CUBE®

MANAGEMENT

REAL ESTATE DEVELOPMENT SERVICES

SOUTH FLORIDA



Cube Management is a real estate development services team with deep experience in South Florida.

We bring a higher standard of execution, oversight, and management to construction projects — guiding our clients from pre-development through construction and closeout with high-touch service and a transparent process.

Hello,

Every real estate project brings together a long list of parties — architects, engineers, contractors, vendors, permitting offices — each with their own priorities and their own timeline.

As your owner's representative, whether you're building a home, developing a property, or managing an investment, Cube can serve as your trusted, on-the-ground advocate — managing the full development cycle or stepping in wherever you need us, so your budget and timeline stay on track, and your vision carries through.

This deck walks through who we are, how we work, and what it looks like to have a dedicated team representing you from the first sketch to the final walkthrough.

Frank Astor & Claudia Mezerhane
Principals, Cube Management



MEET CUBE
DISCOVER WHAT'S POSSIBLE

At Cube, we specialize in helping home owners, developers, and investors bring real estate projects to life — from single-family homes to low- and mid-rise mixed-use developments.

We support our clients across all phases of a project: pre-development, construction, and closeout, with one dedicated team throughout.
We track progress and quality at every step, catching issues early and keeping the project accountable to plan.

As your owner's representative and project lead, Cube takes charge, coordinating architects, engineers, contractors, vendors, and city officials on your behalf, so every moving part answers to one person — you.

Owner's Representation

Your trusted advocate at every step, keeping the project aligned with your goals and interests.

Project Leadership

One team steering scope, budget, and quality control, from day one to final walkthrough.

Peace of Mind

The time and confidence to focus on your priorities, knowing your project is in expert hands.

CUBE MANAGEMENT®

A QUICK LOOK AT WHAT WE DO

OUR CLIENTS

- Home Owners
- Developers
- Investors

OUR SERVICES

- Owner's Representation
- Project Leadership

OUR EXPERTISE

Development Types

- New Construction
- Additions
- Renovations

Property Types

- Single-Family Estates
- Condominiums
- Office & Retail

and more

Project Phases

- PRE-DEVELOPMENT
- CONSTRUCTION
- CLOSEOUT

HOW WE WORK

THREE PHASES, ONE TEAM, START TO FINISH

1 Pre-Development

This is where feasibility becomes a real plan. We assemble your team, secure entitlements, finalize design, and get every permit and material in place.

- Stakeholder kickoff meeting
- Feasibility study
- Assemble team
- Develop concept design
- Secure project entitlements
- Complete final design set
- Coordinate permit process
- Material sourcing & purchasing

2 Construction

Once construction starts, we're on site as your representative — managing the GC, tracking every dollar, and keeping quality in check until the last inspection clears.

- Kick off construction team
- Supervision & management
- Quality control
- Change order management
- GC draw review
- Regular reporting

3 Closeout

The last phase is about follow-through — permits closed, warranties in hand, and every document accounted for.

- Final walkthrough and punch list
- Punch list completion and re-inspection
- Final inspections and certificate of occupancy
- Lien releases and final invoice review
- Warranties and closeout documentation
- Project handover

CASE STUDY

What Cube did

Pre-Development Phase

New construction SFH • 7,000 total SF • Full development life cycle

During the pre-construction phase, Cube first conducted risk, feasibility and entitlements studies to confirm that the site could support the project.

Cube determined that the project site was not appropriately entitled to achieve the development goals and identified the pathway to request variances from the municipality. They also provided personnel recommendations and interviewed architects, general contractors, interior designers, landscape architects and other consultants.

Cube met with city staff on behalf of the client to confirm that the project would be supported. The team coordinated the preparation of the applications needed to secure the entitlements, including the concept design completed by the architects. Cube ensured that the client was appropriately prepared and represented at Planning & Zoning Board and Commission hearings.

Once entitlements were obtained for the project, the team created comprehensive plans that included scheduling, communication, and quality control.

Throughout the design process, Cube principals worked hand-in-hand with all stakeholders to ensure the final design reflected the client's vision. The team offered design and finishes recommendations based on functionality and cost, and worked to value-engineer, as needed, without deviating from the project's aesthetic goals. In this phase, Cube interviewed and hired specialty vendors for the kitchen, closets, A/V systems and more.

Once the final design sets were complete, Cube worked with an expeditor to push the permit process forward. During this phase, the team monitored and coordinated comment responses between consultants and the city.

This phase also included material selections and shop drawing reviews. Cube helped to source fixtures and finishes in line with the project's budget and established an inventory verification and tracking process to be used during construction.

Construction Phase

CASE STUDY
Continued

Construction Phase

New construction SFH • 7,000 total SF • Full development life cycle

Once construction was underway, Cube provided comprehensive oversight through weekly site visits, where firm principals served as the owner's rep, as well as periodic meetings between the owner, architect and contractor.

