
IZZY'S
GOURMET MARKET
800
FRESH
HERBS

OUR NEXT CHAPTER

We are now looking for our **forever home—a property we can own, invest in, and become a permanent part of the community.**

This location was carefully selected because it keeps us within reach of our existing and loyal customer base while positioning us in an area that we believe has strong potential for continued growth and development. After more than two decades of serving customers throughout Palm Beach County and across Florida, maintaining those relationships is extremely important to us.

At the same time, we believe this location gives us an opportunity to bring **something truly different to the surrounding residents and community—an experience and combination of offerings that currently does not exist in the immediate area.** By bringing together our bakery, gourmet market, deli, florist, plants and orchids, specialty foods, grab-and-go options, local products, classes, events, and community-focused activities, we can create a destination that serves customers in many different ways.

SUPPORTING BUSINESS GROWTH

Owning our location would provide the stability and flexibility necessary to take the business into its next phase. Rather than continuing to operate around the limitations of leased space, ownership would allow us to make long-term improvements, invest in the property, and build an environment specifically designed around how our business operates and how our customers shop.

The additional space and expanded offerings would allow us to increase sales across multiple areas of the business while creating opportunities to introduce new products, services, events, and experiences. We also see significant potential to strengthen our catering, prepared-food, specialty-market, floral, plant, educational, and community-event offerings.

Most importantly, this move would allow us to **grow without losing the personal service and character that made the business successful in the first place.** Our goal is not simply to become bigger—it is to become stronger, more sustainable, and better positioned for the next generation.

CREATING COMMUNITY IMPACT

We also see this property as an opportunity to contribute to the surrounding community in meaningful ways.

Our vision is to create more than a retail store. We want the property to become a place where people can **shop, gather, learn, celebrate, and connect.** Classes, tastings, seasonal events, community gatherings, floral and gardening activities, and partnerships with local businesses and organizations could give residents additional reasons to visit and make the property an active part of the neighborhood.

As the business grows, so does our ability to support the local economy through **new employment opportunities, local purchasing, partnerships with area vendors, and increased activity within the surrounding community.**

We also want to continue the relationships and traditions that have been important to our business over the past 20-plus years. We believe a permanent location gives us the opportunity to deepen those

relationships and establish new ones.

Our goal is to upgrade the existing building **without major construction**, allowing us to open with a relatively quick turnaround while improving and activating the property.

For more than two decades, we have survived recessions, changing markets, COVID, and the challenges that come with growing a small business. Each time, we adapted, evolved, and found a way forward.

We built this business the **old-fashioned way—through hard work, customer relationships, community involvement, and word of mouth.**

We are not simply looking for another location. We are looking for a permanent home where we can continue building our brand, creating jobs, supporting local businesses, serving the community, and growing for generations to come.

A STRONG REDEVELOPMENT FIT

A Gourmet Destination for Lake Park

Our proposed concept checks many of the boxes identified for CRA redevelopment. It brings together food and beverage, specialty retail, arts and education, healthy living, and community-focused economic growth in one welcoming destination.

Food & Beverage

- Destination restaurant
- Chef-driven dining concept
- Specialty dessert establishment
- Specialty food market
- Farm-to-table options

Retail & Local Commerce

- Small boutique retail
- Artisan shop
- Seasonal home decor selection
- Hobby and maker spaces
- A strong focus on local merchants

One location. Multiple reasons to visit.

Dining | Shopping | Learning | Local Products | Community Connection

ARTS, CULTURE AND ENTERTAINMENT

Learning, Making & Gathering

We currently offer educational and instructional classes and plan to expand our calendar with activities designed for all ages.

Classes & Workshops

- Pastry and bread-making classes
- Charcuterie board classes
- Orchid care and design classes
- Holiday centerpiece workshops
- Gingerbread-making classes
- Cookie design classes

Interactive Experiences

- Activities for all ages
- Hands-on workshops
- Live product demonstrations
- Pop-up events
- Vendor collaborations
- Cross-promotions with local businesses

HEALTH, WELLNESS & LIFESTYLE

Fresh choices with a Florida connection

Our concept promotes nutritional and healthy lifestyle choices while supporting our Fresh From Florida vendors. We also produce 25 flavors of sourdough bread on site.

A COMPLETE LOCAL DESTINATION

Built to Serve and Grow

Florist	**Plants & Orchids**	**Bakery**
Grab-and-Go	**Gourmet Grocery**	**Deli**

Outdoor dining will be added if permitted.

