

Frazier Elite Homes

CONCEPTUAL DESIGN BY STUDIO-US [DESIGN]

27th Avenue Proposed Townhomes
Collier City

- LETTER OF INTENT
- FRAZIER ELITE HOMES- WORK SAMPLES
- STUDIO-US [DESIGN]
- PROJECT DESCRIPTION
- SITE PLAN
- RENDERING
- FLOOR PLAN
- PROJECT/CONSTRUCTION SCHEDULE
- CONSTRUCTION COST ESTIMATE
- FINANCIAL FEASIBILITY

- ADDITIONAL ITEMS ATTACHED
- GC LICENSES
- DOCUMENTS SUPPORTING
 - LEGAL INFORMATION
 - FINANCIAL QUALIFICATIONS AND FEASIBILITY
 - REFERENCE CONTACT INFORMATION
 - FISCAL IMPACT

Dear City of Pompano CRA

Frazier ELITE Homes, LLC (FEH) is expressing interest in the acquisition of certain City-owned parcels located in the vicinity of NW 27th AVE Pompano Beach, Florida for the purpose of the re-development of the area and the building of new single-family townhomes. We are pleased to present this letter of Intent and welcome the opportunity to work in collaboration with the Northwest CRA. This letter will outline, in general terms, our intent to acquire the City-owned parcels.

Background:

The City currently owns parcels 484233041890. The CRA has indicated its interest in encouraging the development and revitalization of its neighborhoods, and specifically in the areas mentioned. These are vacant lots that are not being utilized for their "highest and best use," as we are also experiencing a critical affordable housing shortage. Subsequently, the CRA has had to maintain, secure and patrol the properties, at its own cost, while these same properties cannot be included in the tax roll, and therefore resulting in a tax base loss which further depletes the City resources.

Property Acquisition:

FEH wishes to acquire the Property from the City of Pompano Beach. The proposed negotiable Purchase Price shall be \$50,000 per unit once unit is sold. In the alternative, we will offer to pay the reasonable and fair assessed value for each property, provided the City is able to offer marketable title. The closing shall take place as soon as permissible by the City.

Development Plan:

Frazier Elite Homes is a developer and general contractor with access to other vendors with business interests located within the City of Pompano Beach. The ultimate residential use shall be based on the maximum permitted by zoning laws, and which is financially feasible utilizing available financing. FEH will leverage private sector financing and apply for County, State and/or Federal incentives to assist the development, and may also pursue available City sponsored programs, or other alternatives for which the Properties can compete for funding.

Thank you for considering this Letter of Intent. We look forward to working with the City on this important development. Please do not hesitate to contact us via any means most convenient to you.

Very truly yours,

Mekaela Frazier/ Leon Frazier

LETTER OF INTENT

PURPOSE OF THE PROPOSED LETTER OF INTENT

STUDIO 10 DESIGN

Frazier Elite Homes
621 NW 8th Ave Pompano Beach, FL 33060

Frazier Elite Homes: Building the Future of Residential Living

Frazier Elite Homes is a trusted residential builder with deep roots in the community. With 7 years in business and a growing reputation, we specialize in crafting smart, sustainable, and innovative homes that cater to modern living. From new construction to custom designs, our homes are built with the latest technologies and sustainability in mind, ensuring both functionality and style.

Our homes are not just built to last, but they are designed to adapt to the future. With experience building throughout Florida, we have honed our craft and are committed to delivering exceptional homes that meet the highest standards of quality, efficiency, and environmental responsibility.

FRAZIER ELITE HOMES

At Frazier Elite Homes, we're not just building houses; we're building the future: one sustainable, smart home at a time.

STUDIO 00 | 35167

Townhome Development
2860 NW 11TH STREET Fort Lauderdale, FL 33311
Design Team:

Francis Stewart
(954) 861-8464
Fjsdino777@aol.com



FRAIZER ELITE HOMES - RECENT PROJECTS

FRAIZER ELITE HOMES

1013 NW 3rd Ave Pompano Beach, FL 33060

Design Team:

Francis Stewart

(954) 861-8464

Fjsdino777@aol.com



FRAIZER ELITE HOMES - RECENT PROJECTS

FRAIZER ELITE HOMES

504 NW 9th Ave, Pompano Beach, FL 33060

New construction- completed 2024

Design Team:

Francis Stewart

(954) 861-8464

Fjsdino777@aol.com



FRAZIER ELITE HOMES

FRAZIER ELITE HOMES - RECENT PROJECTS

3708 NW 42nd street Cape Coral, FL
New construction- completed 2024



FRAIZER ELITE HOMES ~ RECENT PROJECTS

FRAIZER ELITE HOMES

3708 NW 42nd street Cape Coral, FL
New construction- completed 2024



FRAIZER ELITE HOMES — RECENT PROJECTS

FRAIZER ELITE HOMES

3708 NW 42nd street Cape Coral, FL
New construction- completed 2024



FRAZIER ELITE HOMES

FRAZIER ELITE HOMES — RECENT PROJECTS

3708 NW 42nd street Cape Coral, FL
New construction- completed 2024

FRAIZER ELITE HOMES - RECENT PROJECTS



FRAIZER ELITE HOMES

Port St. Lucie Florida



FRAIZER ELITE HOMES - RECENT PROJECTS

FRAIZER ELITE HOMES

ARCHITECTURE AND DESIGN FIRM

STUDIO-US [DESIGN] is proudly led by Stacey Boynton, a passionate architect with deep roots in Pompano Beach, South Florida. Her vision guides the firm toward groundbreaking solutions that redefine the built environment, while always staying rooted in the values of community, sustainability, and inclusivity.

Stacey's commitment to the design community extends beyond her firm—she is an active member of AIA Fort Lauderdale and currently serves as the I.D.E.A. Advisory Council Chair for AIA Florida.

Her leadership experience also includes her previous role on the Northwest CRA Advisory Committee in Pompano Beach and as the Immediate Past President of the National Organization of Minority Architects (NOMA) South Florida.

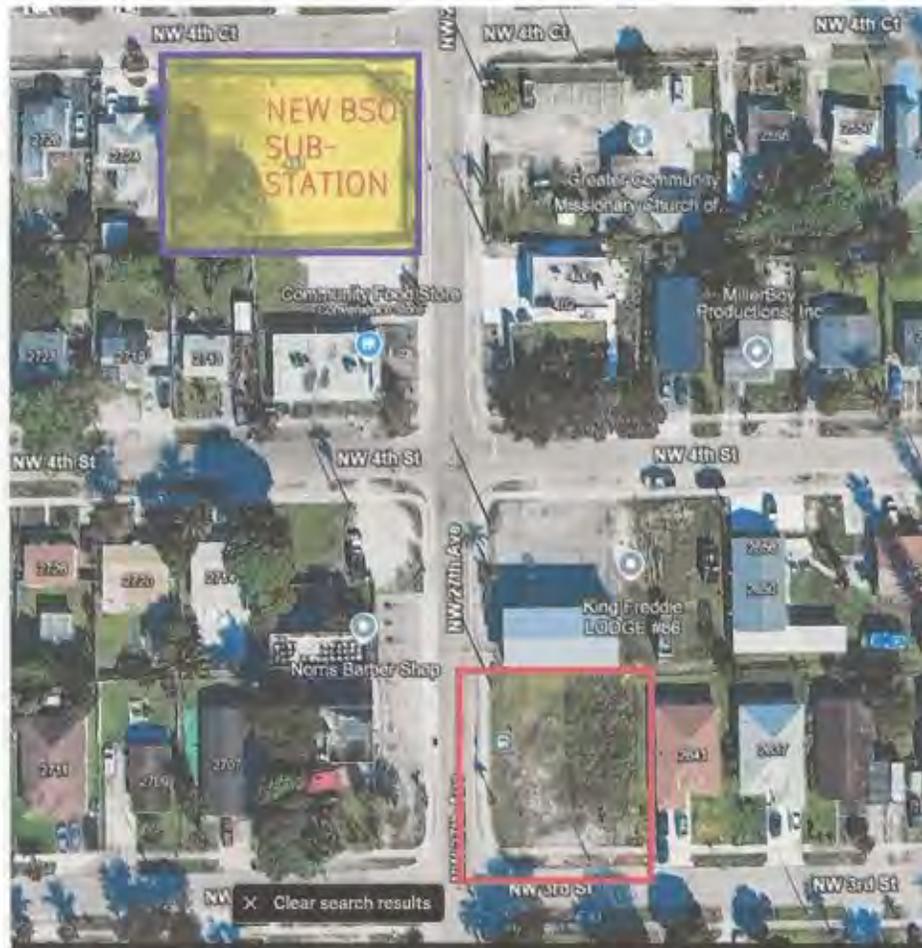
Stacey's dedication to the advancement of design and architecture, combined with her strong ties to the community, fuels her drive to create innovative, resilient, and inclusive spaces that reflect both culture and functionality.

STUDIO-US [DESIGN]



STUDIO-US [DESIGN]

Modern Townhomes in Collier City, Pompano Beach.



We propose the development of new two-story townhomes on vacant lots along NW 27th Ave in Collier City, Pompano Beach. This project is designed to introduce a modern yet contextually appropriate aesthetic while incorporating Crime Prevention Through Environmental Design (CPTED) principles to enhance safety and security.

Design & Features

- **Security & Safety:** Integrates CPTED strategies to promote a safer community.
- **Architectural Design:** A contemporary aesthetic that enhances the neighborhood while maintaining compatibility with the surrounding area.
- **Smart Home Technology:** Each unit will be equipped with app-controlled appliances, smart locks, and Ring doorbell cameras for enhanced convenience and security.
- **Resilient & Sustainable Construction:** Built to meet current building codes, featuring energy-efficient materials, hurricane-resistant construction, and sustainable design elements.

This project aims to elevate urban living in Collier City by offering modern, secure, and smart homes while aligning with the area's zoning vision and architectural character.

PROJECT DESCRIPTION

STUDIO-US [DESIGN]

Understanding the fabric of the community. Current new construction townhomes in the area



PEARLY LUXURY TOWNHOMES BY OTHERS

PROJECT DESCRIPTION

IMAGES FROM PEARLATPOMPANOBACH.COM

STUDIO-US [DESIGN]

Understanding the fabric of the community. Current new construction townhomes in the area



400 NW 27th AVE TOWNHOMES BY OTHERS

PROJECT DESCRIPTION

IMAGES FROM ZILLOW.COM

STUDIO-US [DESIGN]

SITE PLAN



Residential flex allocation of 4 units approved by City Commission required due to Commercial Land Use designation.

At this stage, the site plan is intended for conceptual use only to illustrate the proposed development approach. A boundary and topographic survey has not yet been completed for the property. The client will order a survey if awards the site, at which point the plan will be updated to accurately reflect property lines, setbacks, easements, and building placement.

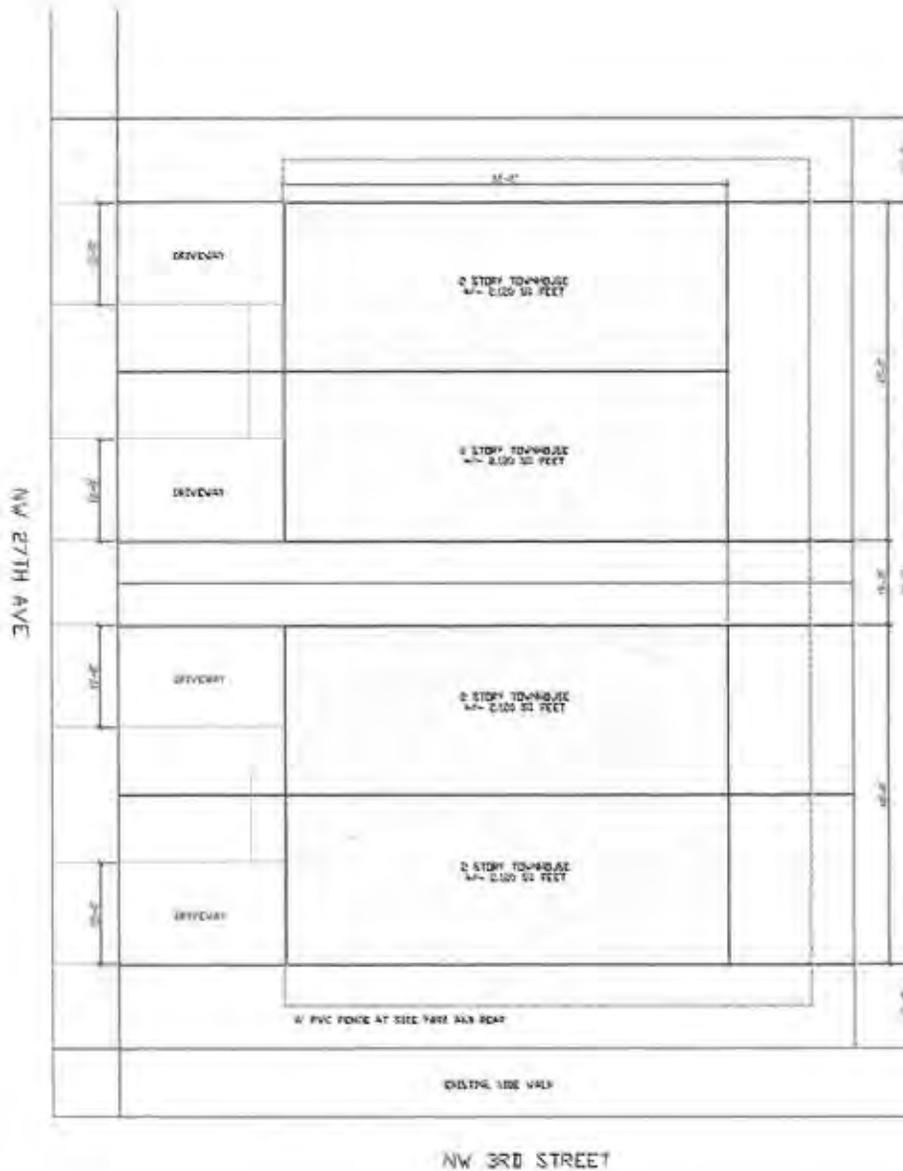
It is understood that the parcel is not currently platted. Should the project move forward, the proposer/client intends to subdivide back to original unrecorded Collier City plat.

