

316 and 50.

Selim@selimlahoud.com

7742621252

316 Shrewsbury St. Worcester Ma.

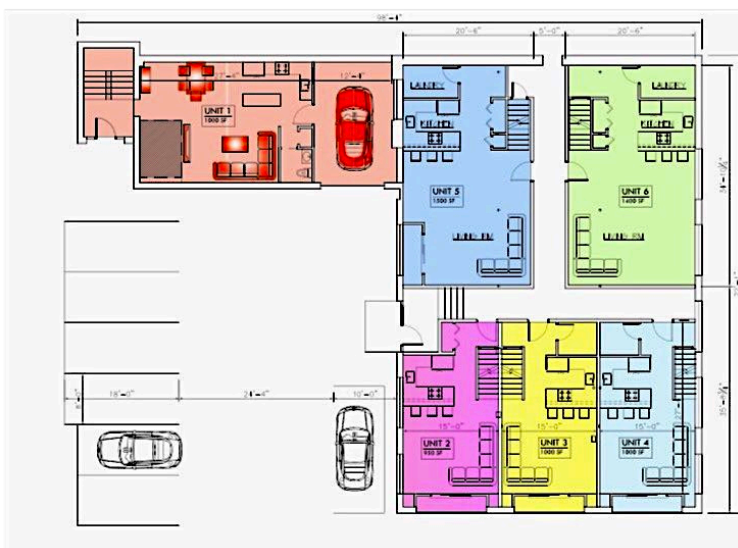
6 Luxury Duplex Condos, 6 parking spots.



Miramar development LLC owns the property. Selim Lahoud is the principal owner of Miramar Development LLC.

The property consist of 2 building, an office 2 Storie Office building with full basement located right on Shrewsbury st and a large one story attached Warehouse building attached with a frontage on Willson st which's parallel to Shrewsbury st.

we acquired in 2013 as a rent to own and we closed on it February 2017.



Tremendous amount of work is been done to the project. Up to date we spent over \$920k on rehabbing the project from Cleanup. demo all walls, removing old docks , led and asbestos asbestos survey and removal, Enviremental survey ,land survey, engineering survey, structural analysis, architectural plans, Demo and build a new structural facade that complies with today's Energy and Structural Code, Replacing the outside Facade to eifs and stucco painting it and developing 8 of street private parking spots.

The property to be developed into 2 connected buildings. The back building will be developed into 8 condominium with 8 indoor parking and the front building will be developed into 6 luxury triplex style condominiums and 6 parking.

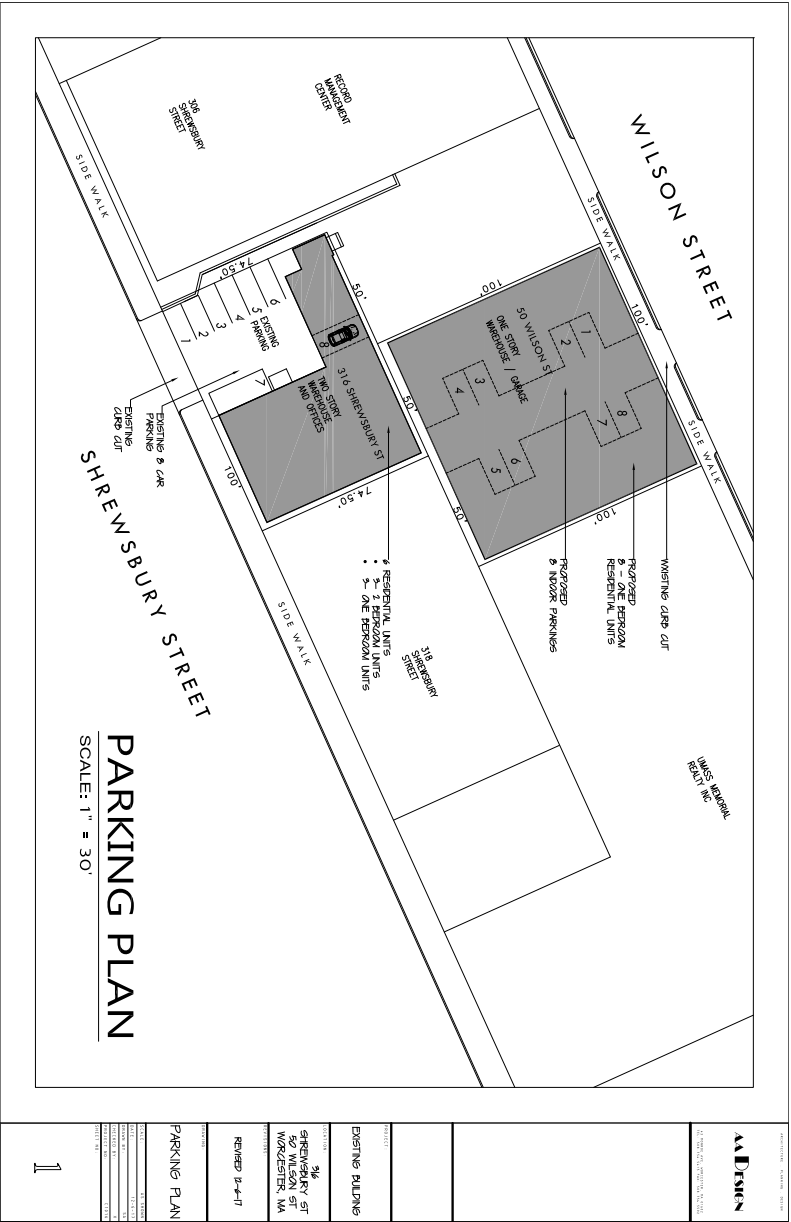
The property has a exist mortgage with a balance of \$700. the current mortgage holder is Mr. Shawqi Alsarabi a private lender.

