

Real Estate Agency Engaged in Land Development, Design, Build & More

Residential Real Estate Agency Engaged in Land Development, Design Build, Property Operations & More: Community Redevelopment, Inc. (Stock Symbol: CRDV)

NAPLES, FLORIDA, UNITED STATES, October 26, 2021 /EINPresswire.com/ -- Residential/Industrial Real Estate Agency Engaged in Land Development, Design Build, Property Operations & More: [Community Redevelopment, Inc.](#) (Stock Symbol: CRDV)

□ Acquiring, Developing & Managing Multifamily and Retail Properties.

□ Actively Redeveloping Communities in the Mid-Atlantic & Southeastern US.

□ Plans to Develop New Properties Through Joint Venture Opportunities.

□ New Performing and Non-Performing Note Management Program.



The team we have assembled at CRI FourOne Ventures LLC has the knowledge and experience to evaluate the note on the merits of both the note and the property on which it is secured."

Garfield Antonio, President of CRDV

□ Plans for Full Service In-House Brokerage in the Miami Metropolitan Area.

□ Interests in 6 Property Washington DC Area Retail, Multifamily and Mixed-Use Commercial Portfolio.

Community Redevelopment, Inc. (OTC: CRDV) affords potential investors a significant opportunity to participate in the process of identifying and redeveloping entire communities and regional areas, via a publicly traded company. CRDV is a full-service real estate company with a management team that has extensive experience in acquiring, developing, constructing, and managing high-



Community Redevelopment \$CRDV



\$CRDV

quality multifamily, and retail properties in attractive markets throughout the Mid-Atlantic and Southeastern United States, as well as capital markets.

CRDV is focused on all aspects of the real estate development cycle including land development, design build, property operations, and site redevelopment. In addition to the ownership of its operating property portfolio, CRDV plans to develop and build desirable properties for its own account and through joint ventures with affiliated and unaffiliated partners.

CRDV is focused on community development in urban and suburban markets and its mission is to integrate its proprietary business model by providing sustainable, long-term value to investors as the company strives to provide opportunities to improve neighborhoods with residential, commercial, and industrial development projects while designing architecturally pleasing, clean, energy efficient communities and commercial structures.

□ Launch of Performing and Non-Performing Note Management Program

On October 12th CRDV announced the launch of its Performing and Non-Performing Note Management Program. CRI FourOne Ventures LLC, which is majority owned by CRDV, will purchase performing and non-performing residential and commercial mortgage notes and engage in negotiations and workouts with the mortgage holders.

The Performing and Non-Performing Note Management Program complements the CRDV existing real estate development and brokerage plans. CRI FourOne Ventures LLC intends to purchase mortgage notes at a discount from the remaining debt owed on the mortgage note and provide the workout of these assets.

CRI FourOne Ventures LLC from CRDV will focus primarily on real estate obligations secured by a mortgage and a promissory note, which are held by financial institutions and institutional funds. These deep discounts will be the first step in creating the overall profit margins. CRI FourOne Ventures LLC will provide numerous strategies to get these assets reperforming, or proceed with foreclosure when there are no other options to liquidate the asset at a profit. Through CRI FourOne Ventures LLC, CRDV will maintain strong relationships with industry leaders in a variety

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Two Senators and eight Mayors—what a meeting at Gulfstream Park's Flamingo Room! Gulfstream Park, FPL and Community Redevelopment, Inc. sponsor event

BY ELAINE ADLER

It would have been wonderful just to have one Florida State Senator there. But two Florida State Senators were there: Senator Lauren Book and Senator Jason Pizzo. Gary Poyt, Chairman of the Aventura Marketing Council/Chamber of Commerce (AMC) noted that the Senators had a very special role at a recent Aventura Marketing Council/Chamber of Commerce Chairman's Roundtable meeting held at Gulfstream Park's beautiful Flamingo Room—they were the VIP Emcees for this AMC Chairman's Roundtable luncheon meeting. And just why would two Emcees be needed? Well, if there were two, three or four Mayors as pundits, perhaps one Emcee could handle the program. But this program had eight Mayors, including Aventura Mayor Emil Weissman, Bay Harbour Mayor Gabriel Grosman, Bay Harbor Islands Mayor Josh Fuller, Dania Beach Mayor Tamara James, Hallandale Beach Mayor Jay Cooper, North Miami Mayor Philippe Brien-Aime, North Miami Beach Mayor Anthony DeFillipo and Sunny Isles Beach Mayor Larisa Svechin. The repartee between Senator Book and Senator Pizzo was friendly and humorous—it was obvious they were good friends who work together in the Florida Senate to best represent the people of their districts and the State of Florida.

The Senators had each Mayor speak about the continuing opportunities that exist for residents and businesses to thrive in their cities and review some of the highlights of the past year. Although each Mayor offered updated news about their cities with topics from infrastructure and millage rates to new developments, there was one thing they all agreed upon: the appreciation they had for each other as they all worked together on common issues.

