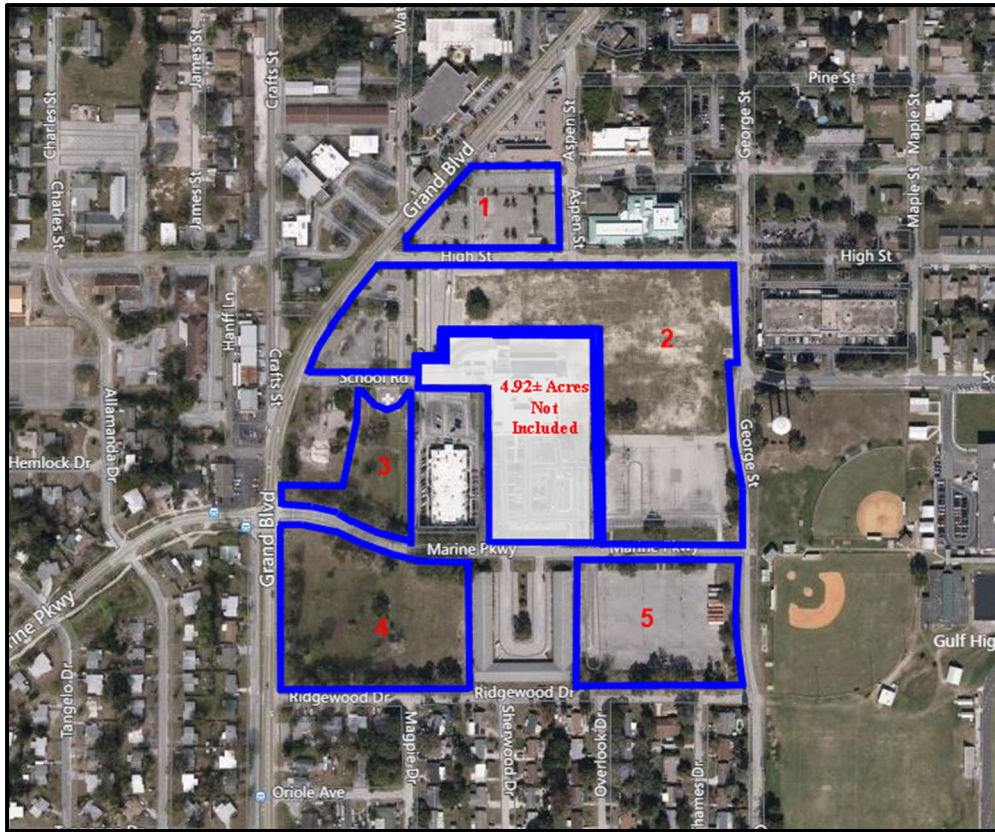




PROPERTY PROFILE



Property: HCA 5 Parcel Assemblage, New Port Richey, FL 34652
Prepared by:



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*CRE Boss Ladies
 Dyer/Carbonelli Team
 Ranked Top 3 Teams Nationwide
 Berkshire Hathaway Commercial*



PROPERTY PROFILE

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PROPERTY PROFILE

AERIALS & MAPS





PROPERTY PROFILE

EXECUTIVE VACANT PARCELS SUMMARY

Map Parcel #	ACREAGE	Parcel ID#	OWNER NAME	Zoning	Future Land Use
1	1.14±	08-26-16-0170-00300-0050	HCA REALTY INC	Office	Residential/Office-10 Units/Acre
1	0.6±	08-26-16-0170-00300-0090	NEW PORT RICHEY HOSPITAL INC	Office	Residential/Office-10 Units/Acre
2	4.45±	08-26-16-0260-00100-0080	NEW PORT RICHEY HOSPITAL INC	Office	Residential/Office-10 Units/Acre
2	0.3±	08-26-16-0260-00100-0010	HOSPITAL CORP OF AMERICA	Office	Residential/Office-10 Units/Acre
2	0.16±	08-26-16-0260-00100-0030	NEW PORT RICHEY INC	Office	Residential/Office-10 Units/Acre
2	0.35±	08-26-16-0260-00100-0050	HOSPITAL CORP OF AMERICA	Office	Residential/Office-10 Units/Acre
2	0.46±	08-26-16-0260-00100-0060	HOSPITAL CORP OF AMERICA	Office	Residential/Office-10 Units/Acre
2	3.2±	08-26-16-0010-04500-0030	HOSPITAL CORP OF AMERICA	Office	Residential/Office-10 Unit/Acre & Public/Semi Public
3	1.08±	08-26-16-0010-04500-0040	NEW PORT RICHEY HOSPITAL INC	Office	Public/Semi Public
4	3.89±	08-26-16-0010-04700-0010	NEW PORT RICHEY HOSPITAL INC	Office	Public/Semi Public
5	3.19±	08-26-16-0010-04800-0010	NEW PORT RICHEY HOSPITAL INC	Office	Residential/Office-10 Units/Acre



