

# The Henry Hotel Project Update



The Henry



# Overview

- Purchased Property – May 2021
- Paid Previous Owners Fines and Taxes
- Cleaned Up Property Debris
- Removed Swimming Pool
- Secured Property (Installed Fencing)
- Estimated Project Cost - \$5.2M

## Before



## After





## Before



## After





# Current Status

- Secured General Contractor – Albano Design Studios, Inc.
- Started Roof Repairs
- Secured Architect Firm – Bespoke Group, Inc.
- Design Complete
- Secured Engineering Firm – KPI Engineering, Inc.

# Ongoing Roof Repairs







Henry Hotel  
Flagler County, FL







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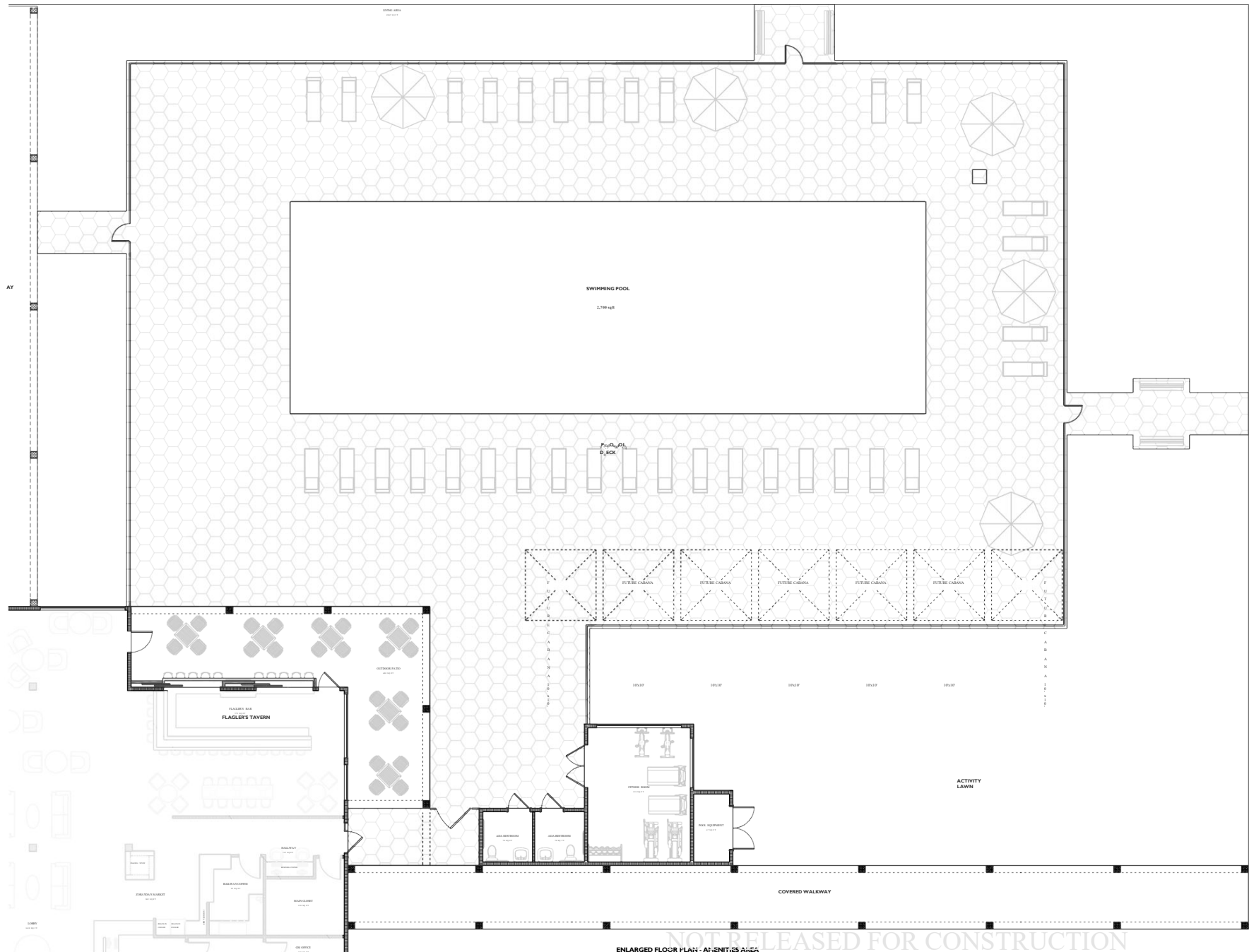






