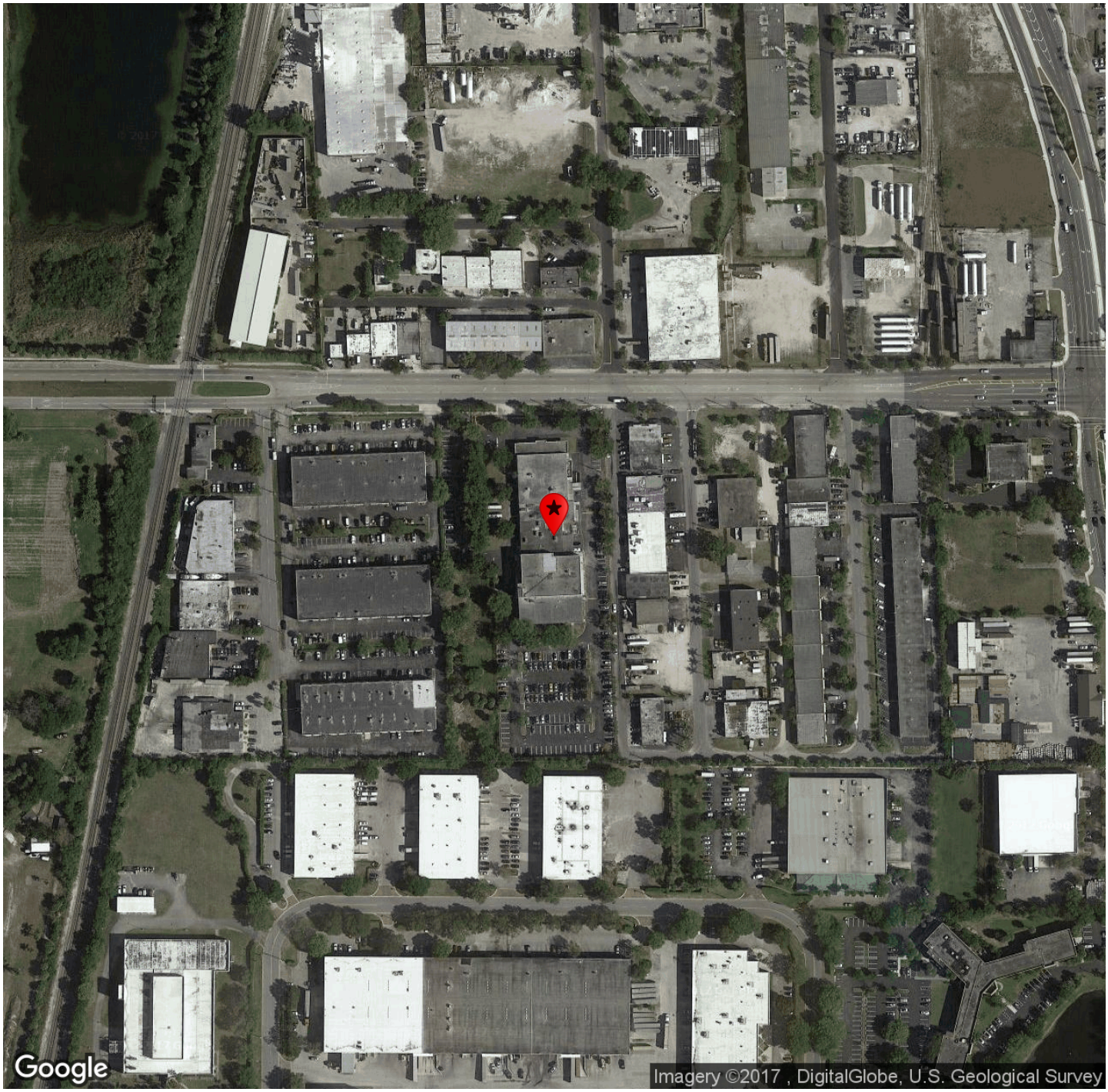


Location Maps





Satellite Map



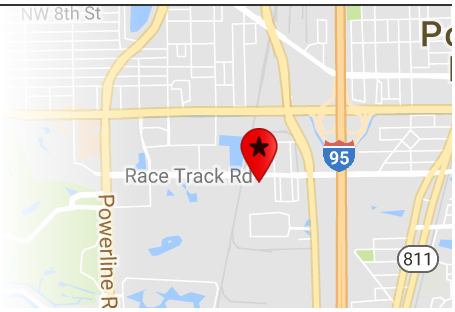
4 | SALE COMPARABLES

Sale Comps

SUBJECT PROPERTY

1410 SW 3rd Street | Pompano Beach, FL 33069

Sale Price:	TBD	Lot Size:	5.42 AC
Building SF:	49,671 SF	Price PSF:	TBD

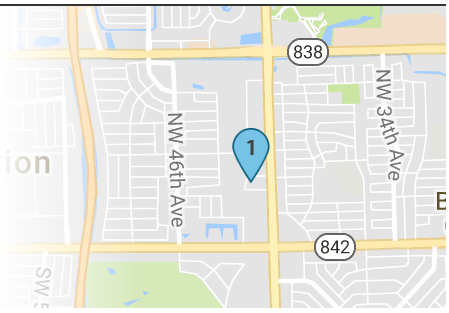


1

MED PLAZA II

4101 NW 3rd CT | Fort Lauderdale, FL 33317

Sale Price:	$2,026,000	Lot Size:	0 AC
Building SF:	37,921 SF	Price PSF	$53.43
