View of the Village, Shadley Property and VPAC Center from Bayshore Drive to the East.

BAYSHORE ARTS

VILLAGE

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View of the Boardwalk and Bar & Grill on the Lake with the path to the Village Square beyond.

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Aerial View of the Village Development and VPAC Center

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Pedestrian Access to the Retail Shopping Street with Trees & Fountains that lead to The Village Square

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The Shopping Street with Living Units & balconies above the Retail Units

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The Boardwalk Bar & Grill on the Lake and M/U Units on the Shadley Property to the Left, are linked with a pedestrian path to the Village Square & Shopping Street to the Right.

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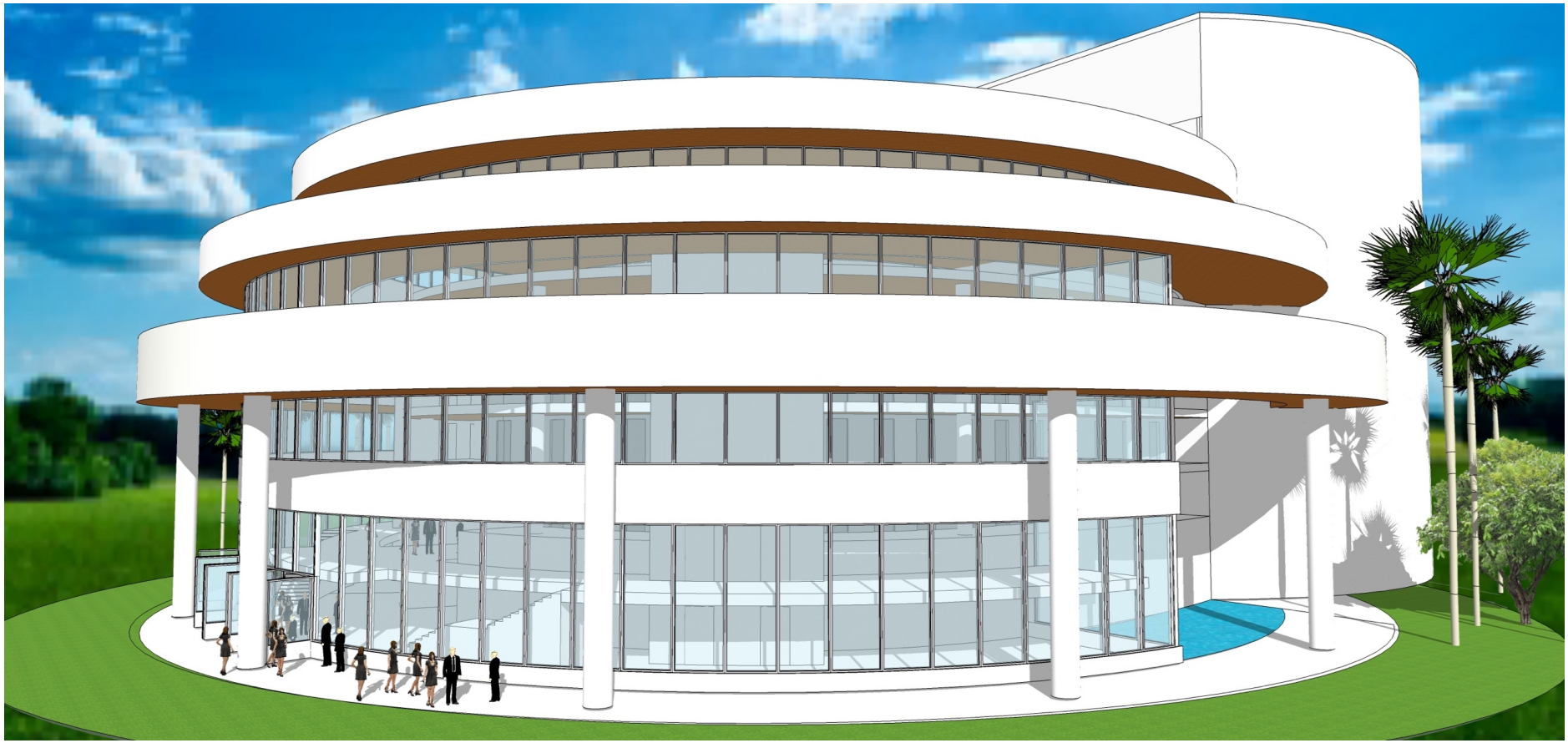

Conceptual Image of the proposed VPAC Center.

