

SOLSTICE TOWNHOMES PHASE II

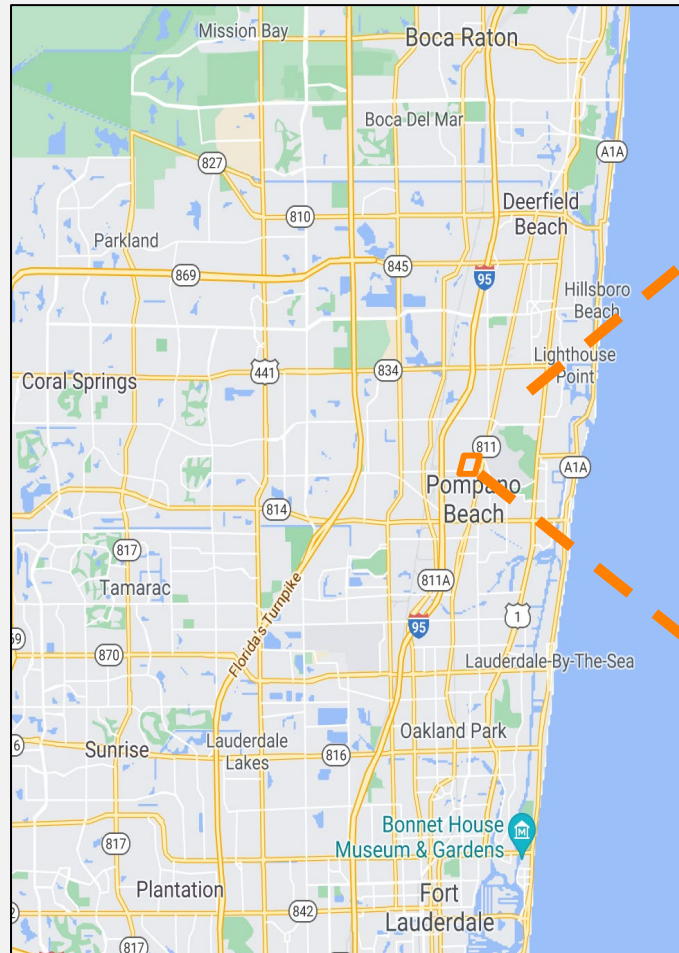


Presented by FD Construction

SOLSTICE TOWNHOMES PHASE II OVERVIEW

- **20-TOWNHOME UNIT DEVELOPMENT IN THE CITY OF POMPANO BEACH'S HISTORICAL NORTHWEST COMMUNITY**
- **BRINGING MODERN ARCHITECTURE TO A HIGH VISIBILITY AREA**
- **WILL GENERATE NEW JOBS DURING THE CONSTRUCTION PHASE;
EMPHASIS ON LOCAL BUSINESS PARTICIPATION**
- **INCREASES COMMUNITY INVESTMENT THROUGH SPONSORING
EDUCATION ACTIVITIES AND TRAINING, LOCAL SPORTS TEAMS**

LOCATION



SITE AREA

SITE AREA CALCULATION

4 UNIT CLUSTER BUILDING FOOTPRINT.....	3,969 S.F. (15%)
6 UNIT CLUSTER BUILDING FOOTPRINT.....	5,718 S.F. (21%)
DRIVEWAY/WALKWAY.....	3,783 S.F. (14%)
INTERNAL ROAD.....	3,215 S.F. (12%)
TOTAL IMPERVIOUS AREA	16,685 S.F. (62%)
TOTAL PERVIOUS AREA	10,192 S.F. (38%)
LOT AREA	26,877 S.F. (100%)

UNIT MIX

BUILDING A - 6 UNITS - 2 STORY BUILDING (2) 3 BEDROOM UNITS (4) 2 BEDROOM UNITS

GROUND FLOOR AREA	5,746 SF
SECOND FLOOR AREA	5,783 SF
TOTAL	11,529 SF

BUILDING B - 4 UNITS - 2 STORY BUILDING (2) 3 BEDROOM UNITS (2) 2 BEDROOM UNITS

GROUND FLOOR AREA	3,909 SF
SECOND FLOOR AREA	3,927 SF
TOTAL	7,836 SF

3 BEDROOM UNIT AREAS

GARAGE.....	478 S.F.
GROUND FLOOR LIVING.....	571 S.F.
SECOND FLOOR LIVING.....	1,049 S.F.
TOTAL LIVING AREA PER D.U.....	1,620 S.F.
TOTAL GROSS AREA PER D.U.....	2,098 S.F.

2 BEDROOM UNIT AREAS

GARAGE.....	303 S.F.
GROUND FLOOR LIVING.....	616 S.F.
SECOND FLOOR LIVING.....	928 S.F.
TOTAL LIVING AREA PER D.U.....	1,544 S.F.
TOTAL GROSS AREA PER D.U.....	1,847 S.F.

PARKING

PARKING REQUIREMENT CALCULATIONS			
AREAS	QTY/ AREA	STANDARD REQUIREMENT	PARKING SPACE REQUIRED
1 OR 2 BED UNITS	6	1.5 PER UNIT	10.50000000
3 BED UNITS	4	2 PER UNIT	8.0
TOWNHOUSE GUEST SPACES	10	1 PER 5 TOWNHOUSES UNITS	2.0
TOTAL			21

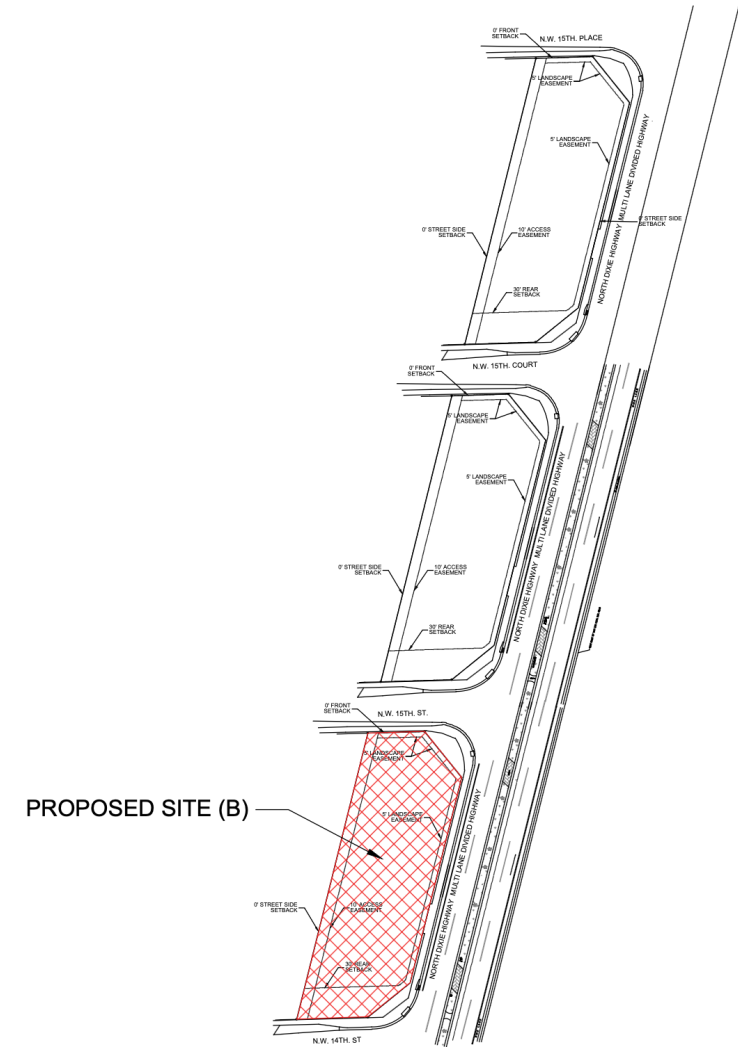
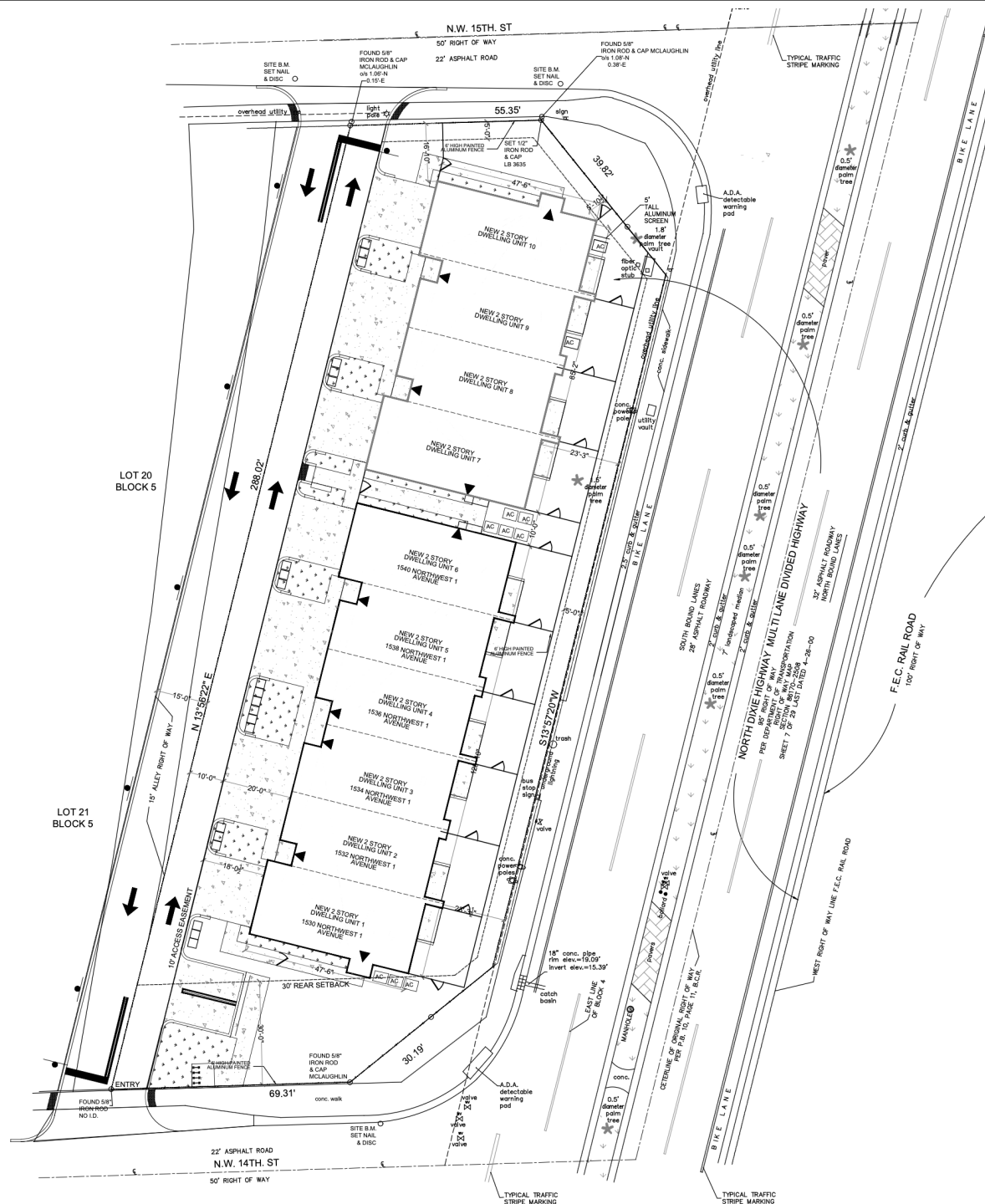
PARKING PROVIDED