Why We Are a Strong Candidate

Experience, Stability & Local Job Creation

- More than 30 years of experience serving this local market
- An established wholesale business that can support the new location as we grow with Lake Park
- Expanded production capacity to accept wholesale orders that our smaller location could not accommodate
- New local employment opportunities created through increased retail, food-service, production and wholesale operations
- Ready to open as soon as possible, with flexibility to coordinate timing with the CRA

We are prepared to invest, create jobs and grow alongside Lake Park.

A proven local business with the experience and capacity to build long-term community value.

LOCAL FLORIDA VENDOR PARTNERS

Fresh products. Local ingredients. Stronger communities.

We work with local Florida businesses to offer their products and use their ingredients in our store. Supporting local helps our community grow while bringing fresh, high-quality ingredients and healthier choices to our customers.

The Upper Crust	2015 N. Dixie Hwy., Lake Worth Beach, FL
Bio Farm Grass-Fed Provisions	21810 NW 270th St., Okeechobee, FL
Kennesaw Fruit & Juice	1300 SW 1st Ct., Pompano Beach, FL
Sutton Milk & Ice Cream	5818 US-98, Okeechobee, FL
McCoy's Honey	Okeechobee, FL
Mediterranean Market	327 Fifth St., West Palm Beach, FL
Benders Farms	10066 Lee Road, Boynton Beach, FL
LaGringuita Cookies	West Palm Beach, FL
Papa G's	12309 51st C North
Painter Quarters Cattle	15845 Warfield Blvd., Indiantown, FL
Duci Gelato	1445 N. Congress Ave., Delray Beach, FL

GROW LOCAL. USE LOCAL. EAT HEALTHIER.

Community Giving & Local Partnerships

We are proud to support local charities, nonprofit organizations, community programs, and youth initiatives, including:

- Fighting Hunger — One Bite at a Time PBC
- Jonathan's Landing Cares (JLC)
- Peggy Adams Animal Rescue League
- Palm Beach Gardens Youth Sports Sponsorships
- NextEra Energy Giving Campaign
- Heathcote Botanical Garden
- Mounts Botanical Garden
- Chasin A Dream Foundation
- Palm Beach County Victim Services
- Sawgrass Nature Center Wildlife Hospital
- Sari Center PBG

We remain committed to giving back and supporting organizations that make a meaningful difference throughout our community.

PROJECT SCHEDULE & SITE IMPROVEMENTS

Initial Improvement Plan | Estimated Investment: Approximately $400,000

The initial phase of improvements is projected at approximately **$400,000**. Because we already own a portion of the necessary commercial kitchen and operating equipment, this investment can be focused primarily on construction, infrastructure, and improvements to the property.

PHASE 1 - PERMITTING, PLANNING & INFRASTRUCTURE

- Finalize architectural, engineering, and permitting requirements
- Install grease trap, if required and permitted
- Complete necessary gas service and connections
- Install and connect roll-in/commercial oven
- Install commercial kitchen hood and required ventilation/fire suppression
- Complete required electrical and plumbing upgrades

PHASE 2 - INTERIOR BUILD-OUT

- Complete commercial kitchen build-out
- Complete bathroom build-out and required upgrades
- Install walk-in cooler and walk-in freezer
- Build out gourmet market and retail areas
- Install retail and display lighting
- Install interior signage and branding
- Prepare dedicated areas for bakery, deli, grab-and-go, florist, plants/orchids, and specialty grocery products

PHASE 3 - EXTERIOR & SITE IMPROVEMENTS

- Paint and refresh the building exterior
- Add new awnings consistent with the proposed design
- Upgrade landscaping and overall curb appeal
- Install exterior building and directional signage
- Replace the existing garage door
- Create an outdoor seating/dining area, if permitted
- Enhance the storefront to create an inviting, destination-style gourmet market appearance consistent with the inspiration rendering

ESTIMATED INITIAL INVESTMENT

Approximately $400,000

The goal of these improvements is not simply to renovate the existing space, but to **significantly enhance the property and create a distinctive destination for the surrounding community.** The improvements will modernize both the interior and exterior while creating an attractive, functional space that supports food service, specialty retail, local products, and community-oriented activities.


