

EXHIBIT 4

Schumer Capital Corp.

Bid Contact **Eric Haynes**
eric.haynes@schumercapital.com
Ph 954-388-7012

Address **140 S. University Drive, Suite E**
Plantation, FL 33324

Bid Notes **Response is for CRA owned lots; however, we have submitted an additional concept should we be able to successful assemble the privately owned lot in the middle of the assemblage. Our response addresses the option**

| Item # | Line Item | Notes | Unit Price | Qty/Unit | Attch. | Docs |
|-----------------|-------------------------|--|----------------------|----------|--------|------|
| 12642 925 01 01 | Property Purchase Offer | Supplier Product Code: Supplier Notes: Response is for CRA owned lots; however, we have submitted an additional concept should we be able to successful assemble the privately owned lot in the middle of the assemblage. Our response addresses the option. The renderings contained within The file designated Urban Pointe 56-Units Presentation CRA Sites RFP 12642-925, represents the 56-unit concept as contemplated | First Offer - | 1 / each | Y | Y |

Supplier Total **\$0.00**

Schumer Capital Corp.Item: **Property Purchase Offer****Attachments**

Urban Pointe Response to RFP 12642-925.pdf

Urban Pointe Dev CRA Funding Request RFP 12642 925.pdf

Addendum 1 and 2.pdf

Urban Pointe 56- Units Presentation CRA Sites RFP 12642-925.pdf

Urban Pointe 89- Units Alternate Private Owner and CRA Lots Presentation CRA Sites RFP 12642-925.pdf

**A REAL ESTATE DEVELOPMENT PROPOSAL TO PURCHASE AND REDEVELOP
PROPERTY FROM THE CITY OF FORT LAUDERDALE NWCRA VIA RESPONSE TO
RFP NO: 12642-925**

SISTRUNK NEWS
(Proposed Special Purpose Entity)

A Joint Venture between Urban Pointe Developers and The Minority Builders Coalition

Submitted By:

Eric L. Haynes

1135 Kane Concourse, 2nd Floor

Bay Harbor Islands, Florida 33154

Ofc: 305-865-1923 Cell: (954) 444-6794

Elhaynes@urbanpointellc.com

May 5, 2022

Eric L. Haynes, Member

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4.2.2 EXECUTIVE SUMMARY

Urban Pointe Developers, a joint venture Development entity between Schumer Capital Corp. and Pointe Companies (Urban Pointe) and the Minority Builders Coalition (MBC), hereby submits a response to RFP No.: 12642-925 regarding the development of a market rate mixed-use development with an entertainment focus on NFPCRA owned parcels located between NW 7th Avenue and NW 8th Avenue along the historical Sistrunk Boulevard.

Urban Pointe considered the site location, dimensions and property characteristics and commissioned a design team to do a massing study of the site and determined that the property would allow for the development of the proposed concept with the commercial use being more suitable for a restaurant with event programming and fifty-six (56) luxury appointed workforce rental apartments. The conceptual design is attached as Exhibit "A- Conceptual Design."

Urban Pointe proposes to acquire site control of the NFPCRA owned parcels referenced in the RFP for a total of \$645,000 and the development entity, Urban Pointe-MBC, proposes to offer and enter into a master lease agreement with the NFPCRA or its successor entity for approximately nine thousand (9,000) square feet of commercial space at seventy-five percent (75%) of the average corridor market rate for comparable space (Currently pegged at \$27/sf). The master lease to the NFPCRA at the discounted rate will enable the NFPCRA to sub-lease and program the space at market rates, which affords the NFPCRA the opportunity to recognize revenue streams from the spread between the discounted lease rate and market lease rate.

This proposal contains details of the main aspects of the proposed development, the design concept, financial analysis, and any factors affecting the property. The development entity is prepared to immediately move forward with the development and anticipate a project duration of twenty-four (24) months after successful negotiation of a developer's agreement with the NFPCRA.

The development entity is seeking a NFPCRA funding commitment of up to five million dollars (\$5,000,000), which represents approximately thirty three percent (34%) of the total projected development cost of eighteen million ninety-six thousand three hundred thirty-three dollars (\$18,096,333). The NFPCRA will recoup a portion of the funds via the sub leasing of the commercial space. The expected yield to the NFPCRA over the initial twenty (20) years of the master lease is projected to be more than \$63,000 annually for a total yield of over \$1.2 million dollars. It should be noted that the proposed deal structure if accepted could serve as the basic deal structure for future deals in the NFPCRA area.

4.2.2 SUMMARY CONCLUSIONS

Following the investigations and approvals summarized in this Proposal, it is evident that:

1. The site is superbly located and addresses the critical shortage of commercial space and modern and affordable quality work force housing supply in the area. The proposed development will enjoy not only superior design but will also be a destination location with the proper programming of the NFPCRA controlled commercial space and its proximity to tri-county public transportation, a robust and vibrant downtown and the famous beaches of Fort Lauderdale.
2. The Development has been planned to comply with all existing governmental requirements.
3. The design is extremely efficient and incorporates the maximum development and highest and best use for the site, taking site constraints into consideration.
4. The residential rental rates are projected to be competitive in today's market and will target individuals and families whose income does not exceed 160% of area median income, which includes teachers, first responders, healthcare workers, professionals, and retirees. Furthermore, residents will have access to state-of-the-art fitness facilities and amenities.
5. The Development will create approximately 356 construction related jobs based on an industry standard 11.2 jobs per million dollars of value for direct jobs and 8.7 jobs per million dollars of value for indirect jobs plus approximately \$5.5 million in property tax revenue over the first twenty years. (Source: leadingbuilders.org-Construction economic study May, 2020)
6. The Development will create a minimum of 4 permanent jobs for property operations. The annual salaries are projected to average \$37,580 for an annual payroll projection, not including benefits, of \$150,000.
7. The Development provides a continuous revenue stream for the NFPCRA and/or its successor entity via a below market master lease for +/- 9,000 sf of commercial space suited for restaurant/entertainment use. The anticipated annual revenue yield, based on current market rates, will be approximately \$63,000 for a total of over \$1.2 million over the initial 20-year term of the master lease.
8. The projected total development cost is \$18,096,333 with an anticipated development time frame of twenty-four (24) months from the successful negotiation of the developer's agreement.

SECTION VI – PROPERTY PURCHASE OFFER PAGE**Developer Name:** Urban Pointe Developers, LLC and/or It's SPE

Developer agrees to purchase the Properties at the below stated prices in accordance with the terms, conditions, and specifications in this RFP.

The Developer acknowledges and understands the Florida Statutes, Section 163.380(2), Community Redevelopment Act which states, if the CRA Property is disposed of for less than fair value, such disposition shall require approval of the governing body, such approval may only be given following a duly noticed public hearing. If the Developer is offering less than the appraised value of the property, the Developer must submit pertinent data and analysis, with their proposal, outlining how the proposed Purchase offer was determined.

The Developer's Purchase offer must include the entire property consisting of Parcel 1, Parcel 2 and Parcel 3.

| | |
|----------------------------|-------------------|
| 1. Parcel 1 Purchase Offer | \$ <u>400,000</u> |
| 2. Parcel 2 Purchase Offer | \$ <u>100,000</u> |
| 3. Parcel 3 Purchase Offer | \$ <u>145,000</u> |

| | |
|-----------------------------------|-------------------|
| Financial Resources (If Required) | \$ <u>645,000</u> |
|-----------------------------------|-------------------|

Submitted by:

Eric L. Haynes, Urban Pointe Dev, LLC
Name (printed)


Signature

May 5, 2022
Date

Principal/ Member
Title

4.2.3 - COMPANY INFORMATION

COMPANY INFORMATION

Urban Pointe Developers
1135 Kane Concourse, 2nd Floor
Bay Harbor Islands, Florida 33154
Ofc: 305-865-1923 Cell: 954-444-6794
elhaynes@urbanpointellc.com

PRINCIPAL RESUMES / EXPERIENCE

See Attached –

Eric L. Haynes, Principal

Maurice Egozi, Principal

Alan Sakowitz, Principal

Brian C. Johnson, MBA — Principal Representative

Minority Builders Coalition, Inc. (MBC) — Principal Entity

REFERENCES

See Attached

4.2.4 COMMUNITY AND ECONOMIC BENEFITS

The development entity proposes to contribute \$200,000 towards community programming, i.e., Sistrunk Festival, payable \$20,000 annually over 10 years beginning the year of project stabilization. This benefit is in addition to the below market master lease of the 9,000-sf commercial space to the NFPCRA which has the potential to generate up to \$63,000 annually or up to \$1.2 million over twenty (20) years. The total potential benefit to the community equals \$1.4 million.

Joint Venture Team for Sistrunk News, LLC.

1. **Urban Pointe Developers, LLC.,(90%) (For-Profit LLC) 1132 Kane Concourse, Suite 200, Bay Harbor Islands, Florida 33154**

Principal (s): Alan Sakowitz, Maurice Egozi and Eric L. Haynes (Schumer Capital Corp.)

2. **Minority Builders Coalition (5%) (Non-Profit), PO Box 150355, Altamonte Springs, Florida 32715**

President: Brian C. Johnson, MPA

The Development Team are all active entities with The State of Florida Division of Corporations. The authorized agent for the this request for funding is Eric L. Haynes.

Special Purpose Entity Defined: A **special purpose vehicle (SPV)** is a subsidiary of a company which is protected from the parent company's financial risk. It is a **legal entity** created for a limited business acquisition or transaction, or it can be used as a funding structure. It is sometimes called a **special purpose entity (SPE)**.





ERIC HAYNES

Chief Investment Officer
Urban Pointe Developers

Eric L. Haynes is the Chief Investment Officer of Urban Pointe Developers, LLC, an affiliate of the Pointe Companies. Urban Pointe Developers is a real estate investment and development company that specializes in value-add and opportunistic investments in urban markets throughout the United States. He is a Florida licensed general contractor and real estate sales agent. Since 1994, Eric has been directly involved as a sponsor or senior executive in over USD 100mm in new construction projects and has managed urban related real estate portfolios valued in excess of USD 55mm. Eric has a broad knowledge of Federal, State and Local affordable housing incentive programs to include, Low-income Housing Tax Credits, Multi-family Revenue Bonds and the newly created Opportunity Zones. In the public arena, Eric is a former elected official having served nearly 13 years as a city commissioner, vice mayor and deputy vice mayor, including 5 years as the chairman of his city's community redevelopment association. Mr. Haynes is also a past board member of the Florida Redevelopment Association. Eric has a passion for socially responsible investments in urban markets and has positioned Urban Pointe Developers to be the catalyst for positive economic and social change in Urban America. In addition to serving as Urban Pointe Developers Chief Investment Officer, Eric also serves as Executive Director of St. John Community Development Corporation, a non-profit affordable housing developer located in Miami, Florida with over USD 16mm in assets. A U.S. Army Veteran and a member of Alpha Phi Alpha Fraternity, Inc., Eric attended Florida A&M University where he majored in Business Economics and he holds a Certificate in Community Real Estate Development from the University of South Florida.