6' vinyl or pvc fence to be provided at rear and side yard.



STUDIO-US [DESIGN]

SITE PLAN



Residential flex allocation of 4 units approved by City Commission required due to Commercial Land Use designation.

At this stage, the site plan is intended for conceptual use only to illustrate the proposed development approach. A boundary and topographic survey has not yet been completed for the property. The client will order a survey if awards the site, at which point the plan will be updated to accurately reflect property lines, setbacks, easements, and building placement.

It is understood that the parcel is not currently platted. Should the project move forward, the proposer/client intends to subdivide back to original unrecorded collier city plat.

6' vinyl or pvc fence to be provided at rear and side yard.

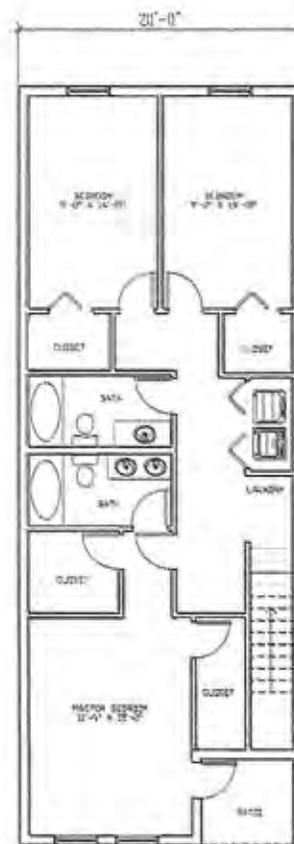
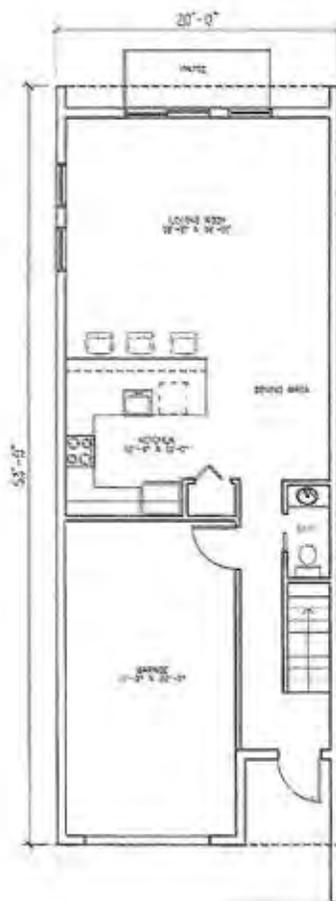


PROPOSED CONCEPTUAL TOWN HOME RENDERING



RENDERINGS

STUDIO-US [DESIGN]



LIVING SPACE: 1,544 SQ FT
 GARAGE : 264 SQ FT
 OUTDOOR PATIO: 80 SQ FT
 TOTAL: 1,888 SQ FT

3 BEDROOM
 2 AND 1/2 BATHROOM
 SINGLE CAR GARAGE
 TANDUM SPACE ON PAVED DRIVEWAY
 SMART TECHNOLOGY

FLOOR PLAN



STUDIO-U5[DESIGN]



EXTERIOR ELEVATION

STUDIO-US [DESIGN]

TRADE **SPECIFICATIONS**
DESCRIPTION OF WORK

8TH AVE AND 27TH AVE AFFORDABLE TOWNHOMES

EXTERIOR

ROOF	CONCRETE FLAT ROOF
DRIVEWAY/WALKWAYS	PAVEL DRIVEWAY
COVERED PATIOS	CONCRETE FLAT ROOF
IRRIGATION	
LANDSCAPING	DIGITAL SYSTEM
RASCA	N/A
SOFFIT	N/A
SOFFIT/VENTING	N/A
STUCCO	SMOOTH FINISH
OUTLETS	ALUMINUM
STONE	RIVER STONE

INTERIOR

CABINETS

KITCHEN CABINETS DOORS	WOOD RAISE PANEL
KITCHEN CABINETS 1420HIT	42 INCH WOOD
MASTER BATH	WOOD RAISE PANEL
MASTER VANITY HEIGHT	34 INCH
SECONDARY BATH	WOOD CABINETS
VANITY HEIGHT	34 INCH
LAUNDRY ROOM	SMART WASHER AND DRYER

COUNTERTOPS/VANITY TOPS

KITCHEN COUNTERTOP	QUARTZ
BACKSPLASH	QUARTZ
MASTER BATH VANITY TOP	QUARTZ
SECONDARY BATHS VANITY TOPS	QUARTZ

WINDOW SILLS

THROUGHOUT	WOOD TRIM WITH CUSTOM MOLDING
------------	-------------------------------

MILLWORK/MIRRORS/SHELVING/ SHOWER ENCLOSURES

INTERIOR DOOR	8 FT TWP PANEL DOOR
CLOSET DOORS	8 FT TWP PANEL, CLOSET DOORS
AC CLOSET DOOR	LOUVERED
BASEBOARD AND CASING SIZE	3 1/2 INCH TRIM
BASEBOARD AND CASING PROFILE	6 1/2 CUSTOM PROFILE
CROWN	DOUBLE CROWN MOLDING
EXTERIOR DOOR HARDWARE	DOUBLE BOAR KEY HOLES
INTERIOR DOOR HARDWARE	SINGLE BOAR KEYLESS
STAIRS	WOOD PRE FAB
STAIR RAILING	CUSTOM WOOD MOLDING
MIRRORS	48 INCH MIRROR TRIM IN CUSTOM MOLDING
CLOSET SHELVING	CUSTOM 8" FLAT WOOD SHELVING
ACCESSORIES	FIRE ESCAPE LATTICE PRE EXTING GUISHIR
SHOWER ENCLOSURE	GLASS DOORS

DRYWALL

FLOOR PLAN

STUDIO-US [DESIGN]

DRYWALL RAESH WALLS
DRYWALL RAESH CEILING
WEST AREAS DRYWALL
CORNERS

TEXTURE WALLS
TEXTURE CEILING
DENSEHOLD
SQUARE

BATH TILE

MASTER WALLS
MASTER FLOOR
SECONDARY BATH FLOOR

18X18 CERAMIC TILE
18X18 CERAMIC TILE
18X18 CERAMIC TILE

FLOORING

CERAMIC TILE
CARPET
VINYL
RAO

24X24 CERAMIC TILE
N/A
VINYL FLOORING 2ND FLOOR
N/A

PLUMBING

KITCHEN SINK
KITCHEN FAUCET
DISPOSAL
MASTER TUB
MASTER TUB FAUCET
MASTER SHOWER
SHOWER/TUB COMBINATION
MASTER SINK FAUCET
MASTER SINK
SECONDARY BATH SHOWER/TUB COMBO
SECONDARY SINK FAUCET
SECONDARY BATH SINK
SECONDARY TUB
TOILETS
SEWER SYSTEM
WATER SYSTEM
POHSTAL SINKS
LAUNDRY TUB
LAUNDRY TUB FAUCET
SHOWER PAN
WIDE SITS
WATER HEATER

UNDERMOUNT DOUBLE SINK
DELTA CHATEAU
1/2 HP SAGGER
WHITE PORCELAIN TUB
DELTA CHATEAU OR EQUAL
DELTA CHATEAU OR EQUAL
DELTA CHATEAU OR EQUAL
DELTA CHATEAU OR EQUAL
WHITE PORCELAIN SINK
DELTA CHATEAU OR EQUAL
DELTA CHATEAU OR EQUAL
WHITE UNDERMOUNT
WHITE PORCELAIN TUB
NIAGARA RAPIDLESS

BRIGGS

2 FRONT AND BACK
45 GALLON

INSULATION

CEILING
FRAME WALLS
BLOCK WALLS

R-20 BATT
R-11 BATT FOR 2X4, R-19 BATT 2X6
POL, R7 PERFORATED

APPLIANCE

REFRIGATOR
STOVE
MICROWAVE
DISHWASHER

LG SMART REFRIGATOR
LG SMART STOVE
LG SMART MICROWAVE
LG SMART DISHWASHER

SURVEILLANCE

ADT OR EQUAL ALARM SYSTEM

FULL CAMERA SYSTEM ON EVERY SIDE WITH 950 ACCESS
RING DOOR BELL

FLOOR PLAN

STUDIO-US [DESIGN]

EXTERIOR DOORS AND WINDOWS

DOORS
DOORS
WINDOWS

6 FT IMPACT RATED BRONZE DOOR
6K3 IMPACT RATED BRONZE DOOR
IMPACT RATED TINTED BRONZE WINDOWS

IPAD

IPAD

CONTROL, APPLIANCES, ALARM, CANNONS, GARAGE SPRINKLERS AND RING DOORS E.A.

FLOOR PLAN

STUDIO-US [DESIGN]

Proposed Development Schedule – Pompano Beach Townhomes

Phase 1 – CRA & City Process

Month 1–2: CRA and City initial review & negotiations
Month 2–3: Draft and finalize Development Agreement with CRA
Month 3: CRA/City approval of Development Agreement
Month 3–4: Pre-application meeting with Planning Department

Phase 2 – Design & Approvals

Month 4–6: Architectural drawings (schematic + design development)
Month 6–7: Site plan submittal & City review (Round 1)
Month 7–8: Resubmittal / Site Plan Approval
Month 8–9: Construction documents & Building Permit application
Month 9–10: Permit review & approval

Phase 3 – Closing & Financing

Month 7–9: Secure financing commitments
Month 9–10: Land purchase / closing

Phase 4 – Construction

Month 10–11: Mobilization, site prep, survey, soil test
Month 11–12: Slab, block work, tie beam
Month 12–13: Trusses, framing
Month 13–14: Rough-in (electrical, plumbing, HVAC)
Month 14–15: Windows, doors, stucco, insulation, roof
Month 15–17: Drywall, trim, tile, cabinets, countertops
Month 17–18: Driveway, landscaping, paint, appliances, systems install
Month 18: Final survey, blower door test, inspections

Phase 5 – Occupancy

Month 18–19: Final inspections & Certificate of Occupancy
Month 19–20: Marketing, sales, first occupancy

15 New Construction Residential Projects Cape Coral, FL
GC Development in the last 5 years
Design Team

03/01/2022

Owner (Faith Crawford)

Contractor (Frazier Unique Homes, LLC) Mekaela Frazier/President

Vp of Operation/Project Manager (Leon Frazier)

Super Intended (Shaquanna Frazier)

Estimator/Permit runner (Naya Frazier)

Engineer (Jason Drafting Inc)

(239) 673-7024 Email: Admin@id-inc.net

1213 NE 11th TERR
1003 NE 10th TERR
4217 NW 32nd TERR
4210 NW 34th LANE
4206 NW 34th LANE
3707 NW 42nd STREET
4348 NW 27th LANE
2320 NW 38th AVE
3225 NW 15th LANE
4230 NW 25th TERR
4142 NW 38th AVE
4348 NW 35th AVE
121 NW 32nd PLACE
1411 NW 32nd PLACE
4304 JACARANDA PARKWAY