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Conceptual Image of the proposed VPAC Center.

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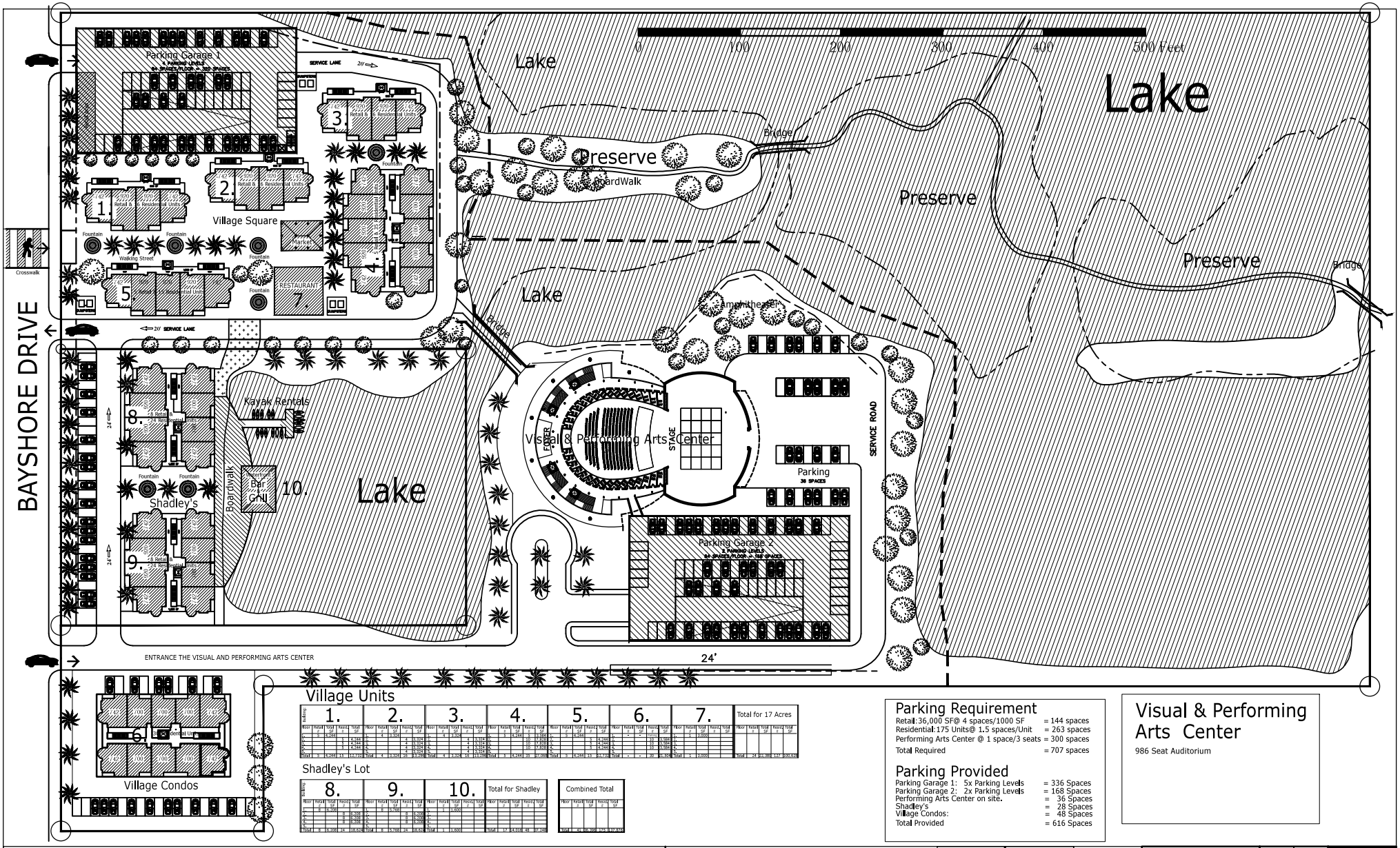

Village Units

Building	1.	2.	3.	4.	5.	6.	7.	Total for 17 Acres
Floor	Retail SF	Retail SF	Retail SF	Retail SF	Retail SF	Retail SF	Retail SF	
1	6,048	6,048	6,048	6,048	6,048	6,048	2,000	
2			6,048	6,048	6,048	6,048		
3			6,048	6,048	6,048	6,048		
4			6,048	6,048	6,048	6,048		
5			6,048	6,048	6,048	6,048		
Total	6,048	6,048	30,240	30,240	30,240	30,240	2,000	187,056

