

Exhibit 3

724 NW 15TH WAY
AFFORDABLE HOUSING
PROPOSAL

Sefton & Beverly Chambers
431 NW 17th Avenue
Fort Lauderdale Florida 33311

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EXECUTIVE SUMMARY

PRESENT STATE OF PROPERTY

This property is 62 years of age and has been unoccupied over 10+ years. Interior wiring, electric materials and plumbing has been removed or destroyed beyond repair. The roof has a gaping hole in the right side of the property and the entire roof must be replaced. There are no appliances and all plumbing, electrical, and drywall must be replaced on initial appearance. This property is not functional or in living condition.

WORK TO BE COMPLETED

Renovation starts with a complete clean out and removal of all debris that has been stored in the property. Removal and replacement of the entire roof based on the recommendation of roofing contractor. Plumbing contractor will provide a complete outline of damages of interior and exterior plumbing systems and propose work to be completed to meet the requirements for Broward County Compliance. Plumber will also confirm or deny the interference of any underground root damage to plumbing system. Electrician will complete a damage report and submit recommendations. He will work closely with the designer for upgraded electrical options. General Contractor and Mr. Chambers will coordinate the removal and replacement of all windows, interior and exterior doors, and state required hurricane proof purchases in compliance of Miami-Dade County Notice of Acceptance.

Walnut, matte porcelain wood looking tile will be installed throughout the home; bedrooms, living space, dining and kitchen areas with 4-inch baseboards. The kitchen will be equipped with stainless-steel appliances and shaker cabinetry extending to the ceiling and below the marble countertop with a double quartz sink. The bathroom will be completely renovated with universal design in mind for comfort and safety. The open shower will include a versatile handheld shower sprayer for more enjoyable use. Overhead shower lighting and boutique tile on shower walls with a bench for seating and a grab bar. A 2-drawer vanity and mirrored cabinet for maximum storage. 2-piece gravity flush toilet installed under non-glossy ceramic tile. Bathroom hardware installed will be upgraded with a single lever door handle for easy grasp and rotation, with towel bars. The laundry room will be furnished with a family sized stackable washer and dryer. The home does require tenting for termites. The General contractor and Mr. Chambers will decide on the design of the driveway and landscaping. Total rehabilitation of the property is necessary.

Address: 724 NW 15th Way
Fort Lauderdale, Fl. 33311
Exhibit 1 – Location Map

Type: Residential

Zoned: RD-15 Residential Single Family, Duplex Low Medium Density District

Lot Size: 5625 SF

Building Size: 874 SF

Year Built: 1961

Compliance: Affordable housing compliance Florida Statue 420.0004(3)

Highest & Best Use: Single Family Residential

Target Audience: Broward County median income of \$115,200 family of 4 at 120% AMI 120% AMI.
Exhibit 5

PURCHASERS

Sefton & Beverly Chambers
431 NW 17th Avenue
Fort Lauderdale Florida 33311

Sefton Chambers 954-638-4068 mrseftonchambers@yahoo.com
Beverly Chambers 954-868-0856 mrsbeverlychambers@yahoo.com

OFFER PRICE

\$1.00

COMPLETION DATE

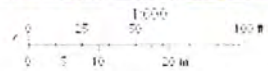
6 to 8 months after acceptance

Property Id: 504204280170

**Please see map disclaimer



January 25, 2024



724 NW 15 WAY (Property ID 5042 04 28 0170)



EXHIBIT 2
PROPERTY APPRAISERS ID

Site Address	724 NW 15 WAY, FORT LAUDERDALE FL 33311	ID #	5042 04 28 0170
Property Owner	FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY	Millage	0312
Mailing Address	914 SISTRUNK BLVD FORT LAUDERDALE FL 33311	Use	01-01
Abbr Legal Description	CARVER PARK 19-21 B LOT 6 BLK 2		

The just values displayed below were set in compliance with [Sec. 193.011, Fla. Stat.](#), and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2024 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023	\$16,880	\$160,800	\$177,680	\$157,590	
2022	\$16,880	\$126,390	\$143,270	\$143,270	

2024* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$177,680	\$177,680	\$177,680	\$177,680
Portability	0	0	0	0
Assessed/SOH	\$173,340	\$177,680	\$173,340	\$173,340
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	\$173,340	\$177,680	\$173,340	\$173,340
Taxable	0	0	0	0

Sales History			
Date	Type	Price	Book/Page or CIN
12/21/2021	QCD-T		117871934
9/8/2014	ACT-T		112511195
7/10/2014	CET-D	\$1,100	112462131
1/1/1983	PRD	\$19,000	11216 / 410

Land Calculations		
Price	Factor	Type
\$3.00	5,625	SF
Adj. Bldg. S.F. (Card, Sketch)		874
Units/Beds/Baths		1/2/1
Eff./Act. Year Built: 1962/1961		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
X								
1								

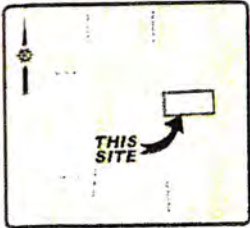


MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Photographs for Parcel ID 504204-28-0170