DESCRIPTION	COUNT
STANDARD PARKING SPACE (9'-0" X 18'-0")	30

1 CAR GARAGE
DIMENSIONS
21' X 15'-10"

2 CAR GARAGE
DIMENSIONS
22'-X 22'-4"

SITE PLAN PHASE IIB
(10-UNITS PER PARCEL)



SITE AREA

SITE AREA CALCULATION

4 UNIT CLUSTER BUILDING FOOTPRINT.....	3,969 S.F. (15%)
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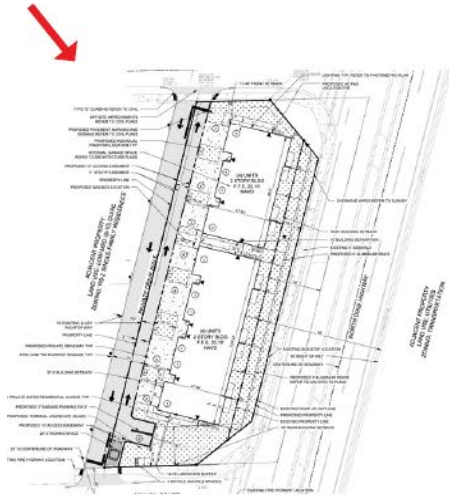
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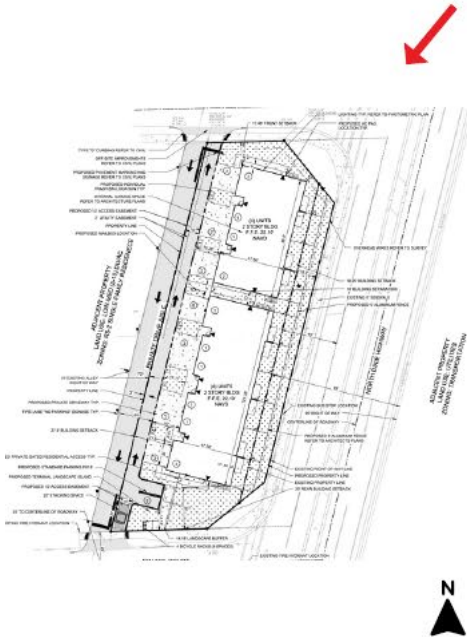
RENDERING