Shadley's Lot

Building	8.	9.	10.	Total for Shadley
Floor	Retail SF	Retail SF	Retail SF	
1	6,700	6,700	11,000	
2			11,000	
3			11,000	
4			11,000	
5			11,000	
Total	6,700	6,700	55,000	68,400

Combined Total
Floor / Retail SF / Retail SF / Total SF
Total 41 / 56,388 / 175 / 237,456

Parking Requirement

Retail: 36,000 SF@ 4 spaces/1000 SF	= 144 spaces
Residential: 175 Units@ 1.5 spaces/Unit	= 263 spaces
Performing Arts Center @ 1 space/3 seats	= 300 spaces
Total Required	= 707 spaces

Parking Provided

Parking Garage 1: 5x Parking Levels	= 336 Spaces
Parking Garage 2: 2x Parking Levels	= 168 Spaces
Performing Arts Center on site.	= 36 Spaces
Shadley's	= 28 Spaces
Village Condos:	= 48 Spaces
Total Provided	= 616 Spaces

Visual & Performing Arts Center

986 Seat Auditorium

Bayshore Village including Shadley's Lot & The Visual & Performing Arts Center

Site Plan

NORTH

SCALE 1" = 50'

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JOB #	1610
DATE	01-25-18
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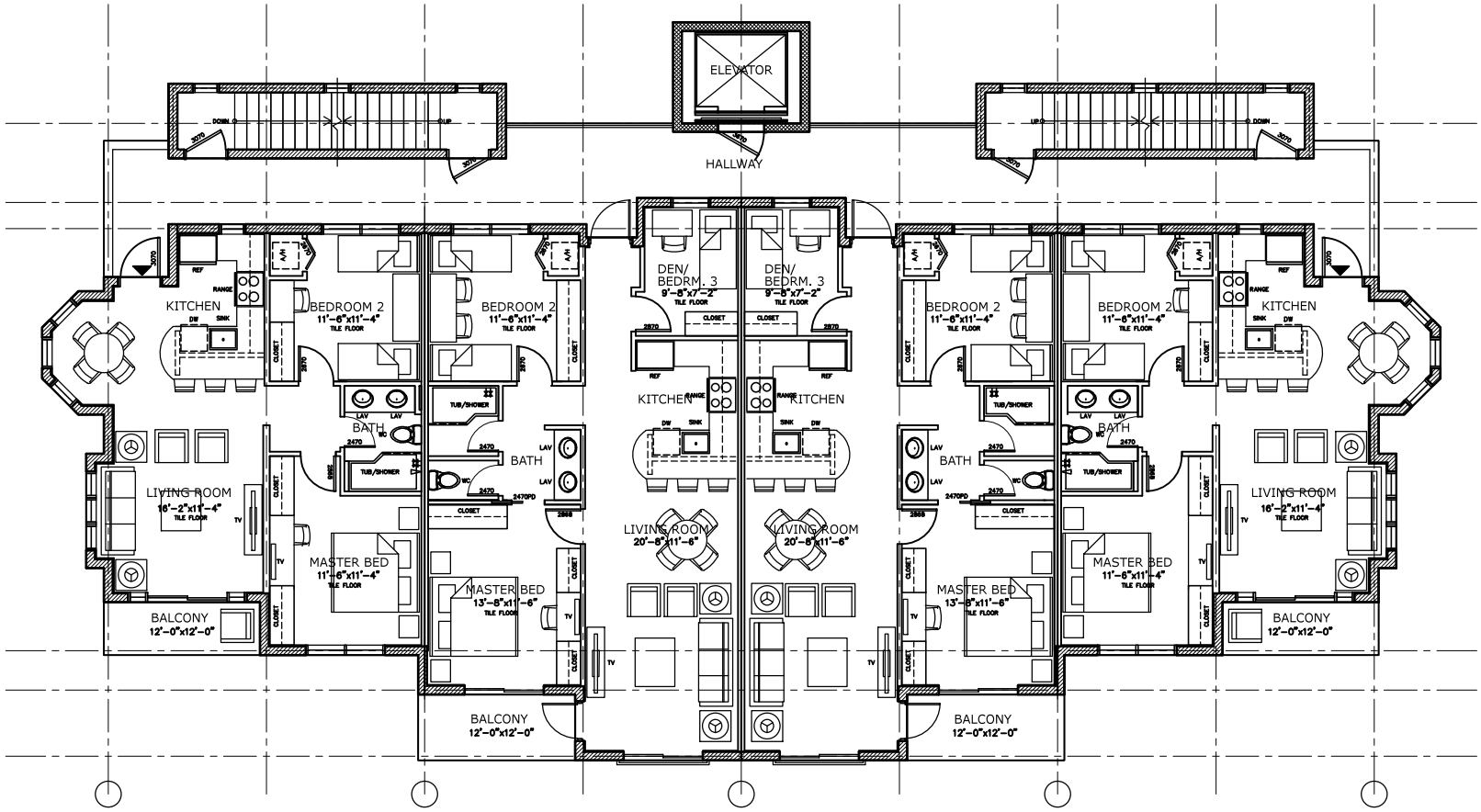
CHECKED	