SKETCH OF BOUNDARY SURVEY OF **724 N.W. 15TH WAY, FORT LAUDERDALE, FL.**



LOCATION MAP
NOT TO SCALE

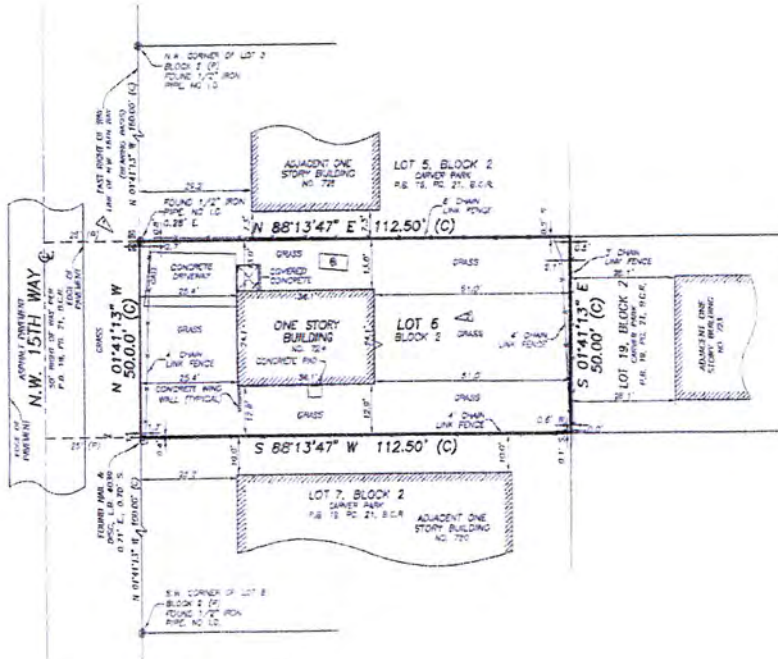


VIEW 1
NOT TO SCALE



VIEW 2
NOT TO SCALE

- LEGEND:
- B.C.R. BROWARD COUNTY RECORDS
 - P.B. PLAT BOOK
 - P.G. PAGE
 - I.D. IDENTIFICATION
 - I.D.B. IDENTITIES INFORMATION BASED ON PLATS OF RECORD
 - L.D.B. LICENSED BUSINESS
 - C. CALCULATED
 - C.L. CENTERLINE
 - S.T.M. SEPTIC TANK MANHOLE
 - F.H. FIRE HYDRANT
 - W.M. WATER METER
 - E.M. ELECTRICAL METER
 - W.V. WATER VALVE
 - S.I.R. SET 5/8" IRON ROD & CAP, L.S. 7551
 - U.O. UNLESS OTHERWISE SPECIFIED
 - B. BREAK IN SCALE
 - V. VIEW 1



LEGAL DESCRIPTION:

LOT 6, BLOCK 2, CARVER PARK, A SUBDIVISION ACCORDING TO THE PLAT THERE RECORDED AT PLAT BOOK 19, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEY NOTES:

1. THIS SURVEY REPRESENTS A BOUNDARY SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING CHAPTER 55-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
3. THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
4. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.
5. TREES, HEDGES, ORNAMENT PLANTS, IRRIGATION EQUIPMENT, WELLS AND LANDSCAPING NOT LOCATED OR SHOWN HEREON, TENCES AND WALL DIMENSIONS ARE APPROXIMATE.
6. THE SURVEYOR DID NOT DETERMINE OWNERSHIP OF FENCES AND WALLS, SUBSURFACE UTILITIES AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE VOID AND INVALID WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. THE PROPERTY SHOWN HEREON CONTAINS 0.13 ACRES (5,675 SQUARE FEET), MORE OR LESS.
9. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE A AND FLOOD ZONE AN, ELEVATION 4 (FAC) BE, AS SHOWN IN FLOOD INSURANCE RATE MAP 13014C, 2308 N. COUNTY NUMBER 122-02, 03, OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, MAP EFFECTIVE DATE, AUGUST 18, 2014.

SURVEY NOTES (CONT.)

10. ECS LAND SURVEYORS, INC. DID NOT SEARCH THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS AFFECTING THE PROPERTY BEING SURVEYED. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
11. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY ECS LAND SURVEYORS, INC. ECS LAND SURVEYORS HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. ECS LAND SURVEYORS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT ECS LAND SURVEYORS DIRECTLY FOR VERIFICATION OF ACCURACY.
12. THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N 67°14'13.3" W, ALONG THE EAST RIGHT-OF-WAY LINE OF N.W. 15TH WAY AND ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, 1982 (1995) ADJUSTMENT.

THIS SURVEY IS CERTIFIED TO:

CITY OF FORT LAUDERDALE, FLA.

CERTIFICATE:

THIS TO CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Digitally signed by
Javier De La Rocha
Date: 2023.09.29
09:58:45 -04'00

JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 8506
STATE OF FLORIDA
ECS LAND SURVEYORS, INC. L.S. 7551
javier@ecsurveyors.com

TELEPHONE NO. 561-374-0760 FAX NO. 561-318-0771



SKETCH OF BOUNDARY SURVEY

LOT 6, LOCK 2

CARVER PARK
PLAT BOOK 19, PAGE 21, B.C.R.
(2000 DISTANCE FIRST ADJUSTABLE 01/30/11)

CITY OF FORT LAUDERDALE, FLA.