Henry Hotel  
Flagler County, FL





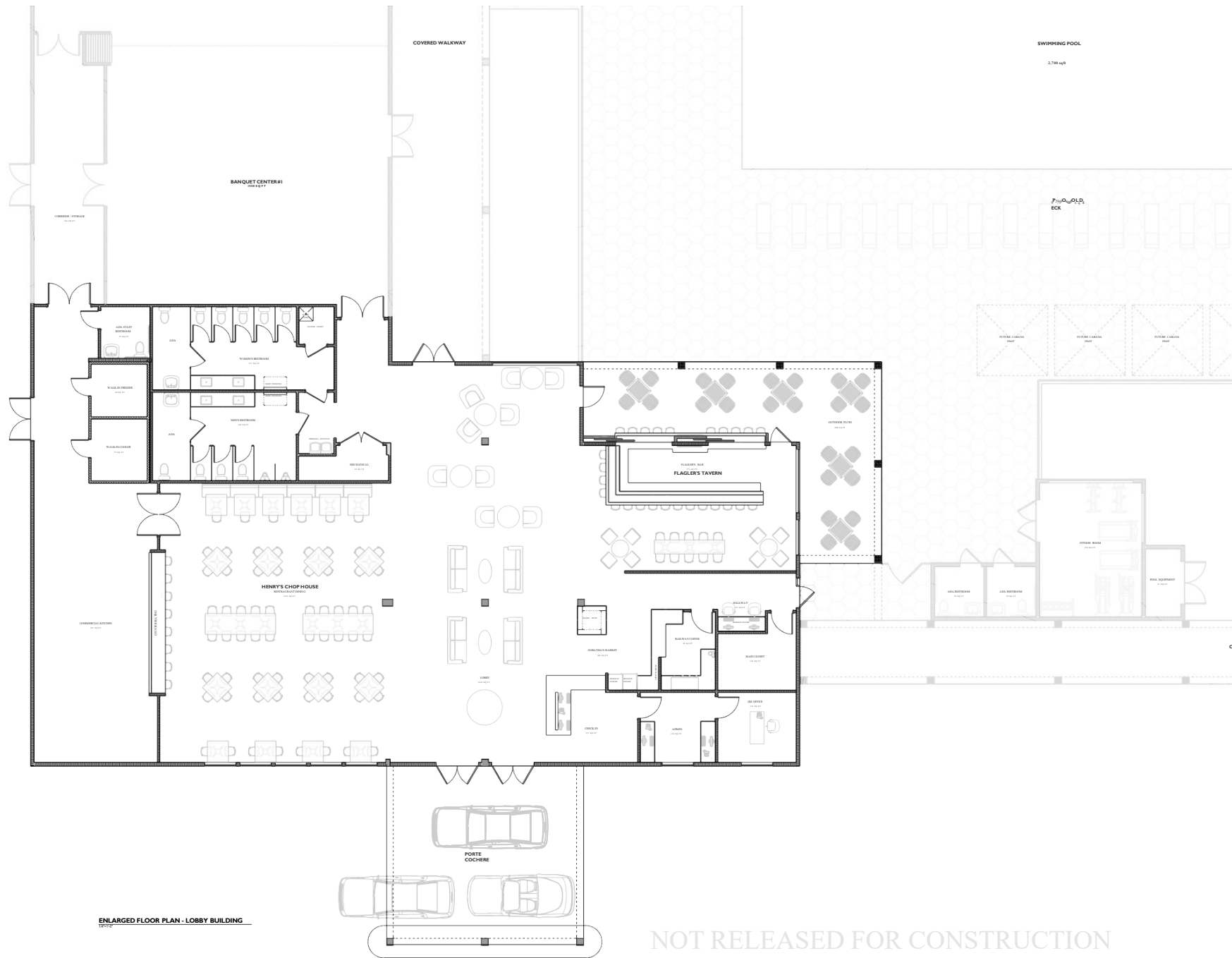
REVISIONS

NO.	DATE	DESCRIPTION
1	08/14/17	ISSUED FOR PERMIT
2	08/14/17	ISSUED FOR PERMIT
3	08/14/17	ISSUED FOR PERMIT
4	08/14/17	ISSUED FOR PERMIT
5	08/14/17	ISSUED FOR PERMIT
6	08/14/17	ISSUED FOR PERMIT
7	08/14/17	ISSUED FOR PERMIT
8	08/14/17	ISSUED FOR PERMIT
9	08/14/17	ISSUED FOR PERMIT
10	08/14/17	ISSUED FOR PERMIT

**THE HENRY HOTEL**  
 221 OLD DIXIE HIGHWAY  
 BUNNELL, FLORIDA 32110

