

PROPERTIES HUB NETWORK LLC

404 N 17 AVE LLC

420 S. Dixie Hwy, Miami, Florida, 33137

Date: 7/14/22



RE: Letter of Intent for Submission application for Property Improvement Program

To Whom It May Concern,

We are the owners of the hotel formerly known as Golf View Hotel & Apartments, located at 404 N 17 Ave, Hollywood, FL 33020. We consider that our property is a monument on it's own and we are very excited to bring it back to life. We believe that the whole neighborhood will benefit from it's resurrection once it opens as it will bring people form all over the world to enjoy the stay and perks of the local businesses.

The hotel was built back in 1940 and at some point was owned by legendary Al Capone. We plan on keeping the property in the similar fashion from that time as much as possible and make it a tourist attraction. The total amount for the planned rehabilitation will cost anywhere between \$2-2.5 million dollars. In addition to full interior rehabilitation, part of the scope of work includes restoration of the exterior of the building: new roof, hurricane proof windows and door replacement, exterior paint job, stucco, landscaping and installation of the fence.

The interior will be influenced by "Tulum chic" style, in essence all that means is an interior design plan that uses a solid neutral base but mixes in different textures, materials, and small pops of bright color.

The final phase will be the pavement of the parking and walking areas around the property, installing of the landscape and making it as tropical and luscious as possible and even adding the pool if the variances get approved, as well as establishing the new signage of the hotel.

In June this year we met with and Jorge Camejo and Christopher Crocitto in their Hollywood office to learn more about the Property Improvement Program. They both kindly explained the goals and the requirements of the program and since, we have been preparing the documentation to present to the CRA board's attention as we firmly believe that it agrees with the organization's goals and efforts to make the city of Hollywood even more beautiful and enjoyable for the locals as well for the tourists while simultaneously improving it's economy.

We are currently working on gathering the proposals as that is the last item pending to complete the application requirements. We are very much looking forward to discussing the project further and the collaboration with all CRA members and staff in order to bring this hotel back to it's glorious look.

Sincerely,

Lior Raviv

07/14/2022

Lior Raviv

CEO

lior@ravivcapital.com

(c) 516.967.6717