West
Elevation
Looking South
East



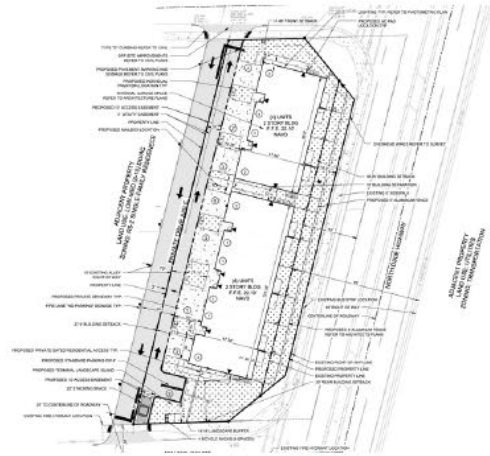
RENDERING



East
Elevation
Looking South
West



RENDERING



East
Elevation
Looking North
West



INTERIOR RENDERING



INTERIOR RENDERING



INTERIOR RENDERING



INTERIOR RENDERING



ELEVATIONS

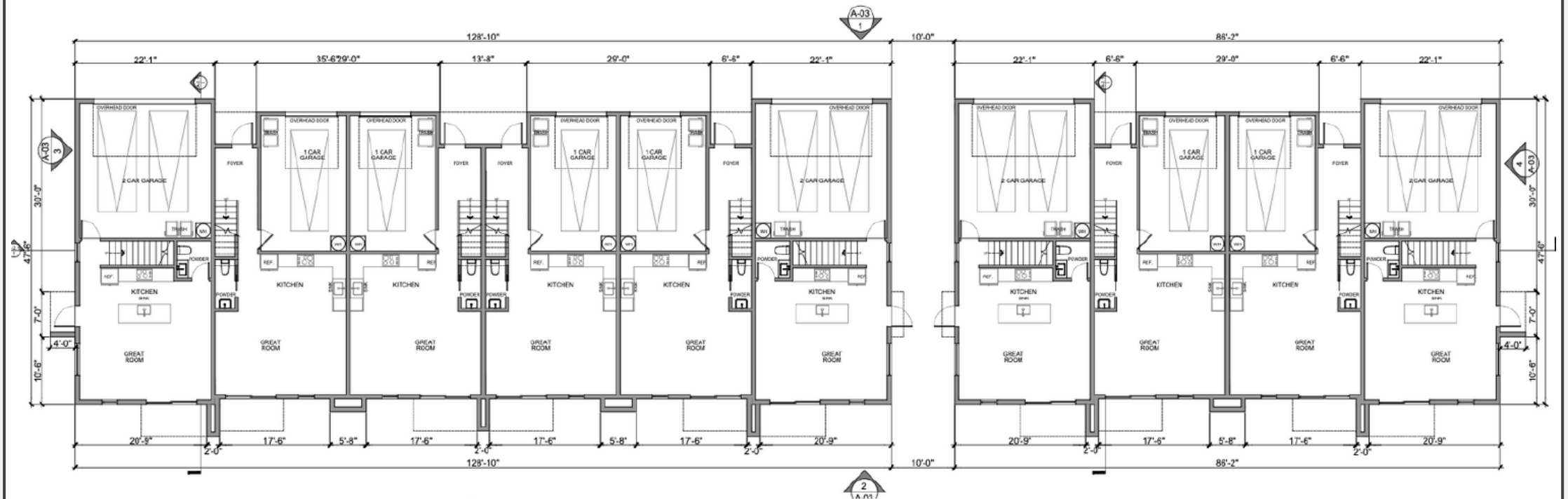


1
A-03
WEST ELEVATION
1/8" = 1'-0"

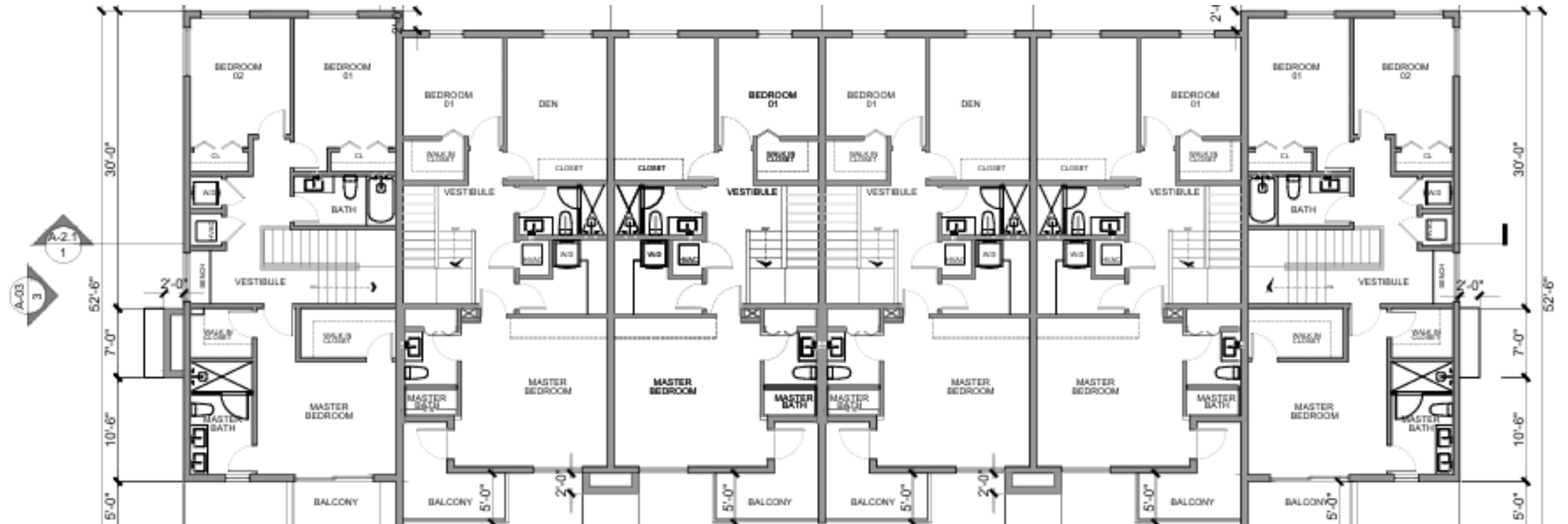


2
A-03
EAST ELEVATION
1/8" = 1'-0"

GROUND FLOOR



SLEEPING LEVEL



SOLSTICE PHASE I PROGRESS



SOLSTICE PHASE I PROGRESS



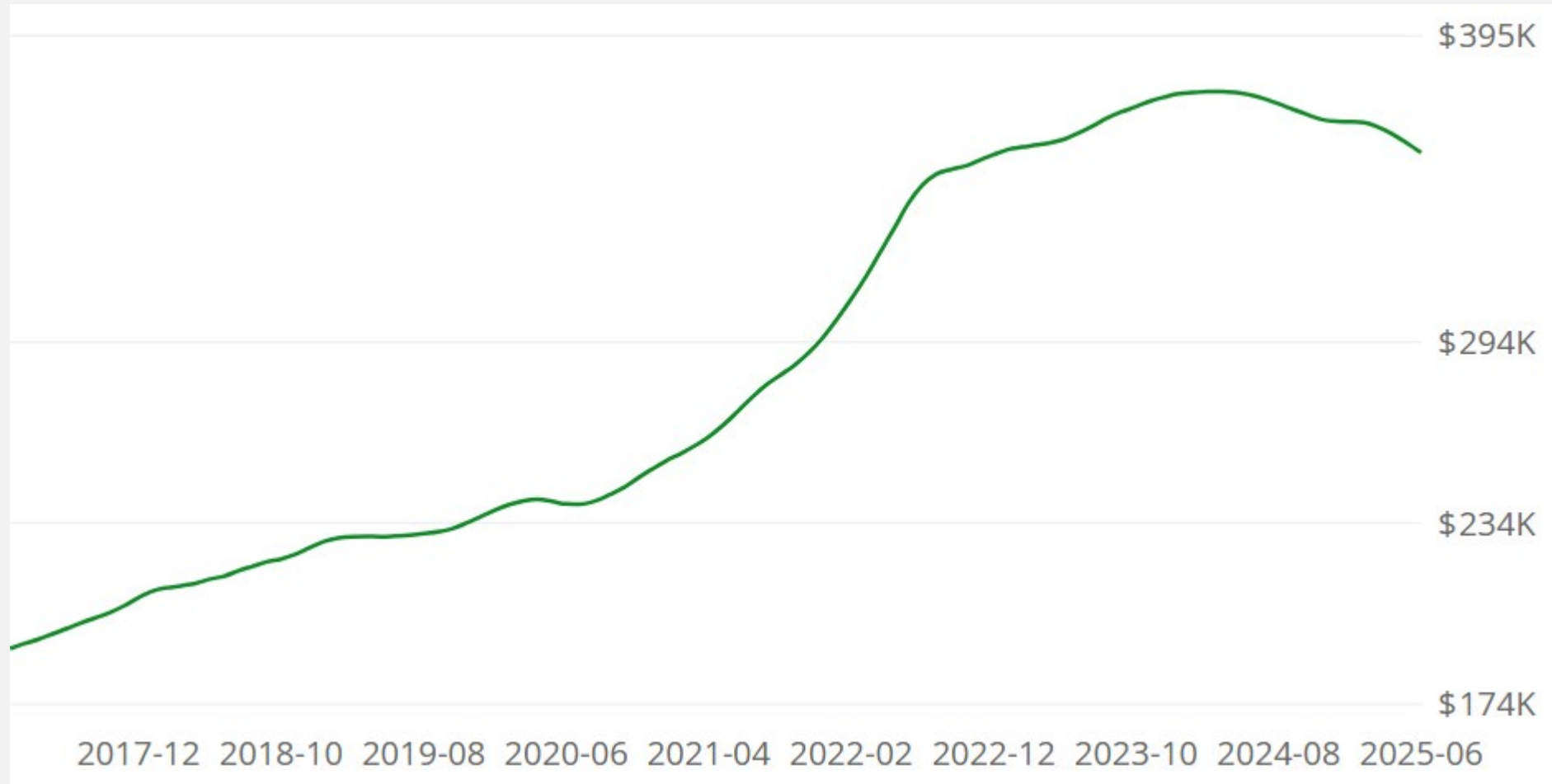
MARKET FEASIBILITY – POMPANO HOME PRICE TRENDS

Unit Type by Market Share	
Single-Family	29.80%
Townhomes	3.60%
Apt. Complexes	65.00%
Mobile Homes	1.60%
Total	100.00%

Pompano Beach Home Price	
> \$600,000	11.70%
\$350,000 - \$600,000	16.90%
\$250,000 - \$350,000	21.00%
\$0 - \$250,000	50.40%
Total	100.00%

Home Ownership	
Owned Inventory	52.00%
Rented Inventory	48.00%
Total	100.00%

MARKET FEASIBILITY – POMPANO HOME PRICE TRENDS



PROJECT SOURCES & USES

Construction Loan: Sources & Uses							
Sources	\$	\$/SF	%	Uses	\$	\$/SF	%
Construction Loan	\$ 6,300,049	\$ 423	75.0%	Land	\$ 645,000	\$ 43	7.7%
Investor Equity	\$ 2,100,016	\$ 141	25.0%	Construction Costs	\$ 5,393,652	\$ 362	64.2%
				Site Work	\$ 212,000	\$ 14	2.5%
				Hard Cost Contingency	\$ 114,700	\$ 8	1.4%
				Architectural & Engineering	\$ 370,000	\$ 25	4.4%
				Permitting, General Conditions & Fees	\$ 490,000	\$ 33	5.8%
				Developer & Buildger Mgmt Fees	\$ 729,152	\$ 49	8.7%
				Financing Expense	\$ 405,561	\$ 27	4.8%
				2	\$ 40,000	\$ 3	0.5%
Total Sources	\$ 8,400,065	\$ 564	100%	Total Uses	\$ 8,400,065	\$ 564	100%

FINANCIAL STATEMENT

EMS CONSTRUCTION ET AL

BALANCE SHEET (COMBINED)

DECEMBER 31, 2024

ASSETS

<u>CURRENT ASSETS</u>	12/31/2024
Cash	\$ 117,036
Contracts Receivable Net of Allowance	2,148,352
Cost in Excess of Billings	12,132
Other Current Assets	2,550
Total Current Assets	2,280,070
FIXED ASSETS	
Machinery & Equipment	3,722,951
Less: Accumulated Depreciation	(2,155,465)
Total Fixed Assets	1,567,486
INTANGIBLE ASSETS	
Organization Costs	1,000
Less: Accumulated Amortization	(1,000)
Total Intangible Assets	-
OTHER ASSETS	
Security Deposits	3,631
Total Other Assets	3,631
TOTAL ASSETS	<u>\$ 3,851,187</u>

LIABILITIES AND STOCKHOLDER'S EQUITY

CURRENT LIABILITIES	
Accounts Payable & Accrued Liabilities	\$ 1,064,025
Billings In Excess of Costs	-
Notes Payable – Current Portion	510,121
Total Current Liabilities	1,574,146
LONG TERM LIABILITIES	
Notes Payable - Long Term Portion	1,060,532
Total Long Term Liabilities	1,060,532
TOTAL LIABILITIES	<u>\$ 2,634,678</u>
STOCKHOLDER'S EQUITY	
Common Stock	\$ 600
Additional Paid In Capital	517,175
Retained Earnings	698,734
Total Stockholder's Equity	1,216,509
TOTAL LIABILITIES AND STOCKHOLDER'S EQUITY	<u>\$ 3,851,187</u>

FINANCIAL STATEMENT



15715 S. DIXIE HIGHWAY
#224
PALMETTO BAY, FL 33157
305-258-4005

Andrew Jimenez &
Marissa A. Martini

As of 8/30/25

American Funds 401K	\$904,084
Charles Schwab	\$297,063
Xena Management Operating Acct.	\$162,000
CIT Bank	<u>\$ 22,000</u>

FINANCIAL STATEMENT

Balance Sheet
SOLSTICE TOWNHOMES LLC
As of September 30, 2025

DISTRIBUTION ACCOUNT	TOTAL
Assets	
Current Assets	
Bank Accounts	
Checking 4575	32,188
Checking 8327	15,770
Checking 9740	1
Total for Bank Accounts	\$47,958
Accounts Receivable	
Other Current Assets	
Construction in Progress	1,817,638
Deposit on Land	20,000
Held in Escrow	2,960
Total for Other Current Assets	\$1,840,598
Total for Current Assets	\$1,888,556
Fixed Assets	
Other Assets	
Closing Costs - 1530, 1532, 1534	50,913
Closing Costs - 1536, 1538, 1540	32,259
Closing Costs - 1542, 1544, 1546, 1548	40,762
Total for Other Assets	\$123,933
Total for Assets	\$2,012,489
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
Credit Cards	
Bank of America Credit 1470	24,000
Total for Credit Cards	\$24,000
Other Current Liabilities	
Total for Current Liabilities	\$216,800
Long-term Liabilities	
Construction Loan (1530, 1532, 1534) #9035	379,671
Construction Loan (1536, 1538, 1540) #9038	380,812
Construction Loan (1542, 1544, 1546, 1548) #9521	631,896
Total for Long-term Liabilities	\$1,392,379
Total for Liabilities	\$1,609,179
Equity	
Total for Liabilities and Equity	\$2,012,489

FINANCIAL STATEMENT

Profit and Loss SOLSTICE TOWNHOMES LLC

DISTRIBUTION ACCOUNT	TOTAL
Income	
Cost of Goods Sold	
Gross Profit	
Expenses	
Interest Expense	56,464
Meals and Entertainment	62
Office Supplies	2,881
Professional Fees	129,054
Utilities	1,294
Total for Expenses	\$189,755
Net Operating Income	-\$189,755
Other Income	
Interest Income	5
Total for Other Income	\$5
Other Expenses	
Net Other Income	\$5
Net Income	-\$189,750

LOI PHASE I I A



LETTER OF INTENT: BRIDGE

LOAN NUMBER 257781

DATE 10/14/2025

BORROWER Solstice Townhomes LLC PHASE 2A

PROPERTY ADDRESS 1300 - 1320 N Dixie Hwy
Pompano Beach, FL 33060

Based on a preliminary review by Bayport Funding, LLC (Bayport) of the request for financing for the above mentioned property, please review the below terms. This is a Non-Binding Letter of Intent serving to outline proposed financing. This is not a firm offer, contract or commitment. Bayport reserves the right to change the proposed terms at any time.

The proposed terms and conditions are as follows:

GUARANTOR(S) Payment of the loan shall be personally guaranteed, Joint and several, by: Raul Scherrer, Carlos Fernandez- Davila.

CONSTRUCTION LOAN \$3,160,755.00

LOAN TERMS 18 Months

NOTE RATE 11% **POINTS** 2

AMORTIZATION: Interest Only

MAX ARV% 65

LOAN PURPOSE Bridge

PREPAYMENT PENALTY Minimum 90 days interest, no prepay after 90 days

UNDERWRITING FEE \$825.00 due at closing

BROKERAGE FEES The Applicant shall hold the Lender harmless from any/all claims made by a Broker, including for fees, that may be made in connection with this transaction. This provision shall survive the closing.

