

Frazier Elite Homes

CONCEPTUAL DESIGN BY STUDIO-US [DESIGN]

7th Street Single-Family Proposed Design

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 NW CRA

Frazier ELITE Homes, LLC (FEH) is expressing interest in the acquisition of certain CRA-owned parcels located in the vicinity of NW 7TH street Pompano Beach, Florida 33069 for the purpose of the re-development of the area and the building of new single-family homes. We are pleased to present this letter of Intent and welcome the opportunity to work in collaboration with the City of Pompano Beach and CRA. This letter will outline, in general terms, our intent to acquire the City-owned parcels.

Background:

The CRA currently owns parcel with the folio # 484234080470. The CRA has indicated its interest in encouraging the development and revitalization of its neighborhoods, and specifically in the area mentioned. This is a vacant lot that is not being utilized for its "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 property, at its own cost, while the same property 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 for the lot to the city of Pompano Beach and \$35,000 to Jesus Supernatural Church.** 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 CRA 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

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.

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

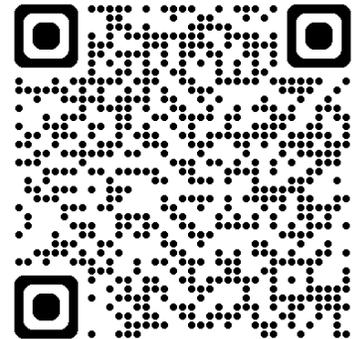
ARCHITECTURE AND DESIGN FIRM

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.

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FINANCIAL FEASIBILITY

504 NW 9th Ave, Pompano Beach, FL 33060

New construction- completed 2024

Design Team:

Francis Stewart

(954) 861-8464

Fjsdino777@aol.com



FRAIZER ELITE HOMES - RECENT PROJECTS

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



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1013 NW 3rd Ave Pompano Beach, FL 33060

Design Team:

Francis Stewart

(954) 861-8464

Fjsdino777@aol.com

FRAIZER ELITE HOMES – RECENT PROJECTS



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-

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

Design Team

Jason Drafting Inc
(239) 673-7024
Admin@jd-inc.net

FRAIZER ELITE HOMES - RECENT PROJECTS

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

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-

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

Design Team

Bobby Raimondo

(941) 456-1906

Bgraimondo@comcast.net

Rohan Lugg

(954) 295- 2022

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

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Port St. Lucie Florida



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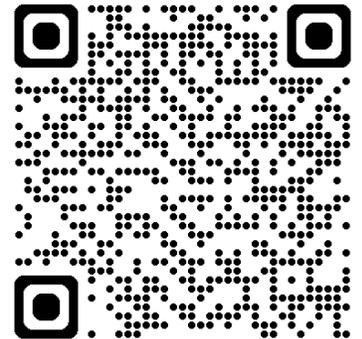
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The proposed single-family project in Pompano Beach is a new construction home designed for modern living. This proposed home will emphasize resilience, smart technology, and compliance with updated building codes to ensure long-term durability and efficiency.

Key Features:

- Smart Home Integration: Equipped with “Ring” doorbell cameras, app-controlled appliances, and other smart home features for enhanced security and convenience.
- Modern Construction: Built to the latest building codes, featuring impact-resistant windows, durable materials, and energy-efficient systems.
- Spacious Layouts: The home offers three bedrooms, two bathrooms, and two-car garage, with the floorplan approximately +/-2,290 sq. ft.
- Prime Location: Situated in the Northwest Pompano Beach Community Redevelopment Area, providing easy access to parks, schools and potentially the new downtown.
- Sustainable & Safe: Designed with hurricane-resistant materials, concrete block construction, and high-efficiency systems to promote safety and energy savings.

This proposed home offers a perfect blend of innovation, security, and comfort, making it an ideal choice for families and modern homeowners looking for a smart, resilient, and well-located home.

