

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

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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.

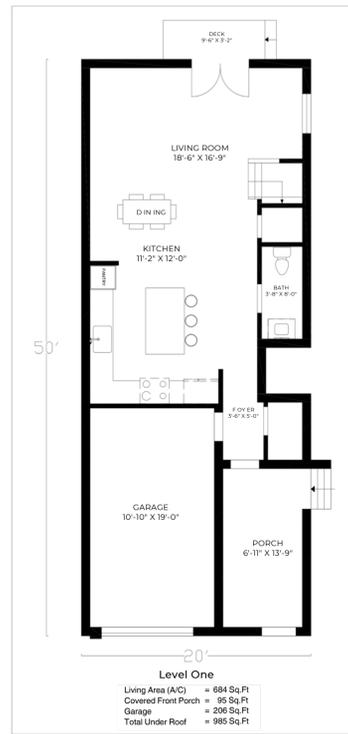
Sincerely,

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

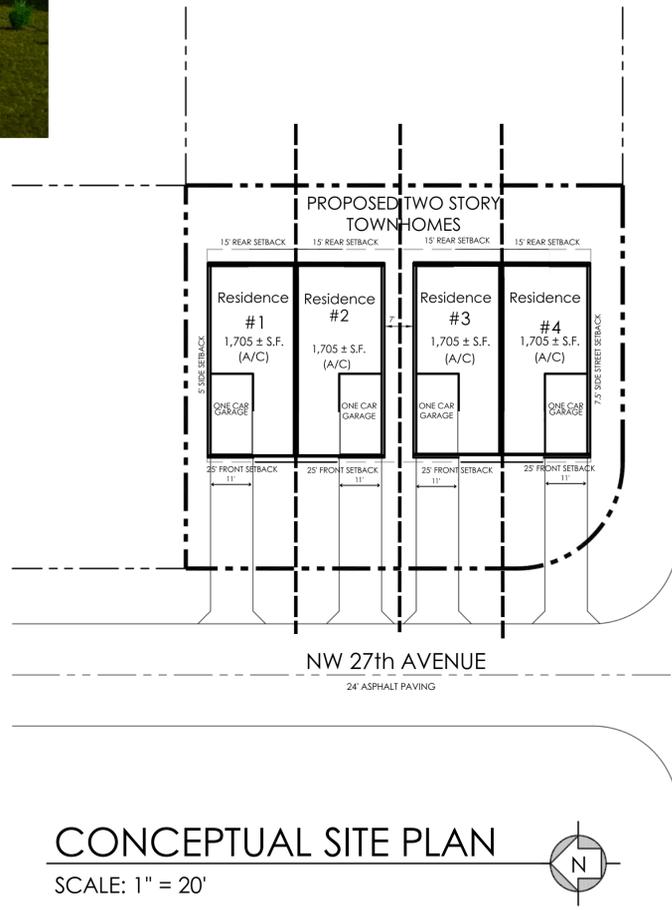
DATA TABLE:
 ZONING: B-2
 CURRENT USE: VACANT
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL

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 93399
 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



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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	(75.77)	(152,000)	10%
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	61	2	0
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		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%		76,000	4.8%	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	75.77	152,000	Margin
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			152,000
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
	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		
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
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	360	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