About Urban Pointe Developers, LLC.:

Urban Pointe Developers, LLC., is a company committed to revitalizing urban communities. Our investments spur economic growth, instill community pride, and showcase urban areas as attractive venues to live, work, and conduct business. We partner with local government, non-profits, and accredited investors to reveal the hidden potential of underserved communities through socially responsible investment. Our expertise enables us to deliver the right solutions to address the needs of the community.



ALAN SAKOWITZ

Principal

Alan Sakowitz is the President and Chief Executive Officer of Pointe Development Company and plays a vital role in its ongoing success. Mr. Sakowitz's experience in real estate began when he attended the University of Miami Law School, where he obtained a Juris Doctorate degree and completed his L.L.M. in (Federal) Taxation. In completing his Master's degree, Mr. Sakowitz took the courses that were required to complete a Master's degree in real estate finance. He also holds a real estate broker's license.

Mr. Sakowitz then went on to practice law for over 25 years with Sakowitz and Sakowitz, Chartered and its predecessor, in which he focused on real estate, business transactions, and litigation. He represented clients in numerous aspects of acquiring, developing, operating, and disposing of office buildings, shopping centers, warehouses, apartment buildings, and strip centers, and in the litigation of similar matters. For several years, his practice included filing tenant eviction suits and seeking distress writs against delinquent tenants, as well as successfully negotiating settlement agreements on terms that were beneficial to both tenant and landlord.

Mr. Sakowitz's successes in the practice of law provided an invaluable learning experience that prepared him to embark on the Pointe Companies' numerous ventures into real estate ownership, development, and operation. Mr. Sakowitz has since been involved in all phases of real estate investment including developing, syndicating, brokering, buying, selling, managing, leasing, consulting, and providing legal advice. He has also lectured extensively on various areas of landlord-tenant law, taught courses for certification to those entering the property management field, and written articles for several real estate publications. Mr. Sakowitz is recognized for his expertise, honesty, integrity, and leadership by all who have the pleasure of doing business with him.



MAURICE EGOZI

Principal

Maurice Egozi is the Vice President of Acquisitions and Chief Financial Officer of Pointe Development Company. Mr. Egozi attended the University of Florida, where he graduated in 1981 with a Master's of Business Administration. Mr. Egozi has been involved in the real estate industry since 1983. Mr. Egozi has concentrated his activities on the acquisition, development, syndication, management, renovation, and sale of commercial investment properties. Currently, Mr. Egozi devotes most of his efforts to developing retail centers. He has a keen market sense of the desirability and synergy of retailers and restaurants. Mr. Egozi also prides himself on providing an upscale design and shopping experience without charging exorbitant rents.

Mr. Egozi's expertise is with retail centers, medical centers, and office projects, but his experience also includes apartment buildings, hotels, and warehouse projects. Mr. Egozi's versatility is exemplified by his prior ownership interest in and management of a 150,000 square foot warehouse in Hallandale, Florida, a 150-unit apartment complex in Miami Lakes, Florida, a 100,000 square foot office building in North Miami, Florida, a 100-unit hotel renovation in Miami Beach, Florida and a 50,000 square foot renovated medical office building in Little Havana, Florida, as well as numerous shopping centers throughout Florida. Mr. Egozi is credited with the financial turnaround of a number of properties by reducing expenses, increasing efficiencies, and adding value without incurring major expenses. On the development side, his signature is completing beautifully-designed projects ahead of schedule and under budget.

Prior to entering the real estate field, Mr. Egozi was the managing partner of the retailer Benetton for the entire state of Florida, opening and operating over thirty stores before selling his interest in this company to devote his full-time efforts to the real estate industry as an owner-operator of multi-tenant properties.

Principal Resumes/ Experience/Roles - Con't

Brian C. Johnson, MPA—Principal Representative

Brian C. Johnson is the President/CEO of Minority Builders Coalition, Inc. (MBC) where he has led the organization to becoming one of South Florida's premier community economic development organizations for nearly 11 years. Brian C. Johnson is the former Vice Mayor of the City of West Park and served more than 6 years on the City Commission. Additionally, Brian served on the Board of Directors for the Greater Fort Lauderdale Alliance - Broward County's official public/private partnership for economic development.

Furthermore, Brian is the immediate past three term Chair of the Broward County Small Business Development Advisory Board, he is a founding Board Member of the Broward County Black Chamber of Commerce, and he is one of the chief advocates for small/minority businesses in South Florida.

Minority Builders Coalition—Principal

For the past nearly 50 years, MBC has also been a valuable community asset in addressing the housing rehabilitation needs of residents living in Broward County's urban core as well as the workforce development needs of job seekers. We currently partner with various governmental entities (including City of Lauderdale, City of Coral Springs, City of Lauderdale Lakes, the City of Plantation and Broward County) to provide new home construction and home repairs that foster continuous homeownership and sustain tax base generation – even in some of the area's lowest income communities. As such, we have accumulated extensive construction/rehabilitation experience the development of single-family housing projects.

- 28 single family new construction homes completed
- 10 single family new construction homes currently under construction
- Nearly 40 years of home rehabilitation for low and very low-income residents
- More than 40 years of home rehabilitation serves for elderly residents of Broward County
- Nearly 30 years of weatherization/energy efficiency retrofit program experience
- Managing affordable rental housing for nine (9) low/moderate income families
- Supporting a network of more than 300 construction related firms throughout South Florida
- Trained, placed and/or retained jobs for 535 job seekers/incumbent workers in a green jobs field (Solar Panel Installation, Solar Thermal Installation, LEED AP and Weatherization)



SOUTH FLORIDA BUSINESS JOURNAL

Two apartment projects planned near Miami-Dade transit stations



Pointe Companies plans to build 216 apartments and 3,700 square feet of retail at 955 East 25th Street, Hialeah.

MODIS ARCHITECTS



By [Brian Bandell](#) – Senior Reporter, South Florida Business Journal
Dec 11, 2018, 2:43pm EST

Two apartment projects have been proposed near Metrorail public transit stations in Hialeah, where the city has encouraged transit-oriented development with new mixed-use zoning categories.

Both plans will go before the City Council on the evening of Dec. 11. Hialeah has encouraged redevelopment to attract younger residents.

The bigger project would have 216 apartments, plus 3,700 square feet of ground-floor retail, at 955 East 25th Street. The developer is seeking an exception to raise the permitted height from eight to 10 stories.

The Metrorail/Tri-Rail transfer station is a few blocks to the east.

The 1.32-acre site currently has a 26,918-square-foot commercial building constructed in 1959. The current owner is Hialeah Evocative LLC, managed by Michael L. Osman, but the application says it's under contract to Center State Pointe, an affiliate of Bay Harbor Islands-based Pointe Cos., led by Maurice Egozi and Alan Sakowitz.

Egozi said it's a great location for apartments because it's so close to the public transit station and city officials are encouraging new development.

"It is a prime area for redevelopment," Egozi said.

He hopes to break ground in about a year.

Designed by Modis Architects, the project would feature a pool and playground on top of the parking garage, which would be decorated with a mural. The developer is represented in the application by attorney Jorge L. Navarro.

This would be the second project in Hialeah for Pointe Cos. It has also proposed a mixed-use project at 1033 E. 25th Street.

Expansion of apartments

An apartment complex a few blocks from the Okeechobee Metrorail Station could be significantly expanded.

Oceanmar Park Apartments LLC, managed by Martin Caparros and Patricia Caparros in Miami Lakes, owns 104 apartments spread between 26 buildings at 1200, 1205, 1265, and 1280 W. 25th Place. The 5.8-acre site was developed in 1967.

According to the application, the current zoning permits 139 units on the property, and the owner wants to change the zoning from medium-density residential to high-density residential, which would raise the total to 148 units. The developer plans to build 44 one-bedroom units by constructing two-story additions to the existing apartment buildings. The additional demand for parking would be handled with a tandem parking arrangement, the application stated.

"The project's location within a unique mixture of retail, residential and civic uses also allows for an excellent opportunity for employees in the immediate vicinity to live within close proximity of their jobs," attorney Anthony Escarra stated in the application on behalf of Oceanmar Park Apartments.

4/2/2021

undefined

FOR THE EXCLUSIVE USE OF MEGOZI@POINTECOMPANIES.COM

From the South Florida Business Journal:

<https://www.bizjournals.com/southflorida/news/2021/04/01/hialeah-development-site-sold.html>

Mixed-use development site near Tri-Rail/Metrorail station sold

Apr 1, 2021, 11:07am EDT

A development site just west of the Tri-Rail/Metrorail Transfer Station in Hialeah sold for \$4.41 million and the buyer intends to move forward with the project.

Pointe Hialeah Group LLC, a joint venture between Pointe Cos. and JDM Realty Group, sold the one-acre site at 1025 E. 25th St. to Miami-based Gomez Development Group, led by Marlon Gomez.



JDM REALTY

1025 E. 25th St., Hialeah

The seller was represented by David Egozi of JDM while the buyer worked with Agustin Duarte and Jorge Cruz of Re/Max 360. The property last traded for \$3.25 million in 2018.

Egozi said the plan was always to entitle the property for development and then sell it. Hialeah approved the site for 151 apartments and 12,000 square feet of ground-floor retail. That would replace the warehouse that's currently there.

Egozi said the buyer, Gomez, is moving full steam ahead with development and expects to break ground in the next six to nine months.

Gomez said he partnered with BEC Group Services for the project.

Several years ago, Hialeah rezoned the areas around its public transit stations to encourage more development so residents live

4/2/2021

undefined

closer to the stations.

"A lot of people say they drive or take a bus to the station because there's nowhere to live around there besides single-family homes," Egozi said. "That's why they want to build multi-family in the area."