SP1



Typical Mixed-Use Building
4 Retail & 12 Residential Units

Bayshore Village Including Shadley Property
& The Visual & Performing Arts Center

Floor Plan

NORTH

SCALE 1/4" = 1'

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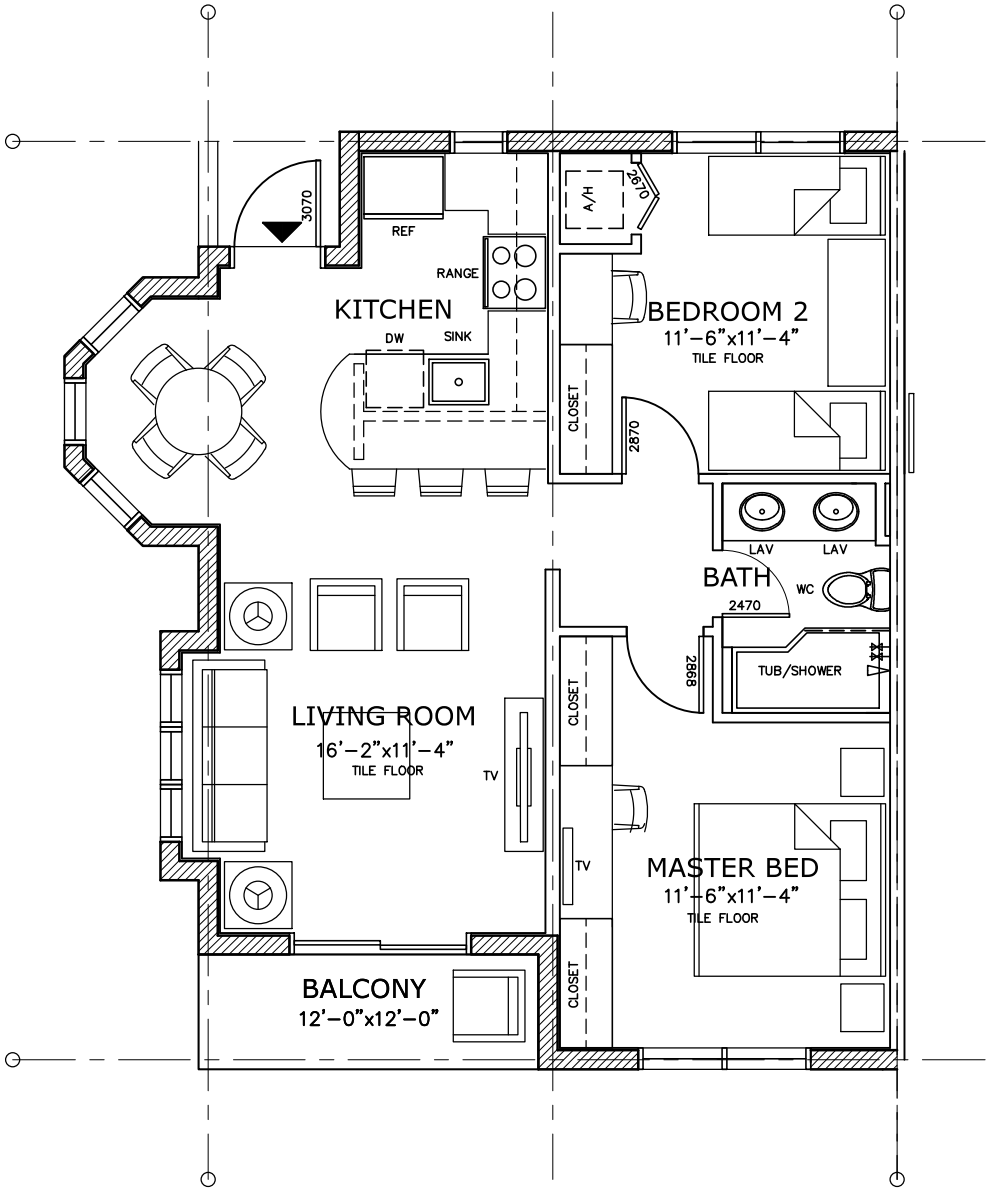