BATHROOM
HVAC
WALK-IN COOLER
WALK-IN FREEZER
PROOFER
HALLWAY (TO BATHROOM)
3-COMP SINK
HOOD
PREP TABLE
HAND SINK
OVEN
MOP
OVEN
GARAGE DOOR
PASTRY DISPLAY
BAKERY
GRAB & GO
DELI COUNTER
GROCERY
GROCERY
FLOWERS & PLANTS
DISPLAY

Letter of Intent to Purchase Commercial Property

September 9, 2026
Date

Re: *Letter of Intent to Purchase* 800 PARK AVE, LAKE PARK, FL 33403
Property Address

Dear PARK C LAKE :
Recipient/Seller

This Letter of Intent (this "Letter") sets forth the preliminary understanding of the terms under which Taylor Basnight / Direct Floral LLC
Buyer Name
("Buyer"), or another affiliated entity now or hereinafter formed by Buyer proposes to acquire the property detailed in Section 1 below (the "Property") from PARK C LAKE ("Seller"). This Letter is only intended to detail certain business terms of the proposed transaction and
Seller Name
is not a comprehensive recital of our understanding. Except with respect to the Confidentiality and Exclusive Dealings Sections, nothing in this Letter is intended to create a binding agreement.

1. **PROPERTY.**
   Address: 800 PARK AVE, LAKE PARK, FL 33403
   Tax Parcel ID: 36-43-42-20-01-006-0010

2. **PURCHASE AGREEMENT.** Within 45 days (30 days if blank) of executing this Letter by Seller and Buyer, the party indicated below will prepare a Purchase and Sale Agreement (the "**Purchase Agreement**") regarding the proposed transaction which incorporates the specific terms in this Letter. Buyer and Seller each require a formal Purchase Agreement, in such form and substance acceptable to each party in their sole discretion. Nevertheless, neither Buyer nor Seller shall be obligated to enter into a Purchase Agreement, except in their sole and absolute discretion.
   (Check only one)
   ☒ *Seller will prepare the Purchase Agreement.*
   ☐ Purchaser will Prepare the Purchase Agreement.
3. **PURCHASE PRICE.** The Purchase Price will be $ 600,000.00 in immediately available funds, subject to any adjustments, credits or prorations set forth in the Purchase Agreement.
4. **EARNEST MONEY & ESCROW.** Buyer will deposit $ 120,000.00 in immediately available funds to be held in escrow in accordance with the terms of the Purchase Agreement.
   The Escrow Agent for the proposed transaction shall be:
   (Check one)
   ☒ agreed in the Purchase Agreement.
   ☐ _____.
5. **RESERVED.**
6. **DUE DILIGENCE/INSPECTION PERIOD.** Buyer will have 60 days (90 days if blank) following the execution of this Letter (the "Inspection Period") to review all matters pertaining the proposed transaction and the Property. Buyer shall have the right, at Buyer's sole cost and expense, to obtain a Phase I Environmental Site Assessment of the Property during the Inspection Period. If the Phase I Assessment recommends further investigation, Buyer may conduct a Phase II Environmental Site Assessment, and the Inspection Period shall be automatically extended by 60 days (60 days if blank) to accommodate such assessment. Seller shall deliver to Buyer copies of all environmental reports or studies in Seller's possession or control relating to the Property within 30 days (30 days if blank) of the execution of this Letter.
7. **ANTICIPATED CLOSING DATE.** Closing shall occur within 30 days (30 days if blank) following the expiration of the Inspection Period, or on such other date as may be agreed upon in the Purchase Agreement.

TAYLOR BASNIGHT
561-685-3232
BASNIGHT04@aol.com

Please click File | Print in your browser's menu to print this page.

CHARLES E BASNIGHT

[redacted]

Balances as of market close on 07/22/2026

Account Details

By Position | **By Contribution Type**

Total Market Value: **$462,493.09**
Vested Amount: **$462,493.09**

Expand, Collapse Account Detail

Name	Symbol	Market Value	Quantity	Price	% of Account	Veste Amou
[redacted] Account		$288,180.68			62.32%	$288,180.6 100
American Beacon Large Cap Value R5	AADEX	$50,929.47	1,730.5290	$29.43	11.01%	
Fidelity Contrafund K6	FLCNX	$92,474.31	2,530.0770	$36.55	20.00%	
Vanguard Small Cap Index Admiral Shares	VSMAX	$24,677.51	173.8220	$141.97	5.34%	
American Century Mid Cap Value I	AVUAX	$44,662.86	2,685.6800	$16.63	9.66%	
Vanguard Mid Cap Index Admiral	VIMAX	$24,302.99	60.9510	$398.73	5.25%	
Fidelity Small Cap Growth K6	FOCSX	$27,197.12	1,154.8670	$23.55	5.88%	
American Funds EUPAC R-6	RERGX	$7,712.34	123.1020	$62.65	1.67%	
T. Rowe Price Stable Value Common Tr-B	TSVB	$0.08	0.0800	$1.00	0.00%	
Participant Loan Fund		$16,224.00			3.51%	