FRAZIER ELITE HOMES

5 New Construction Residential Projects Port St. Lucie, FL
GC Development in the last 5 years

Design Team

03/01/2022

Owner (Faith Crawford)

Contractor (Frazier Elite Homes, LLC) Mekaela Frazier/President

Vp of Operation/Project Manager (Leon Frazier)

Super Intended (Shaquanna Frazier)

Estimator/Permit runner (Naya Frazier)

Engineer (Bobby Raimondo)

(941) 456-1906 **Email:** Bgraimondo@comcast.net

(Rohan Lugg)

(954) 295-2022 **Email:** Rohanlugg@yahoo.com

1272 Mendavia Lane
Port St. Lucie, FL

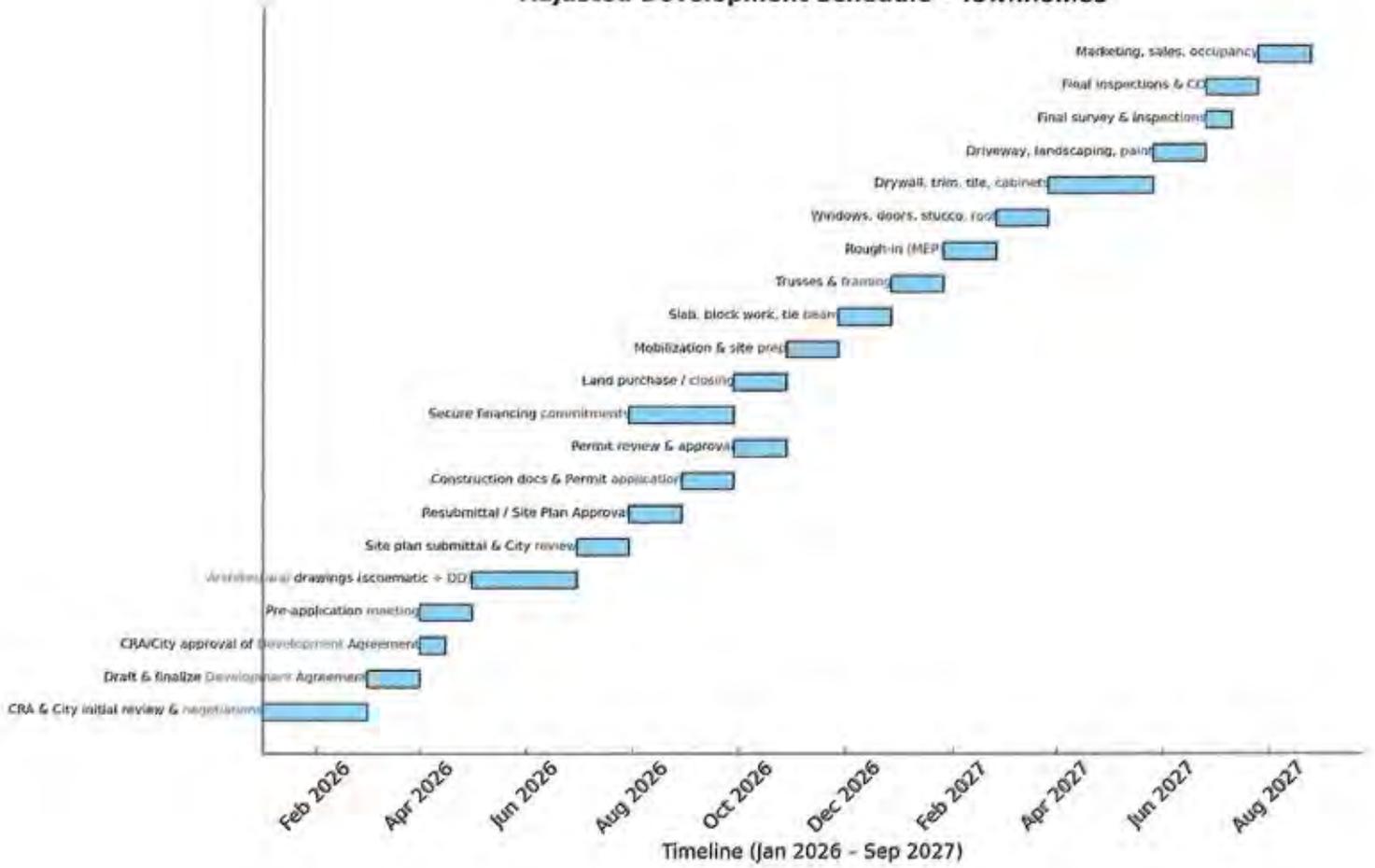
1085 SW Sultan Drive
Port St. Lucie, FL

1538 SE Manth Lane
Port St. Lucie, FL

2471 SE Melaluca Blvd
Port St. Lucie, FL

FRAZIER ELITE HOMES

Adjusted Development Schedule - Townhomes



TDHPA FUNDING SOLUTIONS

MORTGAGE FUNDING PRE-APPROVAL CERTIFICATE

Congratulations! You have been Pre-approved for a Commercial Mortgage Loan subject to the following terms and conditions:

Date: 09/05/2025

Borrower: FRAZIER ELITE HOMES LLC

Purchase Price: \$ 1,600,000.00

Property Address: 300 NW 27TH AVE, Pompano Beach, FL 33069 - Vacant Land

Product Type: Hard Money Commercial Loan – New Construction Equity Line

Lender:



Solomon Lieberman
Account Executive
772-241-9168
E: solomonlieberman@tdhpa.com
1001 W. Midway Rd., Suite 100
Fort Pierce, FL 34979

Your approval has been based on the total amount of available equity as collateral based on the loan characteristics noted above. It represents our best estimate of the loan for which you could qualify from one of our lenders, based on the purchase information you have provided to us.

This approval is based upon information on your financial application provided and is subject to final underwriting. We reserve the right to cancel this approval if any statement made to us in your application or confirmed by another source is found to be false in any way. Any change in your financial condition prior to the loan settlement must be reported to us. We will update your information at the time your property is selected.

This approval is not transferable and is based on information contained in your loan application. Please contact me directly if you have any questions at 772-241-9168.

Sincerely,

Tiwana D. Holmes
Investment Funding Consultant
tdhpa.ts@gmail.com
772-241-9168

INVESTOR FINANCIALS

FRAZIER ELITE HOMES LLC

BALANCE SHEET AS OF AUGUST 1, 2025

	<u>August 1, 2024,</u>	<u>September 1, 2025</u>
ASSETS		
CURRENT ASSETS		
CHECKING/SAVINGS 1	121,525.78	310,218.99
ACCOUNT RECEIVABLE	345,782.12	786,898.32
Other Current Asset	159,654.96	198,676.39
Total Current Assets	<u>626,962.86</u>	<u>1,295,793.70</u>
Fixed Assets		
Equipment and Machinery	198,267.66	198,267.66
Vehicles	67,128.20	67,128.20
Accumulated Depreciation ³	<u>- 33,876.12</u>	<u>-33,876.12</u>
Total Fixed Assets	<u>231,519.74</u>	<u>231,519.74</u>
Other Assets		
Accumulated Amortization	-500.00	-500.00
Organizational Costs	<u>500.00</u>	<u>500.00</u>
Total Other Assets	<u>0.00</u>	<u>0.00</u>
TOTAL ASSETS	<u>858,482.60</u>	<u>1,527,313.44</u>
LIABILITIES & EQUITY	225,681.63	489,585.69
Liabilities	421,398.24	454,651.37
Current Liabilities	647,079.87	944,237.06
Long Term Liabilities	211,402.73	583,076.38
Total Liabilities		
Equity		
TOTAL LIABILITIES & EQUITY	<u>858,482.60</u>	<u>1,527,313.44</u>

Community Redevelopment Agency (CRA) Development Proposal

Project Title: Pompano Beach Development Project
Applicant: Frazier Elite Homes LLC
Total Development Cost: \$1,600,000
Projected Sale Value: \$1,916,000

Executive Summary

This proposal outlines the planned development project supported by CRA participation. The project has a total development cost of \$1,600,000 and a projected sale value of \$1,916,000, resulting in an estimated profit margin of \$316,000 (19.75% return on cost). Given the tight margin and community impact goals, CRA support is essential to strengthen project viability and expedite delivery. The applicant, Frazier Elite Homes LLC, is committed to delivering this project in alignment with CRA revitalization priorities.

Development Pro Forma – Sources & Uses

Category	Amount (USD)
Land/Acquisition	\$200,000
Construction (Hard Costs)	\$1,084,025
Site Work	\$30,000
Interest & Loan Expenses	\$90,000
Permits	\$62,000
Insurance	\$19,015
Realtor	\$114,960
Contingency/Reserves	—
Total Uses	\$1,600,000

Narrative

Total Project Costs: The development budget totals \$1,600,000, inclusive of land acquisition, construction, site work, financing, soft costs, and transaction expenses.

Schedule of Expedited Sources: Loan funds will be drawn at project closing to cover land, construction, and site work. CRA support, if awarded, will be applied directly to gap funding and

accelerated to reduce financing expenses. Realtor and closing expenses are allocated at sale.

Use of Capital: Capital will be allocated to direct construction activities, site improvements, required permits, insurance, financing costs, and transaction expenses. CRA funds will directly support the project's ability to reach completion on schedule and achieve community revitalization goals.

Exit & ROI Analysis

The projected sale value of \$1,916,000 results in a gross profit of \$316,000, or a 19.75% return on cost. However, when accounting for carrying and transaction costs, the net margin is modest. CRA support is requested to strengthen the financial structure, mitigate risk, and ensure the timely delivery of the project in alignment with CRA community development objectives. Frazier Elite Homes LLC is positioned to deliver long-term community value and financial sustainability.

Development Pro Forma Frazier Elite Homes LLC

Project Title: Pompano Beach Development Project
Total Development Cost (TDC): \$1,600,000
Total Area: 7,552 sq. ft.
Price per Sq Ft: \$212
Projected Sale Value: \$1,916,000

1. Uses of Capital

Category	Amount (USD)
Land/Acquisition	\$200,000
Construction (Hard Costs)	\$1,084,025
Site Work	\$30,000
Permits	\$62,000
Insurance	\$19,015
Interest & Loan Expenses	\$90,000
Realtor/Marketing	\$114,960
Contingency/Reserves	—
Total Uses	\$1,600,000

2. Sources of Capital

Source	Amount (USD)	% of Total
Loan (Senior Debt)	\$1,600,000	100%
Equity Contribution	—	—
CRA/Prosper Support	— (TBD)	—
Total Sources	\$1,600,000	100%

3. Schedule of Expenditures

- **Predevelopment:** Land acquisition, permits, insurance.
- **Construction (Months 1–18):** Hard costs + site work.
- **Financing:** Loan interest and expenses.
- **Disposition:** Realtor fees at sale.

4. Exit & ROI Analysis

- Projected Sale Value: \$1,916,000
- Gross Profit: \$316,000
- Return on Cost: 19.75%
- Price per Sq Ft (TDC ÷ 7,552): \$212

Construction Loan: Sources & Uses

Category	Amount (USD)	% of Total
Sources of Funds		
Construction Loan	\$1,600,000	83.5%
Investor Equity (Profit)	\$316,000	16.5%
Total Sources	\$1,916,000	100%
Uses of Funds		
Land/Acquisition	\$200,000	12.5%
Construction (Hard Costs)	\$1,084,025	67.8%
Site Work	\$30,000	1.9%
Permits	\$62,000	3.9%
Insurance	\$19,015	1.2%
Financing (Interest & Fees)	\$90,000	5.6%
Realtor/Marketing	\$114,960	7.2%
Total Uses (Build Cost)	\$1,600,000	83.5%
Profit / Developer Equity	\$316,000	16.5%
Total Uses (All-In)	\$1,916,000	100%

FRAZIER ELITE HOMES LLC

621 NW 8TH AVE

POMPANO BEACH, FL 33060

FRAZIERELITEHOMES@GMAIL.COM

I, MEKAELA L. FRAZIER OF POMPANO BEACH, FL,
HAVE NEVER BEEN IN ANY CRIMINAL ACTIVITIES NOR
IN ANY CIVIL LITIGATION.