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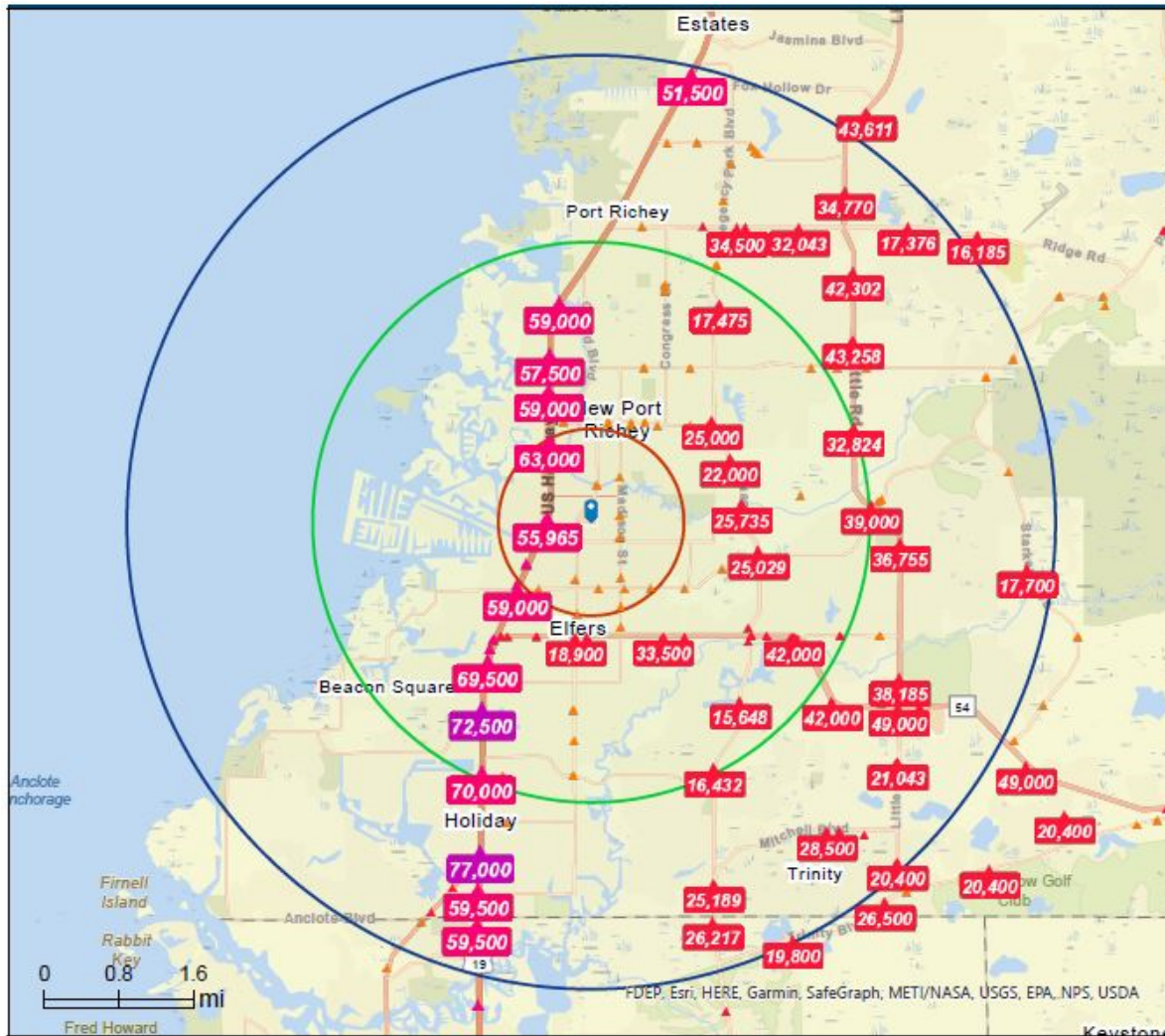
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DEMOGRAPHICS