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Brian Bandell

Senior Reporter

South Florida Business Journal

MIAMI, FL

RIVERWEST MIAMI

Mixed use residential and retail development
in the heart of Little Havana.

| Retail Square Footage | Residential Units | Parking Spaces |
|-----------------------|-------------------|----------------|
| 150,000 | 719 | 959 |



PROJECT

Residential and retail development in the heart of Little Havana. Project to provide workforce housing and is projected to generate between 75 and 300 permanent jobs to the





MIXED USE

MIXED USE COMMERCIAL RESIDENTIAL IN PROGRESS



MIAMI, FL

LA PRIMERA – 867

Residential market-rate apartments featuring boutique ground-level retail space. For more information, please contact (305) 865-1923 or support@pointecompanies.com

[VIEW PROJECT](#)



GAINESVILLE, FL

THE FLATS @ 18

Student housing development located near the University of Florida's new medical health center.

[VIEW PROJECT](#)



HIALEAH, FL

25TH STREET STATION – 1025

Mixed-use project with retail space topped by residences – 187 Apartment Units, 21,500 SF of Retail Space on a street with 61,500 VPD. Modis Architects is designing the project.

BidSync

5/6/2022

p. 452

[VIEW PROJECT](#)



MIAMI, FL

THIRTY SIXTY ONE

Thirty Sixty One is a mixed-use development, designed by Modis Architects, and includes 99 Apartments, 8,900 SF of Retail Space on a high traffic street.

[VIEW PROJECT](#)



MIAMI, FL

RIVERWEST MIAMI

Mixed use residential and retail development in the heart of Little Havana.

[VIEW PROJECT](#)



Mixed-use residential tower featuring 342 apartment units with approx. 17,200 Sq. Ft. of retail space fronting E. 25th Street in
Hialeah

State of Florida

Department of State

I certify from the records of this office that URBAN POINTE DEVELOPERS, LLC is a limited liability company organized under the laws of the State of Florida, filed on March 4, 2015.

The document number of this limited liability company is L15000039992.

I further certify that said limited liability company has paid all fees due this office through December 31, 2022, that its most recent annual report was filed on May 1, 2022, and that its status is active.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Fifth day of May, 2022*



Randy A. Levine
Secretary of State

Tracking Number: 5564985470CU

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation

BROWARD COUNTY MINORITY BUILDERS COALITION, INC.

Filing Information

| | |
|----------------------|------------|
| Document Number | 720180 |
| FEI/EIN Number | 23-7170674 |
| Date Filed | 02/02/1971 |
| State | FL |
| Status | ACTIVE |
| Last Event | AMENDMENT |
| Event Date Filed | 04/03/1992 |
| Event Effective Date | NONE |

Principal Address

499 NW 70TH AVENUE STE 101
PLANTATION, FL 33317

Changed: 08/18/2021

Mailing Address

499 NW 70TH AVENUE
SUITE 101
PLANTATION, FL 33317

Changed: 07/13/2021

Registered Agent Name & Address

Johnson, Brian C
499 NW 70TH AVENUE STE 101
PLANTATION, FL 33317

Name Changed: 01/05/2022

Address Changed: 01/05/2022

Officer/Director Detail

Name & Address

Title Chairman

JONES, JOHN T

665 SW 27 Avenue
Suite 16
Ft. Lauderdale, FL 33312

Title PRESIDENT AND CEO

JOHNSON, BRIAN
499 NW 70TH AVENUE STE 101
PLANTATION, FL 33317

Title Director

Milledge, John
200 SW 1st Avenue
Suite 800
Fort Lauderdale, FL 33301

Title Director

Brewton, Gregory
665 SW 27TH AVE
SUITE # 16
FORT LAUDERDALE, FL 33312

Title Director

Haynes, Eric
499 NW 70TH AVENUE
SUITE 101
PLANTATION, FL 33317

Annual Reports

| Report Year | Filed Date |
|-------------|------------|
| 2020 | 01/29/2020 |
| 2021 | 02/17/2021 |
| 2022 | 01/05/2022 |

Document Images

| | |
|---|--|
| 01/05/2022 -- ANNUAL REPORT | View image in PDF format |
| 02/17/2021 -- ANNUAL REPORT | View image in PDF format |
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| 03/25/2015 -- ANNUAL REPORT | View image in PDF format |
| 03/31/2014 -- ANNUAL REPORT | View image in PDF format |
| 02/06/2013 -- ANNUAL REPORT | View image in PDF format |
| 10/26/2012 -- ANNUAL REPORT | View image in PDF format |

4.2.5 FINANCING PROPOSAL

This proposal contemplates Urban Pointe acquiring the subject property for \$645,000 and receiving a NPFCRA contribution of up to \$5,000,000 in the form of a forgivable loan in accordance with the NPFCRA Development Incentive Program (DIP) guidelines.

The NPFCRA contribution would represent approximately 27.6% of the \$18,096,333 total development cost. The remaining \$13,096,333 of development cost (72.4%) will be a combination of conventional financing and developer's equity.

Financial Analysis Assumptions

Assumptions are based on current absorption and forecasted absorption rates for the project area, based on project type. Interest assumptions are based on average market rates of 5.5% for both construction and permanent financing.

Acquisition

The Developer proposes acquiring the site from the CRA for \$645,000. The proposed acquisition price although less than the appraised value is of \$ 1,245,000 approximately 75% of the 2022 assessed value of \$861,890. The appraised value is based on highest and best use but fails to take into consideration that current rents will not support the development of the property as workforce housing without the addition of heavily subsidized affordable housing should the property be acquired for the appraised value.

Outgoings During Development

Allowance has been made for development management costs and the payment of property taxes during the development period.

Sundry Expenses

Allowance has been made for all preliminary investigation expenses.

Construction Cost

The construction cost is based on the development teams historical cost from similar developments.

Consultants'

Urban Pointe has retained an architect for the project and has consulted with general

SECTION VI – PROPERTY PURCHASE OFFER PAGE

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The Developer's Purchase offer must include the entire property consisting of Parcel 1, Parcel 2 and Parcel 3.

| | |
|----------------------------|-------------------|
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| 2. Parcel 2 Purchase Offer | \$ <u>100,000</u> |
| 3. Parcel 3 Purchase Offer | \$ <u>145,000</u> |

Financial Resources (If Required) \$ 645,000

Submitted by:

Eric L. Haynes, Urban Pointe Dev, LLC
Name (printed)


Signature

May 5, 2022
Date

Principal/ Member
Title

Eric L. Haynes
Urban Pointe- MBC- JV
954-444-6794

Executive Summary

Sistrunk News

NW 6th Street
Fort Lauderdale, FL 33311



Income, Expenses & Cash Flow

| | |
|----------------------------|-------------------|
| Potential Rental Income | \$ 1,459,800 |
| Other Income | 107,520 |
| Total Vacancy and Credits | (72,990) |
| Operating Expenses | \$ (656,417) |
| Net Operating Income (NOI) | <u>\$ 837,914</u> |
| Debt Service: | \$ (665,040) |
| Cash Flow Before Taxes | \$ 172,873 |

Property Overview

| | | | |
|---------------------------|---------------------|-------------------|--------------|
| Purchase/Asking Price | \$18,096,333 | Property Type | Multi-Family |
| Improvements | | No. of Units | 56 |
| Other | | Price Per Unit | \$ 327,673 |
| Closing Costs | | Total Sq Ft | 46,966 |
| Finance Points | 253,349 | Price Per Sq Ft | \$ 391 |
| Total Acquisition Cost | <u>\$18,349,682</u> | Income per Unit | \$ 27,988 |
| Mortgage (s) | \$12,667,433 | Expenses per Unit | \$ (11,722) |
| Down Payment / Investment | \$5,682,249 | | |

Assumptions

| | |
|-------------------------------|-------|
| Rental Growth Rate: | 3.00% |
| Expense Growth Rate: | 2.00% |
| Capitalization Rate (Resale): | 5.50% |

Loan Information

| | <u>% of Asking</u> | <u>% of Cost</u> |
|------------------------------------|----------------------|------------------|
| Down Payment: \$ 5,682,249 | 31.40% | 31.40% |
| Initial Loan Balance: \$12,667,433 | 70.00% | 70.00% |
| <u>Loan Amount</u> | <u>Interest Rate</u> | <u>Term</u> |
| \$ 12,667,433 | 5.25% | 20 |
| | | <u>Payment</u> |
| | | \$55,420 |

Financial Measurements

Year 1

Year 3

Year 7

Notes / Discussion

| | | | |
|---|-------------|-------------|-------------|
| Debt Coverage Ratio (DCR) | 1.26 | 1.35 | 1.56 |
| Loan-to-Value Ratio (LVR) | 83.1% | 77.3% | 67.0% |
| Capitalization Rate Based on Cost | 4.63% | 4.98% | 5.75% |
| Capitalization Rate Based on Resale Price | 5.50% | 5.50% | 5.50% |
| Gross Rent Multiplier | 12.40 | 10.58 | 10.85 |
| Net Present Value (NPV) - B/ Taxes | (3,804,857) | (3,119,786) | (2,313,974) |
| Cash on Cash Return - Before Taxes | 3.04% | 4.15% | 6.60% |
| Internal Rate of Return - Before Taxes | | -14.15% | 4.24% |
| Modified Internal Rate of Return - Before Taxes | | -13.57% | 3.81% |

Disclaimer: All information presented is believed to be accurate.

The information, calculations and data presented in this report are believed to be accurate but are not guaranteed. The information contained in this report shall not be considered as a substitution for legal, accounting or other professional advice. Please seek proper legal and tax advice as appropriate before making investments.