NORTH

– Understanding the fabric of the community. Current single-family homes in the area

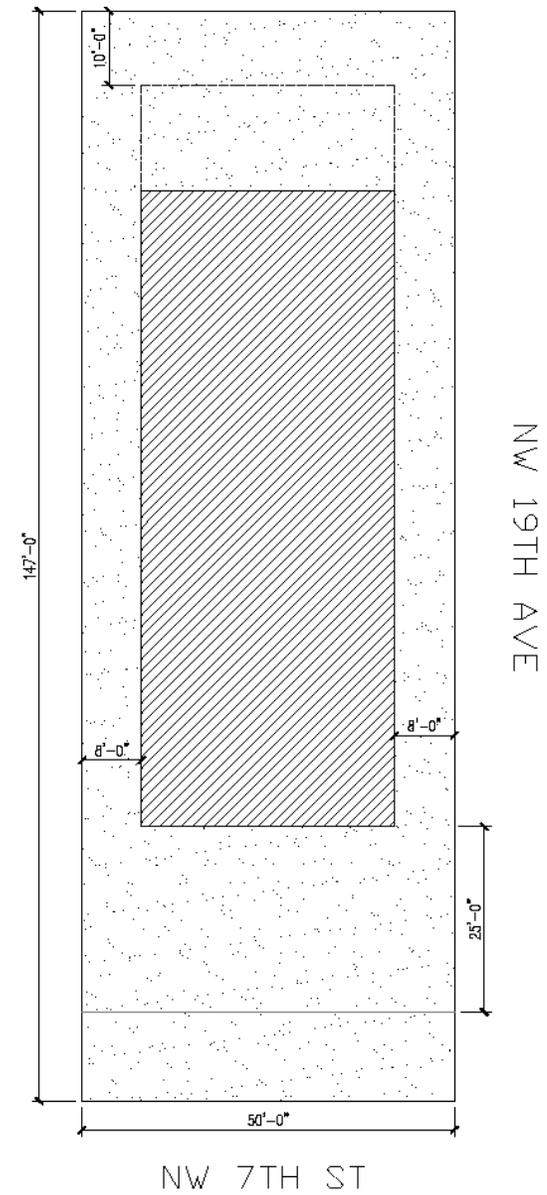


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HOMES BY OTHERS

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NORTH

STUDIO-US [DESIGN]

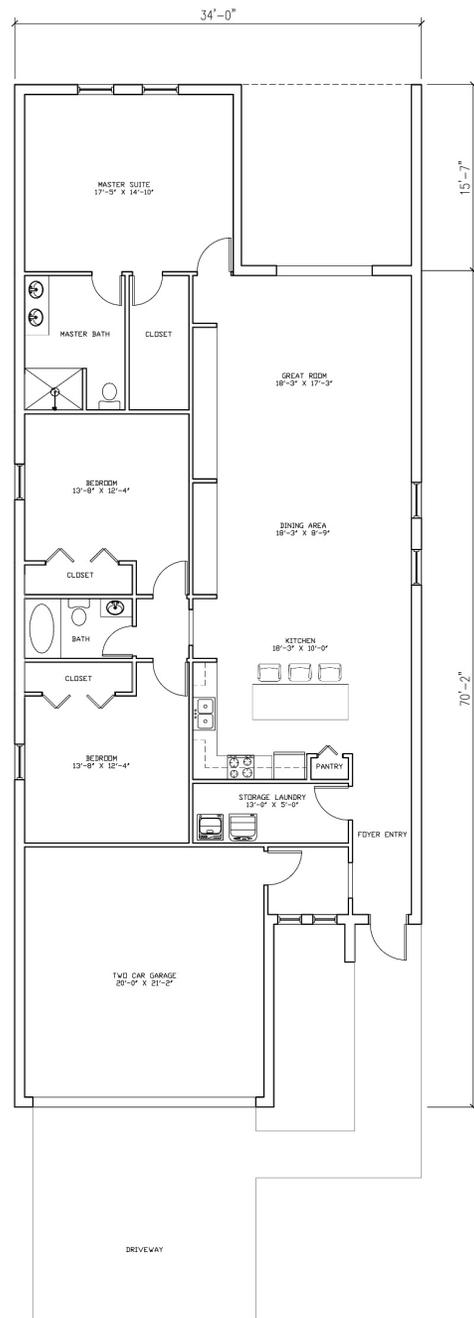
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PROPOSED CONCEPTUAL RENDERING



