

Roark Development, LLC

O V E R V I E W

Roark Development, LLC, an affiliate of Rugby Realty Co., Inc., was founded to capitalize on the dynamic Florida real estate market. The Roark team, headed by Daniel Stauber, has already assembled an impressive portfolio of income-producing properties at the center of high-growth areas. The properties that have been assembled consist of residential, commercial, and industrial projects. Roark is quickly developing a reputation as a value-added and adaptive re-use developer. As an affiliate of the established Rugby Realty firm, Roark enjoys the strong backing of a larger institution while maintaining the nimbleness and flexibility of a smaller boutique firm. This allows Roark to act quickly to take advantage of opportunistic acquisitions.



ROARK

DEVELOPMENT
An affiliate of Rugby Realty Co., Inc.

Company Overview

Roark

Development, LLC



WINDING BAY VILLAS, POMPAÑO BEACH, FL.



LITTLE HAVANA, MIAMI, FL.



CIRCA39 HOTEL, MIAMI BEACH, FL.



LITTLE HAVANA, MIAMI, FL.



LITTLE HAVANA, MIAMI, FL.

Roark has become one of Florida's most successful boutique real estate development firms through its ability to recognize undervalued properties and realize their maximum value through careful re-development and management.

The Mission

The name "Roark" comes from Howard Roark, the central character in Ayn Rand's classic novel, The Fountainhead. It is the goal of Roark Development to embody the principals set forth in Ms. Rand's novel, foremost of which is to act with integrity as unyielding as granite.

The Plan

Create value through the development of multi-family and commercial properties, located in Florida, while using:

- > Strict acquisition criteria
- > Local market knowledge
- > Hands-on property management
- > Active involvement in the brokerage community
- > Disciplined acquisition strategy

The Strategy

Roark seeks out both value-added and stable income-producing properties through stringent investment criteria and intensive hands-on management to build a portfolio realizing their maximum value. Our philosophy is to develop the edge and infill submarkets and micro markets in the path of increased development.

Roark's strategy is to use leverage to enhance the returns on investment while maintaining a manageable debt service.

Roark continues to seek qualified properties including residential, office, industrial, and warehouse uses. The target portfolio consists of:

1. STABILIZED INVESTMENTS

- > Mature, substantially leased properties with both rental rate upside and appreciation potential.

2. DEVELOPMENT/OPPORTUNISTIC INVESTMENTS

- > Older properties that conform, or can be made to conform, to current design codes or have significant adaptive reuse potential.
- > Recently rezoned, thus underutilized, properties ready for new development.

Daniel A. Stauber, Esq. MANAGING DIRECTOR

Mr. Stauber's primary responsibilities include acquisitions, legal considerations, and finance (both equity and debt). Daniel was most recently the president of a major development company with projects in Florida and the Northeast. He has a broad range of experience which includes identifying and evaluating potential acquisitions, land use changes as well as negotiating financial term sheets and loan transactions. Daniel graduated from Nova College of Law with a Juris Doctorate degree in 1980, and is an active member of the Florida bar.

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