

CRES CORP

CRES CORP INTERNATIONAL, LLC
COMMERCIAL REAL ESTATE AND FINANCIAL SERVICES

“Beer Shed” Bar & Restaurant and 19-Sp MHP Famous Bar/Restaurant on the Alafia River FOR SALE!!!



11204 Del Rio Dr, Riverview, FL 33569

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Statement of Confidentiality and Disclaimer

CRES Corp International, LLC (CCI) is representing Alafia River Beer Shed & Mobile Home Park , Inc, the Owner of the Property located at 11204 Del Rio Dr, Riverview, FL 33569 with the promotion and sale of said Property. No contact shall be made directly to the Owner, or any associates to Owner, by any prospective purchaser or agent of purchaser regarding said Property.

This brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expression of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to entity reviewing the brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed purchase agreement on terms acceptable to the Owner, at Owners sole discretion. By submitting an offer a prospective purchaser will be deemed to have acknowledged the foregoing and agrees to release the Owner from any liability with respect hereto.

The enclosed materials are being provided solely to facilitate the prospective purchaser’s own due diligence for which the purchaser shall be fully and solely responsible.

Neither CCI nor the Owner make any representation or warranty, expressed or implied, as to the accuracy or completeness from the information contained herein, and nothing contained herein shall be relied upon as a promise or representation as to the future performance of the Property. This brochure may include certain statements and estimates by CCI Agents/Associates with respect to the projected future performance of the Property. These assumptions may or may not be proven to be correct and there can be no assurance that such estimates will be achieved. Further, CCI disclaims any and all liability for representations or warranties, expressed or implied, contained in or omitted from this brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any finale, fully executed and delivered, Purchase Agreement between it and the Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to the Owner or CCI, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

Prospective Purchaser understands and agrees that all dealings concerning the above opportunity will be handled through CCI.

Prospective Purchaser _____ Date _____
Print Name _____
Address _____ Phone # _____

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1. Property Introduction – Beer Shed Bar-Restaurant Business Opportunity & 19-Sp MHP

Location: 11204 Del Rio Dr, Riverview, FL 33569

Riverview's well-known Beer Shed is finally being offered for sale and could be yours. Now is your chance to acquire this hidden gem on the river, coveted by many.

Situated on the Alafia River, this property includes the bar/restaurant and a 19-space mobile home park on over 3 acres (currently with 17 mobile homes). With 143 feet of frontage on the river, patrons can relax and enjoy a drink while boats float on by.

Property Includes:

- 3.11-acres
- 143-fr Alafia River Frontage
- Beer Shed Bar-Restaurant Business
- 19-Sp MHP (17 Park-Owned Units)
- 100% Occupied
- City Water/Septic
- Gross Revenue: \$560K*

*Owner indicates the Gross Revenue of the Bar/Restaurant/MHP is \$560K. Owner will provide financial information upon receiving an acceptable offer.

Asking Price: \$2,100,000 (Negotiable)









Demographic Overview For A 5 Mile Radius from Subject Property*

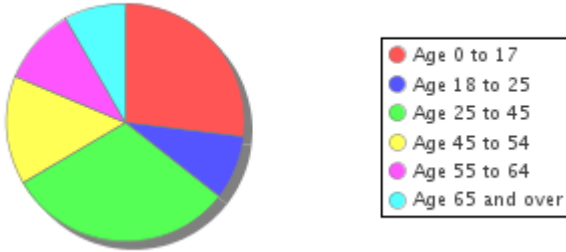
Persons
Households
Percent Children

188,997
68,848
27.04 %

Families
Persons Per Household

49,633
2.7

Age Distribution



Occupancy - Rent vs Own



Source: [2010 Census / US Census Bureau](#)

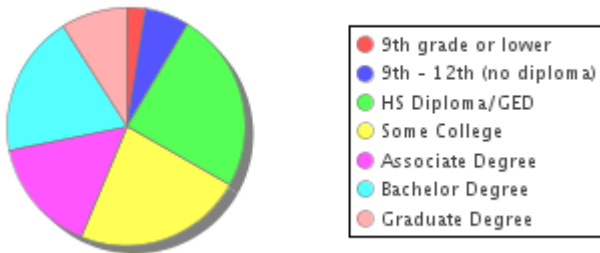
House Median Year Built
Average Home Value
Average Rent