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LIVING SPACE: 1,877 SQ FT
GARAGE : 420 SQ FT
OUTDOOR PATIO: 216 SQ FT
TOTAL: 2,513 SQ FT

3 BEDROOM
2 BATHROOM
TWO CAR GARAGE
EXTRA STORAGE SPACE
SMART TECHNOLOGY

NORTH

STUDIO-US [DESIGN]

TRADE

SPECIFICATIONS

DESCRIPTION OF WORK

7th STREET CUSTOM SINGLE FAMILY HOME

EXTERIOR

ROOF	BARREL TILE ROOF
DRIVEWAY/WALKWAYS	PAVER DRIVEWAY
COVERED PATIOS	CONCRETE FLAT ROOF
IRRIGATION	
LANDSCAPING	DIGITAL SYSTEM
FASCIA	2X6 WOOD
SOFFIT	STUCCO
SOFFIT/VENTING	N/A
STUCCO	SMOOTH FINISH
GUTTERS	ALUMINUM
STONE	RIVER STONE

INTERIOR

CABINETS

KITCHEN CABINETS DOORS	WOOD RAISE PANAEL
KITCHEN CABINETS HEIGHT	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
BACKSPLASH
MASTER BATH VANITY TOP
SECONDARY BATHS VANITY TOPS

QUARTZ
QUARTZ
QUARTZ
QUARTZ

WINDOW SILLS

THROUGHOUT

WOOD TRIM WITH CUSTOM MOLDING

MILLWORK/MIRRORS/SHELVING/ SHOWER ENCLOSURES

INTERIOR DOOR
CLOSET DOORS
AC CLOSET DOOR
BASEBOARD AND CASING SIZE
BASEBOARDS
CROWN
EXTERIOR DOOR HARDWARE
INTERIOR DOOR HARDWARE
STAIRS
STAIR RAILING
MIRRIORS
CLOSET SHELVING
ACESSORIES
SHOWER ENCLOSURE

8 FT TWP PANEL DOOR
8 FT TWO PANEL CLOSET DOORS
LOUVERED
3 1/2 INCH TRIM
6 1/2 CUSTOM PROFILE
DOUBLE CROWN MOLDING
DOUBLE BOAR KEY HOLES
SINGLE BOAR KEYLESS
N/A
N/A
40 INCH MIRROR TRIM IN CUSTOM MOLDING
CUSTOM BUILKT WOOD SHEVLING
FIRE ESCAPE LATTER/FIRE EXTING& GUISHER
GLASS DOORS

DRYWALL

DRYWALL FINISH WALLS
DRYWALL FINISH CEILINGS

TEXTURE WALLS
TEXTURE CEILING

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WET AREAS DRYWALL
CORNERS

DENSHEILD
SQUARED

BATH TILE

MASTER WALLS
MASTER FLOOR
SECONDARY BATH FLOORS

15X30 CREAMIC TILE
18X18 CREAMIC TILE
15X30 CREAMIC TILE

FLOORING

CERAMIC TILE
CARPET
VINYL
PAD

24X24 CREAMIC TILE LIVING, KITCHEN AND HAUL WAY
N/A
VINYL IN BEDROOMS
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

UNDERMOUNT DOUBLE SINK
DELTA CHATEUA
1/3 HP BADGER
WHITE PORCELAIN TUB
DELTA CHATEUA OR EQUAL
DELTA CHATEUA OR EQUAL
DELTA CHATEUA OR EQUAL
DELTA CHATEUA OR EQUAL
WHITE PORCELAIN SINK
DELTA CHATEUA OR EQUAL
DELTA CHATEUA OR EQUAL
WHITE UNDERMOUNT
WHITE PORCELAIN TUB

