

Exhibit A

MIAMI BEACH PARCEL (226 87TH TERRACE)				
BUYER COMPANY (CONTACT)	WEISS SEROTA HELFMAN COLE + BIERMAN (by behalf of a private client)	MAGNUM HOLDING COMPANY, INC.	LENOX GROUP LLC	THE SPEAR GROUP
OFFER PRICE	\$4,600,000	\$4,500,000	\$4,056,604	\$2,358,500
APPRAISED AMOUNT	\$4,600,000	\$4,600,000	\$4,600,000	\$4,600,000

MIAMI BEACH PARCEL (COMMERCE STREET)			
BUYER COMPANY (CONTACT)	Jungle Vibes LLC	Commerce Street Offices, LLC	The Spear Group
OFFER PRICE	\$1,503,400	\$1,260,000	\$471,700
APPRAISED AMOUNT	\$1,500,000	\$1,500,000	\$1,500,000

MIAMI BEACH PARCEL (PINE TREE DRIVE)					
BUYER COMPANY (CONTACT)	Tracy Slavens and Ilana Strickon	Richard Crespo Iglesias and Janett Seminario	Evan Schlecker	Saber Real Estate South Acquisitions, LLC	The Spear Group
OFFER PRICE	\$3,650,000	\$3,612,500	\$3,605,000	\$3,396,000	\$1,415,000
APPRAISED AMOUNT	\$3,400,000	\$3,400,000	\$3,400,000	\$3,400,000	\$3,400,000

Total CMB Revenue if sold	\$9,753,400
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ATTACHMENT C - SUMMARY OF ALL OFFERS



MIAMI BEACH PARCEL (COMMERCE STREET)

BUYER COMPANY (CONTACT)	Jungle Vibes LLC	Commerce Street Offices, LLC	The Spear Group
OFFER PRICE	\$1,503,400	\$1,260,000	\$471,700
APPRAISED AMOUNT	\$1,500,000	\$1,500,000	\$1,500,000
EARNEST MONEY	First deposit of \$200,000 within 3 business days of contract execution. Second deposit of \$150,000 within 3 business days of the expiration of the due diligence period Total deposits of \$350,000	First deposit of \$50,000 within 3 business days of contract execution. Second deposit of \$100,000 within 3 business days of the expiration of the due diligence period Total deposits of \$150,000	First deposit within 3 business days of contract execution. Second deposit within 3 business days of the expiration of the due diligence period No amount given
PAYMENT TERMS	All Cash	None	All Cash
INSPECTION PERIOD	20 Days	30 Days	90 Days
CLOSING PERIOD	40 days of the expiration of the Due Diligence Period	15 days of the expiration of the Due Diligence Period	30 days of the expiration of the Due Diligence Period
SPECIAL CONDITIONS TO CLOSE	None	None	Subject to Entitlements
BROKERS	CBRE (represents the City)	CBRE (represents the City) and Koniver-Stern Group (represents the Buyer)	CBRE (represents the City) and Spear Realty Inc. (represents the buyer)
PARTY PAYING THE BROKERAGE FEE	Buyer. As per the CBRE listing agreement and as described in the Offering Memorandum	Buyer. As per the CBRE listing agreement and as described in the Offering Memorandum	Buyer. As per the CBRE listing agreement and as described in the Offering Memorandum
NOTES	Local healthy food restaurant that is currently renting on 1657 West Ave., on Miami Beach. They would like to build and own their place of business Received Proof of Funds.	Owns the contiguous site	

ATTACHMENT B - SUMMARY OF ALL OFFERS



MIAMI BEACH PARCEL (COMMERCE STREET)