1990
\$178,486
\$1,222

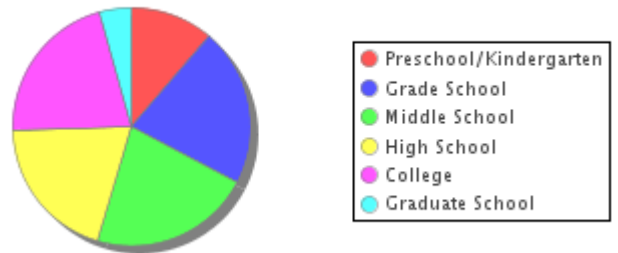
Per Capita Income
Average Household Income

\$28,451
\$67,409

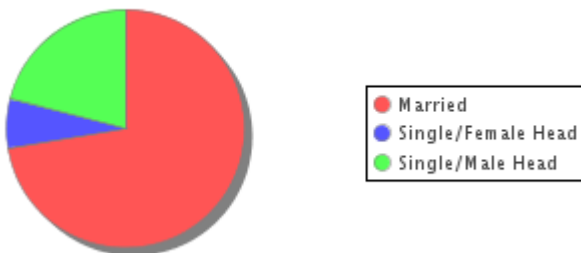
Education Attained



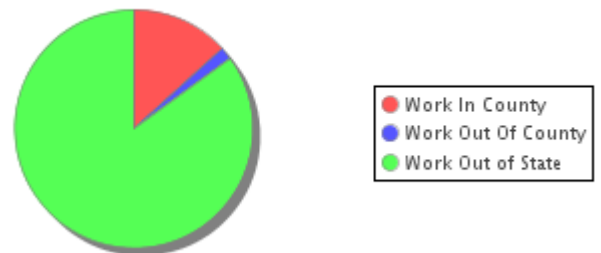
Education - Current Enrollment



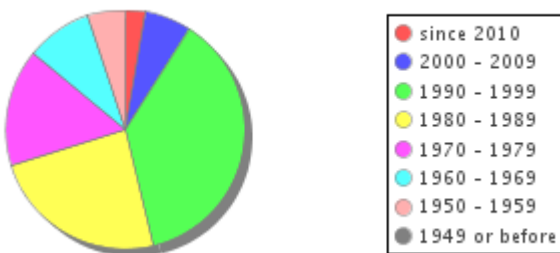
Family Type



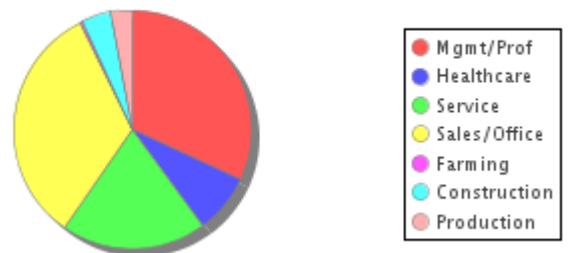
Place Of Employment



Year Built Distribution



Occupation



Source: [2017 American Community Survey, 5 year estimates / US Census Bureau](#)



CRES Corp International

PREFERRED INVESTOR PROGRAM

For those who are interested in “**Off-Market**” property, we offer our “**Preferred Investor Program**” (PIP)!

CRES Corp International is one of the few commercial companies specializing in “**Off-Market**” properties; properties available for sale but not offered to the public. Owners of these properties choose to keep the sale discreet and, therefore, they do not list their property with any real estate company.

The problem most sellers have trying to sell their property “**Off-Market**” is locating legitimate Investors, who are financially capable and who will make reasonable offers. Our Company has had tremendous success assisting our sellers by introducing them to our Investors, who are Members of our “Preferred Investor Program”.

Our **Preferred Investor Program Members** are Investor and Investment organizations, prequalified through CRES Corp International, so the seller is confident the Investor we introduce not only has the **financial ability** to purchase their property but also has a successful investment history and will make a **serious offer**.