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Proposed Development Schedule – Single Family Home

Phase 1 – CRA & City Process

Month 1: CRA and City initial review & negotiations
Month 1–1.5: Draft and finalize Development Agreement with CRA
Month 1.5–2: CRA/City approval of Development Agreement
Month 2–2.5: Pre-application meeting with Planning Department

Phase 2 – Design & Approvals

Month 2–3: Architectural drawings (schematic + design development)
Month 3–3.5: Site plan submittal & City review (Round 1)
Month 3.5–4: Resubmittal / Site Plan Approval
Month 4–4.5: Construction documents & Building Permit application
Month 4.5–5: Permit review & approval

Phase 3 – Closing & Financing

Month 3–4: Secure financing commitments
Month 4.5–5: Land purchase / closing

Phase 4 – Construction

Month 5–5.5: Mobilization, site prep, survey, soil test
Month 5.5–6.5: Slab, block work, tie beam
Month 6.5–7: Trusses, framing
Month 7–8: Rough-in (electrical, plumbing, HVAC)
Month 8–9: Windows, doors, stucco, roof
Month 9–10.5: Drywall, trim, tile, cabinets, countertops
Month 10.5–11: Driveway, landscaping, paint, appliances, systems install
Month 11–11.5: Final survey, blower door test, inspections