NOT RELEASED FOR CONSTRUCTION  
 ENLARGED FLOOR PLAN - AMENITIES AREA  
 08/14/17





ENLARGED FLOOR PLAN - LOBBY BUILDING

PROJECT NO. 2018-0001  
 DATE 08/15/2018  
 DRAWING NO. 100-0001-01

PROJECT NAME  
 THE HENRY HOTEL  
 221 OLD DIXIE HIGHWAY  
 BUNNELL, FLORIDA 32110

DATE  
 08/15/2018

SCALE  
 1/8" = 1'-0"

PROJECT LOCATION  
 221 OLD DIXIE HIGHWAY  
 BUNNELL, FLORIDA 32110

OWNER  
 THE HENRY HOTEL

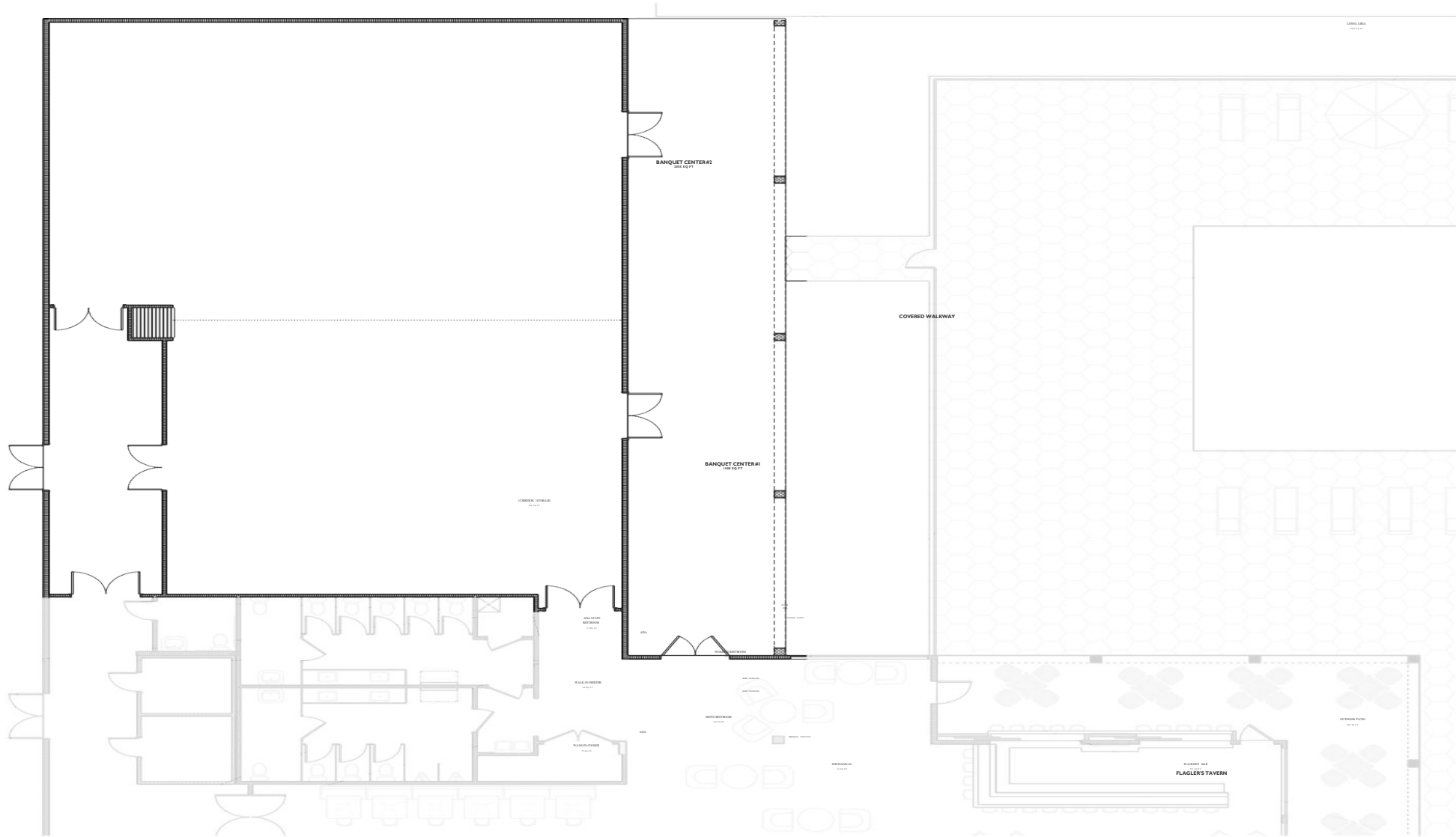
ARCHITECT  
 JAMES W. HARRIS ARCHITECTS, INC.