The team took the lead in all communications to provide alignment, establish direction, communicate owner intent and document decisions. The owner received regular progress reports on schedule, inventory, quality and any outstanding issues.

Cube oversaw the full construction sequence, coordinating the purchase and delivery of finishes and fixtures, and working closely with the GC to keep the process moving without unnecessary delays or progress gaps.

The team also conducted regular quality checks to ensure the work was being executed to plan —and Cube's own quality standards— collaborating with the GC to solve any issues that came up during inspections.

Before any invoices were paid, Cube principals reviewed the work in detail to ensure that billed labor was satisfactorily executed, lien releases were signed, and all permits and inspections were current, per milestone expectations.



CLIENT BENEFITS
WHEN YOU WORK WITH CUBE® MANAGEMENT

YOUR VISION LEADS

We protect your design intent from day one, value-engineering where it helps and never where it costs you the vision you started with.

YOUR TIME IS RESPECTED

We handle the day-to-day, so you can stay focused on what matters most to you.

YOUR INVESTMENT IS PROTECTED

Vendor relationships, competitive bidding, and thorough planning keep costs down and your budget on track.

YOUR TEAM IS COORDINATED

Architects, contractors, and vendors, working from one aligned plan instead of five different ones.

YOUR PROJECT IS MANAGED BRILLIANTLY

Every detail tracked, every milestone reported, every phase handled with the same level of care.

COMPENSATION STRUCTURE

A SIMPLE, TRANSPARENT FEE

With the exception of an initial feasibility analysis, Cube charges a set monthly fee for clearly defined services, so your costs stay predictable regardless of how the project's budget moves.

Every project is different, so the fee reflects what your project actually needs: our level of involvement, the property's size and location, and the complexity of materials and finishes involved. Before any work begins, you'll receive a detailed estimate and agreement, so you know exactly what to expect.





Frank Astor– Principal



Claudia Mezerhane – Principal

MEET OUR PRINCIPALS

HANDS-ON, FROM DAY ONE

Frank Astor and Claudia Mezerhane, Principals of Cube Management, founded the firm on a simple idea: real estate clients deserve someone in their corner at every stage of a project.

Drawing on experience in project management, operations, and development leadership, Frank and Claudia bring complemantary strengths to every engagement.

They stay hands-on from concept through completion — bringing in the right expertise at the right time, keeping every stakeholder coordinated, and keeping your interestes at the center of every decision.

LET'S BUILD SOMETHING GREAT TOGETHER

Whether you're planning a single-family renovation or a major mixed-use development, Cube brings the same hands-on representation to every project. If you're a home owner, developer, or investor looking for a team that will treat your project like their own, we'd love to talk.

READY WHEN YOU ARE

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CUBE®
MANAGEMENT

>Owner's Representation
>Project Leadership
>Peace of Mind

@cubemgt

cubemgt.com



CUBE® MANAGEMENT

OUR PORTFOLIO

SUCCESS ACROSS SOUTH FLORIDA



MIAMI BEACH – New Single-Family Home Construction

A ground-up single-family home on the La Gorce Golf Course — Cube managed the project through its full development life cycle, from feasibility through closeout.

LOCATION: La Gorce Golf Course
SERVICES: Full Development Life Cycle
STAGE: Closeout





KEY BISCAYNE – New Single-Family Home Construction







Currently underway — Cube is overseeing the full development life cycle from entitlements through delivery.

LOCATION: Sunset Circle

SERVICES: Full Development Life Cycle

STAGE: Under Construction

PALM BEACH GARDENS – New Single-Family Home Construction







Currently underway — Cube is overseeing the full development life cycle from entitlements through delivery.

LOCATION: Frenchman’s Creek

SERVICES: Full Development Life Cycle

STAGE: Under Construction

MIAMI – New Single-Family Home Construction



Cube stepped in as onwer's representative during the construction phase of this single family home.