5/6/2022

BidSync

p. 460

CAM #22-0738

Exhibit 4

Page 29 of 124

Sistrunk News

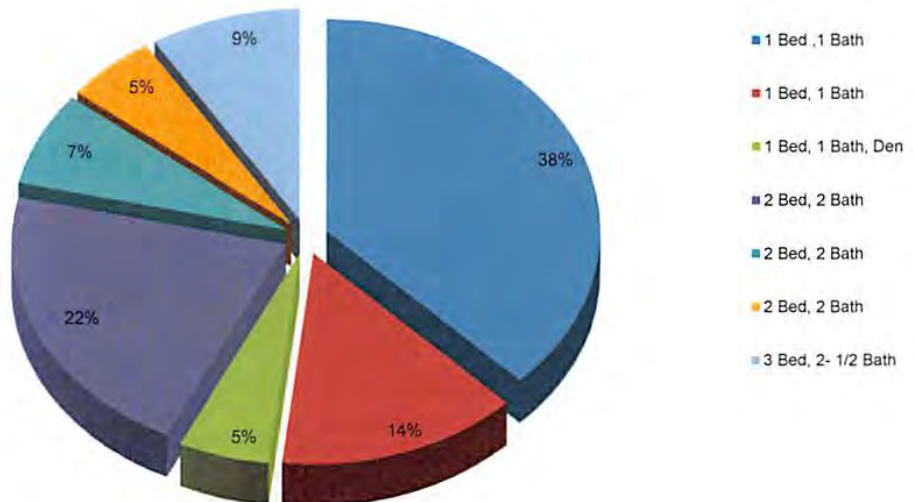
NW 6th Street
Fort Lauderdale, FL 33311

Rent Roll Summary

Eric L. Haynes
954-444-6794

| Unit Description | Number of Units | Per unit Sq Ft | Total Sq Ft | Percent of Total | Monthly Rev/ Sq Ft | Rent Per Unit | Monthly Rent | Annual Rent |
|--------------------|-----------------|----------------|-------------|------------------|--------------------|---------------|--------------|-------------|
| 1 Bed ,1 Bath | 21 | 648 | 13,608 | 28.97% | 2.930 | \$ 1,900 | \$ 39,900 | \$ 478,800 |
| 1 Bed, 1 Bath | 8 | 691 | 5,528 | 11.77% | 2.890 | \$ 2,000 | \$ 16,000 | \$ 192,000 |
| 1 Bed, 1 Bath, Den | 3 | 786 | 2,358 | 5.02% | 2.740 | \$ 2,150 | \$ 6,450 | \$ 77,400 |
| 2 Bed, 2 Bath | 12 | 900 | 10,800 | 23.00% | 2.560 | \$ 2,300 | \$ 27,600 | \$ 331,200 |
| 2 Bed, 2 Bath | 4 | 918 | 3,672 | 7.82% | 2.510 | \$ 2,300 | \$ 9,200 | \$ 110,400 |
| 2 Bed, 2 Bath | 3 | 1,000 | 3,000 | 6.39% | 2.500 | \$ 2,500 | \$ 7,500 | \$ 90,000 |
| 3 Bed, 2- 1/2 Bath | 5 | 1,600 | 8,000 | 17.03% | 1.880 | \$ 3,000 | \$ 15,000 | \$ 180,000 |

| | | | | | | | | |
|---------------|-----------|--------------|---------------|---------------|--------------|---------------|-------------------|---------------------|
| Totals | 56 | 6,543 | 46,966 | 100.0% | 2.590 | 16,150 | \$ 121,650 | \$ 1,459,800 |
|---------------|-----------|--------------|---------------|---------------|--------------|---------------|-------------------|---------------------|

Unit Mix

Sistrunk News

NW 6th Street
Fort Lauderdale, FL 33311

Other Income

Eric L. Haynes
954-444-6794

| Description | Monthly Amount | Annual Amount | Per Unit | Per Unit Sq. Ft. | Total Sq. Ft. |
|-------------|-------------------|-------------------|---------------|---------------------|------------------|
| Commercial | \$ 8,960 | \$ 107,520 | \$ 160 | 1.37 | 0.19 |
| Totals | <u>\$ 8,960</u> | <u>\$ 107,520</u> | <u>\$ 160</u> | <u>1.37</u> | <u>0.19</u> |

Sistrunk News

NW 6th Street
Fort Lauderdale, FL 33311

Annual Property Operating Data

Eric L. Haynes
954-444-6794

| | Year 1 | | | Year 2 | | | Year 3 | | | Year 4 | | | Year 5 | | |
|-----------------------------------|---------------------|----------|----------|---------------------|----------|----------|---------------------|----------|----------|---------------------|----------|----------|---------------------|----------|----------|
| | Sq Ft | Per Unit | | Sq Ft | Per Unit | | Sq Ft | Per Unit | | Sq Ft | Per Unit | | Sq Ft | Per Unit | |
| Potential Rental Income | \$ 1,459,800 | 2.59 | 2,172.32 | \$ 1,503,594 | 2.67 | 2,237.49 | \$ 1,548,702 | 2.75 | 2,304.62 | \$ 1,595,163 | 2.83 | 2,373.75 | \$ 1,643,018 | 2.92 | 2,444.97 |
| Less: Vacancy & Credit Losses | (72,990) | -0.13 | -108.62 | (75,180) | -0.13 | -111.87 | (77,435) | -0.14 | -115.23 | (79,758) | -0.14 | -118.69 | (82,151) | -0.15 | -122.25 |
| Other Income | 107,520 | 0.19 | 160.00 | 110,746 | 0.20 | 164.80 | 114,068 | 0.20 | 169.74 | 117,490 | 0.21 | 174.84 | 121,015 | 0.21 | 180.08 |
| Effective Gross Income | <u>\$ 1,494,330</u> | 2.65 | 2,223.71 | <u>\$ 1,539,160</u> | 2.73 | 2,290.42 | <u>\$ 1,585,335</u> | 2.81 | 2,359.13 | <u>\$ 1,632,895</u> | 2.90 | 2,429.90 | <u>\$ 1,681,882</u> | 2.98 | 2,502.80 |
| Operating Expenses | | | | | | | | | | | | | | | |
| Accounting | 10,000 | 0.02 | 14.88 | 10,200 | 0.02 | 15.18 | 10,404 | 0.02 | 15.48 | 10,612 | 0.02 | 15.79 | 10,824 | 0.02 | 16.11 |
| Advertising | 3,600 | 0.01 | 5.36 | 3,672 | 0.01 | 5.46 | 3,745 | 0.01 | 5.57 | 3,820 | 0.01 | 5.69 | 3,897 | 0.01 | 5.80 |
| Contract Services | 60,000 | 0.11 | 89.29 | 61,200 | 0.11 | 91.07 | 62,424 | 0.11 | 92.89 | 63,672 | 0.11 | 94.75 | 64,946 | 0.12 | 96.65 |
| Cleaning | 12,000 | 0.02 | 17.86 | 12,240 | 0.02 | 18.21 | 12,485 | 0.02 | 18.58 | 12,734 | 0.02 | 18.95 | 12,989 | 0.02 | 19.33 |
| Insurance | 105,500 | 0.19 | 156.99 | 107,610 | 0.19 | 160.13 | 109,762 | 0.19 | 163.34 | 111,957 | 0.20 | 166.60 | 114,197 | 0.20 | 169.94 |
| Legal | 2,000 | 0.00 | 2.98 | 2,040 | 0.00 | 3.04 | 2,081 | 0.00 | 3.10 | 2,122 | 0.00 | 3.16 | 2,165 | 0.00 | 3.22 |
| Maintenance | 7,500 | 0.01 | 11.16 | 7,650 | 0.01 | 11.38 | 7,803 | 0.01 | 11.61 | 7,959 | 0.01 | 11.84 | 8,118 | 0.01 | 12.08 |
| Management Fee | 74,717 | 0.13 | 111.19 | 76,958 | 0.14 | 114.52 | 79,267 | 0.14 | 117.96 | 81,645 | 0.14 | 121.50 | 84,094 | 0.15 | 125.14 |
| Payroll | 70,000 | 0.12 | 104.17 | 71,400 | 0.13 | 106.25 | 72,828 | 0.13 | 108.38 | 74,285 | 0.13 | 110.54 | 75,770 | 0.13 | 112.75 |
| Pest Control | 2,800 | 0.00 | 4.17 | 2,856 | 0.01 | 4.25 | 2,913 | 0.01 | 4.34 | 2,971 | 0.01 | 4.42 | 3,031 | 0.01 | 4.51 |
| Professional Fees | 6,000 | 0.01 | 8.93 | 6,120 | 0.01 | 9.11 | 6,242 | 0.01 | 9.29 | 6,367 | 0.01 | 9.48 | 6,495 | 0.01 | 9.66 |
| Repairs | 7,500 | 0.01 | 11.16 | 7,650 | 0.01 | 11.38 | 7,803 | 0.01 | 11.61 | 7,959 | 0.01 | 11.84 | 8,118 | 0.01 | 12.08 |
| Supplies | 1,200 | 0.00 | 1.79 | 1,224 | 0.00 | 1.82 | 1,248 | 0.00 | 1.86 | 1,273 | 0.00 | 1.90 | 1,299 | 0.00 | 1.93 |
| Property Taxes | 250,000 | 0.44 | 372.02 | 255,000 | 0.45 | 379.46 | 260,100 | 0.46 | 387.05 | 265,302 | 0.47 | 394.79 | 270,608 | 0.48 | 402.69 |
| Payroll | 36,400 | 0.06 | 54.17 | 37,128 | 0.07 | 55.25 | 37,871 | 0.07 | 56.36 | 38,628 | 0.07 | 57.48 | 39,401 | 0.07 | 58.63 |
| Telephone | 4,800 | 0.01 | 7.14 | 4,896 | 0.01 | 7.29 | 4,994 | 0.01 | 7.43 | 5,094 | 0.01 | 7.58 | 5,196 | 0.01 | 7.73 |
| Internet | 2,400 | 0.00 | 3.57 | 2,448 | 0.00 | 3.64 | 2,497 | 0.00 | 3.72 | 2,547 | 0.00 | 3.79 | 2,598 | 0.00 | 3.87 |
| Total Operating Expenses | <u>\$ 656,417</u> | 1.16 | 976.81 | <u>\$ 670,292</u> | 1.19 | 997.46 | <u>\$ 684,467</u> | 1.21 | 1,018.55 | <u>\$ 698,949</u> | 1.24 | 1,040.10 | <u>\$ 713,745</u> | 1.27 | 1,062.12 |
| Net Operating Income (NOI) | <u>\$ 837,914</u> | 1.49 | 1,246.90 | <u>\$ 868,868</u> | 1.54 | 1,292.96 | <u>\$ 900,867</u> | 1.60 | 1,340.58 | <u>\$ 933,945</u> | 1.66 | 1,389.80 | <u>\$ 968,137</u> | 1.72 | 1,440.68 |
| Less: Annual Debt Service | (665,040) | -1.18 | -989.64 | (665,040) | -1.18 | -989.64 | (665,040) | -1.18 | -989.64 | (665,040) | -1.18 | -989.64 | (665,040) | -1.18 | -989.64 |
| Cash Flow Before Taxes | <u>\$ 172,873</u> | 0.31 | 257.25 | <u>\$ 203,828</u> | 0.36 | 303.31 | <u>\$ 235,827</u> | 0.42 | 350.93 | <u>\$ 268,905</u> | 0.48 | 400.16 | <u>\$ 303,096</u> | 0.54 | 451.04 |