A property not disclosed to the public provides our PIP Members the luxury of limited competition, a comfortable examination of the property, and ample time to work with the seller structuring a deal. Our Investors usually end up with a very good to great deal.

Investor? For further information on our Preferred Investor Program and our available “Off-Market” properties, feel free to call or send an email.

Selling a Commercial Property? Don't want to list? Send an email or call. Our Investors are ready to make an offer on your property.

Benny Spensieri – 813-391-1545 or benny@CRESCorpLLC.com.



From this...



to this...



...to this!

After you sell your property you have two choices - Pay Yourself or Pay the Government?

Capital Gains Taxes will have to be paid – Unless...

1031-Exchange

Did you know you can defer paying your Capital Gains taxes on the money you earn from the sale of your Property by simply buying another Property through a 1031-Exchange?

CRES Corp International has successfully assisted our Clients who have gone from owning duplexes and quadraplexes to owning:

- **Apartment Complexes**
- **Hotels/Resorts**
- **Retail Strip Centers**
- **Office Complexes**
- **Medical Centers and more!**

UP YOUR GAME WITH A 1031-EXCHANGE!!!

Contact a CRES Corp International Representative today to find out how to save on Capital Gains and expand your portfolio!



Commercial Financing Arrangement

CRES Corp International assists our Clients with the provision of project funding:

- Acquisition Funding
 - Multi-Family
 - Hotels
 - Retail
 - Healthcare
 - Medical
- Development Funding

Our Company strives to beat the current loan products offered by financial institutions, private capital and other lending resources. We bring the best loan scenarios to our Clients:

- Lower Interest Rates
- Higher Leverage
- Longer Terms
- Non-Recourse
- No Prepayment

Financing is supplied through various sources to include:

- Bond Structured Financing
- Insurance Companies
- Private Capital
- Partnership Structuring
- Senior Life Settlement Policies

For further information on financing contact

Brian Hartman, Director, Financing Division – 561-633-8971 or Brian.Hartman@CRESCorpINTL.com

Benny Spensieri, CCI Managing Partner - 813-391-1545 or benny@CRESCorpLLC.com



Property Management/Leasing - Business Management/Exit Strategy Consulting

For our Clients seeking professional management and consulting for their businesses, CRES Corp International has teamed with the Pharus Group (www.pharusgroup.com) to provide the following:

- Leasing & Management
- Billing, Collections
- Record Keeping/Budgeting, Cash Management
- Account Report Preparation – Monthly-Quarterly-Annual
- Human Resource/Employee Hiring
- Business Enhancement & Branding
- Exit Strategy Consulting
- Web Design/Social Media Management

For the following types of business:

- Retail/Office
- Medical/Health Care (www.pharuspractice.com)
- Apartments
- Hotels
- MHP/RV

Christopher Morhardt, Pharus Group, President - 772-223-3344 or chris@PharusGroup.com

Benny Spensieri, CCI Managing Partner - 813-391-1545 or benny@CRESCorpLLC.com



CRES Corp International, LLC

Commercial Real Estate Services - Financial Services – Management & Leasing Services

CRES Corp International, LLC (CCI) is a Commercial Real Estate firm offering brokerage, finance and management services.

Our unique business model brings to our property owners and investors the means to get transactions completed where all parties are satisfied.

CRES Corp International offers the **Preferred Investor Program (PIP)**, where our Clients receive the following benefits:

Property Owners

- No Exclusive Listing Agreement
- Property introduced only to Pre-Qualified Investors who:
 - Have Sufficient Funds for RE Purchases
 - Have Experience in Investing
 - Make Reasonable Offers

Investors

- Receive Information on “Off-Market” Property
- Receive information on “Pre-Listed” Property
- Minimal Competition
- Great Price on their RE Purchases

CRES Corp International specializes in the following commercial property:

- Apartments
- Hotels
- MHP/RV
- Office Buildings/Complexes
- Medical Offices & Centers
- Vacant Land (Development)

For further information contact Benny Spensieri – 813-391-1545 or benny@CRESCorpllc.com