DEMOGRAPHICS BY MILE			
	1 MILE	3 MILES	5 MILES
Total Population	13,453	73,863	155,047
Avg. HH Income	\$52,222	\$57,971	\$61,215
Median Age	48	48.9	48.1
Total Households	6,150	33,093	67,041

DEMOGRAPHICS BY DRIVE TIME			
	5 MINS	10 MINS	15 MINS
Total Population	19,065	91,061	185,705
Avg. HH Income	\$52,567	\$56,388	\$62,067
Median Age	47.6	48.2	47.8
Total Households	8,654	40,258	79,437



PROPERTY PROFILE



D. Dewey Mitchell, CCIM **Broker/Owner**

Dewey Mitchell is a proud third generation real estate professional and co-owner of Capstone Tropical Holdings, Inc., which is comprised of:

- Berkshire Hathaway HomeServices Florida Properties Group
- Capstone Title
- Capstone Insurance
- Cornerstone Facilities Management

A leader of one of the Tampa Bay area's primary real estate firms since 1984, Mitchell maintains an active interest in the marketing of commercial, industrial, and mixed-use properties, with his primary emphasis in the Greater Tampa Bay and Central Florida areas.

Mitchell has earned the prestigious Certified Commercial Investment Member (CCIM) designation by the Commercial Real Estate Institute, an affiliate of the National Association of Realtors.

Mitchell serves on the Board of Trustees for BayCare Health Systems and St. Leo University. He also sits on the Board of Directors for the Pasco Economic Development Council and was the PEDC Chair for 2014. Mitchell is the former Chairman of the Tampa Bay Partnership and served on their Transportation Task Committee. He was Chairman of the Pasco-Hernando American Heart Walk, as well as, Chairman of the West Pasco Family YMCA Capital Campaign Committee. Additionally, Mitchell is a charter officer and past President of the Rotary Club of Seven Springs, which established the Odessa Festival & Rodeo. He has served as past President of the West Pasco Board of Realtors, the Pasco County Committee of 100, and the West Pasco Chamber of Commerce.

Mitchell graduated from the University of Alabama in 1979 with a Bachelor's Degree in Commerce & Business Administration/Marketing. While attending the University of Alabama on a football scholarship, he played under the legendary Coach Paul "Bear" Bryant. From Coach Bryant, Mitchell gained the integrity and competitiveness that he continues to draw upon, even today. Mitchell also excelled in Judo earning 7 gold, 3 silver and 5 bronze medals from various national championships and went on to lead the U.S. Olympic Judo Team as Captain in the 1984 Olympics in Los Angeles, California. He enjoys sports, Civil War history and spending time with his wife, Becky, their two children, Derek (deceased) and Carly, son-in-law James and grandchildren, Jimmy and Bodhi.



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PROPERTY PROFILE



Renee D. Dyer, CCIM, ALC
Executive Associate

Renee' Dyer is a commercial investment real estate professional and joined Berkshire Hathaway Commercial Real Estate in 1996, formerly Prudential Commercial Real Estate FL. Renee' is a member of the CRE Boss Ladies, along with long time business partner, Jill Carbonelli. Their primary focuses are on acquisition, investment and development of vacant land in the Greater Tampa Bay Area, as well as an emphasis on sales and leasing of industrial properties in the Tampa Bay Area.

The Commercial Real Estate Institute, an affiliate of the National Association of Realtors, has awarded her the prestigious Certified Commercial Investment Member (CCIM) designation. The Realtors' Land Institute has also awarded her the Accredited Land Consultant (ALC) designation.