LOCATION: The Roads

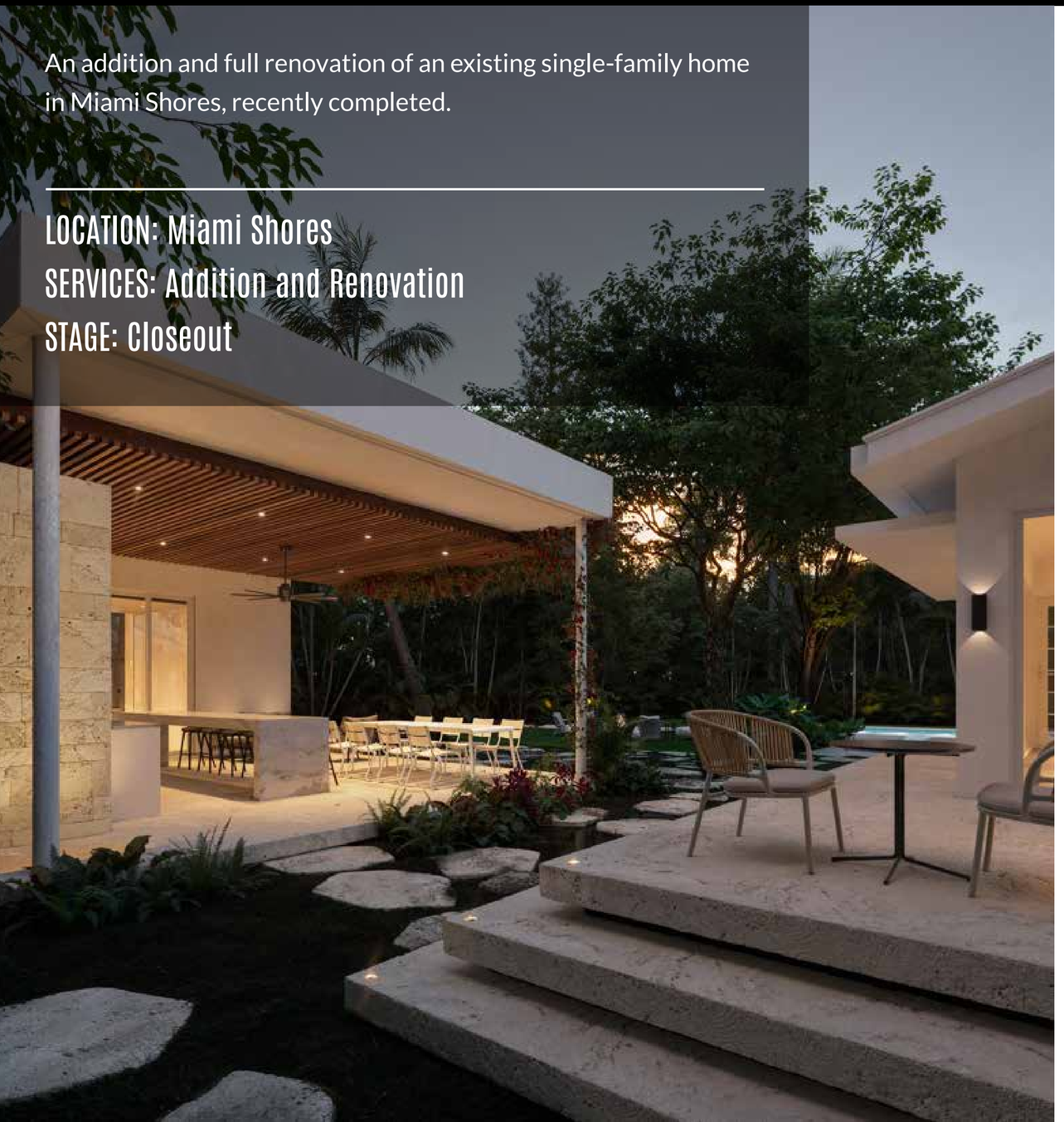
SERVICES: Construction Oversight

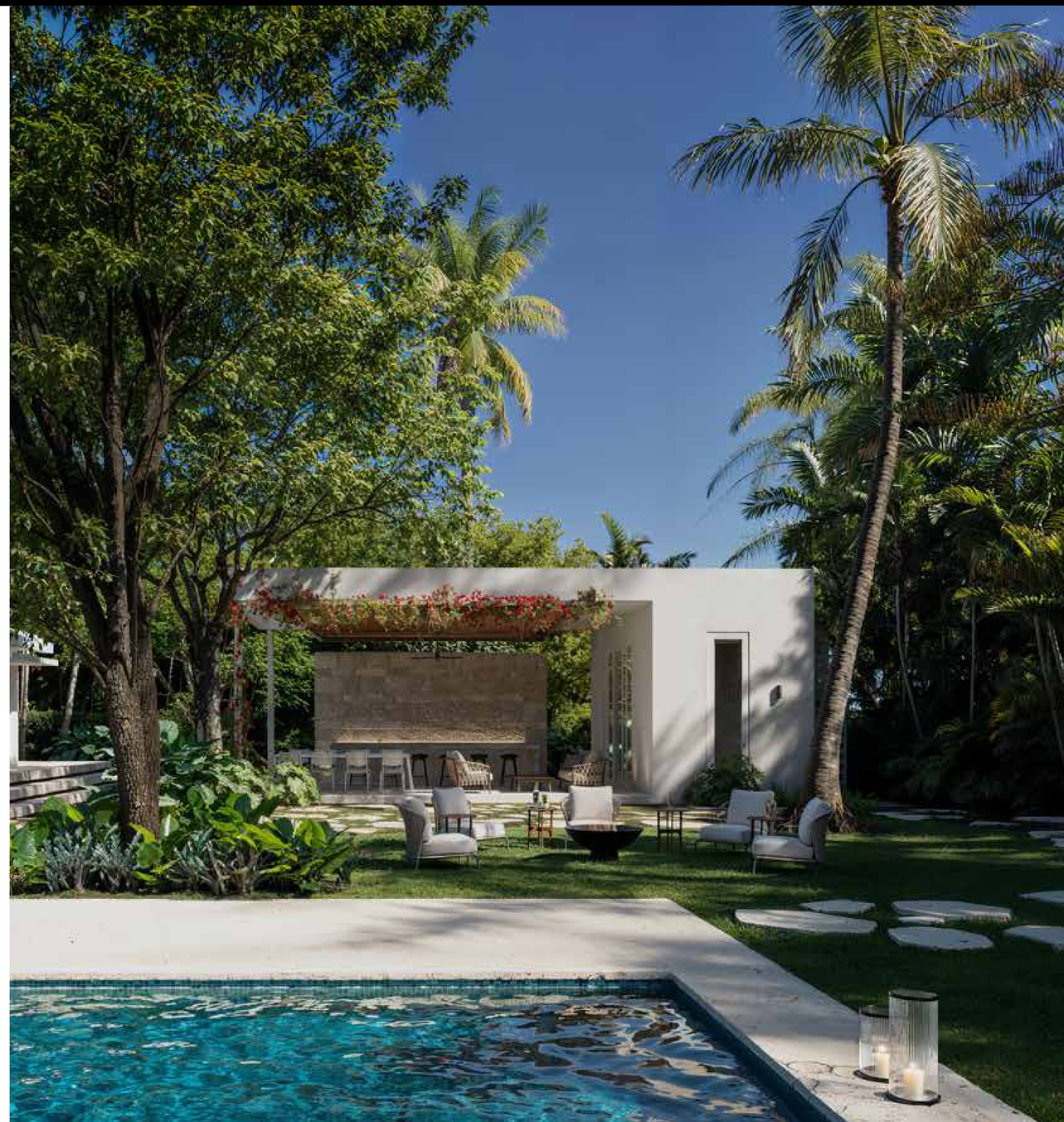