**THE HENRY HOTEL**  
 221 OLD DIXIE HIGHWAY  
 BUNNELL, FLORIDA 32110

COV

PLANNED DESIGN PART, L.L.C.

NOT RELEASED FOR CONSTRUCTION



ENLARGED FLOOR PLAN - VENUE SPACE

NOT RELEASED FOR CONSTRUCTION

PROJECT NUMBER: 2018-001

DATE: 08/15/2018

PROJECT NAME: THE HENRY HOTEL

PROJECT ADDRESS: 2251 OLD DIXIE HIGHWAY, BUNNELL, FLORIDA 32110

SCALE: 1/8" = 1'-0"

DATE PLOTTED: 08/15/2018

PLOTTED BY: J. SMITH

PLotted: 08/15/2018 10:00 AM

THE HENRY HOTEL  
 2251 OLD DIXIE HIGHWAY  
 BUNNELL, FLORIDA 32110







## The Henry Hotel Project Expenses 2251 S Old Dixie Highway

#	Amount	Date	Description
1	\$ 2,000.00	4/1/2021	Schvartzman Law Firm
2	\$ 481.50	4/16/2021	The D'Apuzzo Law Firm
3	\$ 800.00	4/29/2021	LLC Registration
4	\$ 11,300.00	5/3/2021	Dumpsters
5	\$ 14,000.00	5/3/2021	Lnez Environmental Site Works
6	\$ 11,000.00	5/3/2021	Lnez Environmental Site Works
7	\$ 80.00	5/19/2021	Online notary service for mortgage & promissory note signing
8	\$ 850,000.00	5/19/2021	Property Purchase Closing
9	\$ 32.34	5/21/2021	Fedex closing documents to Florida
10	\$ 40.96	5/27/2021	Architectural drawing scanning
11	\$ 40,000.00	6/1/2021	Property Insurance
12	\$ 5,000.00	7/1/2021	Architecture & Engineering / General Contractor
13	\$ 7,800.00	7/1/2021	Appraisal
14	\$ 30,000.00	7/12/2021	Architecture & Engineering / General Contractor
15	\$ 25,000.00	8/3/2021	Architecture & Engineering / General Contractor