The CRE Boss Ladies Team Most Recent Awards:

- *2020 #3 Berkshire Hathaway Commercial Sales Team - Nationwide
- *2019 #2 Berkshire Hathaway Commercial Sales Team - Nationwide
- *2018 #1 Berkshire Hathaway Commercial Sales Team - Nationwide
- *2020 #3 Top Producer Land-National Division FGCAR Pinnacle Awards
- *2019 #1 Top Producer Land-National Division FGCAR Pinnacle Awards
- *2019 #2 Top Producer Industrial-National Division FGCAR Pinnacle Awards
- *2018 #1 Top Producer Land-National Division FGCAR Pinnacle Awards

Follow up, communication, and attention to detail contribute to Dyer's success. She works closely with sellers and buyers to help them make informed real estate decisions. She applies her local expertise, pricing knowledge and marketing abilities to negotiate and oversee the progress of contracts and bring each transaction to a successful conclusion.

Complementing Dyer's concern for her customers is her concern for the community in which she lives. She currently serves as Treasurer for the East Lake CERT Team, which is a local Community Emergency Response Team. She served in the past as the Board Chair and was involved with the North Pinellas YMCA and the Warrick Dunn Foundation's Homes for the Holidays. Dyer was awarded "Volunteer of the Year" for her efforts with the North Pinellas YMCA.

Dyer recently celebrated her 25th Anniversary with the company. She enjoys spending her weekends in St. Peterburg soaking in all that Florida has to offer. She enjoys spending time with her daughter, Katie.



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Jill S. Carbonelli, CCIM
Sr. Broker Associate

Jill Carbonelli joined the Berkshire Hathaway Commercial Real Estate Land Team in 2007 (formerly Prudential Commercial Real Estate FL). She has over 23 years of real estate experience and is a member of the CRE Boss Ladies Team along with Veteran Renee' D. Dyer, CCIM. They specialize in acquisition, investment and development of vacant land in the Greater Tampa Bay Area as well as an emphasis on sales and leasing of industrial properties in the Tampa Bay Area.

Carbonelli has served on the Florida Chapter CCIM West Coast District Board of Directors for the past six years and is the 2019 Past President. As a CCIM, Certified Commercial Investment Member, she is a recognized expert in the disciplines of commercial and investment real estate. Only 6 percent of the estimated 150,000 commercial real estate practitioners nationwide hold the CCIM designation, which reflects not only the caliber of the program, but also why it is one of the most coveted and respected designations in the industry.

Carbonelli brings with her a wealth of knowledge and experience from her previous responsibilities in the real estate industry. She was President of Season's Development Group, a real estate consulting firm, specializing in land planning and development services including contractual due diligence, feasibility studies, re-zoning, project management, as well as marketing and disposition for the residential and commercial sector. She also worked for Churchill Development Group LLC., Orlando, FL as VP of Sales and Marketing and the Broker of Record. She was responsible for the development and sales function of The VUE, a 35 story, 384-unit urban condominium development launch in Orlando, FL.

The CRE Boss Ladies Team most recent awards:

- *2020 #3 Berkshire Hathaway Commercial Sales Team - Nationwide
- *2019 #2 Berkshire Hathaway Commercial Sales Team - Nationwide
- *2018 #1 Berkshire Hathaway Commercial Sales Team - Nationwide
- *2020 #3 Top Producer Land-National Division FGCR Pinnacle Awards
- *2019 #1 Top Producer Land-National Division FGCR Pinnacle Awards
- *2019 #2 Top Producer Industrial-National Division FGCR Pinnacle Awards
- *2018 #1 Top Producer Land-National Division FGCR Pinnacle Awards

Carbonelli is active and affiliated with Member of the Florida Gulfcoast Association of Realtors, Realtor® Member Florida Association of Realtors, Member of National Association of Realtors, CCIM West Coast District President 2019 and Leadership Pinellas, Class of 2004.

Carbonelli is the mother of two great boys and wife to a loving husband. She enjoys cooking, Peloton Cycling, skiing, and football.