Greg DiVincent, Senior Vice President of Marketing for Gulfstream Park, welcomed everyone to Gulfstream Park, home of thoroughbred racing, casinos and the Village at Gulfstream Park. "We were thrilled to host the AMC Mayors' lunch in our Flamingo Room at Gulfstream Park. Having all of our local cities represented and hearing about the progress of each city was insightful for all who attended. Thank you AMC for organizing this event and to the Senators and Mayors for your amazing remarks." DiVincent shared the great news that with the installation of its new Tapeta all-weather racing surface, Gulfstream Park will become the first pari-mutuel facility in the Americas with three distinct racing surfaces. The multi-million-dollar project, which also includes a new drainage system, will provide Gulfstream with three racing surfaces—a 1 1/8-mile dirt track, 7/8-mile turf course and a mile-and-7/8-yard Tapeta track. The installation of the Tapeta track continues 1ST Racing and Gulfstream Park's commitment to the safety of its athletes and its investment in state-of-the-art technology. As a national destination location, Gulfstream Park thrills fans with live racing every Thursday—Sunday and their Flamingo Festival is running now through November 21st. Home of the multi-million dollar Pegasus World Cup Invitational, Gulfstream Park has become a tourist attraction with the 100-foot-tall statue of Pegasus the horse defeating a dragon, the third tallest statue in the nation.

Garfield Antonio, COO of Community Redevelopment, Inc. introduced his team members present: Sen. Ron Silver (Ret.), Chairman and Rep. Joe Gibbons (Ret.),

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Sen. Laurus Beach with Sen. Jason Pizzo

CRDV making the News

of fields to purchase note portfolios at deeply discounted rates. Ultimately, as financial institutions sell distressed notes, this provides an opportunity to invest in real estate without having to actually manage the property secured by the debt.

□ Plans For Full Service In-House Real Estate Brokerage

On September 27th CRDV announced plans to open a full service, in-house real estate brokerage in the Miami Metropolitan Area with a commercial & residential division. The newly formed brokerage will specialize in residential sales and providing commercial real estate investment services to maximize value for clients.

The mission of the CRDV brokerage will be to ensure that the entire process of acquiring, selling, and leasing real estate is positive for all parties involved: Buyers, Sellers, and Realtors. CRDV plans to provide both commercial and residential real estate brokerage services with targeted expertise in the acquisition and disposition of multifamily, mixed-use, retail, land, and office assets as well as for-sale residential (single-family homes, townhomes, vacation homes, and condominiums).

Each of the CRDV experienced Realtors will have the professional support of the organization to benefit all types of real estate transactions in Florida and beyond. The primary market served will be the state of Florida with particular focus on Aventura, Bal Harbour Bay H, Boca Raton, Coral Gables, Downtown / Brickell, Fort Lauderdale, Golden Beach, Hallandale Beach, Hollywood, Kendall, Key Biscayne, Miami Beach, Miramar, North Miami & Beaches, Palm Beach, Pembroke Pines, Pinecrest, Sunny Isles Beach, Surfside, and Weston.

According to the Miami Association of Realtors and the Multiple Listing Service system, Miami-Dade County real estate posted its best July sales month in history as pent-up demand, more U.S. individuals and companies moving to South Florida, and record-low mortgage rates fueled record breaking transactions. Miami-Dade County total home sales surged 57.7% year-over-year in July 2021, from 2,303 sales to 3,632. Miami single-family home transactions rose 15%, from 1,194 to 1,373. Miami existing condo sales increased 103.7%, from 1,109 to 2,259. A new report from Realtor.com says the Miami-Fort Lauderdale-West Palm Beach area is the third fastest-growing rental market in the country among metro areas. The average rent in August was \$2,432, up 27% from the same time last year. Currently, lack of inventory seems to be the only negative attribute to the South Florida real estate market.

□ Merger Agreement to Acquire Interests in 6 Property Washington DC Area Retail, Multifamily and Mixed-Use Commercial Real Estate Portfolio

On September 20th CRDV announced it executed a Merger Agreement by which it has acquired a portfolio of membership interests in six commercial retail, multifamily and mixed-use properties, in the Washington, DC Metro area. All the properties are both partially occupied and under continued development. CRDV sourced this opportunity off-market and leveraged its reputation

as a strong and credible buyer, which includes senior experienced management, to facilitate an expedited close.

Myron Jones, Head of Development for CRDV said, "The Acquisition of these six prime commercial properties showcases our foremost investment criteria, which consists of quality, well positioned real estate in high growth markets and demographics, anchored by strong, stable tenants." Mr. Jones continued, "In the coming years, we believe that acquiring and developing Class A investment assets in prime neighborhoods will yield strong returns."

For more information on Community Redevelopment Inc. (OTC: CRDV) visit www.comredev.com.

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