16	\$ 25,000.00	8/30/2021	Architecture & Engineering / General Contractor
17	\$ 10,000.00	9/10/2021	Architecture & Engineering / General Contractor
18	\$ 25,000.00	10/8/2021	Architecture & Engineering / General Contractor
19	\$ 18,698.75	11/8/2021	Architecture & Engineering / General Contractor
20	\$ 5,600.00	11/19/2021	Architecture & Engineering / General Contractor
21	\$ 20,000.00	1/5/2022	Architecture & Engineering / General Contractor
22	\$ 10,000.00	1/27/2022	Architecture & Engineering / General Contractor
23	\$ 5,000.00	1/27/2022	Architecture & Engineering / General Contractor
24	\$ 1,467.35	2/23/2022	Signage Contractor Downpayment
25	\$ 95,000.00	2/24/2022	Interior Design Firm
26	\$ 1,377.00	2/25/2022	Hotel site trash cleanup
27	\$ 81,932.33	2/28/2022	Architecture & Engineering / General Contractor
<b>Total</b>	<b>\$ 1,296,610</b>	<b>COST TO DATE</b>	
	\$3,900,000		ESTIMATE TO COMPLETE HOTEL BUILDOUT
	<b>\$5,196,610</b>		<b>ESTIMATED COST AT COMPLETION</b>



# Some of the Challenges

- Ability to get Dumpsters
- Material Supply Shortages
- Delays in Contractors



# Future Milestones/Next Steps

- Complete Roof Repair
- Repair Road Sign
- Submit Plans for Permit
- Begin Renovation/Construction

# Investment in Flagler County

\$15,657,435





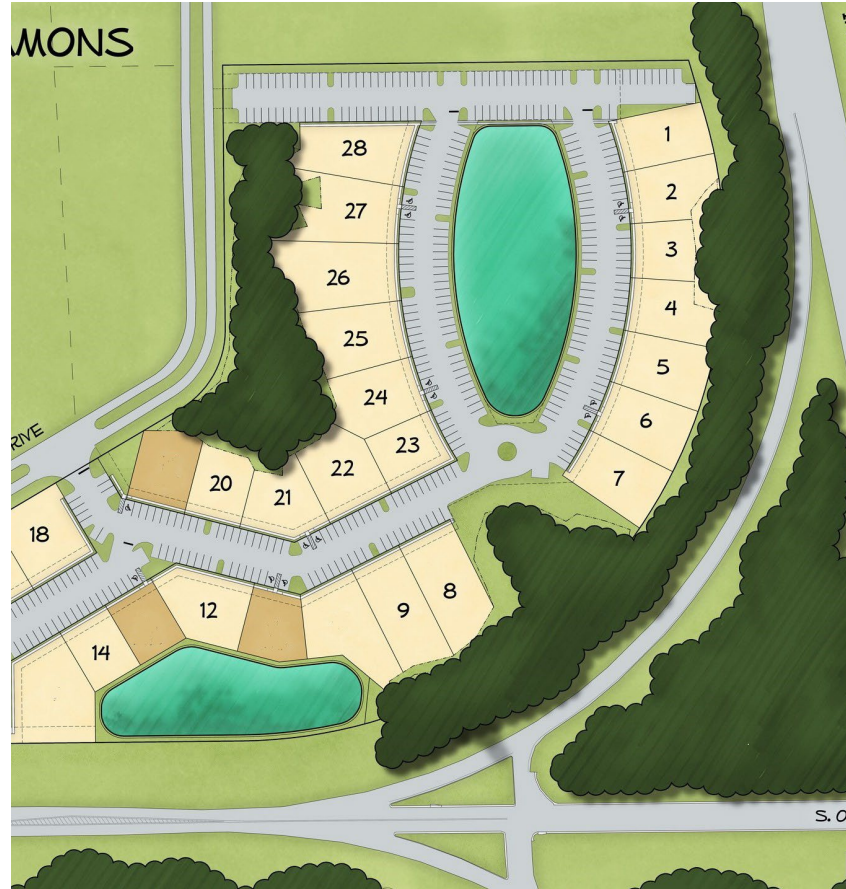


The Henry

- Purchased – May 2021
- Current Investment
  - \$1.3M
- Estimated Total Project
  - \$5.2M