ENVIRONMENTAL INDEMNITY Required from Guarantor(s) at closing.

OTHER CONDITIONS/ADDITIONAL FEES Application Fee: \$575. Appraisal Fee paid direct by Sponsor & Legal Fee paid at close. This non-binding LOI shall expire w/in fifteen (15) days of the date herein if not executed and payment to engaged appraiser not received. Terms herein shall expire w/in 15 days.

LOI PHASE I I A

APPRAISAL Bayport will order a property valuation from an approved Bayport Funding, LLC Appraiser.

TITLE Title report satisfactory to Bayport required.

- **Bayport is authorized to order title:** ☐ YES ☐ NO

INSURANCE Binder must be on an ACORD 27 form with a paid in full receipt. The coverage must be for total loan amount and a minimum of one year.

-Builders Risk Liability insurance coverage of 1,000,000.00/ 2,000,000.00

The Mortgagee and Loss payee boxes must be checked. Flood insurance will be required when applicable.

The Mortgagee clause should read as follows:

Bayport Funding LLC ISAO/ATIMA
98 Cutter Mill Road, Suite 424N
Great Neck, NY 11021

ADDITIONAL REQUIRED DOCUMENTS

- Entity Documents – formation document, operating agreement, Proof of EIN
- 2 months bank statements evidencing sufficient funds to close plus reserves
- Proof of Earnest Money Deposit
- Fully executed Purchase and Sale Agreement
- Rehab Budget (Detailed) G702/703
- Approved Plans and Permits
- Third Party Environmental & Budget Review maybe required at borrowers expense for Expansion / Ground up Construction Projects
- Additional Conditions May Apply

All loan applications are subject to Bayport underwriting and due diligence in its sole discretion. The issuance of a formal approval to fund will be subject to receipt of all required documentation including but not limited to satisfactory appraisal, title report, adequate assets, acceptable credit, and acceptable valid entity docs.

The loan will be underwritten and a lending decision will be made upon receipt of this signed Letter of Intent, a complete loan application and all requested and required documentation.

We appreciate you considering Bayport Funding, LLC for providing your financing needs.

BY Tali Kabilo **DATE** 10/14/2025

Accepted and Agreed

BY _____ **DATE** _____

LOI PHASE I I B



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DATE 10/14/2025

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MONTHLY PROJECT SCHEDULE

Project Period	Total	Month 1 - 14	Month 15	Month 16	Month 17	Month 18	Month 19	Month 20	Month 21	Month 22	Month 23	Month 24	Month 25	Month 26
<u>Project Timeline</u>														
Pre-Construction		Month 1 - 14												
Construction			Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12
Draw			2.00%	3.00%	5.00%	7.00%	10.00%	11.00%	12.00%	15.00%	12.00%	10.00%	7.00%	6.00%
<u>Project Costs</u>														
Land	\$ 645,000	\$ -	\$ 645,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hard Costs														
Construction Costs	\$5,689,244	\$0	\$113,785	\$170,677	\$284,462	\$398,247	\$568,924	\$625,817	\$682,709	\$853,387	\$682,709	\$568,924	\$398,247	\$341,355
Site Work	\$212,000	\$0	\$4,240	\$6,360	\$10,600	\$14,840	\$21,200	\$23,320	\$25,440	\$31,800	\$25,440	\$21,200	\$14,840	\$12,720
Hard Cost Contingency	\$114,700	\$0	\$2,294	\$3,441	\$5,735	\$8,029	\$11,470	\$12,617	\$13,764	\$17,205	\$13,764	\$11,470	\$8,029	\$6,882
Subtotal Hard Costs	\$6,015,944	\$0	\$120,319	\$180,478	\$300,797	\$421,116	\$601,594	\$661,754	\$721,913	\$902,392	\$721,913	\$601,594	\$421,116	\$360,957
Soft Costs														
Permits, General Conditions & Fees	\$490,000	\$490,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Architectual and Engineering Fees	\$370,000	\$370,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Taxes & Insurance	\$40,000	\$21,538	\$1,538	\$1,538	\$1,538	\$1,538	\$1,538	\$1,538	\$1,538	\$1,538	\$1,538	\$1,538	\$1,538	\$1,538
Development Management Fee	\$341,539	\$0	\$28,462	\$28,462	\$28,462	\$28,462	\$28,462	\$28,462	\$28,462	\$28,462	\$28,462	\$28,462	\$28,462	\$28,462
Builder Management Fee	\$404,045	\$0	\$33,670	\$33,670	\$33,670	\$33,670	\$33,670	\$33,670	\$33,670	\$33,670	\$33,670	\$33,670	\$33,670	\$33,670
Interest Expense	\$236,134	\$0	\$0	\$0	\$2,184	\$5,498	\$10,063	\$15,068	\$20,516	\$27,230	\$32,762	\$37,512	\$41,066	\$44,235
Loan Closing Expense	\$183,244	\$183,244	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal Soft Costs	\$2,064,962	\$1,064,782	\$63,670	\$63,670	\$65,854	\$69,168	\$73,733	\$78,738	\$84,187	\$90,901	\$96,432	\$101,182	\$104,737	\$107,906
Total Project Costs	\$ 8,725,906	\$1,064,782	\$828,989	\$244,149	\$366,652	\$490,284	\$675,327	\$740,492	\$806,100	\$993,292	\$818,345	\$702,777	\$525,853	\$468,863
Cumulative Project Costs		\$1,064,782	\$1,893,772	\$2,137,921	\$2,504,572	\$2,994,857	\$3,670,184	\$4,410,676	\$5,216,776	\$6,210,068	\$7,028,414	\$7,731,191	\$8,257,044	\$8,725,906

UNIT PRICING AND SELLOUT

<i>Unit Type</i>	<i>Unit Count</i>	<i>AC SF</i>	<i>\$ /SF</i>	<i>\$ Per Unit</i>	<i>\$ Total</i>
Unit Type I	12	1,426 \$	375 \$	535,000 \$	6,420,000
Unit Type II	8	1,583 \$	347 \$	550,000 \$	4,400,000
Total / Weighted Average	20	29,776 \$	363 \$	542,500 \$	10,820,000

<i>Total Sellout Value</i>	<i>% Basis</i>	<i>\$ Basis</i>
Gross Sellout Value		\$ 10,820,000
(Less) Commissions	3%	\$ (324,600)
(Less) Other Sales Expense	1%	\$ (108,200)
Net Sellout Value		\$ 10,387,200

<i>Revenues</i>	<i>Month 1</i>	<i>Month 2</i>	<i>Month 3</i>	<i>Total</i>
Residential Sales				
Unit Type I Sold	2	2	2	6
Unit Type II Sold	2	1	1	4
Residential Townhome Sales	\$ 2,170,000	\$ 1,620,000	\$ 1,620,000	\$ 5,410,000
Less Sales Expense (4%)	\$ (86,800)	\$ (64,800)	\$ (64,800)	\$ (216,400)
Subtotal	\$ 2,083,200	\$ 1,555,200	\$ 1,555,200	\$ 5,193,600

UNIT PRICING AND SELLOUT

Return Projections							
Gross Sellout Value		\$	10,820,000				
(Less) Commissions & Fees (3%)		\$	(432,800)				
Net Sellout Value		\$	10,387,200				
(Less) Repayment of Construction Loan		\$	(6,300,049)				
Net Profit		\$	4,087,151				
Investor & GP Distributions	%	Equity Investor		%	General Partner		
Return of Initial Capital		\$	2,100,016		\$	-	
Preferred Return	6.5%	\$	136,501	0.0%	\$	-	
Split of Proceeds	40.0%	\$	740,253	60.0%	\$	1,110,380	Check
							\$ 4,087,151
							\$ 1,850,634
Total Distributions		\$	2,976,771		\$	1,110,380	\$ 1,850,634
Profit		\$	876,755				TRUE
Equity Investor Cash-on-Cash Return			41.75%				

PRELIMINARY TIMELINE

SOLSTICE PHASE IIA AND IIB DEVELOPMENT AND CONSTRUCTION TIMELINE																														
FD CONSTRUCTION CONSULTING																														
	9/25	10/25	11/25	12/25	1/26	2/26	3/26	4/26	5/26	6/26	7/26	8/26	9/26	10/26	11/26	12/26	1/27	2/27	3/27	4/27	5/27	6/27	7/27	8/27	9/27	10/27	11/27	12/27	12/27	2/28
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Site plan design																														
DRC approvals																														
ACC approvals																														
Final Commision approval																														
Permit submittal																														
obtain permits																														
Break Ground/Shell																														
Interior																														
Exterior																														
Sales																														
Close Out																														

SPECIFICATIONS		
TRADE	DESCRIPTION OF WORK	OTHER INFO
	"Solstice @ Pompano"	
	<i>Exterior</i>	
Roof	Flat Roof shingle/Tremco waterproofing on balcony roofs	Prefab Trusses
Driveway/Walkways	Asphalted	
Covered Patios	Broom Swept Concrete	Gray Cement
Irrigation	Master	
Landscaping	Trees and Shrubs	Per Plan
Fascia	N/A	
Soffit	N/A	
Soffit Venting	N/A	
Stucco	Skip Trowel/Smooth Bands	
Gutters	N/A	
Stone	N/A	
	<i>Interior</i>	
Cabinets		
Kitchen Cabinet Doors	Contemporary Look Flat Panel	Melamine
Kitchen Cabinet Height	36 " or 42" Upper Cabinets Per Plan	
Master Bath	Contemporary Look Flat Panel	Melamine
Master Vanity Height	34"	
Secondary Bath	Contemporary Look Flat Panel	Melamine
Vanity Height	34"	
Laundry Room	N/A	
Countertops/Vanity Tops		
Kitchen Countertop	Quartz Level 1	
Backsplash	4" Quartz	
Master Bath Vanity Top	Quartz Level 1	
Secondary Baths Vanity Tops	Quartz Level 1	