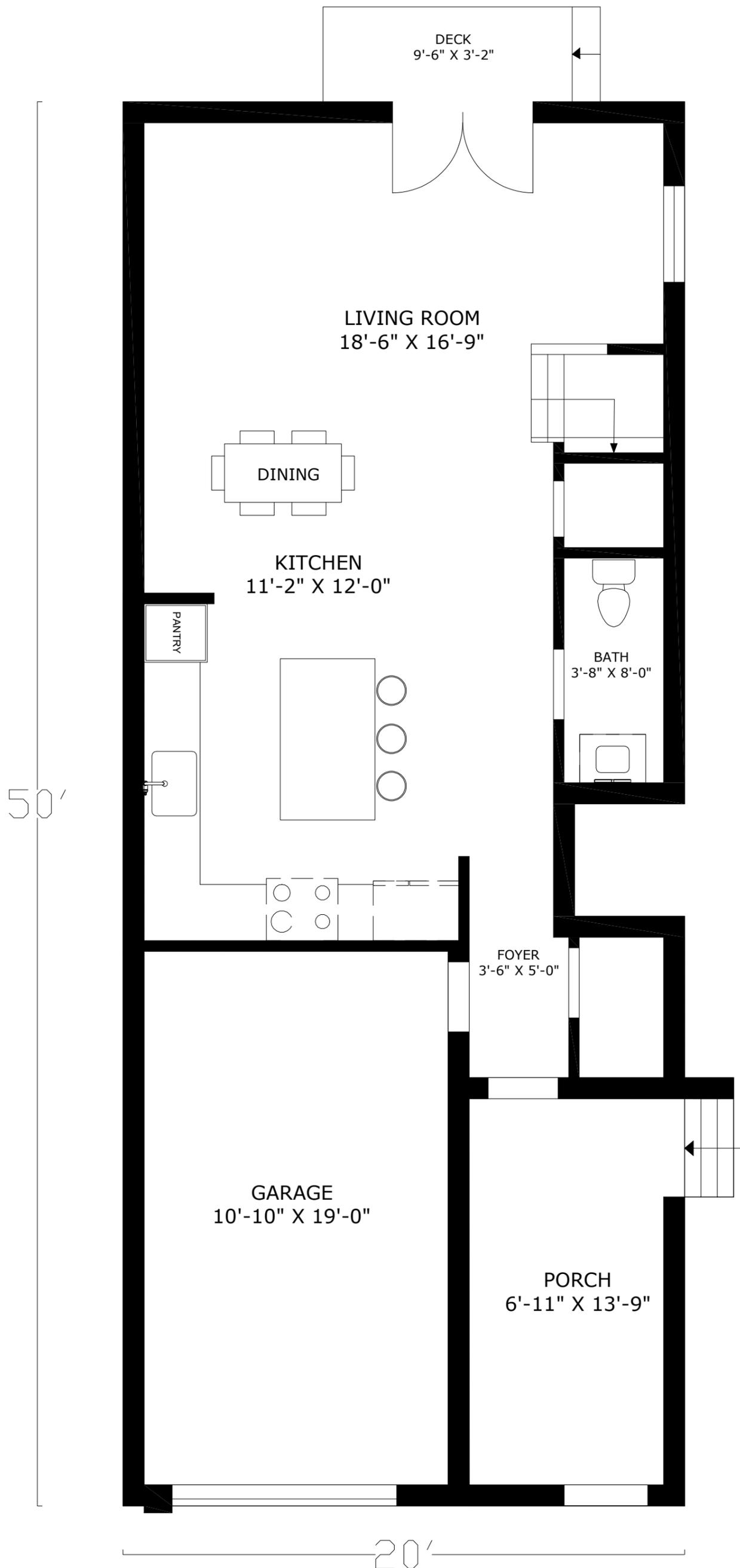
Home Sale Pro Forma	
Sales Price	PSF: 1,243.40, Amount: 2,120,000, Days to Sell: 61 Days
Land Cost	109.67, 220,000
Design/Engineering	9.57, 19,200
Hard Costs	649.37, 1,302,644
Overhead/Other Costs	19.94, 40,000
Finance Costs	37.94, 76,100
Marketing/Closing Costs	<u>80.16</u> , <u>160,800</u> , Margin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

