

# Liberty Square LLC



## Tenant Roster

### Wild Magnolia Salon

| Location Suite   | Lease Duration                          | # Of Employees  | Employee Salaries |
|--|---|-----------------|-------------------|
| 796C   | 2 years<br>January 2022 - December 2024 | 6 self employed | N/A               |
| <p>Wild Magnolia Salon operates seven days a week and serves both Lake Park and its surrounding areas.</p> <p>The lease duration is limited to two years. This deliberate choice aims to maintain the flexibility required for introducing new businesses that align with Lake Park's vision and adapt to the evolving landscape and community enhancements. An illustrative instance of such a scenario would involve leasing to enterprises within the food and dining industry.</p> |   |                 |                   |

### Brooklyn Cupcake

| Location Suite  | Lease Duration                        | # Of Employees               | Employee Salaries                                |
|---|---------------------------------------|------------------------------|--|
| 796A-B  | 5 years<br>March 2021 - February 2026 | 4 (2 full time, 2 part time) | Full time - \$25.00/hr<br>Part time - \$15.00/hr |
| <p>We are thrilled about the vibrancy and economic activity that Carmen and Gus of Brooklyn Cupcake are poised to infuse into the plaza. Not only do they hold the status of being Lake Park business proprietors, but they also exude active participation within the local community.</p> <p>Their alignment with our vision for the future of Lake Park makes them invaluable contributors. It's worth noting that they are planning to become homeowners in Lake Park as well. Their venture involves crafting delectable cupcakes and other desserts, complemented by food service, event hosting, and a diverse range of offerings.</p> |                                       |                              |  |

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## Coastal Karma Brewery

| Location Suite | Lease Duration                   | # Of Employees               | Employee Salaries   |
|----------------|----------------------------------|------------------------------|---------------------|
| 798            | 10 years<br>June 2019 - May 2029 | 5 (1 full time, 4 part time) | \$8.00/hr plus tips |

Coastal Karma Brewery is on the rise, drawing in customers from Lake Park and its neighboring regions. The brewery stands out with its lively events featuring local bands and a variety of food trucks. Beyond this, they're actively involved in expanding their reach through product distribution. Interestingly, the owner has a strong connection to Lake Park, having spent their formative years in the area.

## Amazon & Nutrition Worldwide

| Location Suite | Lease Duration                   | # Of Employees | Employee Salaries    |
|----------------|----------------------------------|----------------|----------------------|
| 800            | 5 years<br>July 2019 - June 2024 | 8 full time    | \$16.00 - \$17.00/hr |

Mike, the proprietor of Amazon & Nutrition Worldwide, has witnessed a remarkable surge in his business ever since becoming a part of Liberty Square Plaza. Some of his employees hail from Lake Park, and he's keenly interested in extending his lease agreement with us.

Amazon & Nutrition Worldwide stands as a valuable asset not only to the plaza but also to fellow tenants. Mike's operations encompass a wide range of packing and shipping services for diverse products, and his business provides employment opportunities for local residents of Lake Park. He collaborated with Brooklyn Cupcakes, aiding them in packing and shipping products even before their full-scale operations began. Additionally, his establishment includes a nutrition store, contributing significantly to the plaza's commercial activity. Worth noting is the fact that he's the sole nutrition store in the vicinity, especially since Nutrition World on Northlake recently closed its doors.

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## PBG Martial Arts

| Location Suite   | Lease Duration                        | # Of Employees                    | Employee Salaries  |
|--|---------------------------------------|-----------------------------------|--|
| 802  | 5 years<br>August 2021 -<br>July 2026 | 15 (4 full time, 11<br>part time) | Bus Drivers \$20.00 - \$40.00/hr<br>Instructors \$20.00/hr |
| <p>PBG Martial Arts has more than doubled in size in just two years. They serve students from 12 schools, offering martial arts training, tournaments, summer camps, adult classes, and more. This boosts foot traffic in the plaza regularly.</p> <p>They're collaborating with Brooklyn Cupcakes for a graduation event, set to bring around 200 people to the plaza. The owners are even building their home in Lake Park, showing their commitment to the community.</p> |                                       |                                   |  |

## Shelby Parker

| Location Suite  | Lease Duration                          | # Of Employees | Employee Salaries |
|---|---|----------------|-------------------|
| 804   | 2 years<br>September 2021 - August 2023 | 3 full time    | N/A               |
| <p>Shelby Parker specializes in home and boat fabrics and designs. The owners are Lake Park residents and have proven to be excellent tenants. While their space currently serves their needs, it's a location we envision as a potential spot for a restaurant or similar food service business in the future, particularly following the plaza's renovations.</p> |   |                |                   |