Window Sills		
Throughout	Carrera Marble	
Millwork/Mirrors/Shelving/ Shower Enclosures		
Interior Door	Two Panel	Height Per Plan
Closet Doors	Two Panel	Height Per Plan
AC Closet Doors	Louvered	
Baseboard and Casing Size	4-1/4" Base, 2 1/4" Casing	
Baseboard and Casing Profile	Flat Stock	
Crown	N/A	
Exterior Door Hardware	Dead Bolt and Lever Passage	
Interior Door Hardware	Levers	
Stairs	Wood prefabricated	
Stair Railing	Wood Prefabricated	Paint Grade
Mirrors	42" High	Across Vanity
Closet Shelving	Ventilated Wire Shelving	
Accessories	Ceramic	
Shower Enclosure	N/A	Per Plan
Drywall		
Drywall Finish Walls	Smooth	Smooth in Baths
Drywall Finish Ceilings	Smooth	Smooth in Baths
Wet Areas Drywall	Duroc	Shower to 7" AFF
Corners	Square	
Bath Tile		
Master Walls	24x48 porcelain Tile	
Master Floor	24x48 porcelain Tile	
Secondary Bath Floors	24x48 porcelain Tile	
Secondary Bath Walls	24x48 porcelain Tile	

Flooring		
Ceramic Tile	24x48 porcelain Tile	Color TBD
Carpet	N/A	
Vinyl	Vinyl Planks in stairs and 2nd Floor	Wood Look
Pad	N/A	
Plumbing		
Kitchen Sink	Undermount one bowl	Stainless Steel
Kitchen Faucet	Moen Chateau or equal	Chrome
Disposal	1/3 HP Badger	
Master Tub	5' Briggs/American Standard Steel	White/Bisque
Master Tub faucet	Moen	Chrome
Master Shower	Moen	Chrome
Shower/Tub Combination	Moen	Chrome
Master Sink Faucet	Moen	Chrome
Master Sink	Moen	White
Secondary Bath Shower/Tub Combo	Moen	Chrome
Secondary Sink Faucet	Moen	Chrome
Secondary Bath Sink	White Porcelain Overmount	White
Secondary Tub	Briggs 5' steel or acrylic	White
Toilets	Briggs/American Standard Elongated	White
Sewer System	CPVC	
Water System	Pex	
Pedestal Sinks	Briggs	White or Bisque
Laundry Tub		
Laundry Tub Faucet		
Shower Pan		
Hose Bibs	2 (Front and Back)	Per Plan
Water Heater	Electric 40 Gal Minimum, Quick Recovery RHEEM	Or Equal
Insulation		
Ceilings	R-19 Batts	
Frame Walls	R-11 Batts for 2x4, R-19 Batts for 2x6	
Block Walls	Foil R 4.1 Perforated	

Windows and Exterior Doors		
Windows	Aluminum Bronze Impact	Gray
Sliding Glass Doors	Aluminum Bronze Impact	Gray
Front Door	Aluminum Bronze Impact	Height per plan
Exterior Doors	Light Tint impact	Height per plan
Glass		Gray
Garage Door	N/A	Non-Insulated
Garage Door Opener	N/A	
Electric		
Electric Panel	Amperage per plans	Square D or approved equal
Brakers	Square "D" or approved equal	ARC breakers per plan
Switches	Decora switches/Standard Outlets	
Fan Outlets	Pre-Wired All Bedrooms/Family	3 Wire
HVAC		
A/C Units	15 SEER Minimum or Per Plan	
Thermostats	Digital/Programable	
Bath Exhaust fans	Broan or Equal	White Trim
Light Fixtures		
Entry	Designer Lighting Package Seagull or equal	Color TBD
Terrace/Storage Ceiling	Designer Lighting Package Seagull or equal	Color TBD
Foyer/Hall	Designer Lighting Package Seagull or equal	Color TBD
Dining	Designer Lighting Package Seagull or equal	Color TBD
Breakfast	Designer Lighting Package Seagull or equal	Color TBD
Kitchen-Track + 3 Heads	Designer Lighting Package Seagull or equal	Color TBD
Terrace/Balcony Wall	Designer Lighting Package Seagull or equal	Color TBD
Master WIC	Designer Lighting Package Seagull or equal	Color TBD
18" Vanity	Designer Lighting Package Seagull or equal	Color TBD
24" Vanity	Designer Lighting Package Seagull or equal	Color TBD
36" Vanity	Designer Lighting Package Seagull or equal	Color TBD
48" Vanity	Designer Lighting Package Seagull or equal	Color TBD

Shower Tub Recess	Designer Lighting Package Seagull or equal	Color TBD
Shower Tub Recess	Designer Lighting Package Seagull or equal	Color TBD
Attic	Designer Lighting Package Seagull or equal	Color TBD
Garage	Designer Lighting Package Seagull or equal	Color TBD
Stairway Hanging	Designer Lighting Package Seagull or equal	Color TBD
Paint		
Exterior Primer	Sherwin Williams Loxon Primer	
Exterior Paint	Sherwin Williams Sun Coast Exterior Acrylic Flat	
Fascia	Sherwin Williams, Acrylic Primer 102, Sun Coast Exterior Acrylic flat	
Exterior Doors	Sherwin Williams Super paint Exterior Latex High gloss	
Exterior caulk	Pro Select Sher-MAX Urethanized Premium Elastomeric Sealant	
Interior Walls	Sherwin Williams Interior Walls, Optimus plus Interior Latex Flat	
Wood Trim/Int Doors	Acrylic Primer 102, Super Paint Exterior Latex High Gloss	
Garage Floor	N/A	
Appliances		
Refrigerator	22 cf side by side GE White	
Dishwasher	GE 5.2 CF Slide in White	
Range	GE 5.2 CF Slide in White	
Microwave	1.9 CF over the range White	
Washer	Front Load White	
Dryer	Front Load White	
Low Voltage		
Security System	Pre Wire Only	
Structured wiring	None	
TV Outlets	All Bedrooms and Family Room	

GC DEVELOPMENT EXPERIENCE

PROJECT	Column	TYPE	LOCATION	UNIT	YEAR COMPLETE	VALUE
Superior Mannor		Midrise	5255 NW 24th Avenue, Miami	149	2018	\$ 15,750,000.00
Coquina Place		Garden	21451 SW 113Th Av Goulds	140	2016	\$ 11,258,000.00
Centerra Townhomes		Townhomes	18000 SW 107Th Av Miami	117	2019	\$ 17,856,000.00
John and Anita Ferguson		Garden	11001 Pinkston Dr, Richmong Heights	79	2017	\$ 9,273,000.00
Waterford Apartments		Midrise	19580 W Dixie Highway Aventura	72	2016	\$ 11,389,000.00
The Villages		Midrise	773 NW 67th St Miami	150	2017	\$ 23,460,000.00
Solabella		Townhomes	17387 NW 7th Way Miami Gardens	92	2015	\$ 8,681,000.00
Sunset Pointe		Garden	1156 NW 79th Street, Miami	146	2022	\$ 15,275,000.00
Regency Pointe		Garden	1901 NW 79th Street, Miami	104	2017	\$ 11,814,000.00
Pelican Cove		Garden	2460 NW 185th Terrace, Miami Gardens	112	2013	\$ 13,525,000.00
Valencia Pointe		Garden	7755 NW 27th Avenue Miami Fl	146	2014	\$ 13,019,000.00
The Preserves at Boynton		Townhomes	1866 NE 5th Street, Boynton Beach Fl	114	2010	\$ 12,384,000.00
Villa Capri II		Townhomes/Patio Homes	14548 SW 284th Street	117	2015	\$ 15,543,000.00
Villa Capri I		Garden	14570 SW 280Th Street, Homestead	220	2014	\$ 22,251,000.00
Villa Capri III		Garden	14570 SW 280Th Street, Homestead	140	2016	\$ 13,169,000.00
Captiva Cove I		Garden	1201 South Dixie Highway Pompano Beac	264	2015	\$ 21,858,000.00
Captiva Cove II		Garden	1201 South Dixie Highway Pompano Beac	88	2016	\$ 8,288,000.00
Mirabella		Garden	12801 SW 252nd Street Homestead	206	2012	\$ 19,289,000.00

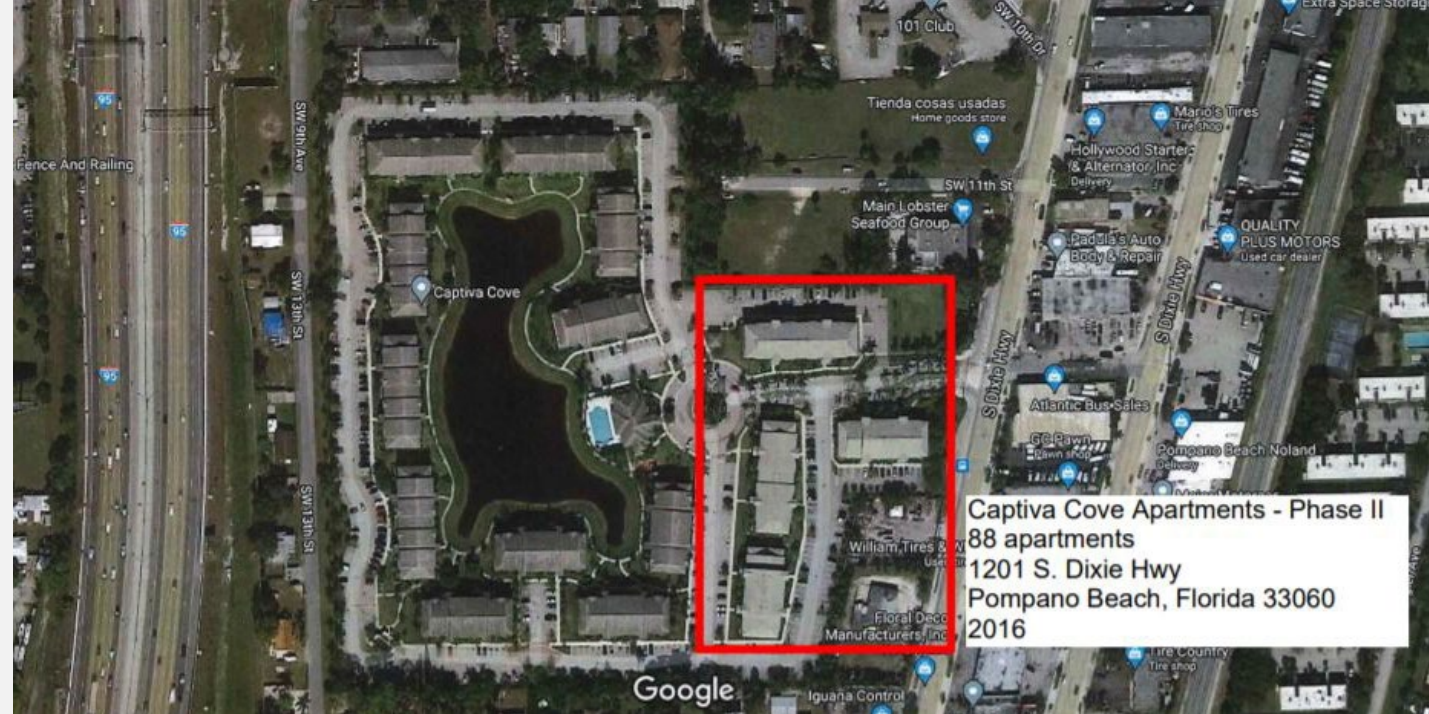
GC DEVELOPMENT EXPERIENCE

- **Name:** Sunset Pointe
- **Units:** 146
- **Type:** Garden
- **Value:** \$15,275,000



