



DHYAN INVESTMENT GROUP

COMMERCIAL REAL ESTATE INVESTMENT & DEVELOPMENT

8606 Hunters Village Rd PMB #416, Tampa, Florida 33647

DHYAN INVESTMENT GROUP

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Company Overview

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Dhyan Investment Group is a privately owned commercial real estate investment and development company focused on the acquisition, development, ownership, and management of high-quality commercial real estate, with a focus on Florida, Georgia and Tennessee.

Our investment strategy focuses on high-growth markets where strong population growth, expanding residential communities, and increasing demand for retail and service-oriented businesses create long-term investment opportunities. We acquire strategically located commercial land and transform it into well-planned developments designed to create lasting value for tenants, investors, and the communities we serve.

Our approach is centered on disciplined underwriting, comprehensive due diligence, thoughtful site planning, and long-term ownership. Every acquisition is evaluated not only for today's market conditions, but also for its long-term potential to become a successful commercial destination.

CORPORATE OFFICE

Dhyan Investment Group
8606 Hunters Village Rd, PMB
#416
Tampa, Florida 33647

PRIMARY MARKETS

- 📍 Florida
Tampa Bay / Central Florida
- 📍 Georgia
Middle Georgia
- 📍 Tennessee

FOCUS	STRATEGY	MARKETS
Retail & Commercial	Long-Term Ownership	Florida Georgia Tennessee

"We acquire strategically located commercial land and transform it into well-planned developments designed to create lasting value for tenants, investors, and the communities we serve."

Core Services

Dhyan Investment Group provides comprehensive commercial real estate investment and development services, spanning the full project lifecycle from acquisition through long-term ownership.



Commercial Land Acquisition

Sourcing and acquiring strategically located commercial parcels in high-growth corridors.



Site Selection & Market Analysis

Demographic, traffic, and competitive analysis to identify high-potential sites.



Financial Underwriting & Feasibility

Disciplined investment modeling and highest-and-best-use evaluation.



Due Diligence Coordination

Title, survey, environmental, and geotechnical coordination prior to closing.



Land Planning & Entitlements

Zoning, permitting, and entitlement management with local municipalities.



Civil Engineering Coordination

Site infrastructure, grading, and utility coordination with engineering partners.



Architectural & Consultant Coordination

Design oversight with architects and specialty consultants on every project.



Construction & Development Management

Oversight of construction and delivery from groundbreaking to completion.



Commercial Leasing Coordination

Tenant coordination with national, regional, and local retail operators.



Long-Term Ownership & Asset Management

Hands-on ownership and asset performance management after delivery.

RECENT DEVELOPMENT

Shops at Aria

Warner Robins, Georgia • Neighborhood Retail Development



Shops at Aria — Aerial view of the retail frontage, tenant signage and shared parking.

Shops at Aria is a neighborhood retail development strategically located along Russell Parkway in Warner Robins, Georgia. Developed and owned by Dhyam Investment Group, the project is designed to serve one of the area's fastest-growing commercial corridors and reflects our commitment to developing high-quality retail environments that support both national and regional retailers.

Situated on 2.37 acres with ample shared parking, the project is ideally suited for restaurants, retail, and medical users seeking a high-visibility location within an established and expanding trade area.

SITE SNAPSHOT

Location: Russell Pkwy & Tharpe Rd

Site Area: 2.37 Acres

Positioning: Signalized Corner

Adjacent To: Walmart
Neighborhood Market



Site Location — Signalized corner of Russell Parkway & Tharpe Road, outparcel to a Walmart Neighborhood Market.

Shops at Aria — Site & Delivery Plan



Site & Floor Plan — Six-tenant neighborhood retail building with dedicated Phase II outparcel.

PHASE	BUILDING AREA	STATUS
Phase I	±11,980 SF	Complete and operating — anchored by The Brass Tap, Royal Nail & Spa, and Pizza Inn
Phase II	±1,450 – ±11,980 SF	Planned delivery 2026 — available for restaurant, retail, or medical use

- Neighborhood retail center on a prime commercial corridor
 - Designed for nationally recognized restaurant, retail, and service tenants
 - Long-term ownership and asset management strategy
- Modern site planning focused on accessibility and tenant success
 - NNN lease structure, estimated at \$5.00 per square foot
 - Ample shared parking across a 2.37-acre site

RECENT DEVELOPMENT

Shops at Aria — Project Gallery

Aerial photography and construction history along Russell Parkway



Retail frontage and tenant signage

Aerial view showing The Brass Tap, Royal Nails and Spa, Pizza Inn and shared parking.



Rear elevation and site circulation

Aerial view of the building footprint, rear access and roadway context.



Earlier construction progress

Historical photograph showing building and site work during construction.

Project photography illustrates the retail frontage, building layout and site circulation, with an earlier construction image retained to show development progress.