CAP:	6%	Closed:	10/14/2016

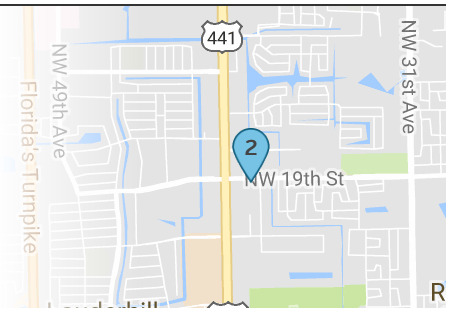


2

BLDG S&V

1883 NW 38th Ave | Fort Lauderdale, FL 33311

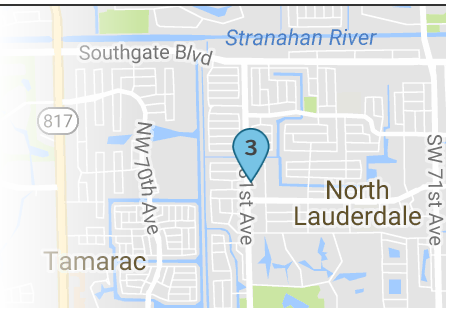
Sale Price:	$2,000,000	Lot Size:	0 AC
Building SF:	28,895 SF	Price PSF	$69.22
Closed:	01/25/2017		



3

840 SW 81st Ave | North Lauderdale, FL 33068

Sale Price:	$2,050,000	Lot Size:	0 AC
Year Built:	1985	Building SF:	35,700 SF
Price PSF	$57.42	Closed:	11/22/2016