- \$1,385,000 - LAND ACQUISITION  
Completed February 2022



# DIXIE COMMONS



- Welcome to Dixie Commons at Flagler County, FL
- Commercial Plaza Community for Professionals, Medical and Retail
- [the project](#)
- [info & demographics](#)
- [contact us](#)

[WWW.DIXIE-COMMONS.COM](http://WWW.DIXIE-COMMONS.COM)











# Storage Facility

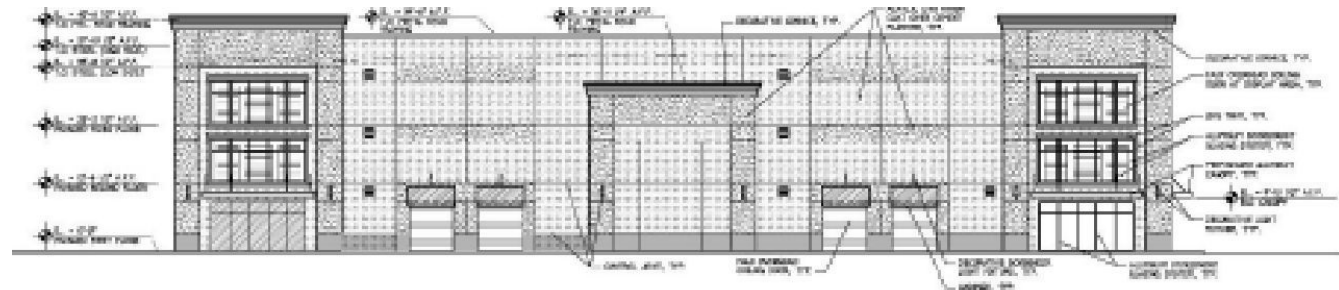
2150 S OLD DIXIE HIGHWAY

110,000 square foot  
Climate Controlled Storage  
Facility

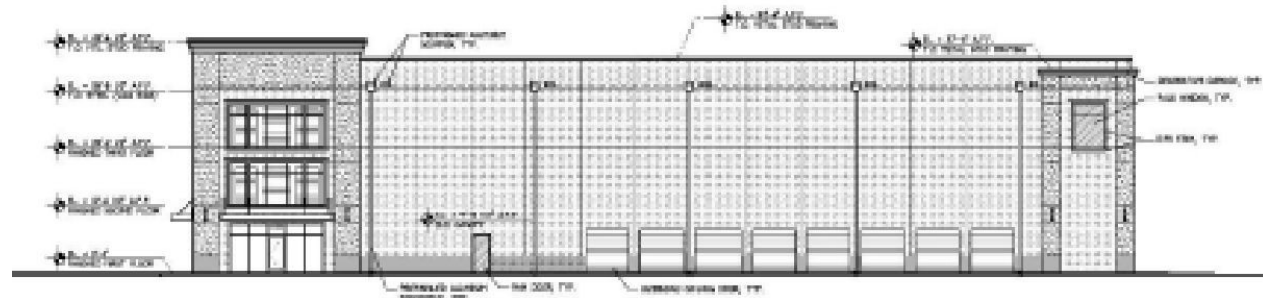
- \$2,100,000 Land Acquisition, Architecture and Engineering
- \$6,975,825 Construction Estimate

**\$9,075,825**

**ESTIMATED TOTAL COST**



1 NORTH ELEVATION, BUILDING A  
SCALE 1/4\"



2 WEST ELEVATION, BUILDING A  
SCALE 1/4\"



Questions?