742 sf

TWO BEDROOM UNIT

742 sf. Two Bedroom Unit

Bayshore Village Including Shadley Property
& The Visual & Performing Arts Center

Floor Plan
NTS

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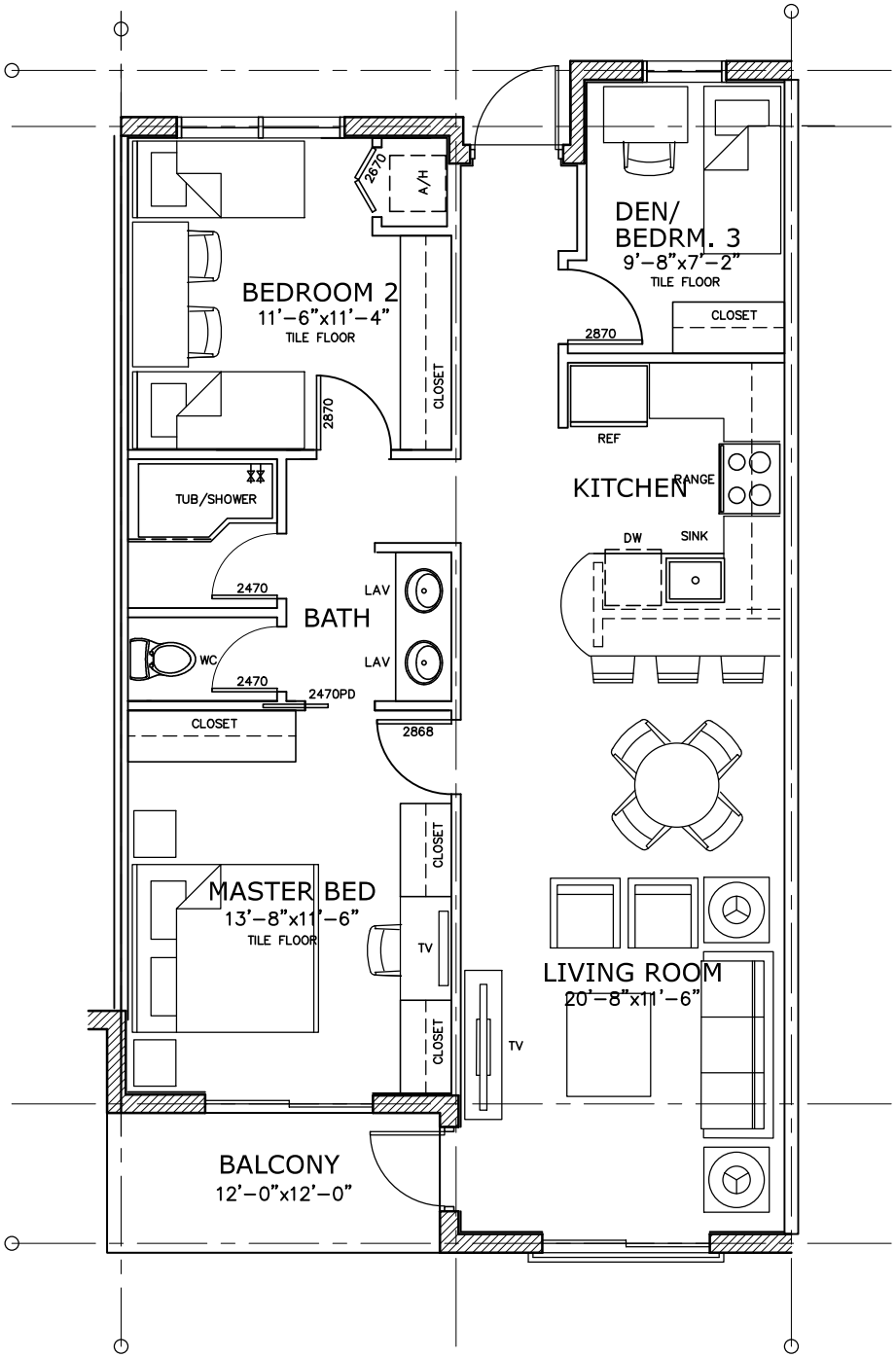

920 sf.