Mekaela Frazier _____

MEKAELA FRAZIER PRESIDENT

William Jackson _____

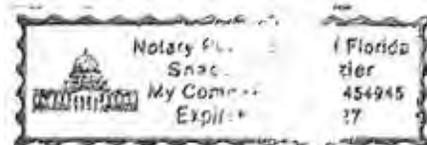
WITNESS

Toussaint _____

WITNESS

Shaquanna Frazier _____

NOTARY



FRAZIER ELITE HOMES LLC
621 NW 8TH AVE
POMPANO BEACH, FL 33060
frazierelitehomes@gmail.com
954-425-2735

Mekaela Frazier
Owner/President

VP Of Operations/Project Manager
Leon Frazier

Superintendent
Shaquanna Frazier

Estimator
Naya Frazier

FRAZIER ELITE HOMES LLC
621 NW 8TH AVE
POMPANO BEACH, FL 33060
frazierelitehomes@gmail.com
954-425-2735

I, MEKAELA FRAZIER, I'M THE SOUL OWNER OF FRAZIER ELITE HOMES LLC. LEON FRAZIER HAS NO STAKE IN THIS COMPANY. LEON FRAZIER IS AN EMPLOYEE.

THANK YOU,


MEKAELA FRAZIER

FRAZIER ELITE HOMES LLC
621 NW 8TH AVE
POMPANO BEACH, FL 33060
frazierelitehomes@gmail.com
954-425-2735

GENERATING JOBS FOR THE PEOPLE OF POMPANO BEACH, FL

IF GIVEN THIS PROJECT, WE PLAN TO GENERATE OVER 25 TEMPORARY JOBS FOR THE PEOPLE OF POMPANO BEACH, FL. BEING RAISED HERE, WE HAVE WORKED WITH SKILLED, QUALIFIED SUBCONTRACTORS AND LABORERS THROUGHOUT THE ENTIRE POMPANO BEACH. THIS PROJECT WILL NOT ONLY GENERATE A SAFER ENVIRONMENT, CREATE JOBS, BUT GIVE OTHERS A MINDSET TO GRASP GREATNESS BEING DONE BY ONE OF THEIR PEERS, AND CREATE GENERATIONAL CRAFT FOR OUR KIDS AND THEIR KIDS TO COME.

FRAZIER ELITE HOMES LLC
621 NW 8TH AVE
POMPANO BEACH, FL 33060
frazierelitehomes@gmail.com
954-425-2735

REFERENCE

RAYMOND STROWBRIDGE
231 SW 8TH STREET
DEERFIELD BEACH, FL 33441
954-214-6182

NEW CONSTRUCTION 3 BEDROOM, 3 BATHROOM, 1 CAR GARAGE

GLENDIA LEE
235 SW 5TH COURT
DEERFIELD BEACH, FL 33441
754-221-1558

NEW CONSTRUCTION 3 BEDROOM, 2 BATHROOM, 2 CAR GARAGE

NICHOLAS KLYE
1857 NW 93RD TERRACE
CORAL SPRINGS, FL 33071
954-952-8454

SINGLE FAMILY HOME FULL RENOVATION



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

CONSTRUCTION INDUSTRY LICENSING BOARD

THE RESIDENTIAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES



FRAZIER, MEKAELA

FRAZIER ELITE HOMES, LLC

621 NW 8TH AVENUE

POMPANO BEACH FL 33060

LICENSE NUMBER: CRC1332863

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com



ISSUED: 10/22/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

Unsolicited Development Proposal

Public-Private Partnership Opportunity for Infill Housing Housing

Parrish & Associates LLC presents a proposal to the Pompano Beach Community Redevelopment Agency for transforming a vacant CRA-owned parcel into affordable housing through a public-private partnership.



PARRISH & ASSOCIATES
REAL ESTATE DEVELOPERS

Introduction & Purpose



Parrish & Associates LLC seeks to acquire vacant land at Pompano Beach, FL 33069 (Property ID 484233041890) to develop four (4) high - quality townhouse residences that will:

NW 27 Avenue,
to develop four (4)

- Enhance the surrounding neighborhood
- Stimulate private investment
- Contribute to economic growth
- Support the CRA's mission to eliminate blight

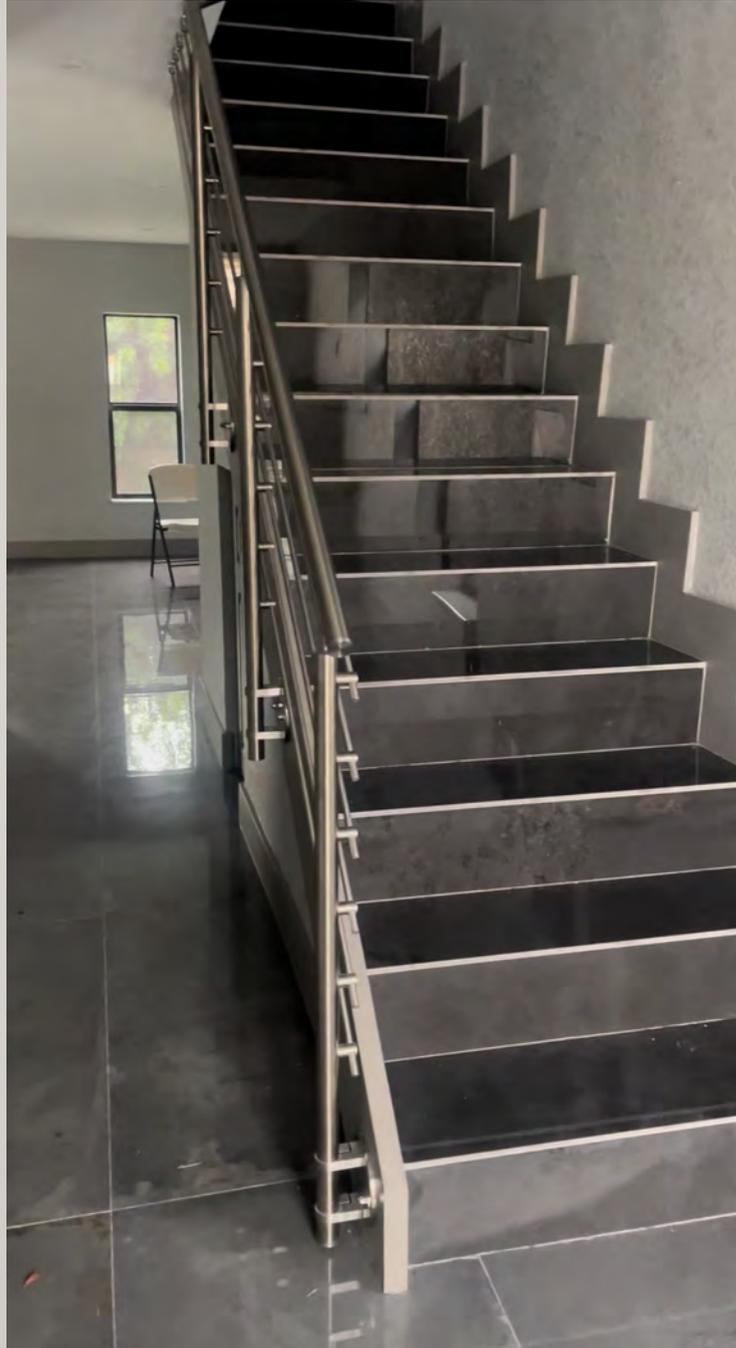
This parcel has been owned by the CRA since December 2008, representing 16.5 years of maintenance costs without tangible return.



Previous Projects We Have Collaborated On



Previous Projects We Have Collaborated On



Previous Projects We Have Collaborated On



Proposed Development Plan

Modern Townhouse Residences

- 1,705 square feet of interior living space
- 3 bedrooms + 3.5 bathrooms
- Open-concept kitchen, dining, and living area
- Impact-rated windows and doors
- One-car garage
- High-quality materials, local labor and suppliers



Conceptual Site Plan

Community & Economic Benefits



Expanded Access to Affordable Housing

Creates high -quality housing reserved for qualified households, offering a pathway to stable homeownership and neighborhood stability.



Environmental & Economic Sustainability

Built to modern energy standards with impact-rated windows and doors, reducing utility costs and enhancing safety for cost-burdened families.



Local Job Creation

Engages local tradespeople during construction and sustains economic activity through ongoing service needs post-construction.



Increased Tax Revenue

Generates estimated \$10,963.39 (\$2,740.85 per residence) in annual tax revenue (based on current aggregate millage rate of 6.2292).

Financial Structure

\$0

Land Cost (CRA Donation)

Current property value: \$180,360

\$341,000

Construction Cost

+5% Contingency

\$200/sq ft for 1,705 sq ft living area

\$440,000

or

\$495,000

Sales Price

For qualified buyer

\$258/sq ft for 1,705 sq ft living area

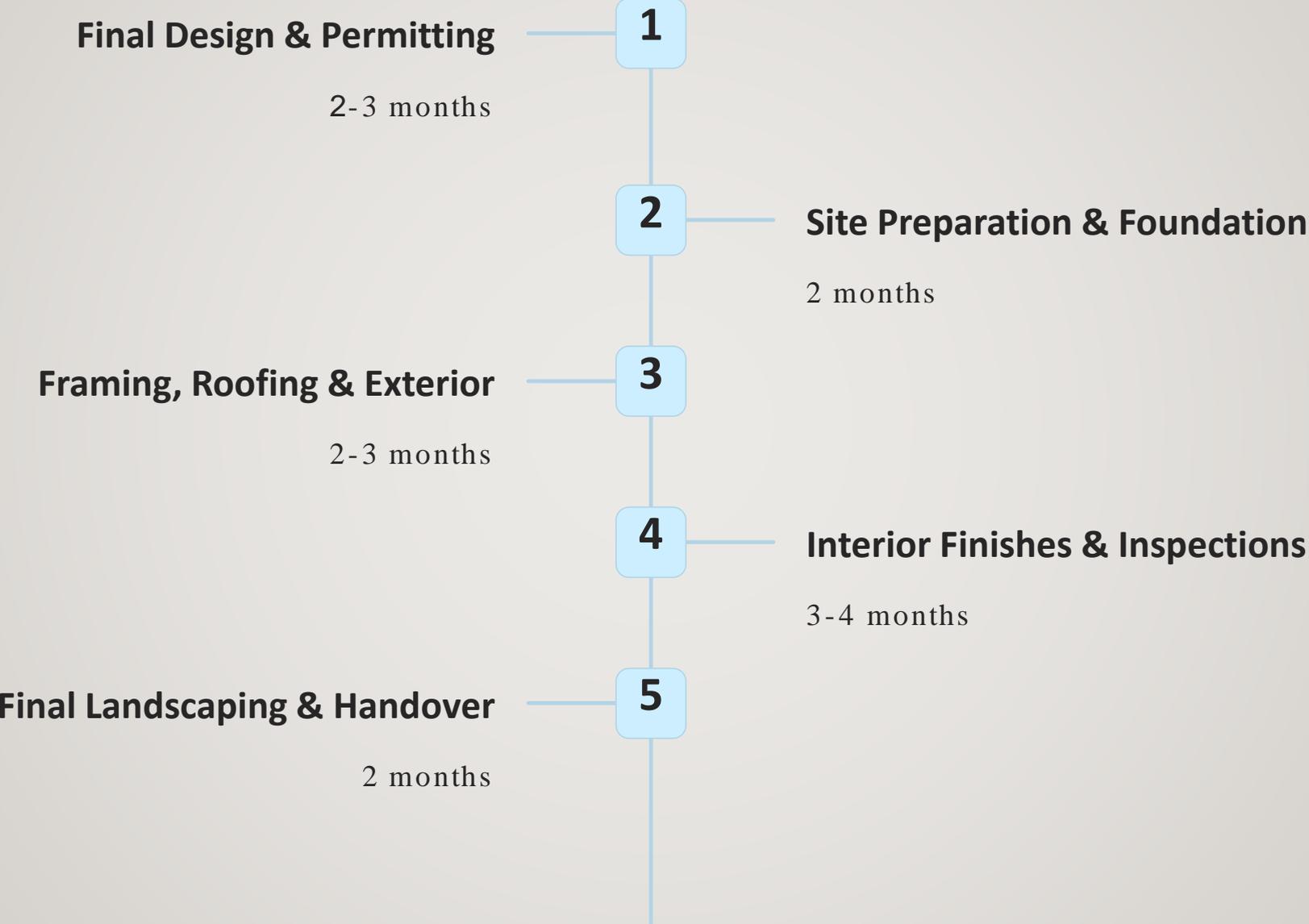
Recent sales average \$360/sq ft

Sales Price \$440,000 - Selling Costs \$35,200 - Development Costs \$341,000 = Gross Profit \$63,800 (<19% Return)

Donation of this parcel is crucial to ensure financial feasibility to construct townhouses of this size, quality and affordability.