Miramir development LLC request a \$700k as a first mortgage and \$1.4 M for construction. The duration of the mortgage is for one year. All mortgage"s interest payments will be differed until the project is complete and units are sold.

Total cost of constructing the 2 project is \$1.3M and the actual sell out is \$4.2

A pre-sale campaign was launched on line by Kellers Williams brokerage firm and there's a Tremendous interest from a qualified rich buyers willing to reserve the most expensive units. David Hill our broker strongly believe that this units will be sold before they will be finished.

After obtaining funding approval w'll start accepting reservations deposits.



Developer

Bio,
Selim Lahoud.

Mr. Lahoud has been developing properties in Worcester for over 18 years. Part of what makes Selim stand out as a developer is his interest in retaining the historic character of the buildings and projects he takes on, while redefining them with modern

316 and 50.

architecture, aesthetics, and creative design. His innovative ideas and unique style make Mr. Lahoud's projects some of the most outstanding in the City.

His previous projects, some of which are considered landmarks in the city, include

2000-2003, 37-49 Pleasant St., developed by Baalbek Development LLC;

The property on Pleasant St. was vacant and boarded up at time of purchase, with the exception of the legendary Tammany Hall. The building is a historical brothel, and Tammany was its saloon. Within two years after purchase, We developed eight residential units at 49 Pleasant St., a commercial space at 47 Pleasant St., Club Red 1888, an upscale night club and bar, at 41 Pleasant St., and a clothing store at 39 Pleasant St.

The property was completely leased and sold by the end of 2003.

2003-2013 Red Brick Courtyard LLC 70 winter street Worcester

The Boiler Room at 70 Winter St. developed by Universal I Productions LLC; The Boiler Room, located in one of the commercial units in Blackstone Lofts, was made into an upscale nightclub, and built and designed exclusively with the materials found inside of the old mill building.

2002-2004-RedOak Realty LLC;

The property at 32-34 Providence St. was an old historical synagogue (Shora Tohra), Was purchased and renovated into 11 luxurious condominiums, we preserved most of its historical elements inside and out. All condos were sold within six months from their build pout to a very happy buyers.

2003-2004 45 Arctic St. & 10 Plastic St., developed by First Columbus Realty LLC;

The Arctic St. and Plastic St. properties consisted of 160,000 ft² of empty space that were engineered to a mix use complex permitted with residential lofts and sold at 2006 to a local property owners.

2009-2016 Byblos Lounge at 2 Washington Sq. developed by Fusion Entertainment LLC.

Selim's latest project, Byblos Lounge, located inside of Union Station, is one of the most exquisite yet. Inspired by his Lebanese culture, the décor of Byblos Lounge gives it a majestic feel that is unlike any other.

Byblos was sold 2016 year and now Mr. Lahoud has purchased several properties around the city with few different partners.

environmental

2014-2016, 28 Water Walker Development LLC

The property was purchased as an old shut down 5 stories Mill we demoed and cleaned all the inside. Did all the environmental testing removed s2 tanks from of its 20 cars parking lot, engineered and designed for 20 duplex style lofts units and commercial

space on the first got it approved by the city planing and zoning board and sold to a group of developers from Miami for a profit.

2005-2007 46 Hamilton St. Byblos Development LLC

We Bought an a 2000Sf house sits on an acre and half of land removed it the house and subdivided it and permitted the rest of the land into a six duplexes lots. The property was sold to a developed for a large profit.

20016-2018 11 Goddard St Casa Blanca Development LLC

We Bought an historical rooming house turning into a two family with a finished basement rented out and its currently under agreement to be sold.

Mr. Lahoud's drive, creativity, and innovative design make his projects successful and well desirable.