

# FPDino

Real Estate Development

Tropic Cay-Delray Beach, Florida



[www.FPDino.com](http://www.FPDino.com)



## **About our Organization**

F.P.Dino is the manager and general partner of a number of companies, organized in Boca Raton, Florida since 1991, concentrating in Real Estate Development. The express purpose of our assembled group of professionals, is specifically for production of profitable Real Estate investments. We collaborate to acquire, finance, design, develop, build and market new quintessential Commercial and Residential projects throughout Southeast Florida.

We possess a host of in-house talent, involved in Sales, Planning, Management and Administration. All of whom endeavor to create a seamless process for our Investor, Buyer and Tenant partners. We are also very proud of our retained outside professionals in the disciplines of Architecture and Engineering. The outcome of our combined efforts has earned our firms numerous awards for both Commercial and Residential portfolios, championed by some of the most discerning judges within the Country's Southeastern Real Estate Industry. Our intellectual property has served as tools for education of proceeding projects performed in many diverse markets throughout the United States.



**Town Homes-Delray Beach, Florida (Photos)**

Photo Credit: Michael Weiss (Cover)





## Residential



Our Residential projects include attached Townhomes and detached Single Family Homes. Sizes range from 1,500 sq.ft. to 5,000 sq.ft. per unit. Elevations are produced in a variety of Traditional and Modern facades. Floor Plans are geared towards specific consumers targeted, including; First time buyers, move-up or empty nesters, and active adults in “Over 55” dedicated subdivisions, and neighborhood infill developments. Prices may range from \$300,000.00 to over \$1,000,000.00 per unit.



Our philosophy is to develop properties within urban boundaries, possessing all utilities and conveniences. In order to protect the equity of our consumers, rather than construct ancillary facilities to support recreation, we locate close to attractive destinations and within proximity to Golf and Beach destinations. Our residents can easily walk, bike, or ride within a few minutes to such attractions along with shopping and supporting services nearby.

Our properties typically trade 5-10% below high average. This provides immediate equity and a cushion of value to guard against historically vacillating markets. Customarily, our residents have been rewarded with above market returns considering time residing in their homes when trading out.

We invite you to stop by one of our Sales Offices to inspect our current or planned projects.



Single Family Homes-Palm Beach County, Florida (Photos)





## Meet the Team

### *In-House*

Administration – Tiffany Wills

Planning – Brett Foster, VP

Project Management – Jeremiah Croke, VP

International Investments & Sales – Kevin Mushlin

Development – Frank Dino, CEO



Single Family Homes-Boca Raton, Florida (Photos)



**GOLD-Prism Award Winner  
(Interior Design)**



**SILVER—Prizm Award Winner (Architecture)**



Let us introduce you to our company's contributors and associates on whom we rely to ensure projects are turned in from conception to delivery in the most professional, artistic, and profitable manner.

Ask us about investment opportunities, properties for sale, those for lease, projects planned, as well as financial details of our completed exhibits depicted here and those exciting ones we are currently constructing & planning to deliver soon.



**SILVER—Prizm Award Winner (Land Planning)**

**School Campus-Coral Springs, Florida (Photos)**



## **Tenants / Buyers**

Our projects have been developed for regional and national operators and franchisors, coming to Southeast Florida from around the country. Some of the largest operators in the United States have chosen our firm to design/build their facilities, due to the high economic return realized through functional efficiency. Our buildings are modern, attractive and possess the most up to date finishes, fixtures and equipment. Contact us to schedule a tour, at your first convenience.



**Pre-School / Daycare Facilities -Palm Beach & Miami-Dade County, Florida (Photos & Rendering)**



## **Commercial**

Our Commercial projects are relegated to the following type: Health Care, Education, and Senior Living. Our firm has focused on these institutional uses, in part, based on our understanding of their high demand and resiliency to economic change. From a single building to an entire multi-building campus; our facilities reflect the function required by our Tenant and or Operator partners. Building sizes vary from 6,000-100,000 sq.ft. each. Floor Plans and elevations change with locations and use.

Trading occurs with a capitalization rate of 5-7%. Although, the playing field for Commercial Real Estate development is complex to navigate, our team of professionals confidently and capably procure all planning, entitlement and construction compliance in the most efficient critical time path. This ensures that equity invested goes to work sooner, generating income returns within as little as (12) months from inception. In most cases double digit returns are yielded from as little as a 30% investment in project costs. Earnings are not mitigated by management or ancillary fees. Shares are divided on an equal basis by percentage of participation. Exit strategy is an automatic component with no minimum beyond construction.



**Assisted Living Facility –Delray Beach, Florida (Rendering)**





**F.P.Dino**

2234 North Federal Highway Suite 470

Boca Raton, Florida 33431

561-278-2785

1-800-BUILD-04

FPDino.com