American Funds EUPAC R-6	RERGX	$1,207.33	19.2710	$62.65	0.26%	
Participant Loan Fund		$7,064.32			1.53%	
Total		[illegible]			[illegible]	[illegible]
TOTAL		$462,493.00			100%	$462,493.09

BANK OF AMERICA

P.O. Box 15284
Wilmington, DE 19850

BofA REWARDS

Customer service information

Customer service: 1.800.432.1000

En Español: 1.800.688.6086

bankofamerica.com

Bank of America, N.A.
P.O. Box 25118
Tampa, FL 33622-5118

TAYLOR M BASNIGHT
POD [redacted]
5998 SE SPLIT OAK TRL
HOBE SOUND, FL 33455-8315

Your Bank of America Advantage Savings
BofA Rewards Preferred Honors

for July 17, 2026 to August 14, 2026 [redacted] 0541

TAYLOR M BASNIGHT [redacted]

Account summary

Beginning balance on July 17, 2026	$97,019.43
Deposits and other additions	3.08
ATM and debit card subtractions	-0.00
Other subtractions	-0.00
Service fees	-0.00
Ending balance on August 14, 2026	**$97,022.51**

Annual Percentage Yield Earned this statement period: 0.04%.
Interest Paid Year To Date: $25.73.

Cash back deals are better than ever.

Find more cash back deals from thousands of top brands. Check it out today!

Explore your deals at bankofamerica.com/deals.

When you use the QRC feature, certain information is collected from your mobile device for business purposes. You must be enrolled in Online Banking or Mobile Banking to participate in the deals program and have either an eligible Bank of America® debit or credit card or Merrill credit card. Earned cash back will be credited into the eligible consumer deposit or credit account used to make the purchase. This deals program may not include deals available through other rewards programs. Data connection required. Wireless carrier fees may apply. For SafeBalance Banking® for Family Banking accounts, the parent owner can participate in the deals program but their child using the account cannot. Mobile Banking requires that you download the Mobile Banking app and may not be available for select mobile devices. Message and data rates may apply.

SSM-04-26-0252.B | 8865347

Truist

Account Transaction History

AIF Name DIRECT FLORAL LLC

09/08/2026

5998 SE SPLIT OAK TRL
HOBE SOUND FL 33455-8315

Account # [redacted]426

Posting Date	Effective Date	Debit Credit	Tran Code	Description	Reference #	Check/ Serial #	Amount	Ending Balance
08/31/2026	08/31/2026	C	0450*	INTEREST PAYMENT	7713927	0	$16.38	$77,155.65

Please be aware that the Ending Balance only reflects items posted. It **does not** include holds or unavailable deposit funds that may reduce the available balance used to pay items.
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Home Value:

$ 600000

Down Payment:

$ 120000.00 | 20.00 %

Loan Amount:

$ 480000

Interest Rate:

8.00 %

Loan Term:

30 years

Start Date:

December 2026

Property Tax:

10740 $/year

PMI:

0.00 %

Home Insurance:

8000 $/year

Monthly HOA:

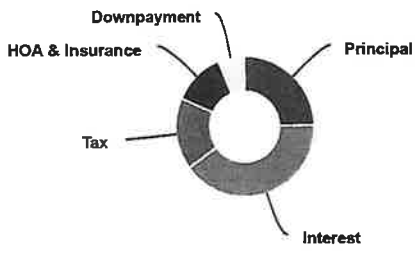
$ 0

$5,083.74

Your estimated monthly payment.

Monthly Tax Paid:	$895.00
Monthly Home Insurance:	$666.67

Loan Breakdown



Show Amortization Table

Mortgage Details

Loan Amount:	$480,000.00	26.23%
Down Payment:	$120,000.00 (20.00%)	6.56%
Total Interest Paid:	$787,945.18	43.05%
Total PMI to Dec, 2026:	$0.00	0.00%
Total Tax Paid:	$322,200.00	17.61%
Total Home Insurance:	$240,000.00	13.11%

Total of 360 Payments: **$1,830,145.18**
Loan pay-off date: **Nov, 2056**

Monthly Vs Bi-Weekly Payment

$5,083.74
Monthly Payment

$2,541.87
Bi-weekly Payment

Nov, 2056
Monthly Pay-off Date

Sep, 2049
Bi-weekly Pay-off Date

$787,945.18
Total Interest Paid

$566,054.78
Total Interest Paid

Total Interest Savings: $221,890.41