DATE 09/29/23

DRAWN BY J.E.C.

CHECKED BY J.D.L.R.

DATE 09/29/23

REVISIONS

DATE NO. ECS3351

Sheet No. 01 of 01

EXHIBIT 4
APPRAISAL REPORT
VANCE REAL ESTATE SERVICES
6/1/2023
SALES COMPARISON APPROACH

The appraised value by Vance Real Estate Service was concluded with sales comparison approach of recent and similar sales data collected, and drive by appearance, also known as **summary appraisal**. However, after internal inspection with staff of the property in October it was established that the appraised amount should be considered as subjective due to extensive interior damages and deterioration that could not be considered during time property was appraised. Thereby suggesting a substantial decrease in valuation.

A drive-by appraisal, also known as a summary appraisal, is a simplified version of a traditional home appraisal where the appraiser only examines the exterior of the property and any available real estate records to determine the home's value. This type of appraisal is usually less expensive than a full appraisal, but may not be accepted by a lender . It is sometimes used for refinance appraisals, especially in light of recent pandemic-related concerns

109,008

APPRAISAL REPORT

RESIDENTIAL AND COMMERCIAL PROPERTIES
NORTHWEST REGIONAL ACTIVITY CENTER
FORT LAUDERDALE, FL 33311

by

Vance Real Estate Service
7481 Northwest Fourth Street
Plantation, Florida 33317-2204

for

Fort Lauderdale Community Redevelopment Agency
Attention: Mr. Robert Wojcik
CRA Housing and Economic Development Manager
914 Sistrunk Boulevard Suite 200
Fort Lauderdale, FL 33311

June 1, 2023

Vance Real Estate Service



June 1, 2023

Fort Lauderdale Community Redevelopment Agency
Attn: Mr. Robert Wojcik, CRA Housing & Economic Development Manager
914 Sistrunk Boulevard Suite 200
Fort Lauderdale, FL 33311

RE: Eleven (11) properties in the Northwest Regional Activity Center
Fort Lauderdale, Florida 33311

Dear Mr. Wojcik:

In fulfillment of our agreement, we transmit our appraisal report, in which we develop opinions of market value for the fee simple estate in the referenced real properties as of June 1, 2023. The report sets forth the value conclusions, along with data and reasoning supporting the opinions.

This report was prepared for and our professional fee billed to Fort Lauderdale Community Redevelopment Agency. Our analyses have been prepared in conformance with the Uniform Standards of Professional Appraisal Practice (USPAP 2020 - 2023). This report is for exclusive use of the client for possible sale of the appraised properties.

Jesse B. Vance, Jr. and Claudia Vance visited the properties. If you have questions or further needs, please contact the undersigned.

As a result of our analyses, we have developed the opinions of market value, subject to definitions, certifications, and limiting conditions listed on the following page and set forth in the attached report.

(THIS LETTER MUST REMAIN ATTACHED TO THE REPORT WITH ONE HUNDRED TWENTY-NINE (129) NUMBERED PAGES FOR THE VALUE OPINION SET FORTH TO BE CONSIDERED VALID.)

Respectfully submitted,

Jesse B. Vance, Jr., MAI, SRA, ASA, MBA
State-Certified General Real Estate Appraiser #RZ-85

Claudia Vance, MAI
State-Certified General Real Estate Appraiser #RZ-173

MBA in Real Estate Development & Management

7481 Northwest 4th Street, Plantation, FL 33317-2204 954 583-2116 vanceval@att.net

VALUES FOR APPRAISED SUBJECT PROPERTIES

<u>Number</u>	<u>Location</u>	<u>Zoning</u>	<u>Sq.Ft. Land</u>	<u>Value/Sq.Ft.</u>	<u>Final Values</u>
1	521 NW 13 Avenue Fort Lauderdale, FL	"RS-8"	7,910	\$18.00	\$142,380
2	427 NW 20 Avenue Fort Lauderdale, FL	"RS-8"	5,500	\$17.00	\$93,500
3	724 NW 5 Way Fort Lauderdale, FL	"RD-15"	5,625	\$18.50	\$104,063
4	1951 NW 7 Place Fort Lauderdale, FL	"RM-15"	5,000	\$18.50	\$92,500
5	1207 NW 2 Street Fort Lauderdale, FL	"RMM-25"	6,000	\$18.50	\$111,000
6	660 NW 22 Road Fort Lauderdale, FL	"CB"	5,003	\$20.00	\$100,060
7	708 NW 22 Road Fort Lauderdale, FL	"CB"	5,004	\$22.00	\$110,088
8	712 NW 22 Road Fort Lauderdale, FL	"CB"	5,004	\$22.00	\$110,088
9	716 NW 22 Road Fort Lauderdale, FL	"CB"	5,004	\$22.00	\$110,088
10	744 NW 22 Road Fort Lauderdale, FL	"CB"	5,004	\$20.00	\$100,080
11	761 NW 22 Road Fort Lauderdale, FL	"CB"	5,003	\$20.00	\$100,060
TOTAL					<u>TOTAL VALUE</u> <u>\$1,173,907</u>

PERSONAL RESUMES & BUSINESS STRUCTURE

Sefton Chambers is the **Project Manager** on all projects listed below. His work resume includes employment with builders, developers and private investors in both Broward and Palm Beach County. Mr. Chambers is hands on with most of the construction and works directly with General Contractor and labor staff until completion.