Sistrunk News

NW 6th Street
Fort Lauderdale, FL 33311

Eric L. Haynes
954-444-6794

Annual Property Operating Data

| | Year 6 | | | Year 7 | | | Year 8 | | | Year 9 | | | Year 10 | | |
|-----------------------------------|---------------------|----------|----------|---------------------|----------|----------|---------------------|----------|----------|---------------------|----------|----------|---------------------|----------|----------|
| | Sq Ft | Per Unit | | Sq Ft | Per Unit | | Sq Ft | Per Unit | | Sq Ft | Per Unit | | Sq Ft | Per Unit | |
| Potential Rental Income | \$ 1,692,308 | 3.00 | 2,518.32 | \$ 1,743,078 | 3.09 | 2,593.87 | \$ 1,795,370 | 3.19 | 2,671.68 | \$ 1,849,231 | 3.28 | 2,751.83 | \$ 1,904,708 | 3.38 | 2,834.39 |
| Less: Vacancy & Credit Losses | (84,615) | -0.15 | -125.92 | (87,154) | -0.15 | -129.69 | (89,768) | -0.16 | -133.58 | (92,462) | -0.16 | -137.59 | (95,235) | -0.17 | -141.72 |
| Other Income | 124,645 | 0.22 | 185.48 | 128,385 | 0.23 | 191.05 | 132,236 | 0.23 | 196.78 | 136,203 | 0.24 | 202.68 | 140,289 | 0.25 | 208.76 |
| Effective Gross Income | <u>\$ 1,732,338</u> | 3.07 | 2,577.88 | <u>\$ 1,784,308</u> | 3.17 | 2,655.22 | <u>\$ 1,837,837</u> | 3.26 | 2,734.88 | <u>\$ 1,892,973</u> | 3.36 | 2,816.92 | <u>\$ 1,949,762</u> | 3.46 | 2,901.43 |
| Operating Expenses | | | | | | | | | | | | | | | |
| Accounting | 11,041 | 0.02 | 16.43 | 11,262 | 0.02 | 16.76 | 11,487 | 0.02 | 17.09 | 11,717 | 0.02 | 17.44 | 11,951 | 0.02 | 17.78 |
| Advertising | 3,975 | 0.01 | 5.91 | 4,054 | 0.01 | 6.03 | 4,135 | 0.01 | 6.15 | 4,218 | 0.01 | 6.28 | 4,302 | 0.01 | 6.40 |
| Contract Services | 66,245 | 0.12 | 98.58 | 67,570 | 0.12 | 100.55 | 68,921 | 0.12 | 102.56 | 70,300 | 0.12 | 104.61 | 71,706 | 0.13 | 106.70 |
| Cleaning | 13,249 | 0.02 | 19.72 | 13,514 | 0.02 | 20.11 | 13,784 | 0.02 | 20.51 | 14,060 | 0.02 | 20.92 | 14,341 | 0.03 | 21.34 |
| Insurance | 116,481 | 0.21 | 173.33 | 118,810 | 0.21 | 176.80 | 121,186 | 0.22 | 180.34 | 123,610 | 0.22 | 183.94 | 126,082 | 0.22 | 187.62 |
| Legal | 2,208 | 0.00 | 3.29 | 2,252 | 0.00 | 3.35 | 2,297 | 0.00 | 3.42 | 2,343 | 0.00 | 3.49 | 2,390 | 0.00 | 3.56 |
| Maintenance | 8,281 | 0.01 | 12.32 | 8,446 | 0.01 | 12.57 | 8,615 | 0.02 | 12.82 | 8,787 | 0.02 | 13.08 | 8,963 | 0.02 | 13.34 |
| Management Fee | 86,617 | 0.15 | 128.89 | 89,215 | 0.16 | 132.76 | 91,892 | 0.16 | 136.74 | 94,649 | 0.17 | 140.85 | 97,488 | 0.17 | 145.07 |
| Payroll | 77,286 | 0.14 | 115.01 | 78,831 | 0.14 | 117.31 | 80,408 | 0.14 | 119.65 | 82,016 | 0.15 | 122.05 | 83,656 | 0.15 | 124.49 |
| Pest Control | 3,091 | 0.01 | 4.60 | 3,153 | 0.01 | 4.69 | 3,216 | 0.01 | 4.79 | 3,281 | 0.01 | 4.88 | 3,346 | 0.01 | 4.98 |
| Professional Fees | 6,624 | 0.01 | 9.86 | 6,757 | 0.01 | 10.06 | 6,892 | 0.01 | 10.26 | 7,030 | 0.01 | 10.46 | 7,171 | 0.01 | 10.67 |
| Repairs | 8,281 | 0.01 | 12.32 | 8,446 | 0.01 | 12.57 | 8,615 | 0.02 | 12.82 | 8,787 | 0.02 | 13.08 | 8,963 | 0.02 | 13.34 |
| Supplies | 1,325 | 0.00 | 1.97 | 1,351 | 0.00 | 2.01 | 1,378 | 0.00 | 2.05 | 1,406 | 0.00 | 2.09 | 1,434 | 0.00 | 2.13 |
| Property Taxes | 276,020 | 0.49 | 410.74 | 281,541 | 0.50 | 418.96 | 287,171 | 0.51 | 427.34 | 292,915 | 0.52 | 435.89 | 298,773 | 0.53 | 444.60 |
| Payroll | 40,189 | 0.07 | 59.80 | 40,992 | 0.07 | 61.00 | 41,812 | 0.07 | 62.22 | 42,648 | 0.08 | 63.46 | 43,501 | 0.08 | 64.73 |
| Telephone | 5,300 | 0.01 | 7.89 | 5,406 | 0.01 | 8.04 | 5,514 | 0.01 | 8.20 | 5,624 | 0.01 | 8.37 | 5,736 | 0.01 | 8.54 |
| Internet | 2,650 | 0.00 | 3.94 | 2,703 | 0.00 | 4.02 | 2,757 | 0.00 | 4.10 | 2,812 | 0.00 | 4.18 | 2,868 | 0.01 | 4.27 |
| Total Operating Expenses | <u>\$ 728,861</u> | 1.29 | 1,084.61 | <u>\$ 744,304</u> | 1.32 | 1,107.60 | <u>\$ 760,082</u> | 1.35 | 1,131.07 | <u>\$ 776,203</u> | 1.38 | 1,155.06 | <u>\$ 792,673</u> | 1.41 | 1,179.57 |
| Net Operating Income (NOI) | <u>\$ 1,003,477</u> | 1.78 | 1,493.27 | <u>\$ 1,040,004</u> | 1.85 | 1,547.63 | <u>\$ 1,077,755</u> | 1.91 | 1,603.80 | <u>\$ 1,116,770</u> | 1.98 | 1,661.86 | <u>\$ 1,157,088</u> | 2.05 | 1,721.86 |
| Less: Annual Debt Service | (665,040) | -1.18 | -989.64 | (665,040) | -1.18 | -989.64 | (665,040) | -1.18 | -989.64 | (665,040) | -1.18 | -989.64 | (665,040) | -1.18 | -989.64 |
| Cash Flow Before Taxes | <u>\$ 338,437</u> | 0.60 | 503.63 | <u>\$ 374,964</u> | 0.67 | 557.99 | <u>\$ 412,715</u> | 0.73 | 614.16 | <u>\$ 451,729</u> | 0.80 | 672.22 | <u>\$ 492,048</u> | 0.87 | 732.21 |

contractors whom it intends to negotiate a GMP construction contract for the purposes of developing a realistic development budget, coupled with historical cost analysis of previous developments like the proposed and feels confident that the development can be constructed as planned.

4.2.6 DESIGN CONCEPT (PROJECT PLANS AND INFORMATION)

The following firm has been engaged to design the proposed development.

Design

Modis Architects, LLC.
Mr. Ivo Fernandez
4955 SW 75th Avenue
Miami, Florida 33155
Ofc: (786) 879-8882
www.modisarchitects.com

The design principles adopted for this fifty-six-unit workforce mixed-use development are those associated with the highest quality awe inspiring designs most often found in densely populated metropolitan areas like Manhattan and San Francisco's famous waterfront.

The beauty begins with the superbly detailed modern façade of the Northern face of the building with over 300 feet of frontage along Sistrunk Boulevard. The intricate mix of glass, concrete, lush landscaping, and other building features will not only make the planned entertainment space a destination and the residents overjoyed to call the building home, Sistrunk News with its visual prominence will without question enhance the surrounding community but will also become an instant Landmark.

Upon entering one's living space, they will be exposed to an inviting floor plan which allows tremendous flexibility in the use of the interior space. The main focal point of course will be the luxurious appointed kitchen which will challenge one to put their culinary skills to the test.

Residents will have the option of selecting from eight (8) distinctive floor plans ranging from one-bedroom to 3 bedrooms two-story units. The proposed development is designed to accommodate multiple household sizes with unit sizes from 648 sf to 1,600 sf. Each apartment will feature granite counter-tops, luxury vinyl tile and a name brand appliance package. The residential amenities at Sistrunk News will be second to none. Imagine working out in a state-of-the-art fitness facility or taking in the sun by the rooftop pool or chatting with friends in the communal seating area on the open-air three-story recreational deck. Residents and guest of

Sistrunk news will genuinely enjoy an affordable luxurious lifestyle and experience.

Thinking about a quick bite or feel like taking in a bit of Jazz with your significant other or a few friends? The possibilities will be limitless at the restaurant which will be located on the first and second floors of Sistrunk News, where space is programmed to allow residents and the community to enjoy al fresco dining, fine cuisine, and the area's up and coming bands and spoken word artist in a large but intimate 9,000 square foot space, whose décor will embrace the heritage of the Sistrunk community.

Yes, Sistrunk News will be the place to live, work, relax and Be YOU!

SITE AND LOCATION

The site for the development is located along Sistrunk Boulevard, between NW 7th Terrace and NW 8th Avenue in the municipal boundaries of the City of Ft. Lauderdale. The Site is also situated within the boundaries of the NPFCRA Boundaries and is in a federally designated opportunity zone.