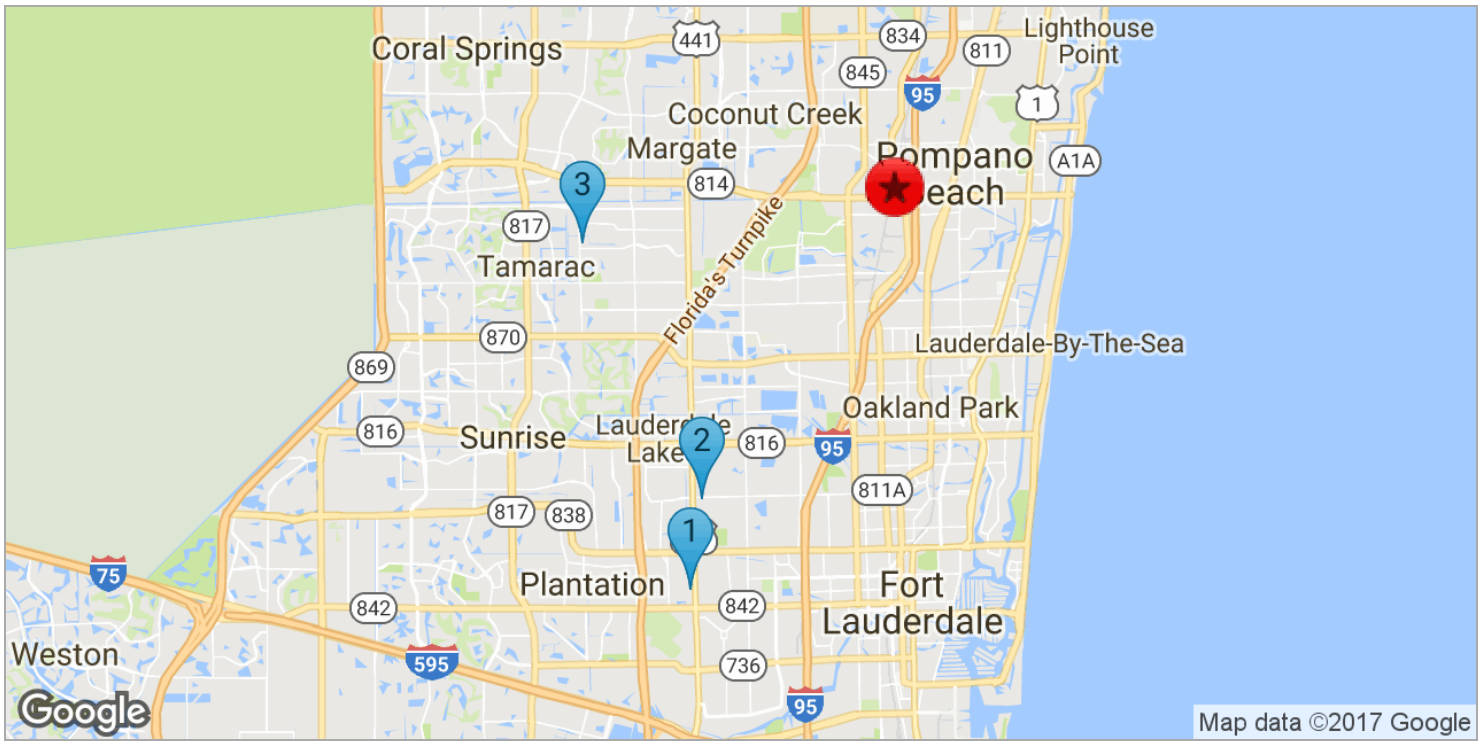
Sale Comps Summary

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	CAP
★	**Former Operations Center** 1410 SW 3rd Street Pompano Beach, FL 33069	TBD	49,671 SF	TBD	-

	SALE COMPS	PRICE	BLDG SF	PRICE/SF	CAP	CLOSE
1	**Med Plaza II** 4101 NW 3rd CT Fort Lauderdale, FL 33317	$2,026,000	37,921 SF	$53.43	6.0%	10/14/2016
2	**Bldg S&V** 1883 NW 38th Ave Fort Lauderdale, FL 33311	$2,000,000	28,895 SF	$69.22	N/A	01/25/2017
3	840 SW 81st Ave North Lauderdale, FL 33068	$2,050,000	35,700 SF	$57.42	N/A	11/22/2016