Reference: Tom Reich – Builder/Investor – 786-873-9500

Blanton Mitchell - Investor 954-253-1701

Roschell Franklin - Investor 954-224-9866

Christoper Roland - Investor 954-830-5597

Beverly Chambers is the **Administrator and Financial Officer** on all projects listed below. Her work resume includes various administration positions with attorneys, developers, Arvida at Weston Closing Department and New Construction Department. Presently Mrs. Chambers is a licensed Real Estate Associate with Charles Rutenberg Realty and is a Million Dollar Producer.

The Chambers' are a staple in the community and have affiliations with Mount Bethel Baptist Church, Honorary Member of the Kawanis Club of Central Broward, Historic Dorsey River Bend Homeowners Association member, Board of Directors for Black Boys & Books, Inc., and both volunteer in the community in which they live.

BUSINESS STRUCTURE

Sefton Chambers	Project Management/Construction
Beverly Chambers	Administration/Finance

FINANCIAL CAPACITY

Tax Returns 2021 & 2022 - (Attached Separately)

Bank Loan - Ronald B. Sicilia Trust

**Bank Statements - 1/2024 Beverly Chambers, P.A.
1/2024 Sefton Chambers**

CONSULTANT --- LEGAL COUNSEL --- ACCOUNTANT --- TEAM

Consultant: Bishop Clarence E. Glover 901 NW C. E. Glover Avenue, Ft. Lauderdale, Florida 33311
954-401-5635 Clarenceeglover@bellsouth.net

Legal: TBD

Accountant: Mahamoud Babikir of A&L Multi Services – 561-997-9262, 2650 NW 38th Street, Boca Raton, Florida 33434 Romabab@bellsouth.net

CONSTRUCTION TEAM

General

Contractor: TBD

Electrician: Louis Little of Sunco Electric – 954-605-3926 2309, NW 8th Street, Fort Lauderdale, Florida 33311

Plumber: Winfred Glover of Wins' Plumbing - 954-914-3038, 1760 NW 28th Avenue, Fort Lauderdale, Florida 33311 954-817-1313

Designer: Jerome Key of Key Painting and Design, Inc. - 954-797-7917 2224 SW 68th Terrace, Miramar, Florida 33023

Architect: TBD

Roofer: TBD

Cost Breakdown 724 NW 15th Way
Fort Lauderdale Rehabilitation

Structure	Cost
HARD COST	
Contractor	15,000.00
Plumbing Work	20,000.00
Driveway	8,000.00
Landscaping	4,000.00
Roofing and Sheet Metal Work	30,000.00
Electric Work	15,000.00
Cabinets/Counter Tops/Vanity	3,000.00
Windows/Screens/Doors/Hardware	30,000.00
Millwork - Base and Trim	2,000.00
Air Conditioning and Heating	5,000.00
Flooring	6,000.00
Painting Interior & Exterior	2,500.00
Appliances/Tub/Shower Enclosure/Toilet	11,000.00
Fixtures	1,500.00
Framing and Drywall	6,500.00
All Labor	8,000.00
Cleaning	500.00
Sub Total	168,000.00
SOFT COST	
Builders Risk Insurance	3,000.00
Architect	12,000.00
Permits/Miscellaneous	5,000.00
Extermination	2,000.00
Sub Total	22,000.00

Projected Total \$190,000.00

Affordable Rental Home Operating Budget							
Project Name:	Chambers Investment Project						
Address:	724 NW 15th Way, Fort Lauderdale, FL 33311						
Total Number of Units:						1	
Income:			# Units	Monthly		Annual	
Rent:			1	\$ 2,592		\$ 31,104	
Other Income:				\$ 26		\$ 311	
Less:							
			Gross Income		\$ 2,618	\$ 31,415	
	Vacancy		5.0%	\$ (131)		\$ (1,570.75)	
	Eviction Costs		3.0%	\$ (79)		\$ (942.45)	
Gross Effective Income:				\$ 2,408		\$ 28,902	
Expenses:							
Administrative				Monthly		Annual	
	Advertising & Marketing Vacancies			\$ 25		\$ 300	
	Property Management			\$ -		\$ -	
	Property Maintenance (5%)			\$ 130		\$ 1,560	
	Property Taxes @ \$3,791/yr			\$ 316		\$ 3,791	
	Property Insurance @ \$2,450/yr			\$ 204		\$ 2,450	
	Legal			\$ -		\$ -	
	Banking Service Charges			\$ -		\$ -	
	Debt Service			\$ 1,030		\$ 12,358	
	Reserves (5% of Rents)			\$ 120		\$ 1,445	
Total Annual Operating Expenses:				\$ 1,825		\$ 21,904	
Net Operating Income				\$583		\$6,998	

Chambers Investment Property

5 Year Operating Statement

Revenues	2024	2025	2026	2027	2028
Rental Income	\$31,104	\$32,037	\$32,998	\$33,988	\$35,008
Other	\$311	\$320	\$330	\$340	\$350

Total Gross Revenues	\$31,415	\$32,357	\$33,328	\$34,328	\$35,358
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Vacancy	-\$131	-\$135	-\$139	-\$143	-\$147
Eviction Costs	-\$79	-\$81	-\$83	-\$86	-\$88