Development Philosophy

Every acquisition undergoes a disciplined evaluation process designed to minimize risk while maximizing long-term value.

- 01 Market & Demographic Analysis**
Evaluating population growth, income trends, and consumer demand.
- 02 Traffic & Accessibility Review**
Assessing visibility, ingress/egress, and corridor traffic counts.
- 03 Commercial Feasibility Analysis**
Testing highest-and-best-use against market absorption and demand.
- 04 Financial Underwriting**
Disciplined return modeling and investment risk assessment.
- 05 Civil Engineering Feasibility**
Confirming grading, utilities, and infrastructure feasibility.
- 06 Entitlement & Zoning Review**
Coordinating zoning compliance and municipal approvals.
- 07 Tenant Demand Analysis**
Validating leasing demand from national and regional operators.
- 08 Long-Term Asset Performance Evaluation**
Underwriting for sustained value across the hold period.

"We believe successful commercial developments are created through careful planning, disciplined execution, and strong relationships with landowners, municipalities, tenants, and professional consultants."

Professional Development Team

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Dhyan Investment Group has assembled an experienced network of professionals to support acquisitions, due diligence, development, and project execution — engaged prior to acquisition so projects move efficiently from closing to delivery.

DISCIPLINE	PROFESSIONAL / TEAM
 Commercial Real Estate Developer	Dhyan Investment Group
 Civil Engineering & Land Development	Florida Land Design & Permitting
 Commercial Real Estate Legal Counsel	Trenam Law
 Architecture	Project Specific
 Surveying	Project Specific
 Geotechnical Engineering	Project Specific
 Environmental Consulting	Project Specific
 General Contractor	Project Specific
 Commercial Leasing	Project Specific

Relevant Development & Industry Experience

Dhyan Investment Group combines commercial real estate development expertise with extensive retail operations and investment experience — providing a practical understanding of the complete project lifecycle, from land acquisition and due diligence through development, leasing, and long-term ownership.

DEVELOPMENT

- Development and ownership of neighborhood retail centers, including Shops at Aria in Warner Robins, Georgia
- Commercial land acquisition focused on high-growth retail corridors throughout Florida, Georgia and Tennessee
- Entitlement and development management through coordination with municipalities, engineers, architects, attorneys, and consultants
- Construction and development oversight from acquisition through project completion
- Coordination of due diligence, including civil engineering, surveying, environmental studies, geotechnical investigations, title review, legal coordination, and permitting

INVESTMENT & UNDERWRITING

- Commercial real estate underwriting and financial analysis, including feasibility studies, investment modeling, and highest-and-best-use evaluations
- Retail site selection using demographic analysis, traffic patterns, competition, and tenant demand
- Evaluation of retail development opportunities in high-growth markets throughout Florida, Georgia and Tennessee
- Long-term commercial real estate ownership and asset management

RETAIL OPERATIONS & LEASING

- Commercial lease negotiations and tenant coordination with national, regional, and local retailers
- More than 15 years of retail management and business operations experience
- General Manager, Tropical Smoothie Cafe
- Hotel management experience with Choice Hotels (Quality Inn)

LEADERSHIP & CREDENTIALS

- ServSafe Food Protection Manager Certified
- 15+ years of operational leadership across retail and hospitality sectors
- Direct, hands-on ownership approach to commercial real estate execution
- Relationship-driven engagement with brokers, landowners, and municipalities

Why Dhyan Investment Group

07



Long-Term Ownership

We hold what we build, aligning our interests with tenants, lenders, and communities for the long term.



Disciplined Underwriting

Every acquisition is evaluated through rigorous financial and market analysis.



Commercial Land Acquisition

Focused sourcing of strategically located parcels in high-growth corridors.



Retail Development Expertise

Demonstrated execution capability from Shops at Aria in Warner Robins, Georgia.



Experienced Consultant Team

Development team assembled prior to acquisition for efficient execution.



Fast Decision Making

Direct access to ownership enables efficient, responsive decision-making.



Relationship Driven

Built on lasting relationships with brokers, landowners, municipalities, and tenants.



High-Growth Market Focus

Concentrated on markets with strong population and commercial growth.

A relationship-driven, execution-focused commercial real estate partner for landowners, brokers, municipalities, and development partners throughout Florida, Georgia and Tennessee.

OWNERSHIP

Long-Term Hold

DECISION MAKING

Direct & Efficient

APPROACH

Relationship-Driven

Dhyan Investment Group is committed to conducting every transaction with professionalism, integrity, and transparency.

Our development team is assembled before acquisition, allowing projects to move efficiently through engineering, due diligence, entitlement, permitting, construction, leasing, and long-term ownership. We value lasting relationships with sellers, brokers, municipalities, and development partners, and strive to be a reliable, responsive buyer throughout every stage of the acquisition process.



DHYAN INVESTMENT GROUP

COMMERCIAL REAL ESTATE INVESTMENT & DEVELOPMENT

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