GC DEVELOPMENT EXPERIENCE

- **Name:** Captiva Cove (1201 South Dixie Hwy)
- **Units:** 344 (Phase I / II)
- **Type:** Apartments



GC DEVELOPMENT EXPERIENCE

- **Name:** Laguna Pointe
- **Units:** 140
- **Type:** Apartments



GC DEVELOPMENT EXPERIENCE

- **Name:** Pompano Townhomes
(1100 SE 3rd Street)
- **Units:** 2
- **Type:** Townhomes
- **Owner:** Raul Scherrer
- **Contact:** (954) 648-8927



GC DEVELOPMENT EXPERIENCE

- **Name:** Parkland House
- **Type:** Single Family Home
- **Owner:** Gustavo Lopez
- **Contact:** (954) 955-0429



GC DEVELOPMENT EXPERIENCE

- **Name:** Progressive Pointe (20 NE 19th Ave)
- **Units:** 37
- **Type:** Apartments
- **Owner:** TCM Holdings
- **Contact:** (954) 931-4182



Carlos Gerardo Fernandez- Davila

3701 Coral Way Apt # 1515, Miami FL 33145

786-229-9938

Objective:

To join an established residential construction firm that promotes opportunity on the basis of work performance, quality management skills, team participation and customer satisfaction. In addition, to use my experience as well as my supervisory and project management skills to manage time, people and money to increase productivity and thereby enhance growth within the firm. Exceptional “Get It Done” attitude, effective problem-solving professional approach, and application of my 25 plus years’ experience of successful for-sale market rate and affordable housing projects. Hands on experience in all aspects of construction, excellent relationship-building skills at all levels, (municipality, subcontractor and project team). Flexible, creative and precise execution of tasks to ensure timely, successful and profitable projects.

Skills Set:

Executive leadership	Bid Review	Value Engineering
Contract Negotiation	Feasibility Analysis	Specification Development
Sales/Margin Analysis	Scopes of Work Creation	Cost of Sales Analysis
Option Set Up/Pricing	Purchasing	Budget Preparation
Estimating	Preconstruction analysis	Land Development
Schedule management	Cost control and cash flow	Quality Control
Customer Service/Warranty	Dispute resolution	Team building

Experience:

The Estate Companies	Miami, Florida	2020 – Present
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Vice President of Construction:

In charge of Construction operations for GC division, create and update budgets, oversee, bidding purchasing and contract negotiation, review contracts, review monthly payment requisitions. Review and update processes and procedures, meet with design team consultants, involved in City approvals and permit process. Oversee construction of a 18 story 374 unit apartment building, broke ground on a midrise 240 unit building in the Miami River area, release a 360 unit midrise building in Dania for bidding. Pipeline includes a 23 story high rise in North Miami, 500 plus unit midrise project in Lauderhill, and 2 hotel/apartment conversions in Hialeah and Lauderhill

The Richman Group of South Florida	West Palm Beach Florida	2018 - 2020
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Vice President of Construction:

Start-up Construction division, from qualification to hiring the construction team, project manager, purchasing manager, contract admin and Superintendent for first project, implemented a purchase order system to track cost vs budget, requests for information, request for change orders, payments to subcontractors and scheduling. Set up processes and procedures, prepared conceptual budgets for three projects, The Landings in Homestead, Lucida in Miami Lakes and Magnolia And in Naples. Created a bid list and pre-qualified over 100 subcontractors prior to bidding. Buying out of lucida

Cornerstone Group	Hollywood, FL	2007 - 2018
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Vice President Construction:

Directly oversee all aspects of operations of purchasing department, land development and vertical construction. Responsible for field and office operations, plan review & coordination. Actively involved in pre-construction and bid process, subcontractor selection, and contract awarding and subcontractor conflict resolution. Responsible for land development, utility coordination and conveyance process. Projects included single family, patio homes, two and three story townhomes, garden style apartments and mid rise apartment buildings. Oversight of draw submissions, Davis Bacon certified payroll reporting, and Section 3 reporting. Also involved with consultants and building officials in the resolution of field issues at field level and municipality level. Responsible for project close out and turn over, quality control, customer service and warranty at completion of projects.

Cornerstone Group	Coral Gables, FL	2005 - 2007
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Director of Purchasing:

Overseeing all aspects of operations of Purchasing Department and Design Center. Managed a 12-employee purchasing team, implemented builder MT software for construction, created templates for purchasing contract tracking, and assisted in the integration of builder MT/Timberline software. Completed buy outs for projects totaling over \$350 million, created specification levels, specification books and scopes of work for multi- family and single family projects. Implemented a quality control and customer service process

WCI Communities	Coral Springs, FL	1999 - 2005
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Director of Purchasing:

Overseeing all aspects of operations of Purchasing Department and Design Center. Directly involved in the specification process for several levels of finishes for our single family and multifamily product, creation of budgets review and qualification of bids, and contract negotiations. Created option matrixes for the design center and managed design center consultants. Responsible for option P/L and margin in all structural and design options.

Tate Contracting	Pembroke, FL	1997 -1999
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Purchasing Manager/Chief Estimator

Responsible for overseeing the operation of a millwork company.

Weitzer Homes	Miami, FL	1995 - 1997
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Purchasing Manager/Chief Estimator

Instrumental in compiling feasibility studies for new product. In charge of all bid review, value engineering and all contract negotiations

Education:

Florida State General Contractor, Orlando	2006
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Florida International University, Miami	1989
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B.S. Construction Management

Miami Dade Community College, Miami	1982
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A.A. Architecture

Colegio San Calixto, La Paz, Bolivia	1979
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High School Diploma

Skills:

Proficient in Windows 2016 Vista, Excel, FAST (Production and scheduling modules for Builders), Jboss Job Costing and Scheduling Program, Primavera Scheduling Program, JD Edwards Accounting System, Builder MT, Power Point, Builder Trend and Smart Us

Professional Affiliations:

Builders Association of South Florida (BASF)



JERRY UVARI JR.

(561) 818-3610 ▪ JERRYUVARI@GMAIL.COM

Summary

Over 45 Years of Hands-on Experience Supervising and Managing Commercial, Residential, Mid Rise, High Rise and Historical Construction Projects as a Site Superintendent/Project Manager. Expertise includes Planning Build sites, Land Development, Relationship Development with Architects, Engineers, Developers, City Officials, Public Utilities, Building Inspectors and Bankers; Negotiating Contracts; Overseeing Subcontractors and Laborers; Invoicing and Billing; Developing and Following Construction Schedules; Monitoring Progress; Tracking Budgets and Controlling Expenses.

Proven Record of Success Completing Projects on time and under budget. Aggressive in identifying and resolving inefficient operational processes. Ability to find Errors on the Plans and Correct them ahead of time so errors are not made in the field, which can cost a company a large amount of money and increase the budget of a project. Strong team member with the ability to motivate others to achieve optimal production rates while maintaining high safety methods and practices. Excels in Unpredictable and Hectic Environments. Excellent time management skills. **No Problems, Only Solutions.**

Areas of Expertise :

- Strategic Planning & Direction
- Operations & Logistics
- Project Management & Execution
- Subcontractor Supervision
- Diverse Market/Industry Knowledge
- Workflow Optimization
- Budget Planning & Forecasting
- Leadership & Communication
- Price & Contractual Negotiation
- Loss Control & Risk Management
- Quality & Performance Improvements
- Quality Control
- Prioritizing & Executing Tasks in High-Pressure Environments
- Safety Control & Management
- Environmental Safety Protocols
- Proactive Problem Solving
- Land Surveying
- Reading/Writing/Modifying Blueprints
- AutoCad Proficient
- Building Codes & Permits
- ADA Requirements
- Running Multiple Sites at Once

FD Construction - April 2023- Present- Lead Superintendent/Project Manager

- Progressive Point - Pompano Beach FL - 4 Story 32 Unit Building- Plan Review/Multiple Meetings with Architects and Engineers to Correct Multiple Issues on the Plans. Site preparation for Vibro Floatation/ Tree removal and relocation/ Bring Grade to proper Elevation/ Survey lot/ Geosonic Ground Monitor installed. Site ready for Building Foundation Forms.
- Pompano Townhouses- Pompano Beach, FL- Plan Review/ Meet with Architects.
- Hammock Reserve- Gainesville, FL- 24 Buildings/150 Units - Plan Review/ Meet with Architects to Discuss Corrections/Civil work Underway.