STAGE: Closeout

MIAMI SHORES – Single-Family Home Addition and Renovation

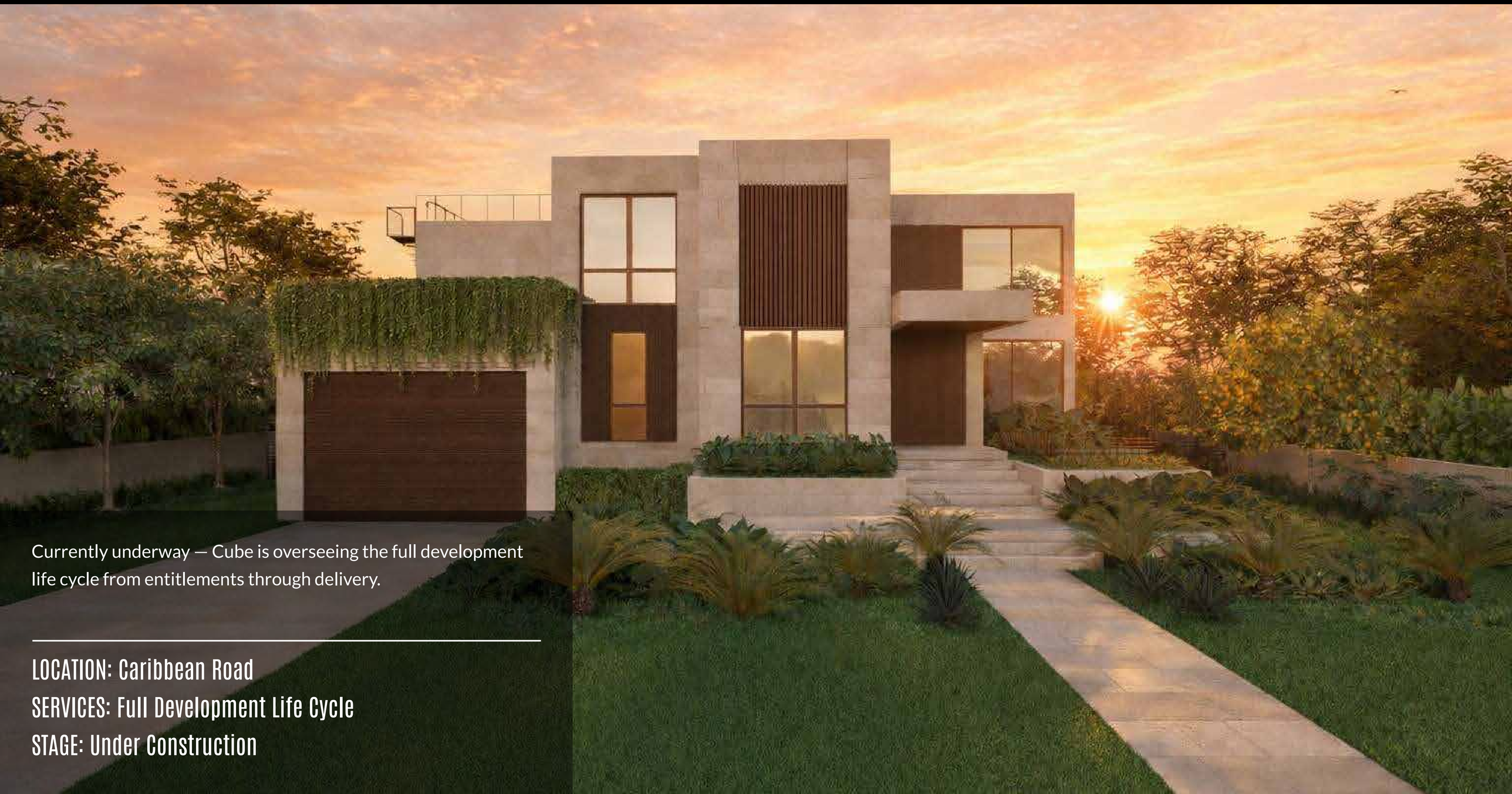
An addition and full renovation of an existing single-family home in Miami Shores, recently completed.