Total Net Revenues	\$28,902	\$29,769	\$30,662	\$31,582	\$32,529
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Operating Expenses

Advertising & Marketing Vacancies	\$300	\$309	\$318	\$328	\$338
Property Management	\$0	\$0	\$0	\$0	\$0
Property Maintenance	\$1,560	\$1,607	\$1,655	\$1,705	\$1,756
Property Taxes @ \$3,791/yr	\$3,791	\$3,905	\$4,022	\$4,143	\$4,267
Property Insurance @ \$2,450/yr	\$2,450	\$2,524	\$2,599	\$2,677	\$2,757
Legal	\$0	\$0	\$0	\$0	\$0
Banking Service Charges	\$0	\$0	\$0	\$0	\$0
Debt Service*	\$12,358	\$12,358	\$12,358	\$12,358	\$12,358
Reserves	\$1,445	\$1,488	\$1,533	\$1,579	\$1,626

Total Annual Expenses	\$21,904	\$22,561	\$23,238	\$23,935	\$24,654
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Net Income	\$6,998	\$7,207	\$7,424	\$7,646	\$7,876
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Debt service includes payments on \$50,000 Loan with interest rate of 7.5% APY via 5 annual payments of \$12,358.24

2023 Income Limits and Rent Limits
Florida Housing Finance Corporation
SHIP and HHRP Programs

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household									Rent Limit by Number of Bedrooms in Unit							
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5	
Alachua County (Gainesville HMF/A)	30%	18,200	20,800	24,860	30,000	35,140	40,280	45,420	50,560	Refer to HUD	60,200	63,640	452	484	621	814	1,007	1,199
	50%	30,350	34,700	39,050	43,350	46,850	50,300	53,800	57,250	60,690	64,158	752	813	976	1,127	1,257	1,388	
	80%	48,550	55,500	62,450	69,350	74,900	80,450	86,000	91,550	97,104	102,653	1,213	1,300	1,561	1,803	2,011	2,219	
Median: 90,800	120%	72,840	83,280	93,720	104,040	112,440	120,720	129,120	137,400	145,656	153,979	1,821	1,951	2,343	2,706	3,018	3,331	
140%	84,980	97,160	109,340	121,380	131,180	140,840	150,640	160,300	169,932	179,642	2,124	2,276	2,733	3,157	3,521	3,886		
Baker County (Jacksonville MSA; Baker County HMF/A)	30%	18,100	20,650	24,860	30,000	35,140	40,280	45,420	50,560	Refer to HUD	60,200	63,640	452	484	621	814	1,007	1,199
	50%	30,100	34,400	38,700	43,000	46,450	49,900	53,350	56,800	60,200	63,640	752	806	967	1,118	1,247	1,376	
	80%	48,150	55,000	61,900	68,750	74,250	79,750	85,250	90,750	96,320	101,824	1,203	1,289	1,547	1,787	1,993	2,200	
Median: 86,100	120%	72,240	82,560	92,880	103,200	111,480	119,760	128,040	136,320	144,480	152,736	1,806	1,935	2,322	2,683	2,994	3,304	
140%	84,280	96,320	108,360	120,400	130,060	139,720	149,380	159,040	168,560	178,192	2,107	2,257	2,709	3,130	3,493	3,855		
Bay County (Panama City MSA; Panama City-Lynn Haven-Panama)	30%	16,550	19,720	24,860	30,000	35,140	40,280	45,420	50,560	Refer to HUD	55,090	58,238	413	453	621	814	1,007	1,199
	50%	27,550	31,500	35,450	39,350	42,500	45,650	48,800	51,950	55,090	58,238	688	738	886	1,023	1,141	1,259	
	80%	44,100	50,400	56,700	62,950	68,000	73,050	78,100	83,100	88,144	93,181	1,102	1,181	1,417	1,636	1,826	2,015	
Median: 78,700	120%	66,120	75,600	85,080	94,440	102,000	109,560	117,120	124,680	132,216	139,771	1,653	1,771	2,127	2,455	2,739	3,022	
140%	77,140	88,200	99,260	110,180	119,000	127,820	136,640	145,460	154,252	163,066	1,928	2,066	2,481	2,864	3,195	3,526		
Bradford County	30%	14,580	19,720	24,860	30,000	34,700	37,250	39,850	42,400	Refer to HUD	44,940	47,508	364	428	621	808	931	1,028
	50%	22,500	25,700	28,900	32,100	34,700	37,250	39,850	42,400	44,940	47,508	562	602	722	835	931	1,028	
	80%	35,950	41,100	46,250	51,350	55,500	59,600	63,700	67,800	71,904	76,013	898	963	1,156	1,335	1,490	1,643	
Median: 66,400	120%	54,000	61,680	69,360	77,040	83,280	89,400	95,640	101,760	107,856	114,019	1,350	1,446	1,734	2,004	2,235	2,467	
140%	63,000	71,960	80,920	89,880	97,160	104,300	111,580	118,720	125,832	133,022	1,575	1,687	2,023	2,338	2,607	2,878		
Brevard County (Palm Bay-Melbourne- Titusville MSA)	30%	18,100	20,650	24,860	30,000	35,140	40,280	45,420	50,560	Refer to HUD	60,200	63,640	452	484	621	814	1,007	1,199
	50%	30,100	34,400	38,700	43,000	46,450	49,900	53,350	56,800	60,200	63,640	752	806	967	1,118	1,247	1,376	
	80%	48,150	55,000	61,900	68,750	74,250	79,750	85,250	90,750	96,320	101,824	1,203	1,289	1,547	1,787	1,993	2,200	
Median: 89,600	120%	72,240	82,560	92,880	103,200	111,480	119,760	128,040	136,320	144,480	152,736	1,806	1,935	2,322	2,683	2,994	3,304	
140%	84,280	96,320	108,360	120,400	130,060	139,720	149,380	159,040	168,560	178,192	2,107	2,257	2,709	3,130	3,493	3,855		
Broward County (Fort Lauderdale HMF/A; Miami-Ft. Lauderdale-West Palm Bch)	30%	20,200	23,050	25,950	30,000	35,140	40,280	45,420	50,560	Refer to HUD	67,200	71,040	505	540	648	814	1,007	1,199
	50%	33,600	38,400	43,200	48,000	51,850	55,700	59,550	63,400	67,200	71,040	840	900	1,080	1,248	1,392	1,536	
	80%	53,800	61,450	69,150	76,800	82,950	89,100	95,250	101,400	107,520	113,664	1,345	1,440	1,728	1,996	2,227	2,458	
Median: 88,500	120%	80,640	92,160	103,680	115,200	124,440	133,680	142,920	152,160	161,280	170,496	2,016	2,160	2,592	2,995	3,342	3,688	
140%	94,080	107,520	120,960	134,400	145,180	155,960	166,740	177,520	188,160	198,912	2,352	2,520	3,024	3,494	3,899	4,303		