Cornerstone Group Oct 2014-July 2017 Lead Superintendent

- Regency Point - Miami, FL - *Five new three-story buildings and a 3000 sf. Clubhouse, started at this site until Villages job was ready to begin.*
- Villages - Miami, FL - *Seven Story Building, Eight Story Building, 150 units, and a 5000 sf. Clubhouse. Also did Plan Review and Met with Architects and Engineers.*
- Captiva Cove - Pompano Beach, FL - *Helped with land development of Phase 2* ▪ Superior Manor - Miami, FL - *Helped with land development and Plan Review.*

Retcom Construction, Boca Raton, FL Sept 2013-Aug 2014 Site Superintendent Projects:

- Blockbuster Video - Coral Springs, FL - *Subdivide into Three new Retail stores.*
- Uno de 50- TownCenter Mall, Boca Raton, FL - *New retail buildout.*
- Uno de 50 - Aventura Mall, Miami, FL - *New retail buildout, helped at Completion.*
- Uno de 50 - Dolphin Mall, Miami, FL - *New retail buildout, Midway to Completion.*

D&D General Contractors, New York City, NY June 2010-June 2013 Site Superintendent/Project Designer/Builder

Projects:

- \$2.5mm Custom Home, Staten Island, NY - *New Construction*
- VH1 TV series, Staten Island, NY - *Location designer/Builder*
- Checkers Restaurant w/ indoor seating, Staten Island, NY - *Freestanding Building*
- Denino's Italian Restaurant, Staten Island, NY - *New 6,000 sq. ft. addition for Kitchen & Dining*
- The Square Italian Pizza, Staten Island, NY - *New construction*

Double J Enterprises, Inc, West Palm Beach, FL Apr 2000-May 2010 *CEO/Director of Operations & Logistics*

- Provided multiple Construction Services to the Industry's Top Homebuilders (*KB Homes, Lennar Homes, Centex, Cornerstone, WCI, MI Homes, etc*)
Grading/Excavating/Demolition/Trash Removal/Supervised Labor.

TransEastern Homes, Coral Springs, FL Feb 1999-Mar 2000 *Site Superintendent*
Projects:

- Victoria Isles, Coconut Creek, FL - *New construction of Single-Family Homes & Townhomes.*

Parkland Development, Parkland, FL July 1997-Nov 1998 *Punchout Supervisor*
Projects:

- Lakes of Parkland, Parkland, FL - *New construction of 116 single-family homes*

Additional Qualifications

- Master Carpenter: Layout/Estimating/Concrete/Steel Beams/Steel Decking/Hollow Core Decking/ Hands on Knowledge of Electrical/Plumbing/HVAC
- Past Member of Local 257 Carpenters & Joiners of America, NYC
- OSHA Certified
- CDL Class A



Mikelange Olbel, MS

Pompano Beach, Florida 33064 | (954) 253-3531 | mikelange.olbel@gmail.com

PROFESSIONAL SUMMARY

Dynamic and results-driven Chief Executive Officer, President, and Entrepreneur with over 17 years of proven leadership in organizational development, operations management, startup scaling, private sector ownership, and human services administration. Recognized as a strategic visionary and compassionate leader with a deep commitment to equity, access, and innovation in underserved communities. Known for a track record of high performance, I bring a unique blend of emotional intelligence, strategic foresight, and operational expertise—paired with a strong ability to mobilize diverse stakeholders, inspire high-performing teams, and lead mission-driven initiatives through complexity and change. Proficient in engaging governance boards, cultivating public and private partnerships, and aligning people, purpose, and policy to drive measurable outcomes. Adept at working with funders, community leaders, volunteers, and cross-sector collaborators to build coalitions that create lasting impact. I am seeking a CEO/President position, where I can contribute my deep belief in your mission, cultural alignment, and relational leadership style. I bring the courage, experience, and collaborative spirit needed to navigate challenges, seize opportunities, and help shape a bold, values-based future.

- Strategic Visioning
- Cross-Sector Collaboration
- Operations Management
- Resource Development
- Quality Assurance
- Donor prospecting and fundraising
- Assessing and minimizing risks
- Human Resource Development
- Grant writing and contract Management
- Developing and nurturing community & municipal relationships
- Identifying and building strategic partnerships
- Outcomes Measurement
- Program/Contract Monitoring
- Finance, Budgeting and Cost Management
- Implementing strategic plans by working with senior stakeholders
- Evaluating and tracking the success of the company and programs
- Property Acquisition and Land Development
- Management Real Estate Development & Project Management

PROFESSIONAL EXPERIENCE

03/2017 – Present Executive Director, Chief Executive Officer and President, Community Based Connections, Inc. (CBCI)

Recruited to turn around the organization's financial and operations performance, driving growth to achieve long-term sustainability. Charted a innovative direction in partnership with the Board, senior staff and key funding partners. Manage P&L and all core functions: operations, human resources, training and development, finance, technology systems, services and programs, fundraising, grant writing, marketing and public relation. Human services organization specializing in early childhood education, juvenile delinquency intervention and prevention, family strengthening, and community development services.

Key accomplishments include:

- Eliminating agency \$60,000 deficit within the first year by facilitating agency restructure and eliminating overhead.
- Growing the organization's annual budget from \$100,000 to \$3 million in three (5) years.
- Secure \$5.1 million in government contracts, foundation grants, private donation and corporate contribution.
- Increase agency staff from 2 team members to 35 full-time and 32 part-time.
- Built and led a C-suite team (COO, CFO, HR Director) with embedded across operations and HR strategy
- Built five (5) different departments (i.e. Education Department, Family Preservation Department, Mental Health Department, Health Department, Community Empowerment Department).
- Established state-licensed childcare centers under the agency's umbrella, aligning with early childhood development best practices and enabling CBCI to offer subsidized, high-quality childcare—supporting working families and expanding access to early education in underserved communities
- Secured state licensure for substance use disorder treatment, allowing the agency to directly deliver prevention, outpatient, and recovery support services—resulting in a 40% increase in funding eligibility and integrated behavioral health programming for youth and adults.
- Achieved Joint Commission Accreditation, elevating CBCI's clinical and operational standards to nationally recognized benchmarks—enhancing public trust, increasing competitiveness for federal contracts, and reinforcing a culture of continuous improvement.
- Launched two Health & Resource Hubs in Broward County, integrating social services, case management, and family practice medicine under one roof—dramatically improving access to holistic care and reducing service fragmentation for 5,000+ individuals and families.
- Negotiated the donation of two commercial buildings by the Broward County School Board to house the hubs, leveraging public-private partnerships to reduce capital expenses and accelerate launch timelines.
- Revitalized board governance structure, cultivating a high-impact, mission-aligned Board of Directors engaged in fiscal oversight, advocacy, and strategic growth—achieving 100% board giving and 90% participation in key governance initiatives
- Secured \$120,000 in emergency funding for community COVID-19 Resiliency Funds to support Broward County residents' food assistance, mortgage assistance, rent assistance, FPL assistance and utilities assistance by creating a capital campaign. Working with elected officials, private donors, corporate donors and government.
- Launched CBCI's Signature Annual Fundraising Green Blazer Gala, drawing political influencers, philanthropic leaders, and Fortune 500 corporate partners—doubling unrestricted revenue, increasing media visibility, and catalyzing high-level institutional partnerships.
- Founded and scaled the CBCI's social media platform, elevating brand identity and amplifying storytelling—resulting in a 500% increase in digital visibility, engagement, and donor reach across targeted audiences.
- Led agency expansion from a single-city operation to a countywide footprint, and ultimately to a tri-county regional model, with sustained programmatic growth, cross-sector partnerships, and measurable community outcomes across all geographies.
- Increase agency funding revenue from two (2) to 14 different funding revenue.
- Reduced agency-wide staff turnover by 50% through the implementation of a comprehensive employee engagement and retention strategy—including leadership development tracks, competitive compensation benchmarking, wellness initiatives, and a culture of recognition and inclusivity. Introduced stay interviews, invested in frontline supervisor training, and created clear advancement pathways, resulting in higher morale, increased retention, and a more mission-aligned organizational culture.
- Achieved eight consecutive years of operating in the black, a first in the organization's history, by instituting disciplined fiscal management, zero-based budgeting, and real-time financial analytics—combined with revenue diversification, in-kind partnerships, and the launch of high-impact fundraising and social enterprise initiatives to ensure long-term sustainability and mission integrity

- Successfully created over 200 job placements without the use of grant funding by building strategic partnerships with corporate employers, small businesses, and local startups. Launched an employer-driven workforce pipeline that aligned training with real-time industry needs across healthcare, logistics, hospitality, and tech sectors. By offering no-cost talent matching, job readiness support, and wraparound services, the agency became a trusted hiring partner—particularly for underserved populations such as youth, single parents, and returning citizens.
- Increasing staff size from 1 full-time employee to 37 full-time employees and 30 part-time employees by growth and planning with funders, partners, board members, and more.
- Evaluating and managing employee performance by establishing employee training and development plans that align with the organization's mission and philosophy.
- Developing and implementing a donor base outreach and fundraising program by bringing on 100 new donors, 3 grant writers and a Director of Community Engagement that works to establish and nurture relationship with corporations and governmental officials to secure fundraising dollars.
- Securing \$1.8 million in afterschool grants as well as actively working with school leadership, parents, and childcare center directors to enhance the academic and behavior performance of students in grades K-12.
- Developed framework for county-wide Juvenile Prevention Initiative that establishes a continuum of resources to enhance the positive behavior performance of at-risk children and family in Broward County Schools.
- Establish strategic partnerships with numerous community-based organizations, religious partnership, funding entities (i.e. Department of Juvenile Justice and Children Service Council), and community leaders to collaboratively address key community issues.
- Provide visionary leadership, personnel management, and professional development.

08/2022 – Present

Vice President of Development, FD Construction Consulting

Accomplished Vice President of Development with extensive experience in leading construction project development, business growth, and client relations within the construction consulting sector. Skilled in managing multi-million-dollar projects from land acquisition through completion, coordinating design-build processes, and fostering strategic partnerships. Proven ability to enhance operational efficiency, secure financing, and deliver high-quality construction solutions aligned with client objectives.

Key accomplishments include:

- Spearheaded developments such as Solstice at Pompano townhomes and Parkland custom family residence, overseeing site selection, entitlement, financing, design management, and construction phases.
- As VP Development, served as Owner's Representative—overseeing budgeting, feasibility, bidding, contracting, and inspections.
- Negotiated a major Property Disposition & Development Agreement on behalf of FDCC with the Pompano Beach CRA and the City of Pompano Beach; restructured entity to Solstice Townhomes LLC to secure construction financing.
- Successfully secured construction loans and investors, coordinated with lenders on guarantees, and navigated site planning, permit delays, and COVID-19 supply challenges.
- Oversees compliance for FD Construction Consulting LLC, including licensing under Pompano Beach and Loxahatchee Groves jurisdictions.
- Leading firm's mission to be a premier construction, consulting, and project-management organization.