The site is rectangular in shape with motor vehicle access from NW 7th Terrace, NW 8th Avenue and Sistrunk Boulevard (NW 6th Street).

The total site area is 42,825 Square Feet with a frontage to Sistrunk Boulevard of +/- 308 linear feet. The site's surface profile is predominantly level, with utility infrastructure either on or abutting the site. The property also wraps, on three sides, a property owned by a non-affiliated party to the development whose property address is 545 NW 7th Terrace, Ft. Lauderdale, Florida 33311.

The development entity made attempts to facilitate a discussion with the property owner, to include sharing a modified design concept which incorporated his/her property as part of the site assemblage; however, at the time of this submittal, the property owner has been non-responsive to the development entities outreach. The development entity remains open to negotiate the inclusion of the property owner's parcel in the assemblage, which will lead to an expansion of the development concept from 56 to 89 residential units and an increase in commercial space from 9,100 square feet to +/- 11,000 square feet, of which up to 2,000 sf would be offered to the property owner for use as a replacement office.

Absent a successful negotiation with the property owner, the development entity is prepared to proceed with the concept as presented herein as expeditiously as possible. The alternative site concept is included herein as "Alternative B" for illustrative purposes.

The Real Property Description is:

Lots 1, 2, 3, 6, 7 and 8 Block 15 North Lauderdale according to the plat thereof, as recorded in Plat Book 1, Page 48, of the public records of Dade County, Florida and the East one-half of an alley lying West of and adjacent thereto said Lots 1, 6, 7 and 8, now vacated per City of Fort

Lauderdale Ordinance No. 88-17, Less the North 16.30 feet of said Lot 1 for Right-of-Way.

and,

Lots 45, 46, 47, 48, 50, 51 and Lot 52 less the north 16.30 feet, all in Block 15, North Lauderdale, according to the plat thereof, as recorded in Plat Book 1, Page 48, of the public records of Dade County, Florida, and also less the external portion of a 10 foot radius curve at the Northwest corner of said property being concave to the Southeast and tangent, a line 16.30 feet South of the North line of said Lot 52 and also being tangent to the West line of said Lot 51. Together with the West one-half of an alley lying East of and adjacent thereto, now vacated per City of Fort Lauderdale Ordinance No. 88-17.

GOVERNMENTAL ENTITLEMENTS

The site is currently zoned NWRAC-Muw and RMM-25, which allows the development contemplated herein. The development entity does not foresee any challenges associated with obtaining the necessary development approvals to construct the improvements.

ENVIRONMENTAL FACTORS

TRAFFIC FLOW PATTERNS

The existing traffic flow is sufficient to facilitate the traffic along the main arterial road, Sistrunk Boulevard (NW 6th Street). The City of Fort Lauderdale has made substantial improvements along the corridor in anticipation of the types of developments proposed herein.

PRIOR SITE USAGE

A search of the governmental records indicate that the site has been vacant for some time. A Phase 1 environmental assessment is expected not to find any adverse conditions on the subject parcels or the parcels contiguous to the site.

THE MARKET

The demand for affordably price workforce-housing options is extremely high in Broward County, Florida. The developer believes based on their assessment of current market conditions that the proposed development could reach stabilization within three months of being placed in service. Rent rising in most of South Florida. But not everywhere. - South Florida Sun-Sentinel (sun-sentinel.com)

SISTRUNK NEWS FT. LAUDERDALE, FLORIDA

4955 SW 75th Avenue
Miami, Florida 33155
T 786 879 8882
F 786 350 1515

www.modisarchitects.com



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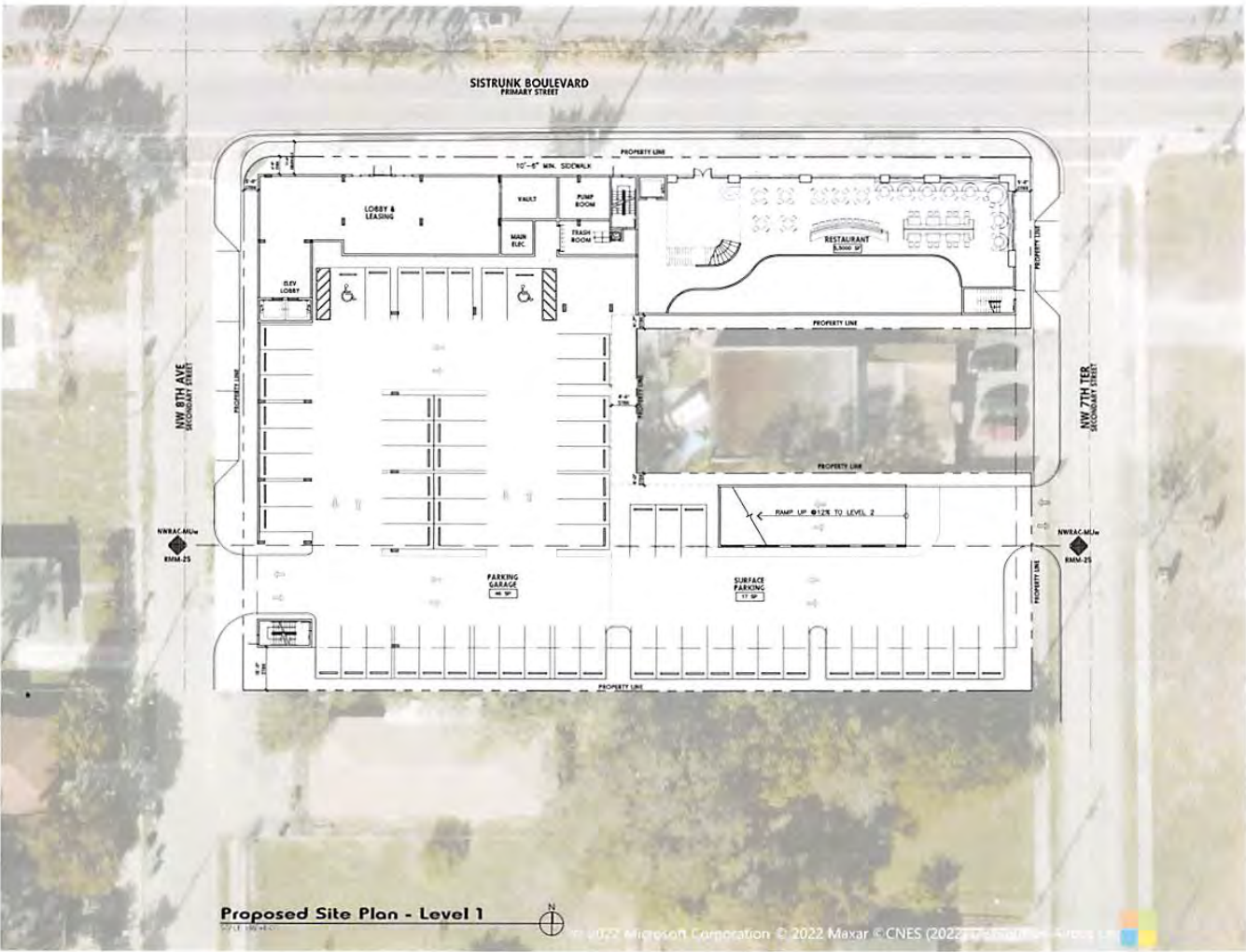
4653 NW 75th Avenue
Miami, Florida 33156
T: 786.370.8800
F: 786.370.1515

www.modisarchitects.com

SISTRUNK NEWS FT. LAUDERDALE, FLORIDA

SITE LOCATION | 2

PROJECT 20163
02/09/2021



| ZONING DATA | | | |
|------------------------------|-------------------------------|-------------------|--|
| Property Information | | | |
| Follows: | | | |
| Property Address: | 545 NW 7TH TER, FT Lauderdale | | |
| Site Area | | | |
| Gross Area | 42,825.00 sf | 98 ac | |
| Net Area | 42,825.00 sf | 98 ac | |
| Existing Zoning: | NWRAC-MUa | | |
| Density | Required | Proposed | |
| | N/A | 56 units | |
| BUILDING SETBACKS | | | |
| Street Type | Required | Proposed | |
| Primary (Sistrunk Blvd) | 0'-0" | 0'-0" | |
| Secondary (NW 7th Ter) | 5'-0" | 5'-0" | |
| Secondary (NW 8th Ave) | 5'-0" | 5'-0" | |
| Side Interior | 0'-0" | 0'-0" | |
| Rear | 15'-0" | 15'-0" | |
| SITE CALCULATIONS | | | |
| Open space | 200 sf/du (11,200 sf) | 10,000 sf | |
| Building Height | | | |
| Permitted height | up to 85ft | | |
| Max height | up to 65ft* | 6 Stories - 65 ft | |
| * Subject to City Commission | | | |

| UNIT BREAKDOWN | | | | | | |
|--------------------|------------------|----------|------------------------|------------------|---------------|------------------|
| Unit Type | SF/unit Provided | Level 3 | Levels 4-6 (Per Level) | Total # of Units | Leasable Area | % of Totals |
| 180 | | | | | | |
| A1 | 648 sf | 6 units | 5 units | 25 units | 13,608 sf | |
| A2 | 691 sf | 2 units | 2 units | 8 units | 5,528 sf | |
| Sub-Total | | 8 units | 7 units | 29 units | 19,136 sf | 52% |
| 180 + Over | | | | | | |
| A3 | 786 sf | 1 units | 1 units | 3 units | 2,358 sf | |
| Sub-Total | | 1 units | 1 units | 3 units | 2,358 sf | 5% |
| 280 | | | | | | |
| B1 | 900 sf | 3 units | 3 units | 12 units | 10,800 sf | |
| B2 | 918 sf | 1 units | 1 units | 4 units | 3,672 sf | |
| B3 | 1,000 sf | 1 units | 1 units | 3 units | 3,000 sf | |
| Sub-Total | | 4 units | 5 units | 19 units | 10,800 sf | 34% |
| Lofts - 380 | | | | | | |
| C1 | 1,600 sf | 1 units | 4 units | 4 units | 6,400 sf | |
| C2 | 1,600 sf | 1 units | 1 units | 1 units | 3,600 sf | |
| Sub-Total | | 2 units | 5 units | 5 units | 6,400 sf | 9% |
| Grand Total | | 12 units | 18 units | 56 units | 26,766 sf | 100% |
| | | | | | | 4.78 avg sf/unit |

| PARKING | | |
|--|------------|----------|
| Required | # DU or sf | # Spaces |
| Residential Units | | |
| 180 @ 1.75 sp/unit | 32 units | 56.0 sp |
| 280 @ 2.0 sp/unit | 19 units | 38.0 sp |
| 380 @ 2.1 sp/unit | 5 units | 10.0 sp |
| Sub-Total | | 104 sp |
| Commercial Units** | | |
| 9,000 sf | | 26.0 sp |
| Sub-Total | 9,000 sf | 26 sp |
| Total Required: | | 130 sp |
| * Non-Residential Units - No requirement for 1st 2,500 sf of 40% reduction of remaining area | | |
| | | 10 sp |
| Grand Total Required: | | 144 sp |
| Provided | Standard | HC |
| Level 1 | 61 | 2 |
| Level 2 | 48 | 2 |
| Level 3 | 0 | 0 |
| On-street Parking | | 4 sp |
| Grand Total Provided: | | 117 sp |