Funding secured through LL Capital LLC as confirmed in support letter.

Development Schedule



Total timeline: Approximately 12-18 months from initial mobilization to final turnover, with regular updates provided to the CRA throughout the project.

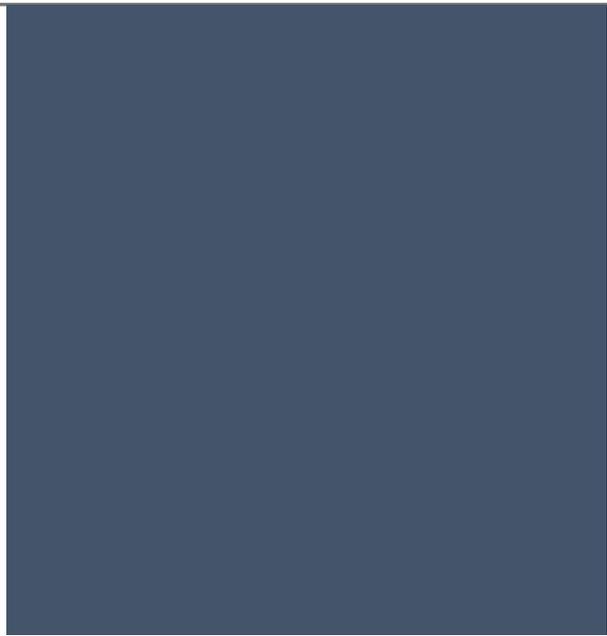
Company Background & Experience

Parrish & Associates LLC brings over 26 years of real estate experience in South Florida, focused on:

- Quality, integrity, and community commitment
- End-to-end development capabilities
- Energy-efficient building practices
- Expertise in local zoning regulations and permitting
- Proven track record as a vital partner on previous Pompano Beach CRA public-private initiatives

We are fully prepared to move forward in coordination with the CRA team.





Unsolicited Development Proposal

Public-Private Partnership
Opportunity for Infill Housing

Parrish & Associates LLC



August 4, 2025

Pompano Beach Community Redevelopment Agency

Mr. Nguyen Tran, CRA Director

501 Dr. Martin Luther King Jr. Boulevard

Suite 1

Pompano Beach, Florida 33060

Re: Unsolicited Proposal for the Acquisition and Development of CRA Property

Dear Mr. Tran,

Please accept this letter and the attached unsolicited proposal from Parrish & Associates LLC regarding a parcel of vacant land owned by the Pompano Beach Community Redevelopment Agency (CRA).

We are proposing a public-private partnership in which Parrish & Associates LLC acquires the vacant land either on a gratuitous (donated) basis or through purchase for fair consideration.

The purpose of this request is to construct and sell four (4) high-quality, modern single family attached (townhouse) residences to qualified homebuyers, directly advancing the CRA's mission to eliminate blight, promote private investment, and improve neighborhood vitality.

This project will transform an underutilized, maintenance-intensive lot into a desirable home and long-term community asset. Each townhouse will offer an open floorplan with three (3) bedrooms, three (3) full bathrooms and one (1) half bathroom and a one (1) car garage,

comprising approximately 1,705 square feet of air-conditioned living space and 2,006 square feet under roof. Construction costs are estimated at approximately \$200 per square foot (based on living area) – totaling \$341,000, plus a 5% contingency. With a donation of the land, these savings can be immediately be passed on to the home buyers. The target sales price with this model is \$440,000, with multiple qualified buyers already identified and ready to close upon completion. Should the CRA determine that a land donation is not feasible, we respectfully offer an alternative option of purchasing the land. The acquisition price would be \$220,000.00 or \$55,000.00 per residence. This amount would be paid to the CRA upon completion of and sale of each home to the end buyer. This deferred payment structure helps reduce development risk, ensuring the homes can be built to a high standard and are priced as affordably as possible in today's market, while still providing the CRA with fair compensation. This approach maintains a careful balance between market affordability and project viability, enabling the developer to build a premium, energy-efficient home while ensuring the project remains economically feasible with a target profit margin of 15-20%.

Thank you in advance for your thoughtful consideration of this proposal.

Sincerely,

Laura Parrish

Parrish & Associates LLC

Direct: 561-502-6728

admin@parrishassociates.net

130 SW 2nd Terrace,

Deerfield Beach, FL 33441

Table of Contents

Cover Page	i
Cover Letter	1
Introduction	4
Purpose of Request	4
Community and Economic Benefits	5
Historical Background	6
Proposed Development Plan	6
Regulatory Review and Required Approvals	7
Development Schedule and Timeline	7
Financing Plan and Project Cost	8
Company Background and Experience	11
Legal and Administrative History	12
Conclusion	15
Preliminary Site Plan	16
Development ProForma	17
Elevation Rendering and Floor Plan Layout	19
Construction Visuals	23
Property Appraiser Parcel Information	26
Financial Qualifications and Funding Support	28
Organizational Chart	29
Buyer Pre-Approval	28

Introduction

Parrish & Associates LLC is pleased to submit this comprehensive unsolicited proposal for the acquisition and development of one vacant parcel currently owned and maintained by the Pompano Beach Community Redevelopment Agency (CRA). This document details our plan to transform the parcel into four (4) high-quality townhouse residences, including proposed improvements, zoning considerations, a development timeline, and a summary of our qualifications and experience.

Purpose of Request

Parrish & Associates LLC seeks to acquire the parcel located at **NW 27th Avenue, Pompano Beach, FL 33069 (Property ID 484233041890)**. Our goal is to develop this land into four (4) attractive townhouse residences that will enhance the surrounding neighborhood, stimulate private investment, and contribute to economic growth. Developing this parcel aligns with the City's and CRA's strategic objectives to maximize public resources, contributing to neighborhood revitalization and overall community improvement. This initiative directly supports the CRA's mission to eliminate blight, stimulate private investment, and improve the quality of life for residents by turning underutilized properties into vibrant community assets. The proposed development will transform a long-vacant property into a functional and attractive home that enhances the aesthetic value of the neighborhood and encourages further private investment in the surrounding area.

Community and Economic Benefits

The construction of these townhouses will deliver multiple, lasting benefits for the residents of Pompano Beach:

Addressing Housing Demand: This development directly contributes to expanding the local housing supply, helping moderate price increases and making homeownership more attainable for working families.

Environmental and Economic Sustainability: The home will be built to modern energy standards, featuring impact-rated windows and doors that reduce utility costs and enhance safety.

Local Job Creation: Construction will create immediate job opportunities for local construction tradespeople, including electricians, HVAC technicians, and roofers. Post-construction, the homeowner will continue to engage local service providers, such as landscapers and plumbers, ensuring sustained economic activity in the community.

Neighborhood Revitalization: An occupied, well-maintained property helps deter illegal dumping and trespassing, promotes neighborhood safety, and encourages additional private investment. The development will contribute to the revitalization of the neighborhood, attracting new families and fostering a sense of community. New residents will patronize local businesses, supporting the economy, and will help strengthen community engagement.

Increased Tax Revenue: The development will generate a steady stream of property tax revenue for the city. Adding this home to the tax roll will immediately increase the city's taxable base, generating an estimated \$10,963.39 in annual tax revenue, or \$2,740.85 per residence (based on the current aggregate millage rate of 6.2292). This ongoing source of revenue will continue to benefit the City of Pompano Beach in perpetuity, contributing to sustained economic growth.

Historical Background

The subject parcel has been owned and maintained by the Pompano Beach Community Redevelopment Agency (CRA) since December 2008. Over the past 16.5 years, the CRA has incurred costs for upkeep – landscaping, code compliance and preventing illegal dumping – without generating any tangible return. Despite this ongoing commitment, the lot has remained vacant and underutilized, representing both a financial burden and a missed opportunity for community growth. Its prolonged inactivity has hindered neighborhood cohesion and revitalization. This proposal presents a timely opportunity to eliminate that burden and activate the lot’s potential by transforming it from a liability into a lasting asset for the community.

Proposed Development Plan

This proposal envisions the construction of four (4) modern, high-quality townhouse residences that will feature a contemporary and family-friendly design. Each townhouse will feature 1,705 square feet of interior living space, including three spacious bedrooms and two full bathrooms, catering to the needs of growing families. The two-story floor plan will incorporate an open-concept kitchen, dining, and living area to foster a warm, functional environment suited for everyday living and entertaining. The residences will prioritize the use of local labor and suppliers to promote sustainability and support the regional economy. Each unit will include impact-rated windows and doors to enhance energy efficiency and homeowner safety, as well as a one-car garage for convenient parking and additional storage. The full development – permitting through final construction – is expected to be completed within twelve to eighteen months. Parrish & Associates LLC will provide regular progress updates to the CRA to ensure transparency, accountability and alignment with community goals.

Regulatory Review and Required Approvals

Land Use Compliance

This vacant parcel is currently zoned as Community Business (B-2), a designation intended to accommodate primarily low- to moderate-intensity office, service, and retail uses. Residential housing may be constructed within this zoning classification.

Development Schedule and Timeline

Parrish & Associates LLC is committed to delivering this project efficiently, transparently, and with exceptional quality. Upon receiving all necessary approvals construction will begin without delay. The full development process is expected to take approximately twelve to eighteen months, from initial mobilization to final turnover. The proposed timeline is carefully structured to balance speed with precision, allowing for effective coordination among contractors, suppliers, inspectors, and stakeholders. At each phase, the project team will emphasize high standards of workmanship, safety, and compliance with applicable codes. Regular updates will be provided to the CRA and relevant parties throughout the duration of the project to ensure open communication and accountability.

Projected Development Timeline and Key Milestones include:

- Final design and permitting: 2 – 3 months
- Site preparation and foundation: 2 months
- Framing, roofing and exterior: 2 – 3 months
- Interior finished and inspections: 3 – 4 months
- Final landscaping and handover: 2 months

Financing Plan

Debt Financing

Parrish & Associates LLC has secured a commitment from a private lending institution to finance 100% of the construction costs for this project. The construction loan will be structured as senior debt, with repayment obligations borne solely by the Developer. This financing ensures that all hard and soft costs associated with the project are fully capitalized and available at the outset of construction, providing a stable and reliable funding source through completion.

Equity Contribution

No equity contribution is required beyond the private loan financing described above. The financing structure has been intentionally designed to cover the full project budget through debt financing, enabling the developer to deliver the project without the need for additional equity infusion.

Subsidy Request

Parrish & Associates LLC is not requesting any subsidy or public assistance for this project. The development will be executed and completed entirely through private funding. As such, there is no financial gap that requires CRA, municipal, or other public funding participation.

Financial Pro-Forma Alignment

The accompanying financial pro-forma reflects this financing plan, illustrating the construction loan as the sole funding source. All project costs and repayment obligations are fully accounted for under this structure, confirming that the project is financially self-sufficient and capable of timely execution without reliance on subsidy or external assistance.

Residential Flex Allocation Acknowledgment

The proposed development site is currently designated under a Commercial Land Use classification. In accordance with City of Pompano Beach requirements, a Residential Flex Allocation of four (4) units must be approved by the City Commission to permit residential development within this commercial land use area. Parrish & Associates LLC acknowledges this requirement and is committed to working closely with City staff and the City Commission to secure the necessary Residential Flex Allocation approval prior to the commencement of vertical construction. We ensure the project will remain fully compliant with applicable land use regulations while advancing the CRA's vision for growth.

Total Project Cost Analysis With Land Donation

The following breakdown provides the major elements of the project cost by category. All amounts reflect projected expenditures necessary to deliver the project through completion.

- Land Costs: \$0 - Donation
- Architectural and Engineering Costs: \$19,200
- Building Costs: \$ 1,282,644
- Landscaping Costs: \$20,000
- Marketing Costs: \$76,000 (paid at closing)
- Financing Costs: \$76,100
- Permit Costs: \$34,000

- Insurance Costs: \$6,000

Total Project Cost: \$1,437,944

This cost structure ensures all major components of the project—from design and permitting through vertical construction, marketing, and delivery—are fully budgeted and funded under the financing plan.

Total Project Cost Analysis With Land Purchase

The following breakdown provides the major elements of the project cost by category. All amounts reflect projected expenditures necessary to deliver the project through completion.

- Deferred Land Costs: \$220,000
- Architectural and Engineering Costs: \$19,200
- Building Costs: \$ 1,282,644
- Landscaping Costs: \$20,000
- Marketing Costs: \$76,000 (paid at closing)
- Financing Costs: \$76,100
- Permit Costs: \$34,000
- Insurance Costs: \$6,000

Total Project Cost: \$1,657,944

This cost structure ensures all major components of the project—from design and permitting through vertical construction, marketing, and delivery—are fully budgeted and funded under the financing plan.