Florida Housing Finance Corporation (FHFC) income and rent limits are based upon figures provided by the United States Department of Housing and Urban Development (HUD) and are

In Compliance with Florida Statutes 420.004(3)

“Affordable” means that monthly rents or monthly mortgage payments including taxes, insurance, and utilities do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households as indicated in subsection (9) - Extremely low-income persons, subsection (11) - Low income persons, subsection (12) - Moderate income persons, or subsection (17) - Very low income persons.

Our Target Audience

“Moderate-income persons” or **“moderate-income household”** means one or more natural persons or a family that has a total annual gross household income that does not exceed 120 percent of the median annual income adjusted for a family size for households within the metropolitan statistical area, the county, or the nonmetropolitan median for the state, whichever is greatest. With respect to rental units, the moderate-income household’s annual income at the time of initial occupancy may not exceed 120 percent of the area’s median income adjusted for family size. While occupying the rental unit, a moderate-income household’s annual income may increase to an amount not to exceed 140 percent of 120 percent of the area’s median income adjusted for family size.

Project Sources of Funds

Project Source of Funds	Amount	Rate	Term
Bank Loan (specify)	50,000.00	7.5%	5 years
CRA funds	\$0		
Owner equity (specify)	140,510.00		
Total Sources	\$190,000.00		

Project Use of Funds	Amount
Land Acquisition	\$0
Hard Construction Cost	168,000.00
Permits/Fees	5,000.00
Builders Risk Insurance	3,000.00
Architectural Plans	12,000.00
Extermination	2,000.00
Total Uses	\$190,000.00

Ronald B. Sicilia Trust dated October 26, 2022

Ronald Sicilia, Trustee
1771 Lake Miona Dr.
The Villages, FL 32162
(954) 707-1469
carmensicilia06@gmail.com

Jan. 23, 2024

To whom it may concern:

I am pleased to inform you that **BEVERLY CHAMBERS, P.A.** has been approved for a Hard Equity Money Loan in the amount of FIFTY THOUSAND DOLLARS (\$50,000) for the purchase of any real estate in the State of Florida.

This transaction by **BEVERLY CHAMBERS, P.A.** is a **CASH OFFER** without any contingencies from the lender.

If you have any questions, please feel free to contact me.

Thank you,
Ronald Sicilia

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Deposit Account Balance Summary

01/25/2024

Requestor information:

BEVERLY CHAMBERS, P.A.

1615 NW 5TH ST
FORT LAUDERDALE, FL 33311-8835

Summary of Deposit Account				
Account Number	Account Type	Open Date	Current Balance	Avg Balance (12 mos)
	Chase Business Complete Checking	01/06/2023	\$67,700.19	\$38,409.00
Customer Information				
BEVERLY CHAMBERS, P.A.		Sole Owner		
BEVERLY CHAMBERS		Signer		

Deposit Account Balance Summary request completed by:

YASMIN RODRIGUEZ BRANAS
(614) 248-5800
Broward and 441

PLEASE NOTE THAT THE INFORMATION PROVIDED IN THIS LETTER WILL BE THE ONLY INFORMATION RELEASED BY JPMorgan Chase, N.A.