ZONING STUDY
Site Plan

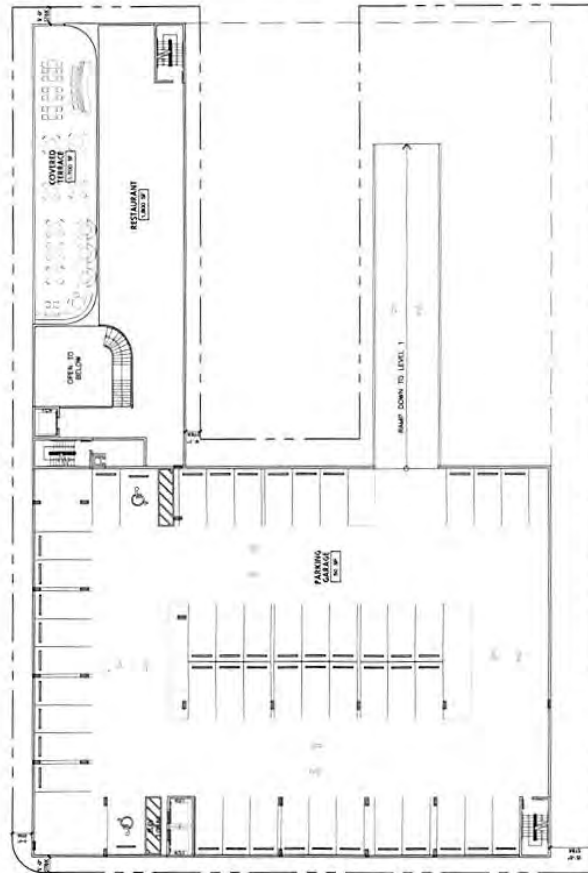
4/20/23
05/03/2022
SCALE: 1/16"=1'-0"

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Proposed Level 2
Scale: 1/8" = 1'-0"

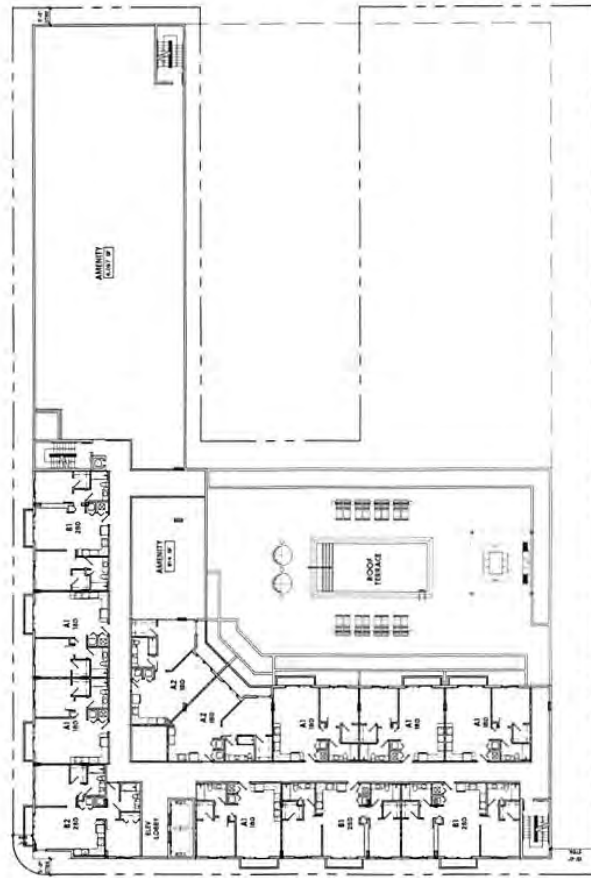
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ZONING STUDY
Level 2

#20163
10/27/2021
SCALE: 1/8" = 1'-0"



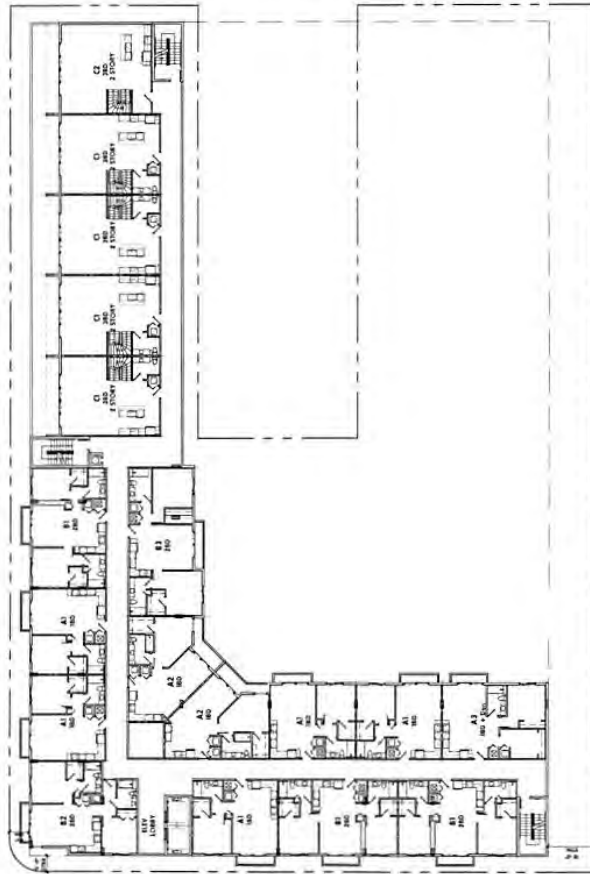
Proposed Level 3

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ZONING STUDY
 Level 3

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Proposed Levels 4-6

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ZONING STUDY
Levels 4 to 6

4/21/13
04/13/2023
04/13/2023
04/13/2023



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AERIAL PERSPECTIVE | 7

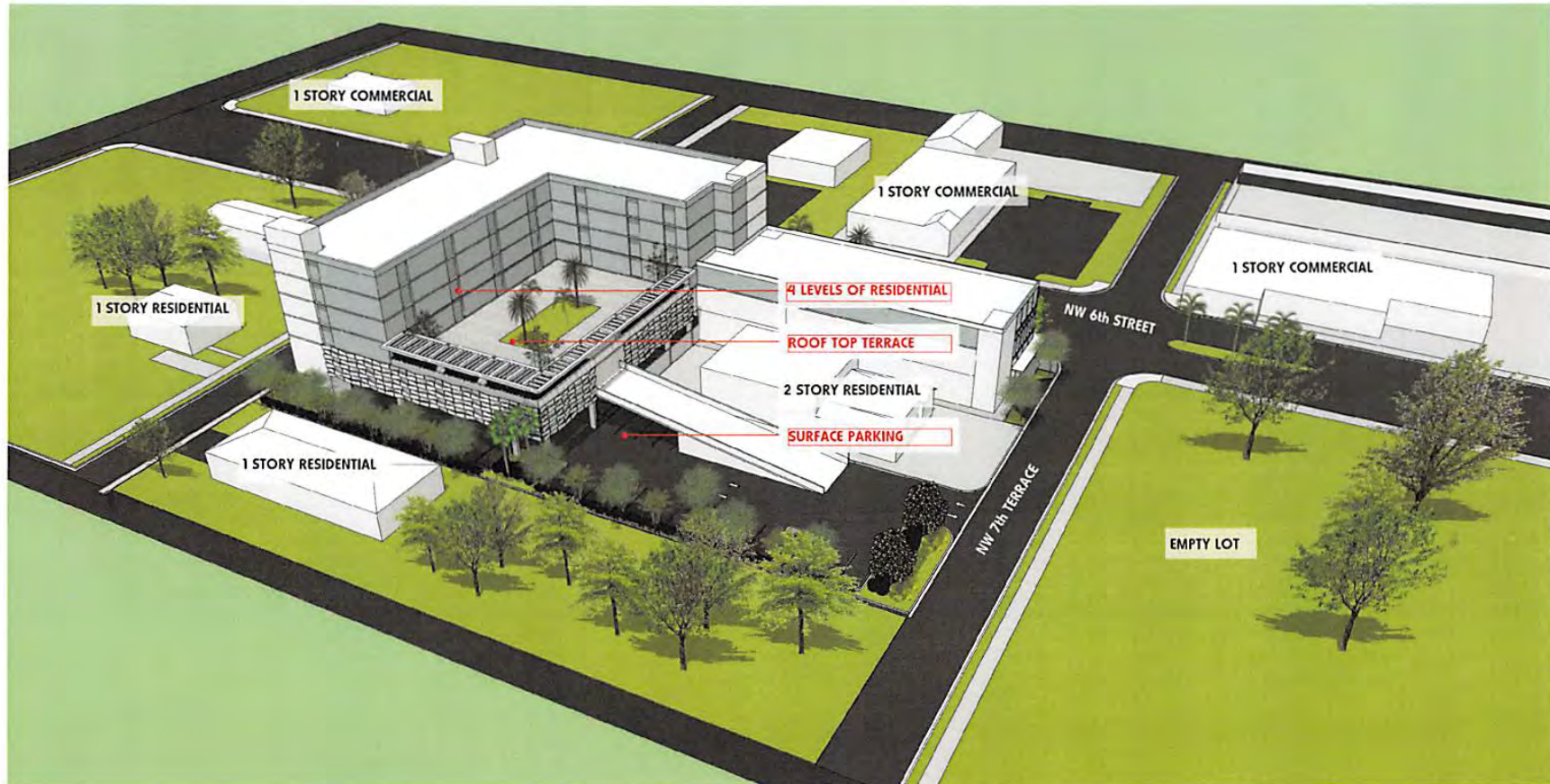
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VIEW FROM NW 6th STREET **9**

PROJECT 20163
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VIEW FROM NW 6th STREET | 10

PROJECT 20163
02/09/2021

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OUR LEADERSHIP



Ivo Fernandez Jr. LEED AP BD+C, CDP

Principal

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As Principal & Co-Founder, Ivo Fernandez is the architectural visionary behind most of the firm's award-winning designs by pushing the boundaries. Ivo oversees many of our projects through every phase. From the initial zoning analysis, through the master planning, design development, and construction phases, he stays deeply involved, a true testament to the power of the hands-on approach that defines our firm's operational philosophy. Ivo has more than 20 years of design and management experience, and his portfolio includes some of today's most critically lauded large-scale retail and mixed-use developments; aviation, office, and warehouse spaces; and category-defined residential buildings. His dedication to architectural excellence and infamous "All in or nothing" attitude set the pace for a challenging, innovative, and collaborative atmosphere at MODIS that results in work of the highest caliber.