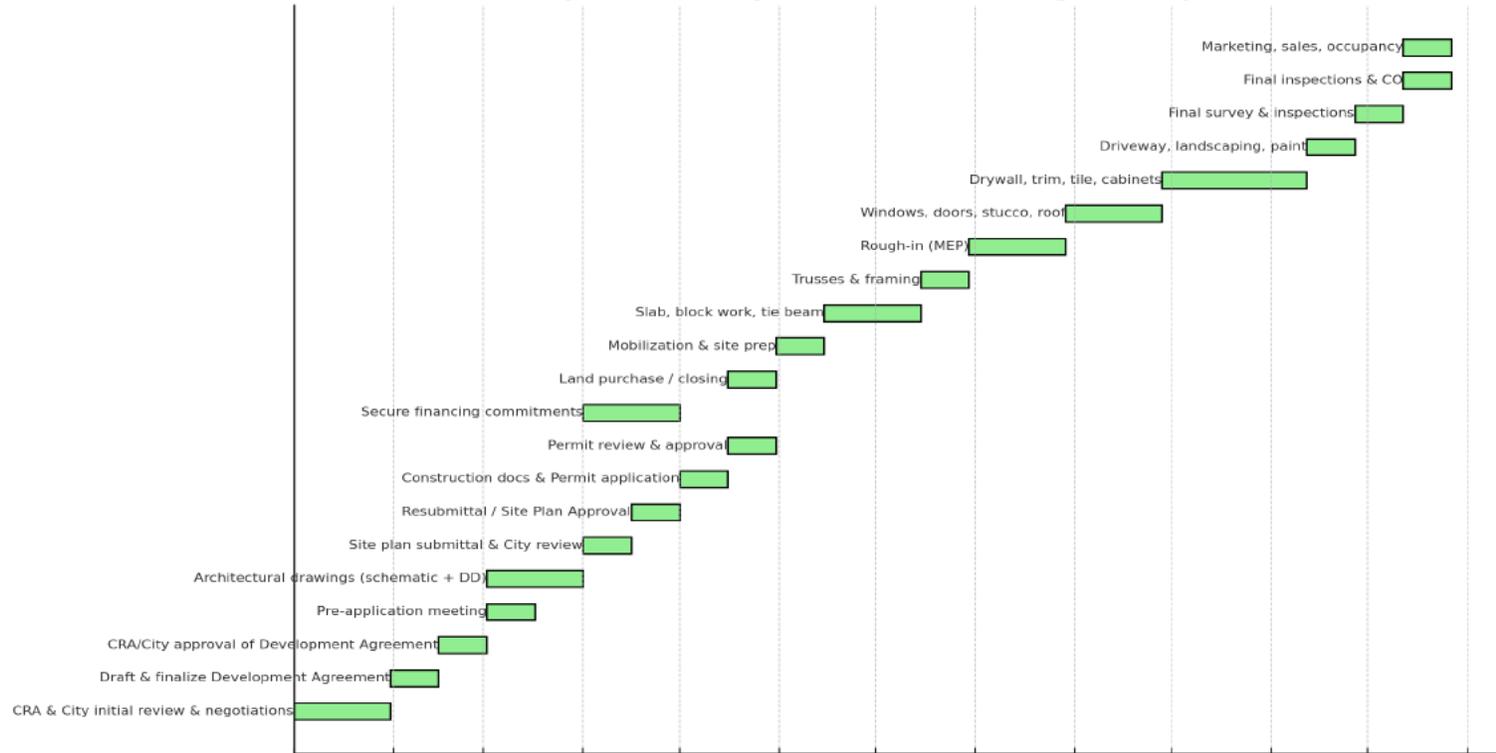
Phase 5 – Occupancy

Month 11.5–12: Final inspections & Certificate of Occupancy
Month 11.5–12: Marketing, sales, first occupancy

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Gantt Chart Timeline

Proposed Development Schedule - Single Family Home



Timeline

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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 _____

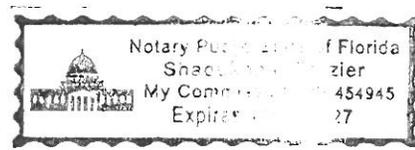
WITNESS

Toussaint _____

WITNESS

Shaquanna Frazier _____

NOTARY



Construction Loan: Sources & uses

Sources	\$	%	Uses	\$	%
Construction Loan	\$ 390,000.00	85.00%	Land	\$ 85,000.00	18.47%
Investor Equity	\$ 70,000.00	15.00%	Construction Cost	\$ 185,000.00	40.21%
			Site Work	\$ 10,000.00	2.17%
			Hard Cost Contingency	\$ 20,000.00	4.34%
			Architectural & Engineering	\$ 15,000.00	3.26%
			Permitting, General Conditions & Fees	\$ 25,000.00	5.43%
			Developer & Builder Mgmt. Fees	\$ 70,000.00	15.20%
			Financing Expense	\$ 40,000.00	8.69%
			Other Soft Cost	\$ 10,000.00	2.17%
Total Sources	\$ 460,000.00	100%	Total Uses	\$ 460,000.00	100%

Project Budget		Unit Type I		Total	
Item	\$	PSF	\$	PSF	% of Total
Land Basis	\$	-	\$	-	
Hard Costs					
Land	\$	85,000	\$	18.47	\$
Construction Costs	\$	185,000	\$	40.21	\$
Site Work	\$	10,000	\$	2.17	\$
Hard Cost Contingency	\$	20,000	\$	4.34	\$
Total Hard Costs	\$	300,000	\$	65.28	\$
Soft Costs					
Permits, General Conditions & Fees	\$	25,000	\$	5.43	\$
Architectural and Engineering Fees	\$	15,000	\$	3.26	\$
Development Management Fee	\$	35,000	\$	7.60sf	\$
Builder Management Fee	\$	35,000	\$	7.60sf	\$
Interest Expense	\$	40,000	\$	8.69sf	\$
Other Soft Cost	\$	10,000	\$	2.17sf	\$
Total Soft Costs	\$	160,000	\$		\$
Total Cost	\$	460,000	\$	205.35	\$

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: \$390,000.00

Property Address: 1910 NW 7th Street, Pompano Beach, FL 33069

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

Lender:



Solomon Lieberman
Account Executive
T: (718) 944-8119
E: Solomon.L@welendllc.com
88-10 139th St, Kew Gardens, NY 11419
15 West 47th St, New York, NY 10036