Experience with Similar Projects

2071-2077 WASHINGTON AVE, OPA-LOCKA, FL 33054

- Development Team: PALMETTO HOMES OF MIAMI INC
- Project Scope: Ground-up construction of townhouses
- Project Support/Apprenticeship: Parrish & Associates LLC
- Two townhouses constructed
- Date of Completion Early 2024
- Project Budget \$437,400

2061-2067 WASHINGTON AVE, OPA-LOCKA, FL 33054

- Development Team: PALMETTO HOMES OF MIAMI INC
- Project Scope: Ground-up construction of townhouses
- Project Support/Apprenticeship: Parrish & Associates LLC
- Two townhouses constructed
- Date of Completion Early 2024
- Project Budget \$437,400

20832 NW 23 CT, MIAMI GARDENS, FL 33056

- Development Team: PALMETTO HOMES OF MIAMI INC
- Project Scope: Ground-up construction of townhouses
- Project Support/Apprenticeship: Parrish & Associates LLC
- One townhouse constructed
- Date of Completion Late 2025
- Project Budget 215,700

References

Project Reference 1: 2071-2077 WASHINGTON AVE

- **Description:** Ground-up construction of two townhouse residences in Opa-Locka, including site preparation, utility connections, and full build-out. Project emphasized high-quality finishes and compliance with zoning and permitting requirements.
- **Client Reference:**
 - Name: PALMETTO HOMES OF MIAMI INC
 - Entity: Nonprofit
 - Address: 4952 NW 7th Ave, Miami, FL 33169
 - Telephone: 305-216-0827
 - Type of Service: Project support/apprenticeship – assisting with project development

Project Reference 2: 2061-2067 WASHINGTON AVE

- **Description:** Ground-up construction of two townhouse residences in Opa-Locka, including site preparation, utility connections, and full build-out. Project emphasized high-quality finishes and compliance with zoning and permitting requirements.
- **Client Reference:**
 - Name: PALMETTO HOMES OF MIAMI INC
 - Entity: Nonprofit
 - Address: 4952 NW 7th Ave, Miami, FL 33169
 - Telephone: 305-216-0827
 - Type of Service: Project support/apprenticeship – assisting with project development

Project Reference 3: 20832 NW 23 CT

- **Description:** Ground-up construction of one townhouse residence in Miami Gardens, including site preparation, utility connections, and full build-out. Project emphasized high-quality finishes and compliance with zoning and permitting requirements.
- **Client Reference:**
 - Name: PALMETTO HOMES OF MIAMI INC
 - Entity: Nonprofit
 - Address: 4952 NW 7th Ave, Miami, FL 33169
 - Telephone: 305-216-0827
 - Type of Service: Project support/apprenticeship – assisting with project development

Company Background and Experience

Parrish & Associates LLC is a member-managed, multi-member limited liability company organized under the laws of the State of Florida. The Developer is not a joint venture, is not owned by a parent company, and does not intend to create a separate entity solely for the purpose of developing this project. All work will be undertaken directly by Parrish & Associates LLC under its existing organizational structure. Parrish & Associates LLC brings over 26 years of real estate and residential construction experience in South Florida. Focused on principles of quality, integrity, and community commitment, the firm has cultivated a reputation for delivering well-executed housing solutions that blend thoughtful design and lasting value. Our team possesses expertise in all phases of development, from site selection and feasibility analysis to permitting, vertical construction, and successful turnover to end buyers. This end-to-end capability allows us to maintain project efficiency and design consistency, ensuring each home built not only meets but exceeds expectations. The firm's portfolio includes a range of successful residential developments tailored to the unique needs of urban infill communities. Each project demonstrates a commitment to architectural quality, sustainability, and market alignment. In particular, our work emphasizes energy-efficient building practices, durable materials, and layouts designed to meet the demands of today's families. We are well versed in local zoning regulations, permitting procedures, and construction standards, allowing us to mitigate risk and navigate timelines without compromising quality.

The firm has a proven track record in project management and market analysis, delivering comprehensive solutions from concept to completion. Parrish & Associates LLC has played a key role in previous partnerships with the Pompano Beach Community Redevelopment Agency

(CRA), contributing to public-private initiatives that reflect an ability to collaborate effectively with municipal stakeholders. We take pride in every project we undertake and approach each new opportunity with care, diligence, and a shared vision for positive transformation.

Principals in Charge

Laura Parrish – Managing Member, Parrish & Associates LLC – Designated Project Manager

- 26+ years of end-to-end real estate and construction leadership.
- Portfolio spans minor renovations through ground-up new construction.
- Oversees design coordination, budget/schedule control, quality assurance, and communication.

Joshua Parrish-Willis – Managing Member, Parrish & Associates LLC

- 8+ years in residential real estate transactions (acquisitions, sales, leasing) and development support.
- Florida state-certified contractor; leads constructability reviews, estimating, value engineering, procurement, and field execution oversight.

Legal and Administrative History

Parrish & Associates LLC, including its principals and partners, affirms the following:

- The Developer have one litigation matter that was resolved within the past five (5) years. There was a lis pendens filed 12/06/2019 and the matter was fully resolved 11/23/2020 (Case CACE-19-025087)
- The Developer and its principals have no bankruptcies or other litigation matters within the past five (5) years.
- The Developer and its principals have never been indicted or convicted of a felony.
- There are no pending litigation matters involving any projects, key personnel, or the Developer.

Conclusion

Parrish & Associates LLC is well-prepared to undertake this development project, bringing extensive expertise and a deep understanding of the local community's needs. The development of this vacant parcel into a high-quality, energy-efficient single-family residence will provide lasting benefits to Pompano Beach by addressing housing demands, generating tax revenue, and contributing to neighborhood revitalization. This project is designed not only to meet current housing needs but also to set a precedent for sustainable development that aligns with the city's long-term goals. The commitment to delivering a high-quality home is evident in every aspect of the proposed plan, from the use of energy-efficient materials to the engagement of local labor, ensuring that the project creates a positive economic impact. Collaboration with city officials, residents, and other stakeholders will be a key priority, ensuring the development is carried out with the community's best interests at heart. Parrish & Associates LLC looks forward to the opportunity to partner with the City of Pompano Beach to bring this vision to life, helping to foster a thriving and sustainable neighborhood. Thank you for considering this proposal, and we remain ready to move forward promptly to realize the shared vision for a stronger, more vibrant community.

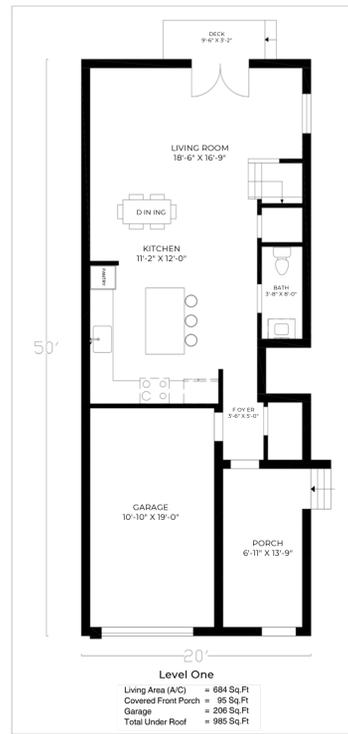
Sincerely,

Laura Parrish

Parrish & Associates LLC

Direct: 561-502-6728

parrishassociatesllc@gmail.com



SITE DEVELOPMENT DATA

PROPERTY ADDRESS:
 NW 27th AVENUE,
 POMPANO BEACH, FL 33069

LEGAL DESCRIPTION:
 33-48-42 S1/2 OF N2/S OF NW1/4 OF SW1/4 OF SE1/4
 LESS E 550, LESS W 25 & LESS S 25 AKA: 440 & 441 CC

PROPERTY I.D. NUMBER:
 484233041890

DATA TABLE:
 ZONING: B-2
 CURRENT USE: VACANT
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL

NEW RESIDENTIAL AREAS:
 CONDITIONED SPACE: 1,705 SQ. FT
 COVERED FRONT PORCH: 95 SQ. FT
 GARAGE: 206 SQ. FT

B-2 REGULATION REQUIREMENTS:

	REQUIRED	PROVIDED
MIN. LOT AREA:	10,000 SQ. FT	9,018 SQ. FT
MIN. LOT WIDTH:	100'	100'
MIN. FLOOR AREA:	850 SQ. FT	1,705 SQ. FT

SETBACKS:

FRONT YARD:	0'	25'
SIDE YARD:	0'	5'
REAR YARD:	30'	15'



MICHAEL STEWART ARCHITECT
 AR 93299
 1975 E. Sunrise Blvd. #622
 Ft. Lauderdale, Florida 33304
 954-531-5023
 mcsarch@aol.com

27th AVENUE TOWNHOMES
 NW 27th Avenue
 Pompano Beach, FL 33069

Revisions

Digital

Seal



These documents are the copyright property of Michael Stewart Architect. These documents may not be reproduced, stored, or transmitted in any form or by any means, without the expressed written consent of Michael Stewart Architect.

Sheet Description:
CONCEPTUAL SITE PLAN

Sheet:

A-1

SINGLE-FAMILY HOME CONSTRUCTION PRO FORMA -

MODERN 3/3.5 WITH 1 CAR GARAGE -

Summary	PSF	Amount	% of Cost
Sales Price	1,114.37	1,900,000	120%
Land Cost	-	-	0%
Design/Engineering	(9.57)	(19,200)	1%
Hard Costs	(649.37)	(1,302,644)	82%
Overhead/Other Costs	(19.94)	(40,000)	3%
Finance Costs	(37.94)	(76,100)	5%
Marketing/Closing Costs	<u>(75.77)</u>	<u>(152,000)</u>	<u>10%</u>
Net Profit	321.78	310,056	20%
Project Length	420 Days	Profit Margin	16.3%



Builder Cash Required -
 Builder Cash Required (Net of Overhead) -

Timing	Date	Mnth/Yr	Day	Day of Week	Length (Days)	Months	Years
Project Start Date	1-Feb-26	Feb-26			-	-	-
Home Start Date	1-Feb-26	Feb-26	1	Sunday	-	-	-
Construction Start	1-May-26	May-26	90	Friday	90	3	0
Construction End	26-Jan-27	Jan-27	360	Tuesday	271	9	1
Home Closing	27-Mar-27	Mar-27	420	Saturday	<u>61</u>	<u>2</u>	<u>0</u>
Total Project Length					420	14	1

Home Description			
Neighborhood	Collier City	Address	NW 27th Ave
Lot/Block		City	Pompano Beach
Lot Size	2,255 SF	State	FL
Home Plan Name	Modern 3/3.5 with 1 Car Garage		
Stories	Two-Story		
Finished SF	1,705 SF		
Unfinished SF	301 SF		
Total SF	2,006 SF		
Bd	3.0		
Bth	2.0		
Garage	1.0		

Home Costs	%	PSF	Amount	% of Total	Day Start	Day End	Length	Forecast Method
Lot Price			-	0.0%	90	90	1	Straight-Line
Design/Engineering			19,200	1.2%	1	90	90	Manual Input
Finished SF Building Cost		182.00	1,241,240	78.1%	90	360	271	S-Curve
Unfinished SF Building Cost		51.00	61,404	3.9%	90	360	271	S-Curve
Overhead (% of Hard Cost)			-	0.0%	1	360	360	Straight-Line
Other Costs			40,000	2.5%	90	360	271	Straight-Line
Finance Costs (Int. Rate & Fee)	8.0%	5,526.06	76,100	4.8%	90	420	331	
Marketing (% of Sales Price)	4.0%		76,000	4.8%	420	420	1	Straight-Line
Closing (% of Sales Price)	4.0%		<u>76,000</u>	<u>4.8%</u>	420	420	1	Straight-Line
Total Home Cost			1,589,944	100.0%				

S-Curve Steepness: 10

Home Sale Pro Forma	PSF	Amount	Days to Sell
Sales Price	1,114.37	1,900,000	61 Days
Land Cost	-	-	
Design/Engineering	9.57	19,200	
Hard Costs	649.37	1,302,644	
Overhead/Other Costs	19.94	40,000	
Finance Costs	37.94	76,100	
Marketing/Closing Costs	<u>75.77</u>	<u>152,000</u>	<u>Margin</u>
Net Profit	321.78	310,056	16.3%