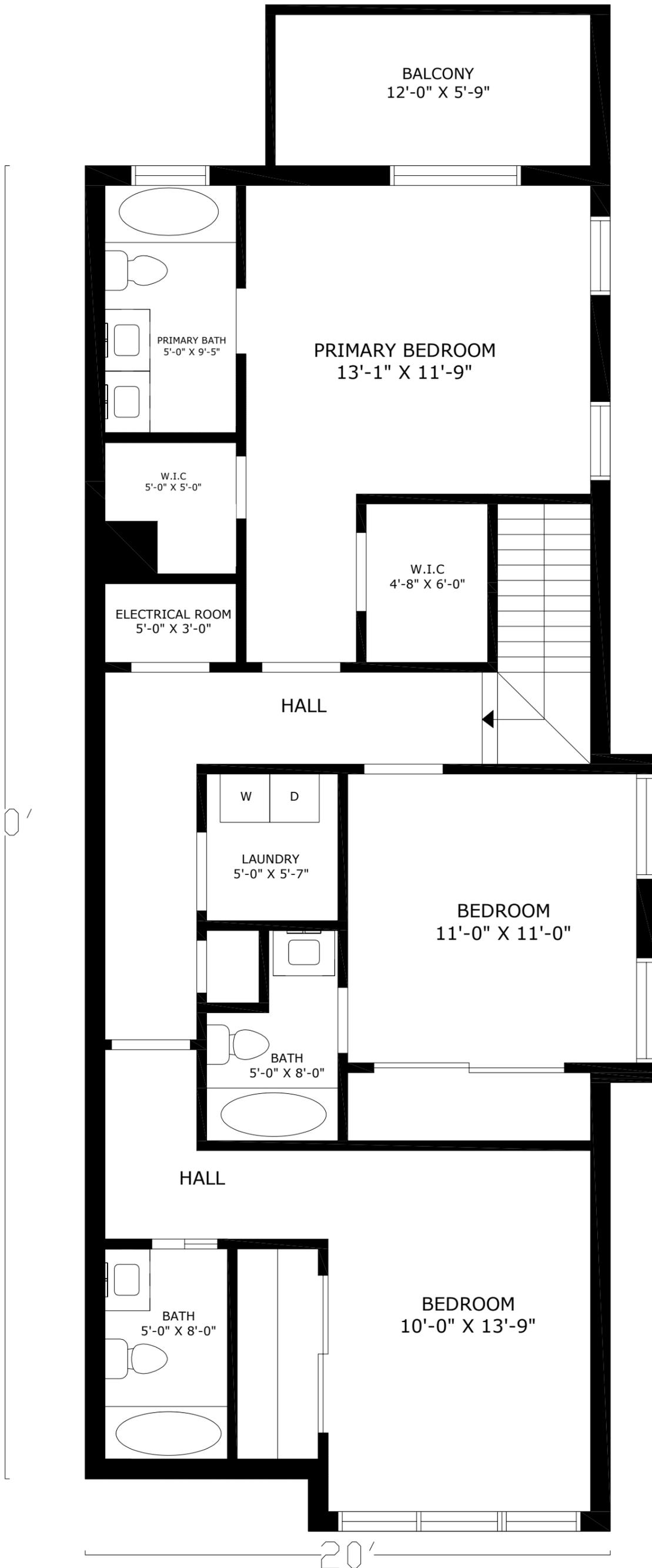






Level One

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

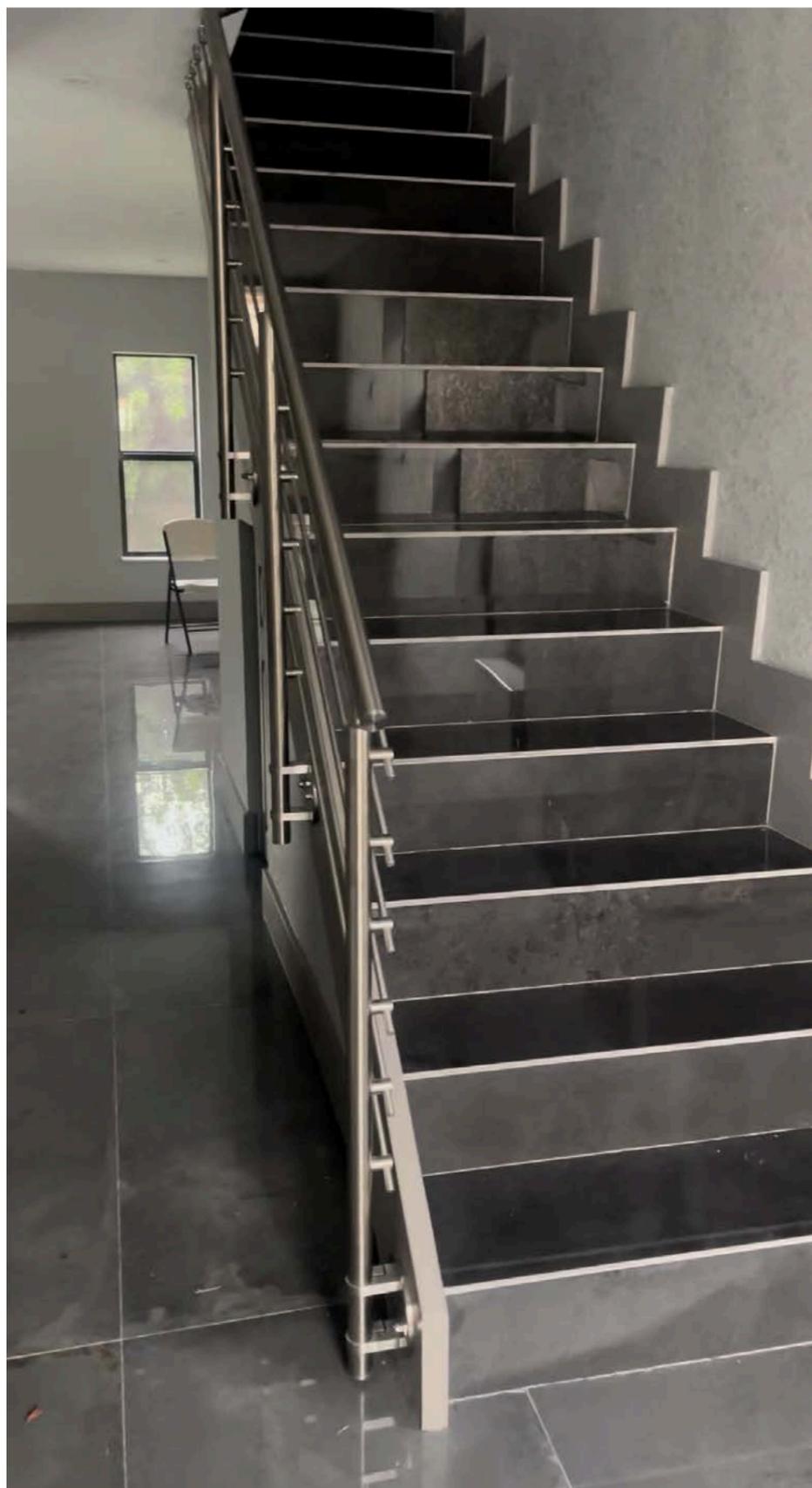


**2061-2067 Washington Ave,
Opa-Locka, FL 33054**



**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)			Water Management (3A)					
Governmental (X)			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

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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

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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

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ISSUED: 09/24/2024

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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

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