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.fs@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>

FRAZIER ELITE HOMES LLC
621 NW 8TH AVE
POMPANO BEACH, FL 33060

REFERENCE:

RAYMOND STROWBRIDGE
231 SW 8TH STREET
DEERFIELD BCH, FL 33441
954-214-6182
NEW BUILD

GLENDAL LEE
228 SW 5TH COURT
DEERFIELD BEACH, FL
754-422-1558
NEW BUILD

NICHOLAS KYLE
1857 NW 93RD TERR
CORAL SPRINGS, FL 33071
954-952-8454
REMOLDEL

FRAZIER ELITE HOMES

621 NW 8TH AVE

POMPANO BEACH, FL 33060

FRAZIERELITEHOMES@GMAIL.COM

GENERATING JOBS FOR THE PEOPLE OF POMPANO BEACH, FL.

IF GIVEN THIS PROJECT, WE PLAN TO GENERATE OVER 25 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.

Your actual rate, payment, and costs could be higher. Get an official Loan Estimate before choosing a loan.



Your Chase Mortgage Preapproval

Lender: JPMorgan Chase Bank, N.A.

Date: September 5, 2025
Reference Number: MAX8828445

Borrower(s): David R Concepcion

Property Address (if applicable): , Pompano Beach, Florida 33069

Congratulations! You are preapproved for a mortgage. Your preapproval is based on:

- Your credit report
- Your provided income & asset information
- An automated underwriting review

Below are the terms used to generate your preapproval:

Purchase price/Estimated value: \$450,000.00			Loan amount: \$436,500.00		
Property type: Single Family					
Credit report ordered: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			Occupancy type: Primary Residence		
Mortgage Type	Interest Rate	Points	Mortgage Payment	Payment with Taxes and Insurance	Second mortgage Payment
Conventional/30 Year Fixed	6.375%	0.000%	\$2,723.19	\$3,783.83	\$0.00

Program terms, conditions, interest rates, and points reflect today's market and are subject to change without notice. Contact your Home Lending Advisor for up to date rates, terms and conditions.

Here are some important things to keep in mind:

- This letter **expires** 90 calendar days from the date above.
- This preapproval is not a loan commitment. Once you complete the mortgage application, Chase will perform a comprehensive review of your creditworthiness, including verification of any information and documentation you provided, which may result in a change to the terms above. All conditions are subject to final underwriting, property valuation and investor approval.

Please call me at the number below to discuss next steps in your application process.

Learn about homebuyer assistance options that may be available in your area by visiting Chase.com/Affordable and look for the Chase Homebuyer Assistance Finder tool or contact your Chase Home Lending Advisor. Homebuyer assistance programs may provide opportunities for grant funds, zero interest or deferred interest loans, or may reduce the amount of money you save for a down payment. Please note, JPMorgan Chase Bank, N.A. does not guarantee eligibility or search results for any homebuyer assistance program and all eligibility qualifications are subject to program requirements. The search results displayed should not be considered an exhaustive list of grants that may be available for you. Consult with a personal tax advisor for questions about any impacts to your personal income taxes.

If you're a Chase customer buying a new home or an investment property, you may be eligible for our Chase Closing Guarantee. We promise an on-time closing in as soon as three weeks or you'll get \$5,000.

Not all customers or products are eligible for the guarantee. Certain delays, loan type, property type, and other factors may impact your eligibility. Visit chase.com/cg for eligibility, timing and documentation requirements. The Chase Closing Guarantee may be considered miscellaneous income and may be reportable for tax purposes to you and the IRS. Consult your personal tax advisor for questions about the impact to personal income tax returns. This offer is subject to change at any time without prior notice.

Sincerely,

Wilson, Jason

NMLS ID: 497891

jason.wilson@chase.com

Phone: (332)799-6158 ext. , we accept operator relay calls.

Fax: (614)591-9657; it's free from any Chase branch





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

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ISSUED: 10/22/2024

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