Sources and Uses	LTV	LTC	Notes
Sources			
Debt	19.4%	100.0%	368,404
Interest Reserve			-
Proceeds from Closing			152,000
Builder Equity			-
Total Sources			520,404
Uses			
Land Cost			-
Design/Engineering			19,200
Hard Costs			1,302,644
Overhead/Other Costs			40,000
Finance Costs			76,100
Marketing/Closing Costs			<u>152,000</u>
Total Uses			1,589,944

Schedule of Expenditures				
	Feb-26	Mar-26	Apr-26	May-26
Project Start		Final Design and Permitting	Final Design and Permitting	Site Preparation and Foundation
\$	40,000.00	\$ 8,000.00	\$ 11,200.00	\$ 100,000.00
Block Masonry		Truss, Roofing, Exterior Paint	Interior Framing, Rough Electric, Rough HVAC	Tapout Plumbing, Insulation, Drywall, Finish
\$	60,000.00	\$160,100.00	\$ 160,100.00	\$ 160,100.00
Underground Electric, Flooring		Garage, Interior Doors, Interior Paint	Kitchen, Bathrooms	Final Electric, Final Plumbing, Final HVAC
\$	160,100.00	\$160,100.00	\$ 160,100.00	\$ 160,100.00
Driveway, Irrigation		Final Landscaping		
\$	30,000.00	\$ 30,000.00		

SINGLE-FAMILY HOME CONSTRUCTION PRO FORMA -

MODERN 3/3.5 WITH 1 CAR GARAGE -

Summary	PSF	Amount	% of Cost
Sales Price	1,243.40	2,120,000	117%
Land Cost	(109.67)	(220,000)	12%
Design/Engineering	(9.57)	(19,200)	1%
Hard Costs	(649.37)	(1,302,644)	72%
Overhead/Other Costs	(19.94)	(40,000)	2%
Finance Costs	(37.94)	(76,100)	4%
Marketing/Closing Costs	<u>(80.16)</u>	<u>(160,800)</u>	9%
Net Profit	336.75	301,256	17%
Project Length	420 Days	Profit Margin	14.2%



Builder Cash Required -
 Builder Cash Required (Net of Overhead) -

Timing	Date	Mnth/Yr	Day	Day of Week	Length (Days)	Months	Years
Project Start Date	1-Feb-26	Feb-26			-	-	-
Home Start Date	1-Feb-26	Feb-26	1	Sunday	-	-	-
Construction Start	1-May-26	May-26	90	Friday	90	3	0
Construction End	26-Jan-27	Jan-27	360	Tuesday	271	9	1
Home Closing	27-Mar-27	Mar-27	420	Saturday	<u>61</u>	<u>2</u>	<u>0</u>
Total Project Length					420	14	1

Home Description			
Neighborhood	Collier City	Address	NW 27th Ave
Lot/Block		City	Pompano Beach
Lot Size	2,255 SF	State	FL
Home Plan Name	Modern 3/3.5 with 1 Car Garage		
Stories	Two-Story		
Finished SF	1,705 SF		
Unfinished SF	301 SF		
Total SF	2,006 SF		
Bd	3.0		
Bth	2.0		
Garage	1.0		

Home Costs	%	PSF	Amount	% of Total	Day Start	Day End	Length	Forecast Method
Deferred Lot Price			220,000	12.1%	90	90	1	Straight-Line
Design/Engineering			19,200	1.1%	1	90	90	Manual Input
Finished SF Building Cost		182.00	1,241,240	68.2%	90	360	271	S-Curve
Unfinished SF Building Cost		51.00	61,404	3.4%	90	360	271	S-Curve
Overhead (% of Hard Cost)			-	0.0%	1	360	360	Straight-Line
Other Costs			40,000	2.2%	90	360	271	Straight-Line
Finance Costs (Int. Rate & Fee)	8.0%	5,526.06	76,100	4.2%	90	420	331	
Marketing (% of Sales Price)	4.0%		76,000	4.2%	420	420	1	Straight-Line
Closing (% of Sales Price)	4.0%		<u>84,800</u>	<u>4.7%</u>	420	420	1	Straight-Line
Total Home Cost			1,818,744	100.0%				

S-Curve Steepness: 10

Home Sale Pro Forma				
Sales Price	PSF	Amount	Days to Sell	
1,243.40	2,120,000	61 Days		
Land Cost	109.67	220,000		
Design/Engineering	9.57	19,200		
Hard Costs	649.37	1,302,644		
Overhead/Other Costs	19.94	40,000		
Finance Costs	37.94	76,100		
Marketing/Closing Costs	<u>80.16</u>	<u>160,800</u>	<u>Margin</u>	
Net Profit	336.75	301,256	14.2%	

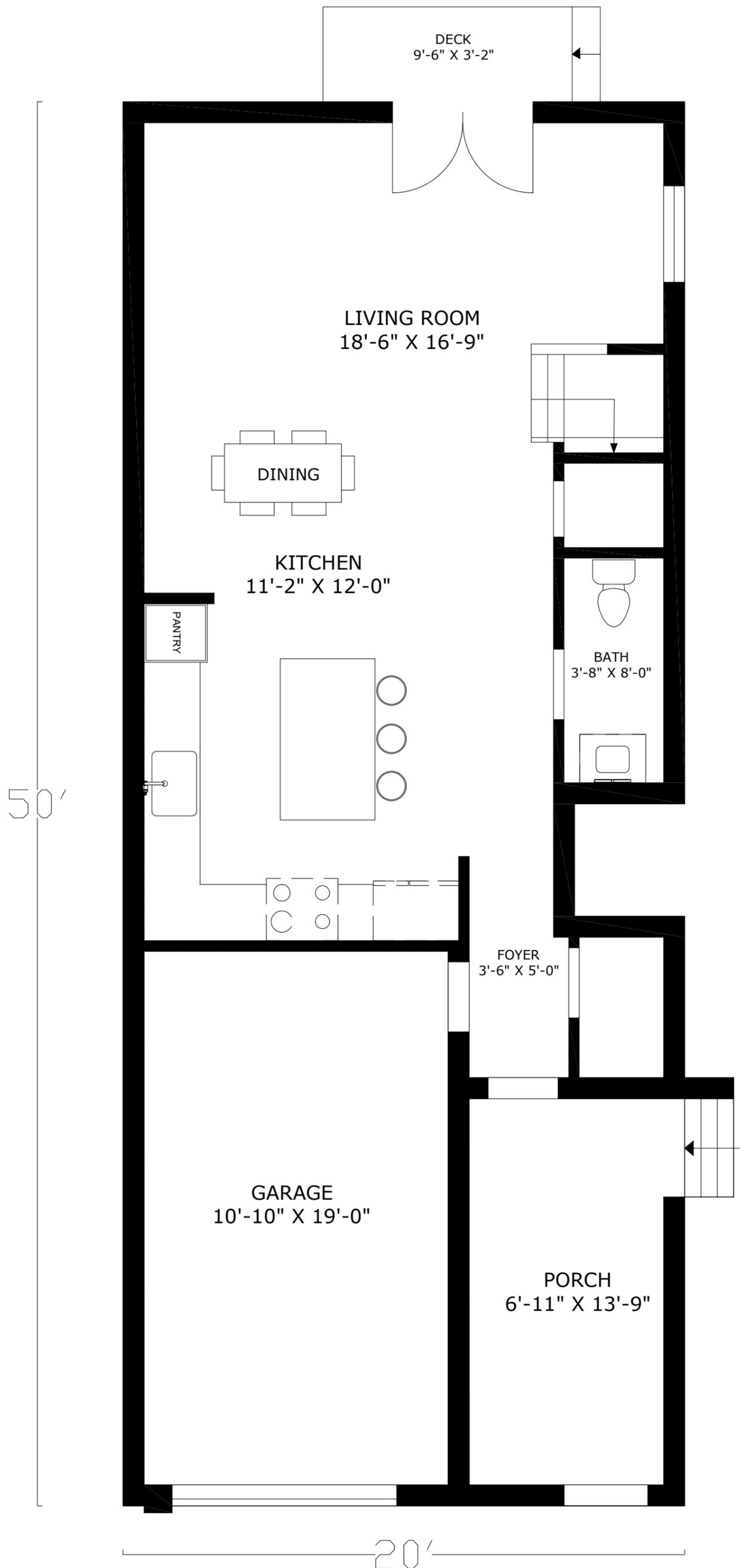
Sources and Uses			
	LTV	LTC	Notes
Sources			
Debt	17.4%	100.0%	368,404
Interest Reserve			-
Proceeds from Closing			160,800
Builder Equity			-
Total Sources			529,204

Uses			
Land Cost			220,000
Design/Engineering			19,200
Hard Costs			1,302,644
Overhead/Other Costs			40,000
Finance Costs			76,100
Marketing/Closing Costs			<u>160,800</u>
Total Uses			1,818,744

Schedule of Expenditures				
	Feb-26	Mar-26	Apr-26	May-26
Project Start		Final Design and Permitting	Final Design and Permitting	Site Preparation and Foundation
\$ 40,000.00		\$ 8,000.00	\$ 11,200.00	\$ 100,000.00
	Jun-26	Jul-26	Aug-26	Sep-26
Block Masonry		Truss, Roofing, Exterior Paint	Interior Framing, Rough Electric, Rough HVAC	Tapout Plumbing, Insulation, Drywall, Finish
\$ 60,000.00		\$ 160,100.00	\$ 160,100.00	\$ 160,100.00
	Oct-26	Nov-26	Dec-26	Jan-27
Underground Electric, Flooring		Garage, Interior Doors, Interior Paint	Kitchen, Bathrooms	Final Electric, Final Plumbing, Final HVAC
\$ 160,100.00		\$ 160,100.00	\$ 160,100.00	\$ 160,100.00
	Feb-27	Mar-27	Mar-27	
Driveway, Irrigation		Final Landscaping	Deferred Land Price	
\$ 30,000.00		\$ 30,000.00	\$ 220,000.00	

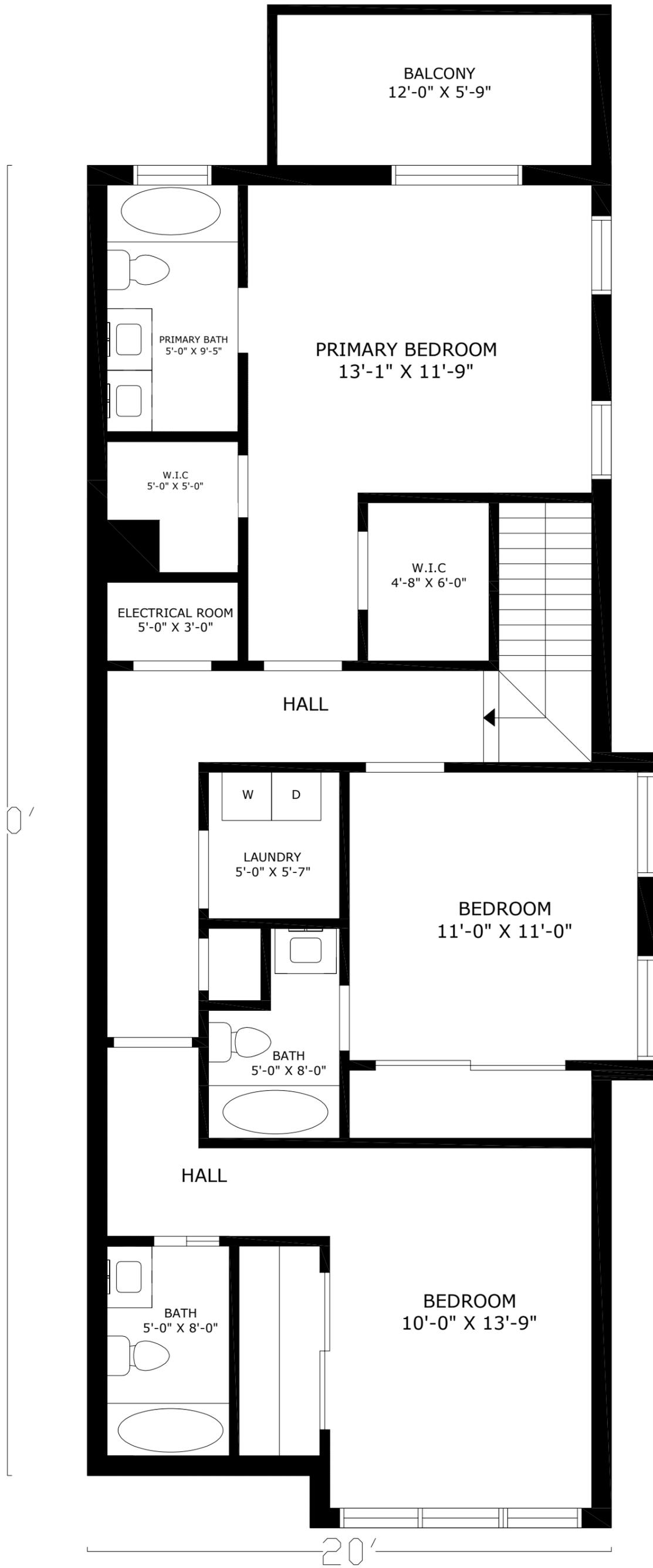






Level One

Living Area (A/C)	=	684 Sq.Ft
Covered Front Porch	=	95 Sq.Ft
Garage	=	206 Sq.Ft
Total Under Roof	=	985 Sq.Ft



