

The Conrad Property 2004-2022

How to do **Good Things** with
No Money, No Experience and No Expertise





FOR YOUR SAFETY
PLEASE DO NOT TOUCH BATS
We have a large population
of bats here. They are
not dangerous to you
or your property. **DO NOT**
touch them. **THEY MAY BITE!**
LEAVE THEM ALONE!

1. The beginning
2. First steps
3. The fire
4. Flora and fauna
5. Successes
6. Going forward





Conrad Realty Co.

- Founded in 1921
- Connection with Conrad Lumber Co. and Bond Brick Co. in Lake Helen
- Owned numerous Downtown DeLand properties



- Looking for a new home for *The Beacon*
- 45,164 square feet of leasable space
- Mostly built in 1923
- \$850,000 vs. \$1.3 million
- Buy corp vs. buy real estate
- One-page contract



Monthly rental income at closing:

\$5,805

Monthly mortgage payment due:

\$6,395

HOW MUCH
OF A RISK-TAKER
ARE YOU?

2. FIRST STEPS **Step. 1: FIND SOME MONEY!**

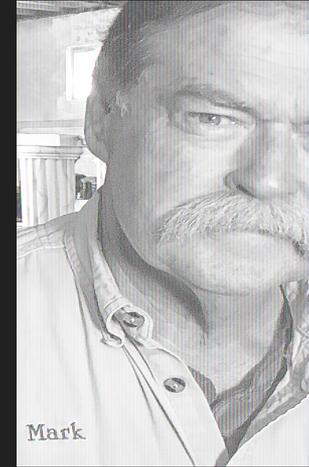


- Asbestos
- Stock sales
- Invisibility cloak
- Out of order



UNEXPECTED THINGS

- Elevator rehab
- Drainage woes





116

COURT REPORTERS
Narop, Youvakis & Assoc





PRIVATE PROPERTY
CLOSED BY OWNER
JULY 3RD THRU 5TH 1961

OXYNE
GENERAL OF B

Historic Preservation?

- Energy Efficiency
- Beauty
- Cost
- From storage to retail
- Rentability



Who do **YOU** need
in your little
Black Book?

E.g.: A plumber who works on Sunday!

3. THE FIRE August 29, 2006



August 30, 2006































KUBOTA

D

←
DEMO









10 Things To Do When Your Parents Aren't Home

1. Lock your sister in her room
2. Eat the remainder for snacks
3. Steal your father's car and take a party
4. Order nice stuff online
5. Sneak alcohol in your brother's room
6. Read your homework for the dog
7. Chase your neighbor's cat
8. Watch Play per-view TV
9. Rape your blue
10. Play video games all day!



→ NOVEMBER →

2	3	4	5	6
9	10	11	12	13
16	17	18	19	20
23	24	25	26	27
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY

3 Franks
 4 Set roof studs & stuff in attic
 10 HVAC deadline
 17 Dwayne Back 7AM
 24 Electrician Done
 25 Finish Topone
 12 Pending perm Deane - Elec
 12 Topone
 19 2:30 to 4:30
 26 Tanner B-day!

→ DECEMBER →

NOV. 30	1	2	3	4	5	6
	7	8	9	10	11	12
	13	14	15	16	17	18
	19	20	21	22	23	24
	25	26	27	28	29	30
WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	MONDAY	TUESDAY

1 Garage
 2 \$118,200
 3 2PM Danny Progress E
 4 \$90,950.52
 5 Cleaning garage / Man
 6 \$59,468.00
 7
 8
 9
 10 9 AM till 1:00 8:30 AM - 10:30 AM
 11 HVAC bids die
 12 Garage done 8:30 AM bid cleanup
 13
 14 Tiffany Godlock
 15 Brandon
 16 2pm - HVAC bids
 17 Windows! 11 AM
 18
 19 \$45,295.04
 20 \$5920.85 Fire Insurance
 21 call Markus call Tony
 22 Labor Finders 6:30 AM - attic
 23 Labor Finders
 24 Labor Finders
 25 Terminix 9 AM garage doors
 26
 27
 28
 29 BMW Tech 2 pm
 30 Shuttle worth out -
 31 Lifetime Returns
 1,301.13
 City closed
 City closed
 City open
 City closed
 City closed

→ OCTOBER →

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31				
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY

1
 2
 3 2PM Danny Progress E
 4
 5
 6
 7 Tiffany Godlock
 8 Brandon
 9
 10 9 AM till 1:00 8:30 AM - 10:30 AM
 11 HVAC bids die
 12
 13 WIFE
 14 Tiffany Godlock
 15 Brandon
 16 2pm - HVAC bids
 17 Windows! 11 AM
 18
 19
 20
 21 LIFT GOES?
 22 call Markus call Tony
 23 Labor Finders 6:30 AM - attic
 24 Labor Finders
 25 Terminix 9 AM garage doors
 26
 27 Tanner B-day!
 28
 29 BMW Tech 2 pm
 30 Shuttle worth out -
 31 Lifetime Returns
 1,301.13
 City closed
 City closed
 City open
 City closed
 City closed

A brilliant plan? Maybe, but not my plan





Unregistereil



How
resilient
are
YOU?

4. Flora and fauna



The Gang's All Here



GREEN is Golden

- Cooling
- Encourages fauna
- Softens
- Attracts people

“Urban greenspace provides many environmental and social services that contribute to the quality of life in cities.”

— E. Gregory McPherson, writing for the U.S. Department of Agriculture

Edibles on the Alley



Oregano, hot
peppers, papaya



Moringa, herbs at BakeChop



Figs,
bananas,
rosemary



The bats
are the
bomb









FACTS ABOUT BATS

- In one hour, one bat can eat up to 1,000 mosquitos
- Bats are the only mammal that can truly fly
- North America's largest urban bat colony is on the Congress Avenue Bridge in Austin, Texas: 1.5 million Mexican free-tailed bats who eat 10K TO 30K pounds of mosquitos each night. An estimated 10K tourists visit the bridge annually



5. Successes





- 50 KW system
- Produces about \$900 worth of electricity a month
- Enabled us to afford a new roof
- Cost \$168K



Use of Parking Garage as Event Space











NONE of this would be possible without:

- Amazing tenants
- My board of directors and Conrad investors
- Our neighborhood community
- My board of directors
- The support of the City and MainStreet DeLand
- Vision, faith & prayer

Tell us
YOUR
success story
Anyone?

6. GOING FORWARD

Things we're thinking about:

- Bed & Breakfast
- Shade sails?
- Protecting the buildings
- Our homeless friends







Job 1:
Protect the
sand brick
buildings
from
vibratory
impacts,
especially
regarding
construction
at the Old
Jail site

Vibration from construction at the Old Jail site next door poses a serious threat to the adjacent Conrad Property sand-brick buildings.





Our proudest accomplishment is that our redevelopment of the Conrad Property has helped nurture numerous small businesses, creating jobs and contributing positively to the DeLand economy.

At least 4 have matured from Farmers Market vendors into brick-and-mortars. Others have grown and moved into progressively larger spaces on the Conrad Property.

Today, we are home to 25 small businesses, employing dozens of DeLand-area residents and contributing to the mix that attracts so many visitors to DeLand.