BUYER COMPANY (CONTACT)	Jungle Vibes LLC	Commerce Street Offices, LLC	The Spear Group
OFFER PRICE	\$1,503,400	\$1,260,000	\$471,700
APPRAISED AMOUNT	\$1,500,000	\$1,500,000	\$1,500,000
EARNEST MONEY	First deposit of \$200,000 within 3 business days of contract execution. Second deposit of \$150,000 within 3 business days of the expiration of the due diligence period Total deposits of \$350,000	First deposit of \$50,000 within 3 business days of contract execution. Second deposit of \$100,000 within 3 business days of the expiration of the due diligence period Total deposits of \$150,000	First deposit within 3 business days of contract execution. Second deposit within 3 business days of the expiration of the due diligence period No amount given
PAYMENT TERMS	All Cash	None	All Cash
INSPECTION PERIOD	20 Days	30 Days	90 Days
CLOSING PERIOD	40 days of the expiration of the Due Diligence Period	15 days of the expiration of the Due Diligence Period	30 days of the expiration of the Due Diligence Period
SPECIAL CONDITIONS TO CLOSE	None	None	Subject to Entitlements
BROKERS	CBRE (represents the City)	CBRE (represents the City) and Koniver-Stern Group (represents the Buyer)	CBRE (represents the City) and Spear Realty Inc. (represents the buyer)
PARTY PAYING THE BROKERAGE FEE	Buyer. As per the CBRE listing agreement and as described in the Offering Memorandum	Buyer. As per the CBRE listing agreement and as described in the Offering Memorandum	Buyer. As per the CBRE listing agreement and as described in the Offering Memorandum
NOTES	Local healthy food restaurant that is currently renting on 1657 West Ave., on Miami Beach. They would like to build and own their place of business Received Proof of Funds.	Owns the contiguous site	

ATTACHMENT A - SUMMARY OF ALL OFFERS

MIAMI BEACH PARCEL (226 87TH TERRACE)



BUYER COMPANY (CONTACT)	WEISS SEROTA HELFMAN COLE + BIERMAN (by behalf of a private client)	MAGNUM HOLDING COMPANY, INC.	LENOX GROUP LLC	THE SPEAR GROUP
OFFER PRICE	\$4,600,000	\$4,500,000	\$4,056,604	\$2,358,500
APPRAISED AMOUNT	\$4,600,000	\$4,600,000	\$4,600,000	\$4,600,000
EARNEST MONEY	First deposit of \$460,000 within 3 business days of contract execution. Second deposit of \$690,000 within 3 business days of the expiration of the due diligence period Total deposits of \$1,150,000	First deposit of \$100,000 within 3 business days of contract execution. Second deposit of \$100,000 within 3 business days of the expiration of the due diligence period Total deposits of \$200,000	10% Deposit	First deposit within 3 business days of execution of contract execution. Second deposit within 3 business days of the expiration of the due diligence period. No amount given.
PAYMENT TERMS	All Cash	None	All Cash	All Cash
INSPECTION PERIOD	30 Days	45 Days	30 Days	90 Days
CLOSING PERIOD	The closing would occur on or before 1/3/2023	The closing would occur on or before the date that is 30 days after the expiration of the Due Diligence Period	The closing would occur on or before the date that is 30 days after the expiration of the Due Diligence Period	The closing would occur on or before the date that is 30 days after the expiration of the Due Diligence Period
SPECIAL CONDITIONS TO CLOSE	None	None	Change of zoning use to Multi Family	Subject to Entitlements
BROKERS	CBRE (represents the City)	CBRE (represents the City) and Keller Williams (represents the buyer)	CBRE (represents the City)	CBRE (represents the City) and Spear Realty Inc. (represents the buyer)
PARTY PAYING THE BROKERAGE FEE	Buyer. As per the CBRE listing agreement and as described in the Offering Memorandum	Buyer. As per the CBRE listing agreement and as described in the Offering Memorandum	Buyer. As per the CBRE listing agreement and as described in the Offering Memorandum	Buyer. As per the CBRE listing agreement and as described in the Offering Memorandum
NOTES	The buyer also owns the contiguous site to the south	Received Verification of Deposit Letter	Received Proof of Funds	