Level Two

Total Under Roof = 1021 Sq.Ft

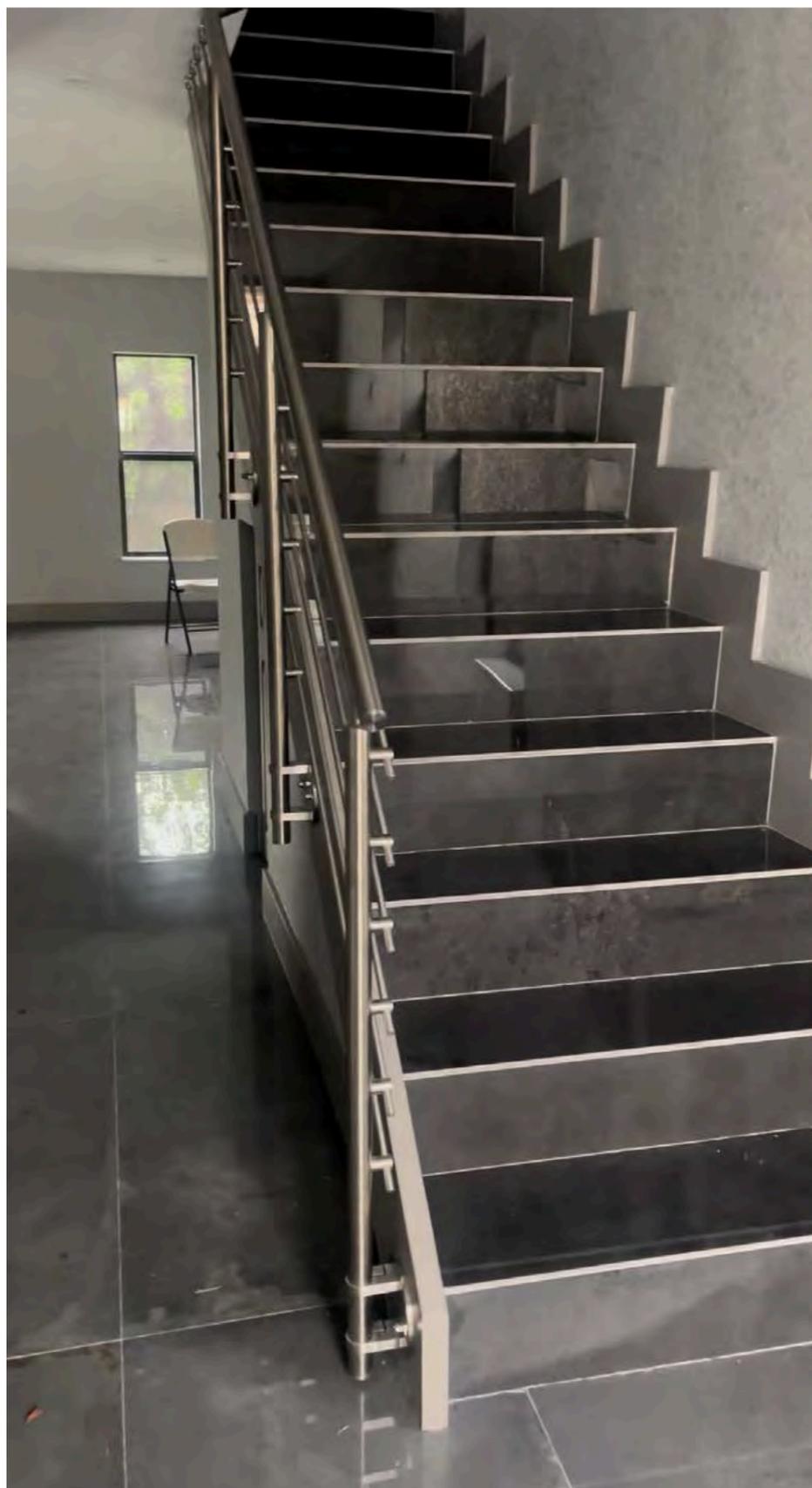


**2061-2067 Washington Ave,
Opa-Locka, FL 33054**



**2061-2067 Washington Ave,
Opa-Locka, FL 33054**

2071-2077 WASHINGTON AVE, OPA-LOCKA, FL 33054





PROPERTY SUMMARY

Tax Year: 2025	Property Use: 80-01 Vacant Governmental	Deputy Appraiser: Commercial Department
Property ID: 484233041890	Millage Code: 1512	Appraisers Number: 954-357-6835
Property Owner(s): POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY	Adj. Bldg. S.F: 0	Email: commercialtrim@bcpa.net
Mailing Address: 100 W ATLANTIC BLVD POMPANO BEACH, FL 33060	Bldg Under Air S.F:	Zoning : B-2 - COMMUNITY BUSINESS
Physical Address: NW 27 AVENUE POMPANO BEACH, 33069	Effective Year: 0	Abbr. Legal Des.: 33-48-42 S1/2 OF N2/5 OF NW1/4 OF SW1/4 OF SE1/4 LESS E 550,LESS W 25 &LESS S 25 AKA: 440 & 441 CC
	Year Built:	
	Units/Beds/Baths: 0 //	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2025	\$180,360	0	0	\$180,360	\$93,440	
2024	\$144,290	0	0	\$144,290	\$84,950	
2023	\$99,200	0	0	\$99,200	\$77,230	

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$180,360	\$180,360	\$180,360	\$180,360
Portability	0	0	0	0
Assessed / SOH	\$93,440	\$93,440	\$93,440	\$93,440
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	\$93,440	\$93,440	\$93,440	\$93,440
Affordable Housing	0	0	0	0
Taxable	0	0	0	0

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
12/19/2008	Warranty Deed Disqualified Sale	\$95,000	45889 / 1443
02/25/1998	Quit Claim Deed	\$100	27975 / 885
01/30/1996	Quit Claim Deed	\$100	24583 / 149
04/01/1970	Warranty Deed	\$3,200	

LAND CALCULATIONS

Unit Price	Units	Type
\$20.00	9,018 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
484233041640	05/29/2025	Warranty Deed	Qualified Sale	\$350,000	120258629	220 NW 27 AVE #1-4 POMPANO BEACH, FL 33069
484233044620	05/21/2025	Warranty Deed	Qualified Sale	\$515,000	120231763	2761 NW 5 ST POMPANO BEACH, FL 33069
484233044570	04/07/2025	Warranty Deed	Qualified Sale	\$350,000	120149972	2813 NW 5 ST POMPANO BEACH, FL 33069
484233044830	04/07/2025	Warranty Deed	Excluded Sale	\$290,000	120167411	2768 NW 5 ST POMPANO BEACH, FL 33069
484233047110	04/03/2025	Quit Claim Deed	Disqualified Sale	\$397,000	120159924	201 NW 30 AVE #1-2 POMPANO BEACH, FL 33069

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Pompano Beach Fire Rescue (15) Governmental (X)			Water Management (3A) Water Management (3A)					
1								

SCHOOL

Charles Drew
Elementary School: B
Crystal Lake Middle
School: C
Coconut Creek High
School: B

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	8	Robert McKinzie	20	Sheila Cherfilus-McCormick
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
98	Mitch Rosenwald	30	Tina Scott Polsky	Nora Rupert



LEGACY MORTGAGE LENDING CORP

9/15/2025 **Approval Notification**

Regarding property: TBD

Buyer: Parrish & Associates LLC

It gives me great pleasure to inform you that you have been approved for a Commercial Construction Loan from Rocket Mortgage to purchase a home for up to \$1,400,000.

This approval is based on the information you have provided about your income and assets, in conjunction with an in-file credit report.

Thank you for selecting Legacy Mortgage Lending Corp. We look forward to meeting your home financing needs. Should you have any questions regarding your approval please feel free to contact me at 754-235-8852.

Sincerely,

Derrick Makins Sr.

Derrick Makins Sr.

Loan Originator

NMLS #1092778

This loan approval is subject to final investor underwriting guidelines and a property appraisal by Legacy Mortgage Lending Corp which indicates the home value to be sufficient to support the loan requested. In addition, Legacy Mortgage Lending Corp approve, at its sole discretion, all pertinent information, including, but not limited to, further substantiation of income, credit, and assets of all borrowers. Finally, property must have clear title, and meet all Legacy Mortgage Lending Corp inspection requirements.

Company Structure

Parrish &
Associates LLC

LAURA PARRISH
Managing Member

JOSHUA PARRISH-WILLIS
Managing Member

All Members



LEGACY MORTGAGE LENDING CORP

8/4/2025

Pre-Approval Notification

Regarding property: TBD

Buyer: Ashley Clark

It gives me great pleasure to inform you that you have been pre-approved for a Convention Loan from Rocket Mortgage to purchase a home for up to \$440,000.

This pre-approval is based on the information you have provided about your income and assets, in conjunction with an in-file credit report.

Thank you for selecting Legacy Mortgage Lending Corp. We look forward to meeting your home financing needs. Should you have any questions regarding your approval please feel free to contact me at 754-235-8852.

Sincerely,

Derrick Makins Sr.

Derrick Makins Sr.

Loan Originator

NMLS #1092778

This loan approval is subject to final investor underwriting guidelines and a property appraisal by Legacy Mortgage Lending Corp which indicates the home value to be sufficient to support the loan requested. In addition, Legacy Mortgage Lending Corp approve, at its sole discretion, all pertinent information, including, but not limited to, further substantiation of income, credit, and assets of all borrowers. Finally, property must have clear title, and meet all Legacy Mortgage Lending Corp inspection requirements.

Legacy Mortgage Lending Corp., NMLS #1495800
6750 N Andrews Ave, Suite 200, Fort Lauderdale FL 33309
Office 954-688-6240 Fax 954-933-2297



LEGACY MORTGAGE LENDING CORP

7/26/2025

Pre-Approval Notification

Regarding property: TBD

Buyer: Jaquesta Lavonshae Shoats & Camarri Justin Johnson

It gives me great pleasure to inform you that you have been pre-approved for a Convention Loan from Freedom Mortgage to purchase a home for up to \$440,000.

This pre-approval is based on the information you have provided about your income and assets, in conjunction with an in-file credit report.

Thank you for selecting Legacy Mortgage Lending Corp. We look forward to meeting your home financing needs. Should you have any questions regarding your approval please feel free to contact me at 754-235-8852.

Sincerely,

Derrick Makins Sr.

Derrick Makins Sr.

Loan Originator

NMLS #1092778

This loan approval is subject to final investor underwriting guidelines and a property appraisal by Legacy Mortgage Lending Corp which indicates the home value to be sufficient to support the loan requested. In addition, Legacy Mortgage Lending Corp approve, at its sole discretion, all pertinent information, including, but not limited to, further substantiation of income, credit, and assets of all borrowers. Finally, property must have clear title, and meet all Legacy Mortgage Lending Corp inspection requirements.

Legacy Mortgage Lending Corp., NMLS #1495800
6750 N Andrews Ave, Suite 200, Fort Lauderdale FL 33309
Office 954-688-6240 Fax 954-933-2297



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

DIVISION OF REAL ESTATE

THE SALES ASSOCIATE HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

PARRISH WILLIS, JOSHUA

130 SW 2ND TERRACE
DEERFIELD BEACH FL 33441

LICENSE NUMBER: SL3371752

EXPIRATION DATE: SEPTEMBER 30, 2026

Always verify licenses online at [MyFloridaLicense.com](https://www.MyFloridaLicense.com)

ISSUED: 09/24/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.





Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE RESIDENTIAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

PARRISH WILLIS, JOSHUA

PARRISH PRIME DEVELOPMENTS LLC
130 SW 2ND TERRACE
DEERFIELD BEACH FL 33441

LICENSE NUMBER: CRC1335403

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at [MyFloridaLicense.com](https://www.MyFloridaLicense.com)

ISSUED: 06/16/2025

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