LOCATION: Miami Shores
SERVICES: Addition and Renovation
STAGE: Closeout





KEY BISCAYNE – New Single-Family Home Construction



Currently underway — Cube is overseeing the full development life cycle from entitlements through delivery.

LOCATION: Caribbean Road

SERVICES: Full Development Life Cycle

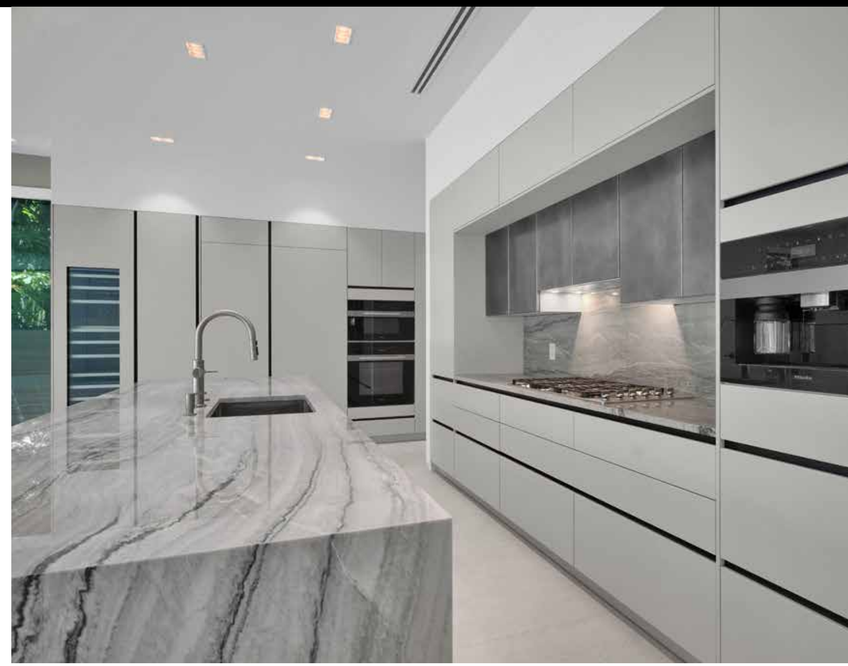
STAGE: Under Construction

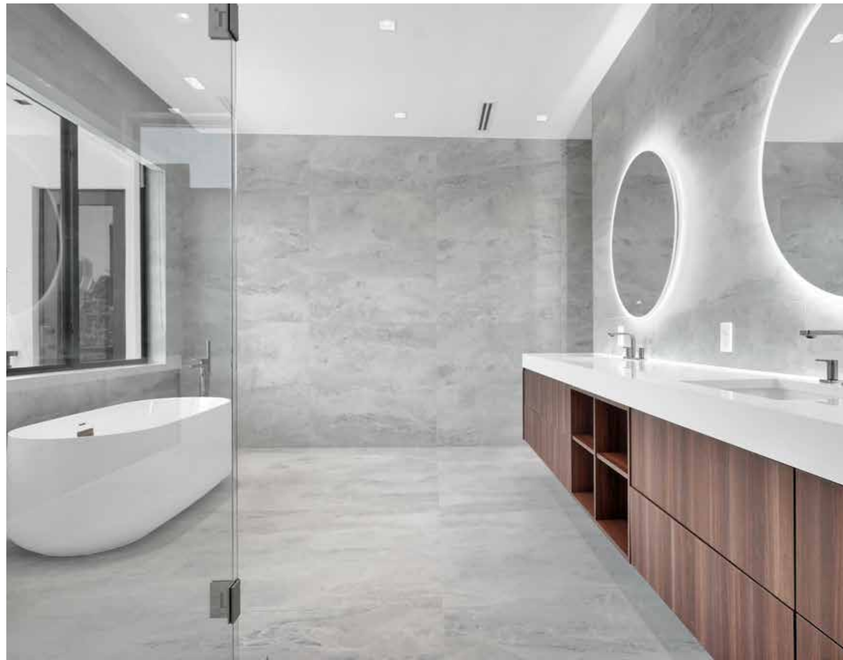
Fort Lauderdale — New Single-Family Home Construction

A ground-up single-family home in Fort Lauderdale's Victoria Park neighborhood — Cube managed the project through its full development life cycle.

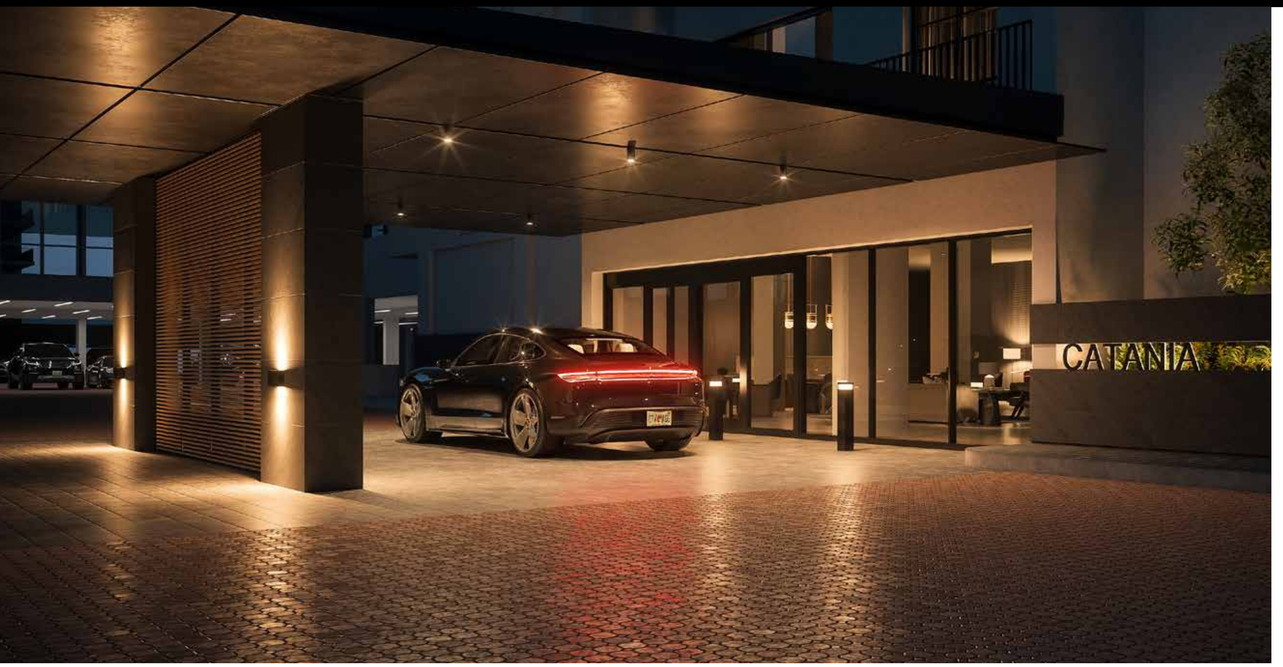
LOCATION: Fort Lauderdale
SERVICES: Full Development Life Cycle
STAGE: Closeout