THREE BEDROOM UNIT

920 sf. Three Bedroom Unit

Bayshore Village Including Shadley Property
& The Visual & Performing Arts Center

Floor Plan
NTS

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U3

ARNO INC.BAYSHORE ARTS VILLAGE & SHADLEY PROFORMA			January 25th 2018						
Land Purchase and Construction of Mixed-Use Buildings									
Construction of 1x Parking Garage			(Ave)						
Estimated Development Cost	**%**	**Unit #**	**Area SF**	**Total SF**	**Cost/SF $**	**Cost/Unit $**	**Dev.Cost $**	**Sales Inc. $**	**Profit $**
Land Purchase									
Land Cost of 17x acre parcel (8x buildable acres)							3,500,000		
Land Cost Shaley Property (2.5 Acres)							910,000		
Closing Costs ($17,762 & $5,075)							22,837		
Legal Setup							20,000		
Legal PUD Ammendment							100,000		
Site Development Plan							75,000		
Property Taxes (36 months)							65,000		
Total Land Purchace Cost							**4,692,837**		
Construction:									
Roads, Walkways & Utilities (6.5 acres @ $150k/acre)							975,000		
Village Commercial Units		41		36,396	75		2,729,700		
Commercial Circulation Space				4,011	60		240,660		
Village Residential Units		175		137,876	130		17,923,880		
Residential Circulation Space				13,865	60		831,900		
Residential Balconies		175	48	8,400	60		504,000		
Parking Garages-1 (spaces)		320				15,000	4,800,000		
Boardwalk to Sudgen Park (Permatrak)			8,000		60		480,000		
General Conditions	0%						0		
Construction Cost							**28,485,140**		
Builders Profit	10%						2,848,514		
Total Construction Cost							**31,333,654**		
Impact Fees:									
Impact Fees - Parking Garages									
Commercial Units		41					340,000		
Residential Units		175					1,850,000		
Utility Impact Fees									
Sewer									
Water									
Total Impact Fees							**2,190,000**		
Consultant Fees									
Architecture	3%						854,554		
Strucural & MEP Engineering	0.75%						213,639		

Civil Engineering	1%				284,851		
Landscaping	0.25%				71,213		
Legal - Condo Docs Etc.					100,000		
Total Consultant Fees					**1,524,257**		
Total Investment Cost					**39,740,748**		
Sales Income Village Commercial Units		41	36,396	320		11,646,720	
Sales Income Village Residential Units		175	137,876	320		44,120,320	
Total Sales Income						**55,767,040**	
Real Estate Commission	4%					2,230,682	
Cost of Money (not included)							
Total Income							**53,536,358**
Net Profit							**13,795,610**

Arno de Villiers
President
Arno Inc.
5091 Tamarind Ridge Drive
Naples FL 34119

January 28, 2018

Re: Bayshore Arts Village, Naples, FL

Dear Mr. de Villiers:

Pursuant to our recent conversations and correspondence Next-Tier Capital and Creative Choice Group have interest in partnering with you to capitalize and develop the Bayshore Arts Village Project.

As you are aware, the Principals of Next-Tier Capital (www.next-tier.net) and Creative Choice Group www.creativechoicegroup.com have extensive experience in structuring and developing projects such as Bayshore Arts Village.

In addition to our own investment capital we have extensive real estate debt and equity capital partners that we call upon as needed to fund a project like Bayshore Arts Village.

As such, please accept this letter as confirmation that Next-Tier Capital along with its joint venture partner Creative Choice Group are committed to provide the $40 million necessary to buy the 17-acre parcel on Bayshore Drive in Naples and develop the Bayshore Arts Village as proposed by Arno Inc. in your submittal in response to the RFP by Collier County, Florida.

Feel free to share this letter with anyone involved in the RFP decision process.

In addition, if the committee needs further verification, I can be reached at 732.447.3411 and Dilip Barot, CEO of Creative Choice Group, can be reached at 561.627.7988 to alleviate any concerns regarding the funding capability for this development project.

Sincerely,

Uday Shah
Managing Principal

cc: Dilip Barot