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Deposit Account Balance Summary

01/23/2024

Requestor information:

SEFTON N CHAMBERS

431 NW 17TH AVE
FORT LAUDERDALE, FL 33311-8733

Summary of Deposit Account				
Account Number	Account Type	Open Date	Current Balance	Avg Balance (12 mos)
	Chase Secure Banking	04/10/2019	\$80,810.36	\$25,589.00
Customer Information				
SEFTON N CHAMBERS		Sole Owner		
BEVERLY CHAMBERS		Beneficiary		

Deposit Account Balance Summary request completed by:

MABEL LIU
(954) 443-0432
Broward and 441

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**CHAMBERS COMPLETED REHABILITATION
PROJECTS**

<u>Property Address</u>	<u>Purchase Price</u>	<u>Start</u>	<u>Completion</u>	<u>Budget</u>	<u>Sold</u>	<u>Value</u>
431 NW 17 th Avenue	60K	2014	2015	35K	N/A	460K
1624 NW 7 th Avenue	12K	2016	2016	35K	155K	N/A
1615 NW 5 th Street	25K	2018	2019	65K	N/A	300K
1700 NW 4 th Street	40K	2020	2021	250K	580K	N/A

431 NW 17TH AVENUE



BEFORE



AFTER

1624 NW 7TH STREET



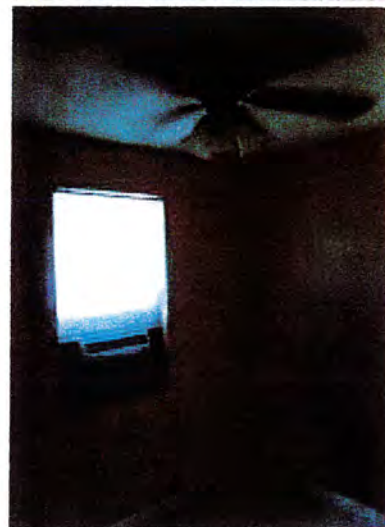
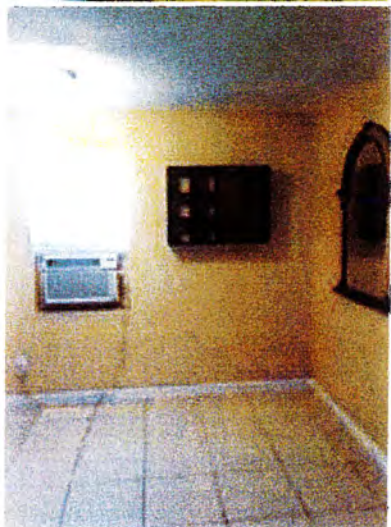
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AFTER





AFTER



1615 NW 5TH STREET



BEFORE



AFTER



BEFORE



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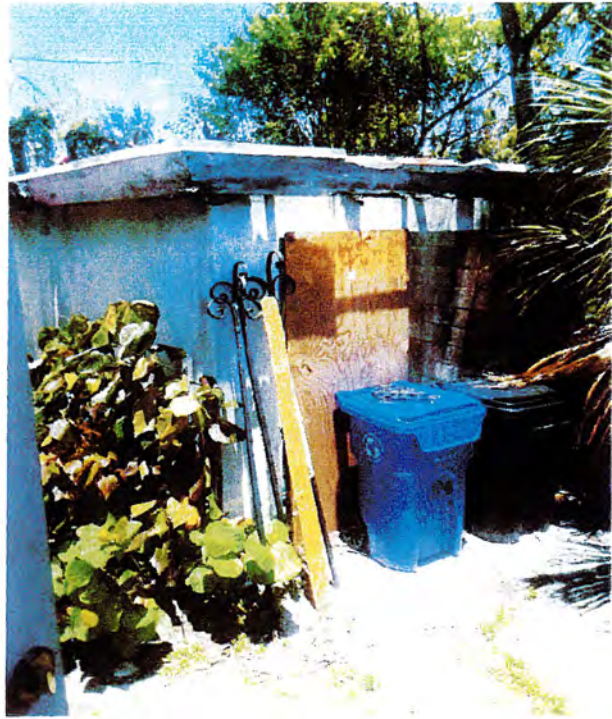


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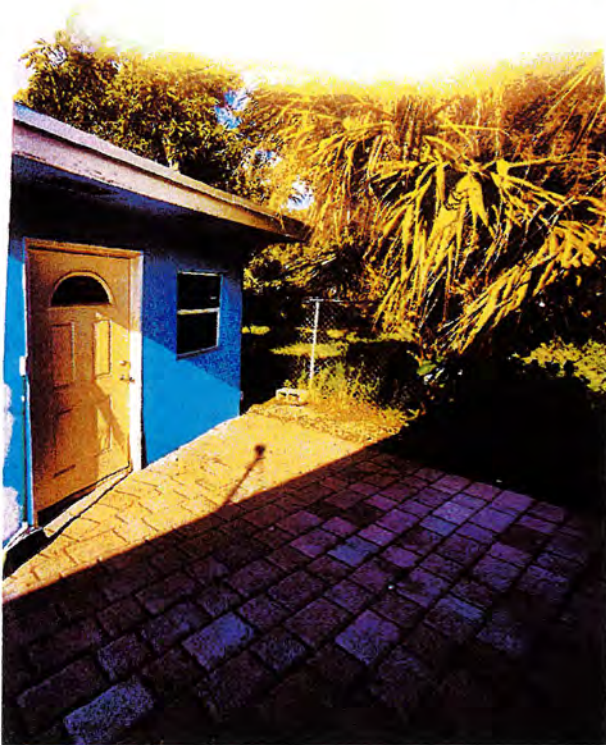