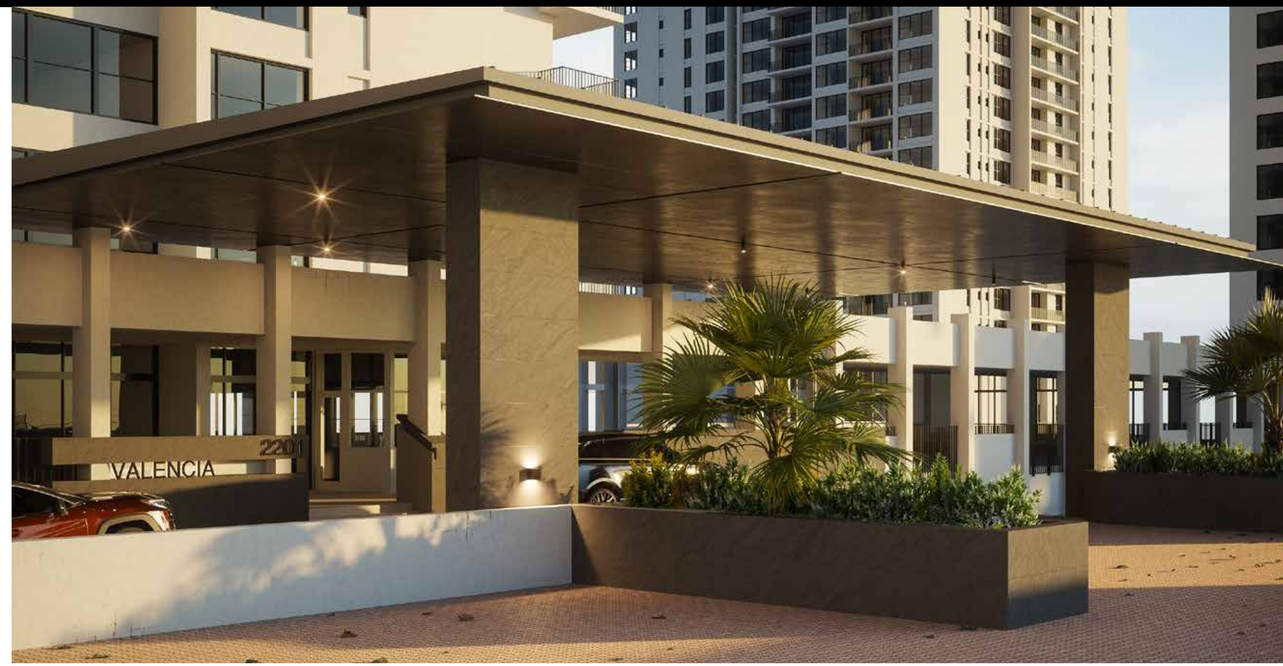


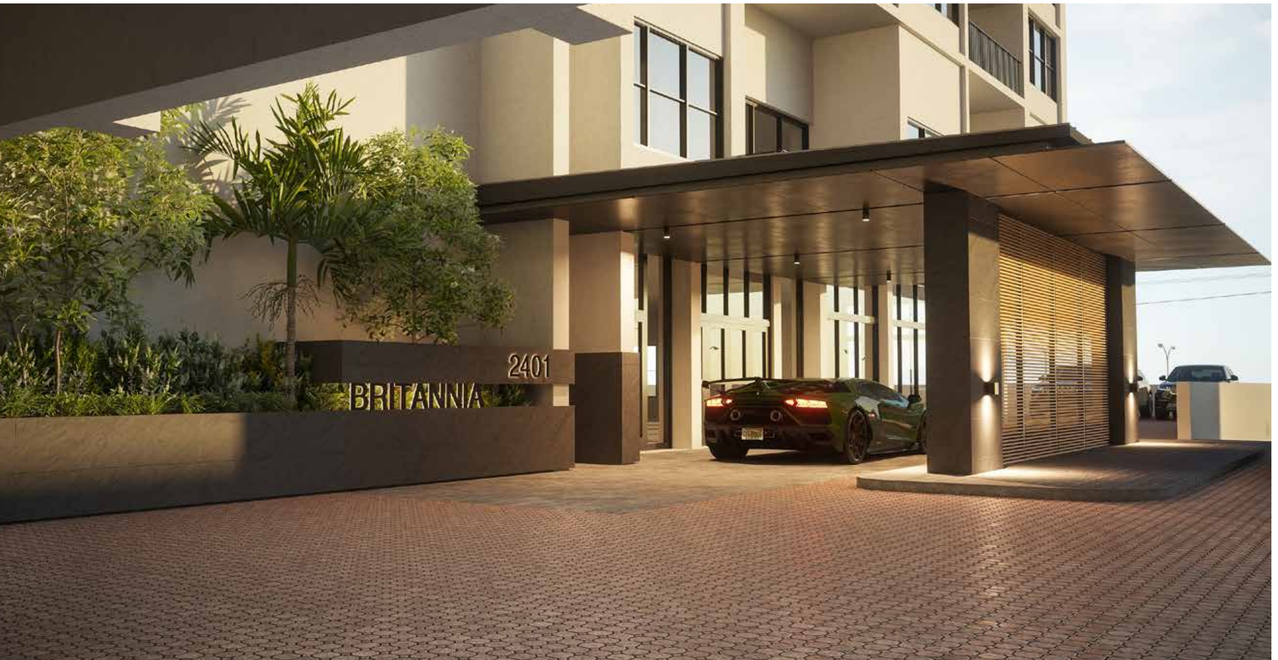




HOLLYWOOD FLORIDA – Porte Cochere Construction









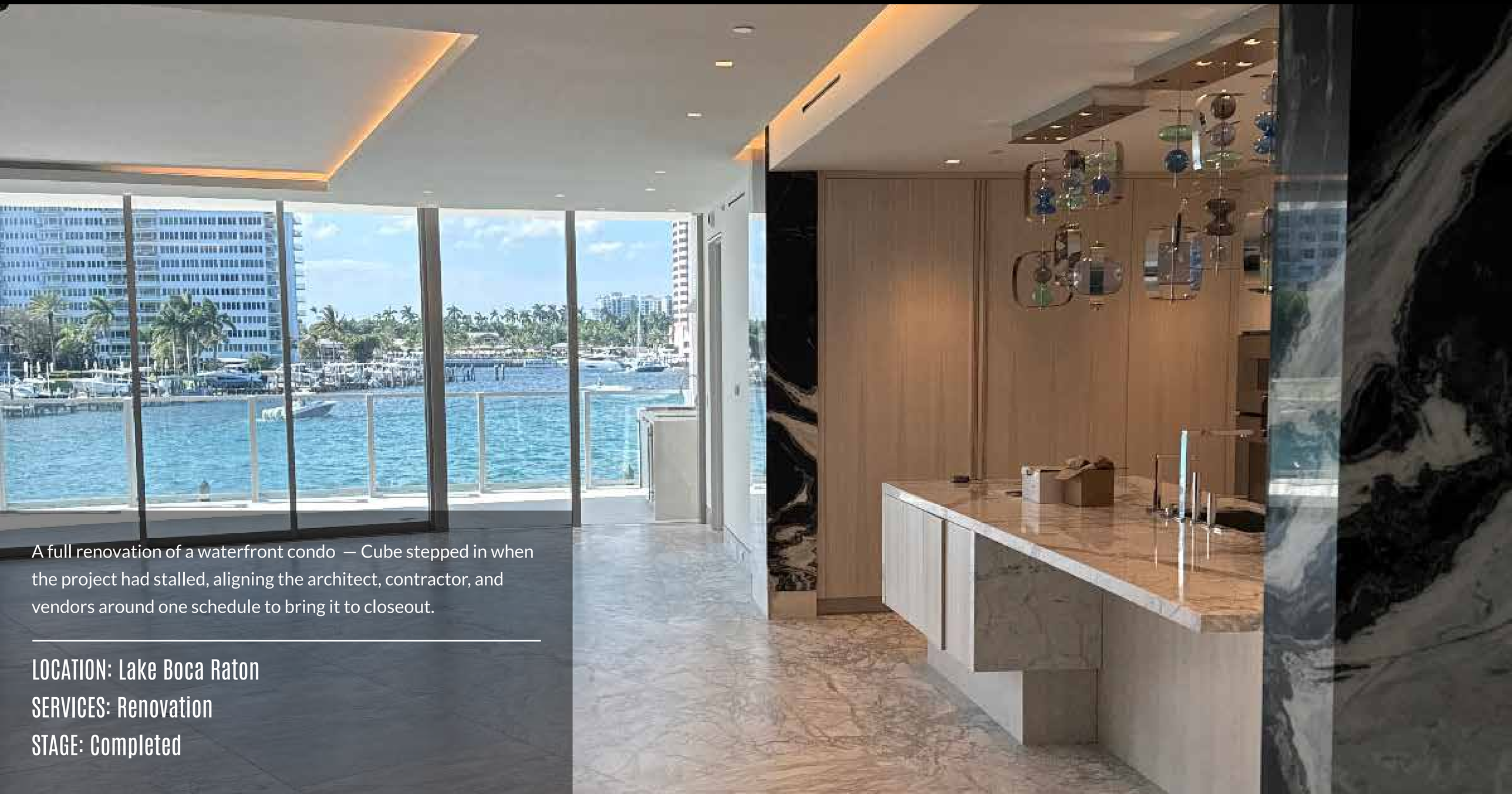
Four new porte cocheres for the Quadomain Condominium — currently in design, with Cube representing the association through planning and permitting.

LOCATION: Quadomain Condo

SERVICES: Porte Cochere Construction

STAGE: Design Phase

BOCA RATON — Condo Renovation



A full renovation of a waterfront condo — Cube stepped in when the project had stalled, aligning the architect, contractor, and vendors around one schedule to bring it to closeout.

LOCATION: Lake Boca Raton

SERVICES: Renovation

STAGE: Completed