- Actively promoted 2023 projects, reinforcing brand presence in luxury residential and townhouse development.
- Directed end-to-end development of residential, multi-family, and commercial construction projects, encompassing site acquisition, entitlement approvals, financial structuring, design integration, and full construction execution.
- Negotiated high-value contracts, managed multimillion-dollar budgets, and oversaw financial reporting, proactively identifying and mitigating risks to safeguard project outcomes and profitability.
- Resolved complex project challenges, including permitting bottlenecks, supply chain disruptions, and labor coordination, to maintain on-time delivery and budget integrity.
- Supervised and coached cross-functional development teams, driving operational efficiency, accountability, and a culture of continuous improvement and professional advancement.
- Spearhead community engagement initiatives by organizing and facilitating public meetings, town halls, and stakeholder forums to ensure transparency, gather feedback, and build consensus around new development projects that elevate neighborhood infrastructure, safety, and quality of life.

08/2016 – 03/2025

Owner, Janitorial 5 Star Services LLC

As Co-Owner of Janitorial 5 Star Services, demonstrated expertise in operations, contract acquisition, and multi-revenue stream development. Known for strategic thinking, client relationship management, and resilient leadership during crises such as Hurricane Irma and the COVID-19 pandemic. Adept at navigating both private and government sectors to deliver outstanding service across multiple industries. Led the launch and rapid growth of a full-service commercial janitorial agency that scaled from concept to a 50+ employee operation with a diversified portfolio of services and clients. Built a respected brand known for quality, reliability, and flexibility across the South Florida region.

Key accomplishments include:

- Spearhead community engagement initiatives by organizing and facilitating public meetings, town halls, and stakeholder forums to ensure transparency, gather feedback, and build consensus around new development projects that elevate neighborhood infrastructure, safety, and quality of life.
- Secured first contract within 24 hours of establishing company.
- Scaled agency operations from startup to a workforce of 50+ employees through strategic hiring, culture development, and operational infrastructure.
- Collaborated with elected officials and community stakeholders to implement local hiring programs that aligned with economic development goals and public workforce priorities.
- Established a formal bidding and procurement framework that increased vendor competition, enhanced cost-effectiveness, and ensured compliance with government contracting standards.
- Generated \$900,000+ in annual revenue.
- Secured and managed high-value government and private contracts, including: Broward County Government, Broward County School Board, City of Pompano Beach, Sunshine Cleaning, K&L Construction, among others.

- Led the business through major crises—Hurricane Irma and COVID-19 pandemic—by pivoting to scalable emergency and sanitation services, resulting in a 3x revenue increase during peak crisis demand.
- Developed and expanded seven+ revenue-generating service lines, including: Commercial & industrial cleaning, Pressure washing, Interior/exterior painting, Lawn care & landscaping, High-rise window cleaning, Pre- & post-construction cleaning, Disinfection & emergency sanitation services
- Achieved a successful business sale in 2025 for an undisclosed amount, following eight years of operational and financial success.
- Maintained 95% client retention rate through service excellence, compliance, and relationship management.
- Ensured full regulatory adherence with OSHA standards, environmental safety guidelines, and contract-specific operational protocols.
- Collaborated with local municipalities to deliver essential cleaning and sanitation services during state-declared emergencies.
- Supported safe school environments for thousands of students and staff through district-level facility contracts.
- Created job opportunities and workforce development pathways for individuals in underserved communities across Broward County.

08/2012 – 01/2016

Founder/CEO, Team Saving Our Youth (SOY), Inc.

Founder and Chief Executive Officer for 501(c)(3) human services organization specializing in early childhood education, juvenile delinquency prevention, family strengthening, and community development services.

Key accomplishments included:

- Managing and directing the organization toward its primary objectives, based on contractual obligations and under the leadership of the Board
- Secured \$250,000 in initial funding from the Department of Juvenile Justice and Children's Services Council of Broward County in the first year of operations, establishing a sustainable annual budget and launching programs designed to improve academic and behavioral outcomes for at-risk youth in grades K–12 in partnership with parents, school leaders, and early childhood directors.
- Designed and implemented the framework for a countywide behavioral health initiative, providing a continuum of services to support positive behavior outcomes and reduce school suspension rates across Broward County Public Schools.
- Forged and sustained strategic partnerships with key stakeholders, including community-based organizations (e.g., Relationships Matter), public funders (e.g., Department of Juvenile Justice, Children's Services Council), and local government leaders to address systemic challenges facing vulnerable children and families.
- Provided visionary leadership and organizational oversight, including personnel development, capacity building, and team culture cultivation to ensure effective service delivery and mission alignment.
- Contributed to the development and renewal of local education and justice policies, including advocacy for reforms aimed at dismantling the Schoolhouse to Jailhouse Pipeline in Broward County Public Schools, the 6th largest school district in the U.S.
- Led talent development initiatives, fostering a culture of mentorship, succession planning, performance evaluation, and employee recognition to build a high-performing, mission-driven team.

EDUCATION

Iowa State University, Ames, IA

Master of Science, *Magna Cum Laude*, 5/2010

Interdisciplinary Graduate Studies: Business Administration, Public Administration & Psychology

Concentration: *Business Management, Public Relations, Public Policies, Human Resources, Business Leadership*

Creative Component (Thesis): Attitudes Towards Hiring Immigrants Among Iowa Small Business Owners and Managers

University of Dubuque, Dubuque, IA

Bachelors of Arts, Cum Laude, 5/2008

Major: Sociology & Criminal Justices; Minor: Psychology

Concentration: Social Perspective, Criminology, Attitudes & Behaviors.

BOARD/COUNCIL APPOINTMENTS

- Florida Restorative Justice Association
- Circuit 17th Juvenile Justice Advisory Board
- Broward County School Board Oversight Committee for Broward County Government
- Housing Authority of Pompano Beach (Commissioner)
- Fathers, Men and Boys Committee Co-Chair (Broward County Children's Strategic Planning Council)
- Advisory Council Member: Project Bridge for Eckerd

Media & News Journal Appearance

- Future First: Restorative Justice (BECON TV Network)
- Huami Magazine
- New Haitian Generation (BECON TV Network)
- The Westside Gazette
- South Florida's "Most Powerful and Influential Black Business Leaders" of 2021
- Hot 105 FM Radio Station: HIV and AIDS Bowling Awareness (2013)
- Des Moines Register "Haitian students at ISU feel devastated, hope for good news", Iowa (2010) By: Danny Valentine (Staff Writer)
- Iowa KCCI 8 News Network, Iowa (2010)
- Iowa State Daily Newspaper "Haitian students organize aid efforts in the face of disaster, awaiting word from families, friends", Iowa (2010). By: Tessa Callender & Kyle Peterson (Daily Staff Writers)
- Sun-Sentinel Newspaper "Tri-county Pipeline", Florida (2005) By: Pat Lammer (Staff Writer)

COMMUNITY AWARDS/RECOGNITIONS

- 211 Award for CEO (Staff Leader) of the Year, 14th Annual Non-Profit Awards, 2025
- Man of the Year for Community Services, ADIMU Men of Excellence, 25th Anniversary, 2025
- Services to Community, Alumni Award- University of Dubuque, 2023
- Community Service Award, Blanche Ely-Pompano Beach Zone, Broward County Public School District, 2023
- Legacy Magazine South Florida's "Most Powerful and Influential Black Business Leaders" of 2021
- Race In The Heartland- Key Note Speaker, 2019
- 211 Award for Collective Youth Impact (2019)
- Excellence in Education Award for Over Exceed Grant Numbers, Fort Lauderdale, Florida(2011– 2012)
- Iowa Intercollegiate Academic Scholar, University of Dubuque (2006 –2007)
- Benjamin Franklin Leadership Award, Multicultural Center, University of Dubuque, Iowa (2006 – 2007)





Austin Fox

RA, AIA, NCARB

Founder & Principal

**Professional
Registration**
Florida

**Professional
Experience**
10+ Years

Education
Florida Atlantic
University
Bachelors Degree
in Architecture

**Professional
Affiliates**
American Institute
of Architects (AIA)

Since founding the firm, Mr. Fox has successfully moved the company into several diverse core markets. This has resulted in firms completion of a significant number of architectural works throughout the South Florida area. His focus is not only to increase the firm's presence in the South Florida market but to expand in nationwide markets.

Under Mr. Fox's leadership and creative direction, Austin Fox Architecture strives to achieve design excellence and to deliver innovate solutions. Mr. Fox is known for his unique ability to solve complex design issues which is evident by the vast type of experience of projects in different sectors.

Mr. Fox is a graduate of Florida Atlantic University School of Architecture; he is a member of the American Institute of Architects and holds a National Council of Architectural Registration Boards Certificate.



Corporate Information

Firm Corporate Name

Austin Fox Architecture, LLC

Date of Incorporation

11/14/2019

Federal ID:

84-5092949

State of Florida Architectural License

Austin Fox AR 101117 - Qualifier of the Firm

AIA Member No.

39263296

National Council of Architectural Registration Board Certificate No.

100820

Main Office Location

501 E Las Olas Blvd, Fort Lauderdale, FL 33301

Administration

Austin Fox, R.A., A.I.A., NCARB

Founder & Principal

Steve Fox

Chief Financial Officer

Maria Arevalo

Office Manager

Organization Size

Median 10+ Employees (4 in person / 6+ Freelancers on Call)

Years in Business:

3+

Corporate/Commercial Projects

Progressive Plastering and Painting, LLC

Warehouse Storage/General Office - Fort Lauderdale, Florida

Ricky's Takeout

Interior Buildout Restaurant - Delray Beach, Florida

Hook n Fish

Seafood Restaurant - West Palm Beach, Florida

Golden Krust Bakery

Jamaican Restaurant - Lauderhill, Florida

Charles A. Nichols, CPA

Accounting Office - Fort Lauderdale, Florida

State Farm

Interior Buildout - Sunrise, Florida

Abra Coffee

Cafe/Coffee Restaurant - Miami, Florida

Fox Flights

Airplane Hangar Development - North Perry Airport, Florida

Dr. Arevalo Offices

Dermatology Office Buildout - Fort Lauderdale, Florida

Debroh's Salon

Hair Dresser Buildout - Coral Springs, Florida

Gus Loft's & Offices

Coworking Offices & Lofts - Fort Lauderdale, Florida

Axis General Office

General Office Space Buildout - Fort Lauderdale, Florida

SOLSTICE TOWNHOMES PHASE II



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