	PRICE	BLDG SF	PRICE/SF	CAP
TOTALS/AVERAGES	$2,025,333	34,172 SF	$59.27	6.0%

Sale Comps Map



SUBJECT PROPERTY
1410 SW 3rd Street | Pompano Beach, FL 33069

1 **MED PLAZA II**
4101 NW 3rd CT
Fort Lauderdale, FL 33317

2 **BLDG S&V**
1883 NW 38th Ave
Fort Lauderdale, FL 33311

3 **840 SW 81st Ave**
North Lauderdale, FL 33068

5 DEMOGRAPHICS

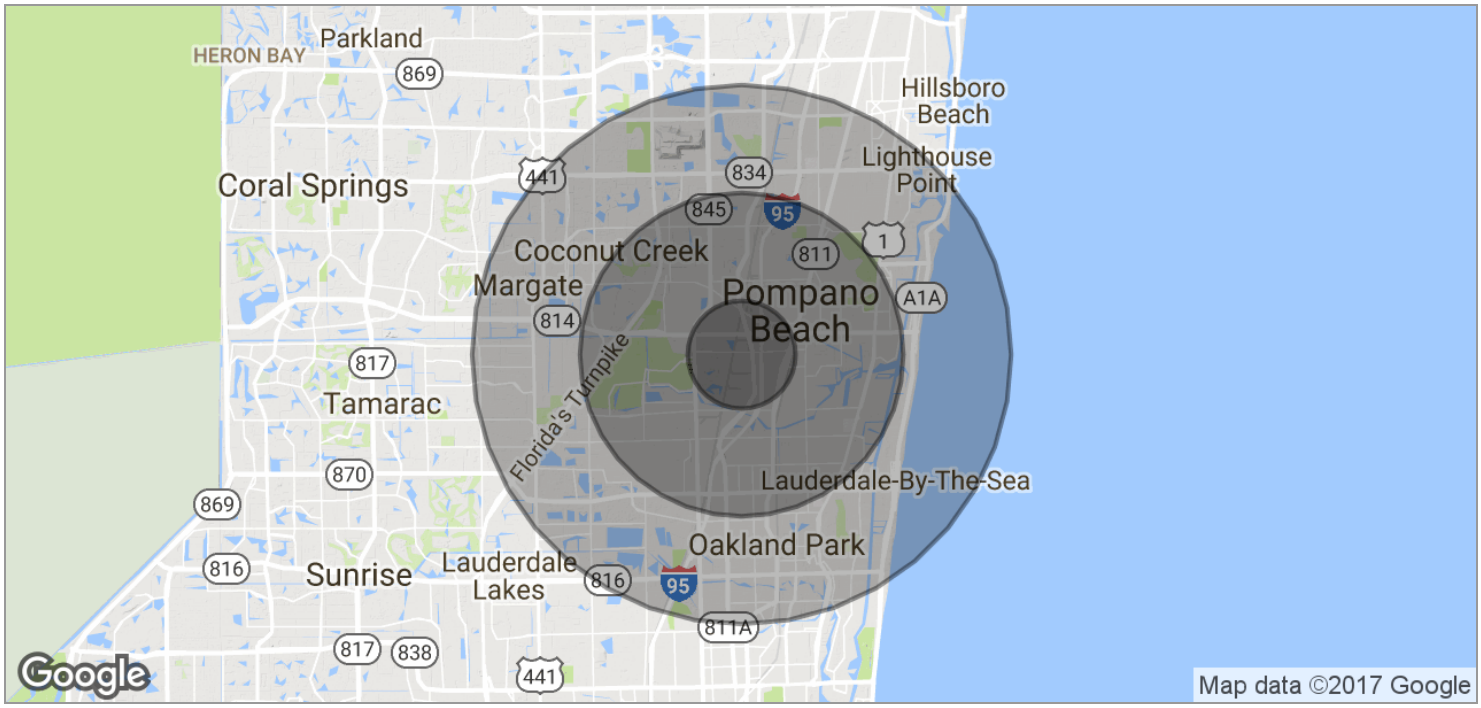
Demographics Report

	1 MILE	3 MILES	5 MILES
Total households	5,051	44,650	130,677
Total persons per hh	2.5	2.4	2.4
Average hh income	$42,237	$58,443	$63,707
Average house value	$156,289	$328,097	$293,328