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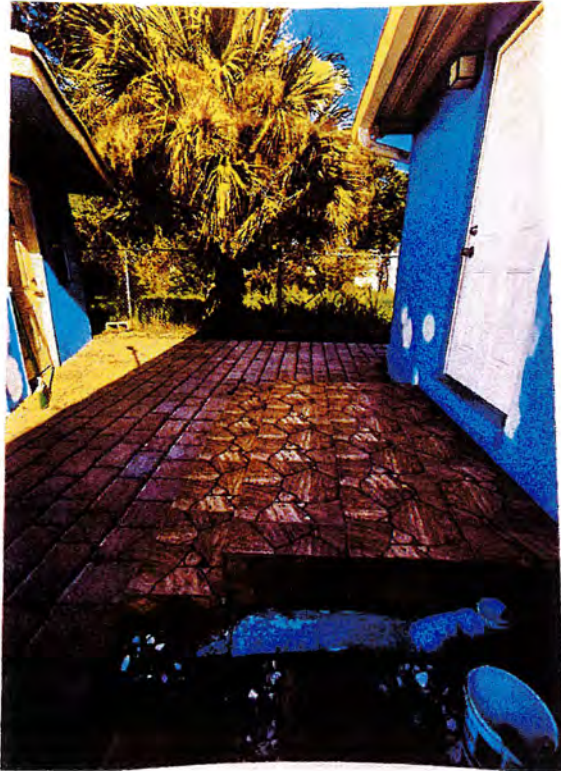
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AFTER





**AFTER –
LAUNDRY
ROOM**





BEFORE



AFTER



BEFORE



AFTER



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AFTER



BEFORE



AFTER



AFTER



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**AFTER -
LIGHTING**





BEFORE



AFTER



AFTER



1700 NW 4TH STREET



BEFORE



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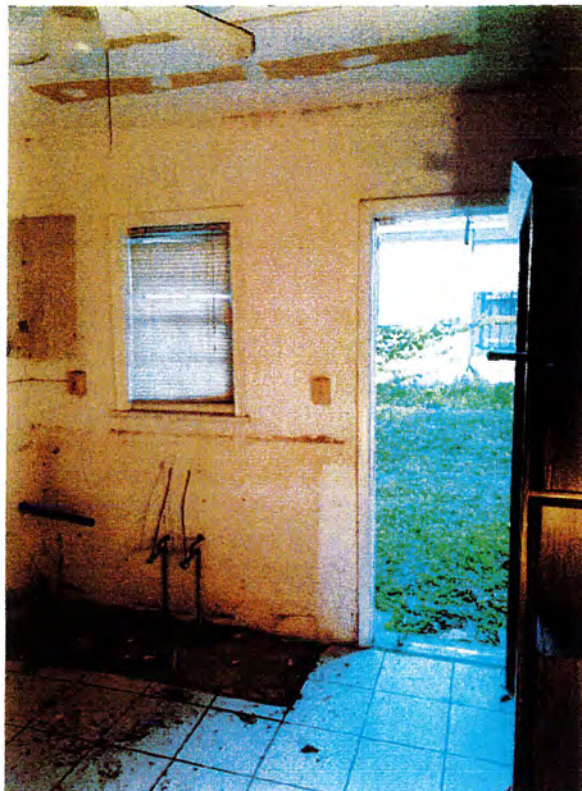
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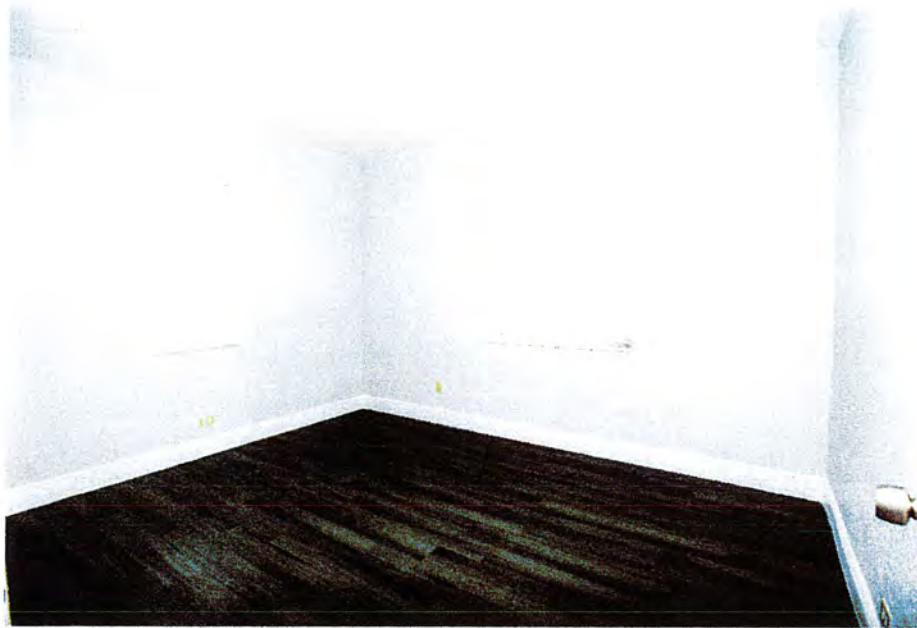


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