



LG FAMILY HOMES INC

1808 WEST TERRAMAR DRIVE
LAUDERDALE BY THE SEA FL 33062
954-663-8121

Email: 1GOODDEAL@COMCAST.NET



Att: CRA. Kimberly Vasquez
Project Manager
Office: (954) 786-7835

11/25/2019

Att: Kimberly Vazquez

Submission of Unsolicited Proposal to Build 1 new sf home

LG Family Homes, Inc. proposes to build one new CBS single-family home located on lot in the Ortanique neighborhood which we discussed, **POMPANO SPRINGS REPLAT 173-171 B LOT 135 of Broward County Records, Located in the City of Pompano beach Florida AKA 610 NW 21 AVE Pompano beach Florida 33060**

LG Family Homes, Inc. will build 1 new single-family home that will be sold to persons of a family earning 120% or less of the average median income for broward county, as is a condition precedent running with the land.

LG Family Homes, Inc. upon approval from CRA will submit plans to build the home within 30 days of CRA final approval deed transfer, we will work with the city closely to follow the plans and expedite the starting of the project, because we are a self-funded entity we will commence with construction of all the homes as soon as approval of permitting is achieved, there will be no delay in starting this project as to funding. We anticipate a construction period of four months once the project construction has begun. This project is going to be marketed to buyers that equal 120% of less Broward County Median income level?

If you require, I can provide banking information showing that we have the necessary monies to complete this project.

Below is a list of the Properties we have built in the last few years and months

We Recently completed two new homes on pompano beach community redevelopment agency lots

2060 NW 7 ST POMPANO BEACH And 2020 NW 7 ST POMPANO BEACH JUST FINISHED IN AUG/19

Important to know that we submitted our plans on above cra project, within just two weeks after the deed was transferred into our name, we then completed the entire project and sold the properties in less than a year of the transfer date, we would have been done sooner but we had to wait 2 months for fpl to bring power to the project, also a few months for plans to be approved. We will be building the exact same model home on this new site that we previously built on above site.

Other properties developed by LG in past few years and months are as follows.

| | |
|---|-------------|
| 790/798 NE 43 Street Oakland Park, | 4 townhomes |
| 701 thru 737 NE 1 Street Pompano Beach, | 6 new homes |
| 1437 SE 2 Street Pompano Beach | 1 sfr |
| 3665 SW 12 Place Fort Lauderdale | 1 sfr |
| 348 NW 40 Court Oakland Park | 1 sfr |
| 2151 SW 42 Ave Unincorporated | 1 sfr |
| 2060 NW 7 Street Pompano | 1 sfr |
| 2020 NW 7 Street Pompano | 1 sfr |

1. We will build a large CBS home three bedrooms and two bathrooms with a two-car garage using the same home as built on the last two lots in same subdivision.
2. We are pleased to announce we will be donating \$1,500.00 for each home sale to a community outreach program as we did on previous parcels that services this community.
3. Also, we have qualified buyers that we have for the properties, we are confident that receiving additional buyers if necessary, will not be difficult, due to the high demand of housing within this price range.

Se Below

The Home Plans we propose to build will be as follows per city requirements, this is properties we have already built and have plans already drawn up with architect already.

(BELOW IS THE PROPOSED SINGLE-FAMILY HOME WE WILL BUILD)



This one-story Florida Spanish Mediterranean-style house features three bedrooms, two bathrooms, a two-car garage and a covered entry. It is an excellent selection for a starter home. The floor plan provides a spacious living room and dining room, a kitchen adjacent to the family room and an eating bar. The utility room is conveniently located adjacent to the garage. The large master bedroom has a master bathroom and a walk-in-closet

| | |
|---------------------------------|------------------|
| Stories | 1 |
| Bedrooms | 3 |
| Bathrooms | 2 |
| Garage | 2 cars |
| Width x Length | 35' 0" x 66' 10" |
| First Floor Sq. Ft. | 1552 |
| Second Floor Sq. Ft. | 0 |
| Total AC Sq. Ft. | 1552 |
| Total Under Roof Sq. Ft. | 2121 |

If there is further information you would like to see and or need, please do not hesitate in calling me, I am looking forward to a successful and beneficial relationship.

Thank you

James Lowe

James Lowe

LG Family Homes Inc.

954-663-8121



| | | | |
|------------------------|---|---------|-----------------|
| Site Address | 610 NW 21 AVENUE, POMPANO BEACH FL 33069 | ID # | 4842 34 35 1350 |
| Property Owner | POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY | Millage | 1512 |
| Mailing Address | 100 W ATLANTIC BLVD POMPANO BEACH FL 33060 | Use | 80 |
| Abbr Legal Description | POMPANO SPRINGS REPLAT 173-171 B LOT 135 | | |

| Property Assessment Values | | | | | |
|----------------------------|----------|------------------------|---------------------|----------------------|-----|
| Year | Land | Building / Improvement | Just / Market Value | Assessed / SOH Value | Tax |
| 2020 | \$15,300 | | \$15,300 | \$15,300 | |
| 2019 | \$15,300 | | \$15,300 | \$15,300 | |
| 2018 | \$15,300 | | \$15,300 | \$15,300 | |

| | County | School Board | Municipal | Independent |
|-----------------------|----------|--------------|-----------|-------------|
| Just Value | \$15,300 | \$15,300 | \$15,300 | \$15,300 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | \$15,300 | \$15,300 | \$15,300 | \$15,300 |
| Homestead | 0 | 0 | 0 | 0 |
| Add. Homestead | 0 | 0 | 0 | 0 |
| Wid/Vet/Dis | 0 | 0 | 0 | 0 |
| Senior | 0 | 0 | 0 | 0 |
| Exempt Type 15 | \$15,300 | \$15,300 | \$15,300 | \$15,300 |
| Taxable | 0 | 0 | 0 | 0 |

| Date | Type | Price | Book/Page or CIN |
|-----------|------|-----------|------------------|
| 9/14/2004 | QC* | \$100 | 38354 / 249 |
| 9/26/2003 | WD* | \$485,700 | 36173 / 216 |
| | | | |
| | | | |
| | | | |

| Price | Factor | Type |
|-----------------|--------|------|
| \$2.50 | 6,120 | SF |
| | | |
| | | |
| | | |
| Adj. Bldg. S.F. | | |

| Special Assessments | | | | | | | | |
|---------------------|------|-------|-------|------|------|-------|-------|------|
| Fire | Garb | Light | Drain | Impr | Safe | Storm | Clean | Misc |
| 15 | | | 3A | | | | | |
| L | | | 3A | | | | | |
| 1 | | | .14 | | | | | |



Construction
Completed

Lot
Requested

Lot Info:
Conveyed to CRA: 9/14/2004
BCPA Assessed: \$15,500
Restricted: Affordable