	1 MILE	3 MILES	5 MILES
Total population	12,858	106,943	310,187
Median age	37.7	42.5	41.9
Median age (male)	36.7	41.3	41.1
Median age (female)	39.8	44.2	43.1

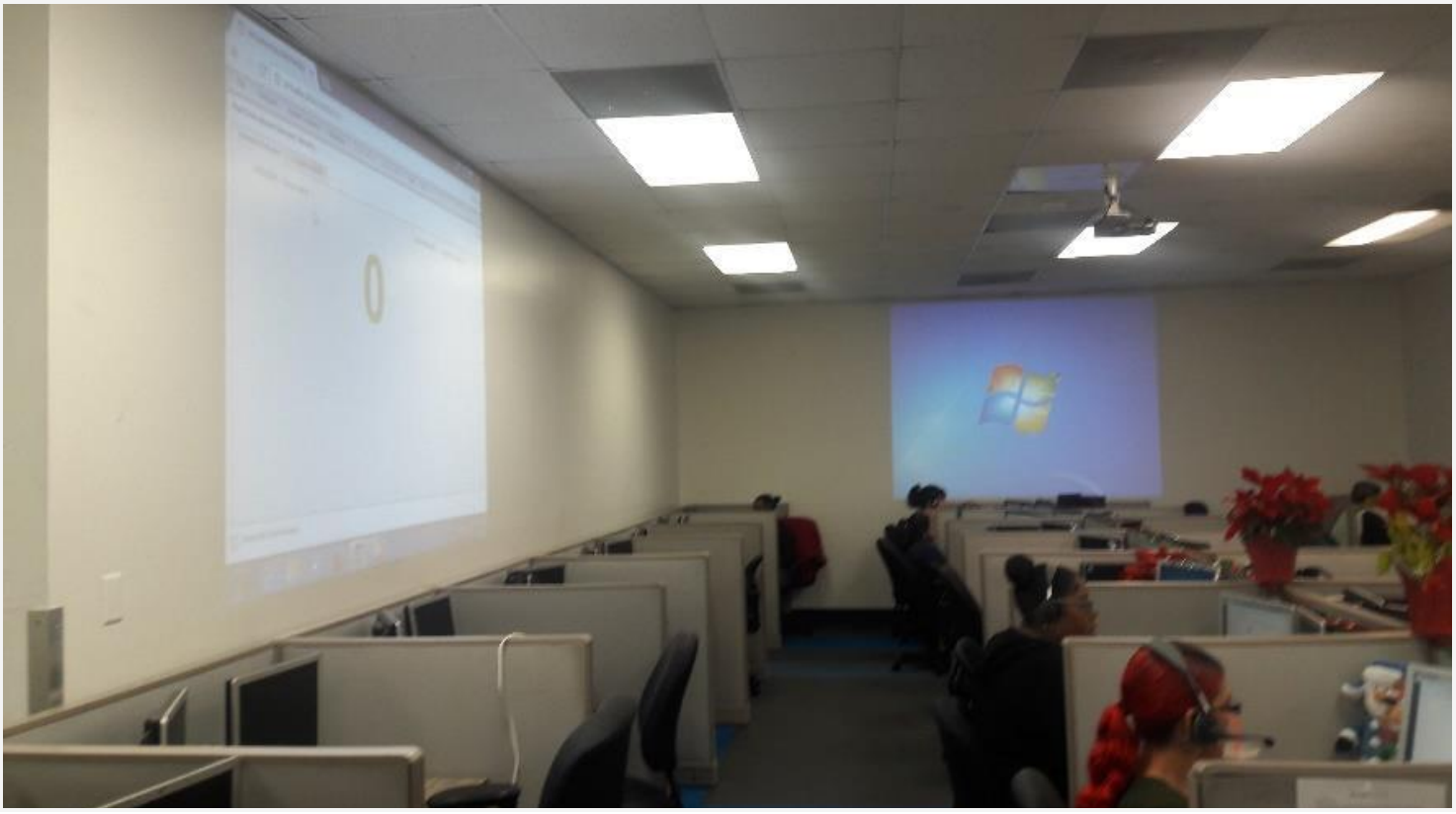
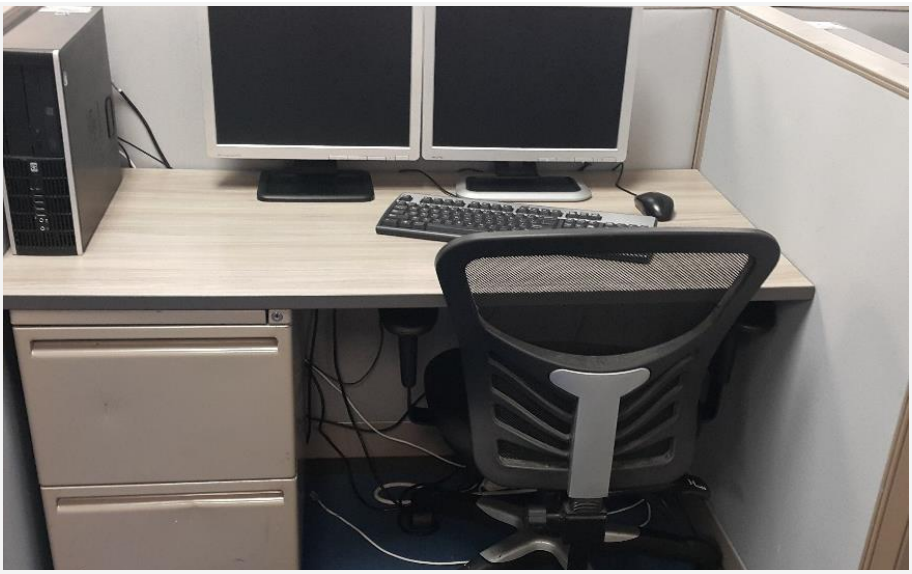
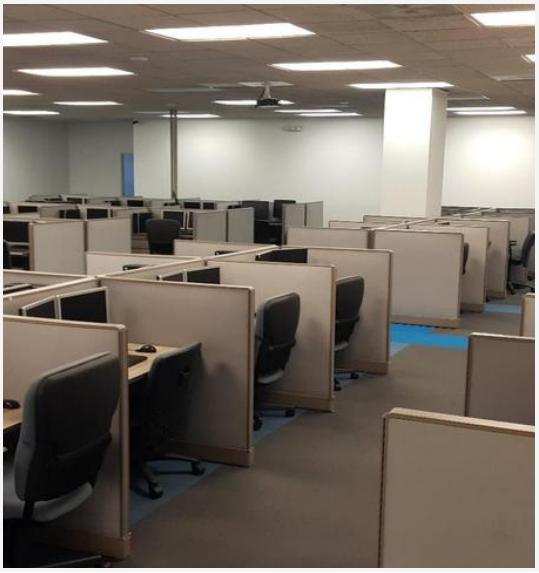
** Demographic data derived from 2010 US Census*

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,858	106,943	310,187
MEDIAN AGE	37.7	42.5	41.9
MEDIAN AGE (MALE)	36.7	41.3	41.1
MEDIAN AGE (FEMALE)	39.8	44.2	43.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,051	44,650	130,677
# OF PERSONS PER HH	2.5	2.4	2.4
AVERAGE HH INCOME	$42,237	$58,443	$63,707
AVERAGE HOUSE VALUE	$156,289	$328,097	$293,328

6 ADDITIONAL INFORMATION

Additional Photos