Robert K. Morisette. AIA, NCARB, LEED AP BD+C, CDP

Principal

As MODIS's Co-Founder & Principal, Robert Morisette helms the firm's architectural operations with his technical acumen and expertise in executing practical design solutions. A talented architect and natural manager, he guides projects through from conception to completion effectively and efficiently, integrating his wealth of construction-phase knowledge with our clients' needs and

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Our Leadership - MODIS Architects

goals. The results are reliably on schedule, within budget and, most importantly, consistently exceeding expectations. His commitment to this type of service is what truly distinguishes MODIS as a blue-chip firm. Robert has more than 20 years of design and management experience, and his portfolio includes some of today's most successful and innovative retail and mixed-use developments, as well as multi-family residential buildings. His team-player mentality reflects his leadership style, and his influence is evident in all aspects of MODIS's operation.



Kristyna Borden Martinez

Director of Interiors

Kristyna Borden Martinez is a Registered Interior Designer and LEED Green Associate with over 10 years of experience on a wide range of commercial project types including Corporate Workplace, Retail, Multi-Family Residential and Higher Education. Kristyna excels in all phases of the design process from programming, schematic design and design development to construction documentation, bidding and construction administration with a focus on user experience, sustainability and overall project delivery. The most recent projects to note that Kristyna has been part of in South Florida include Royal Caribbean Headquarters, Vivex Biomedical, Wix, and DB Schenker Regional Headquarters. Kristyna is involved with various professional organizations in

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the industry and served as President of the IIDA South Florida Chapter for the 2017-2018 term. Mrs. Borden Martinez was awarded with the honor of being named IIDA South Florida's Star of the Year at the 2018 Bragg Gala Awards. Kristyna has also had an opportunity to collaborate on a new product design as one of three designers for Pixel + Nest, a collection of high tech porcelain ceramic tile manufactured by Lea Ceramiche.



Yvan Polonio

Vice President

As Vice President, Yvan oversees the design and development of a wide array of projects, from large-scale mixed-use complexes, retail centers, and commercial buildings to historic preservation, government initiatives, and the full spectrum of residential developments. As a result of his vast experience, he has developed an unparalleled talent for seeing the big picture without losing sight of the details. It is a delicate, yet essential, balance of talents that also allows him to manage the day-to-day operations of some of the firm's largest projects with grace and efficiency. A meticulous, proactive, and diligent leader, he ensures that the office production, standards, and quality control are perfectly in line with our clients' needs. Yvan also fills the valuable role of

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Our Leadership - MODIS Architects

mentor to our firm's junior staff members, grooming them into future project managers and visionaries.



Rosendo Marcet

Associate – Senior Project Manager

At MODIS, Rosendo plans, designs, and leads residential, commercial, institutional, and government projects. As the point of contact through all phases, he always honors our clients' time by respecting deadlines, often finishing well ahead of schedule, and is universally respected for anticipating and proactively managing problems before they occur. Rosendo has the rare gift of being able to incorporate the cultural environment, surrounding architectural styles, and landscape all seamlessly into a design. He was the Project Manager for the recently-completed Miami Intermodal Car Rental Facility. A four story structure delivering 3,400,000 SF, this project included the integration of a 1.4 mile people mover, a central customer service lobby, quick turn-around area, a ready-return area, parking for 6,500 cars with multi-level fueling, maintenance areas, a support building, offices and chiller plant with a ventilation system that provides 6 air changes/hour.

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Luciano Castellon, CGC

Senior Associate

Luciano is MODIS's resident construction-phase extraordinaire. Put simply, he keeps our projects on schedule and moving forward, coordinating among all the necessary parties and the relevant municipal departments. He secures building permits, manages project submittals, monitors safety, and serves as a one-man clearinghouse for all vital information. With more than 20 years of experience as an architect, as well as being a certified and licensed general contractor in the state of Florida, Luciano is our boots on the ground, whether the project is a residential high-rise, a 100-acre mixed-use development or anything in between.

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Paul Aragon, Jr.

Associate – Project Manager

With more than 20 years of design experience and numerous architectural accolades for projects around the world, Paul brings a modern, global perspective to the MODIS team. His portfolio includes conceptual design for retail, residential, and mixed-use developments as well as hotels and educational institutions. Paul is skilled in all facets of architectural design, project and design management, and construction administration, including the valuable talent of navigating through the cumbersome building and life safety code requirements. A true team player, his tireless work ethic and commitment to excellence motivate those around him to perform at their best.

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Contact: (786) 879-8882

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Projects - MODIS Architects



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PROJECTS

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NEWS

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All

Civic & Federal

Hospitality

Mixed Use

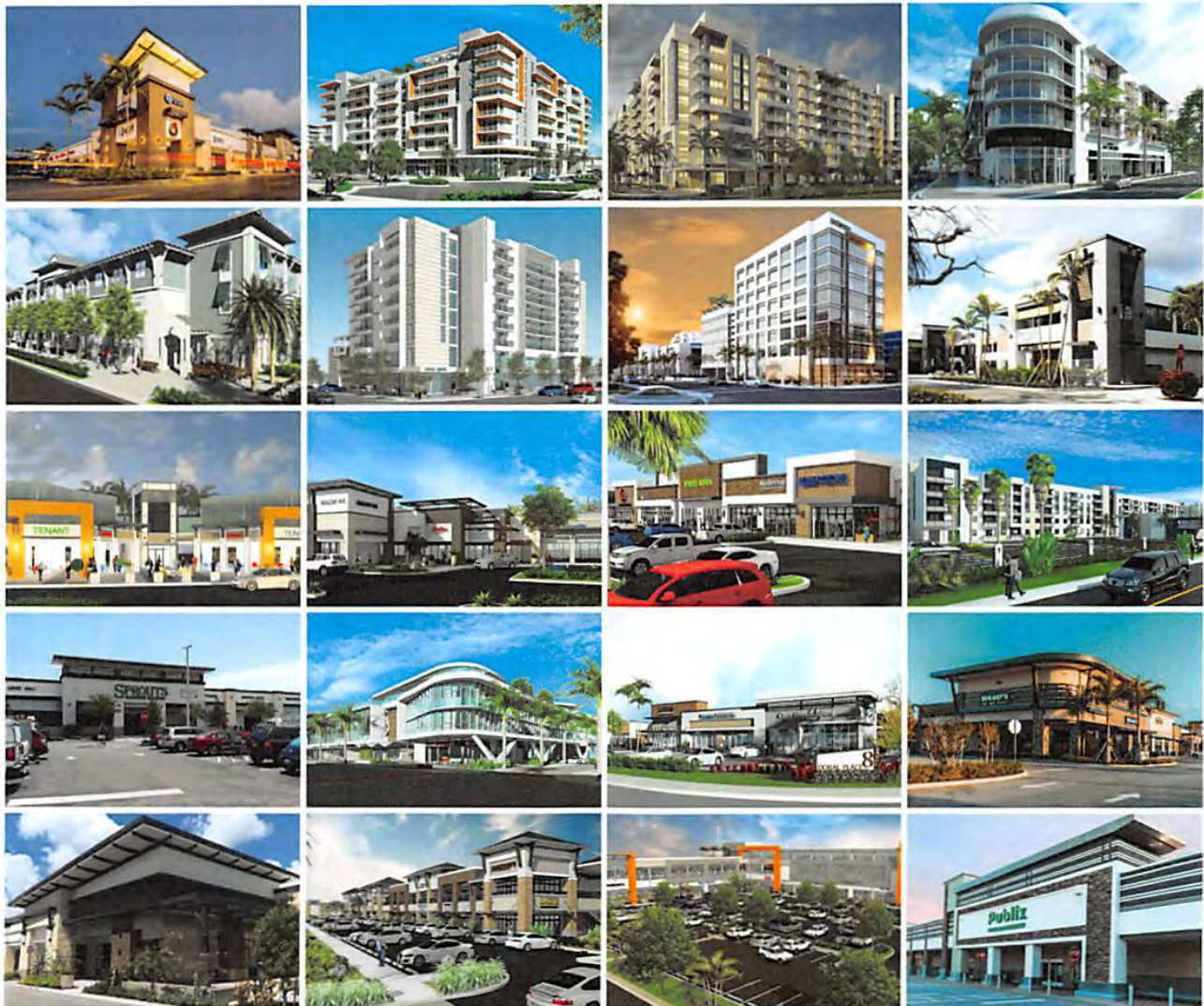
Multi Family

Office Building

Retail

Single Family

Urban Design



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4.2.7 Residential Element

Rental rates are based on current rates in the market area. The typical resident profile will be those earning between 80% and 160% of area median income at the time of the project's projected 2023 in-service date. Rents are projected to range from \$1,900 to \$3,000. (See Section 4.2.6 Project Plans and Information for unit sizes, parking data and Project Description, etc.)

4.2.8 Commercial Element

(See Section 4.2.6 Project Plans and Information for unit sizes, parking data and Project Description, etc.)

4.2.9 MINORITY/WOMEN (M/WBE) PARTICIPATION

The Minority Builders Coalition is a Joint Venture/ Equity partner with the development team. opportunities will be made available to the membership of the organization to participate in the development as vendors, contractors and subcontractors.

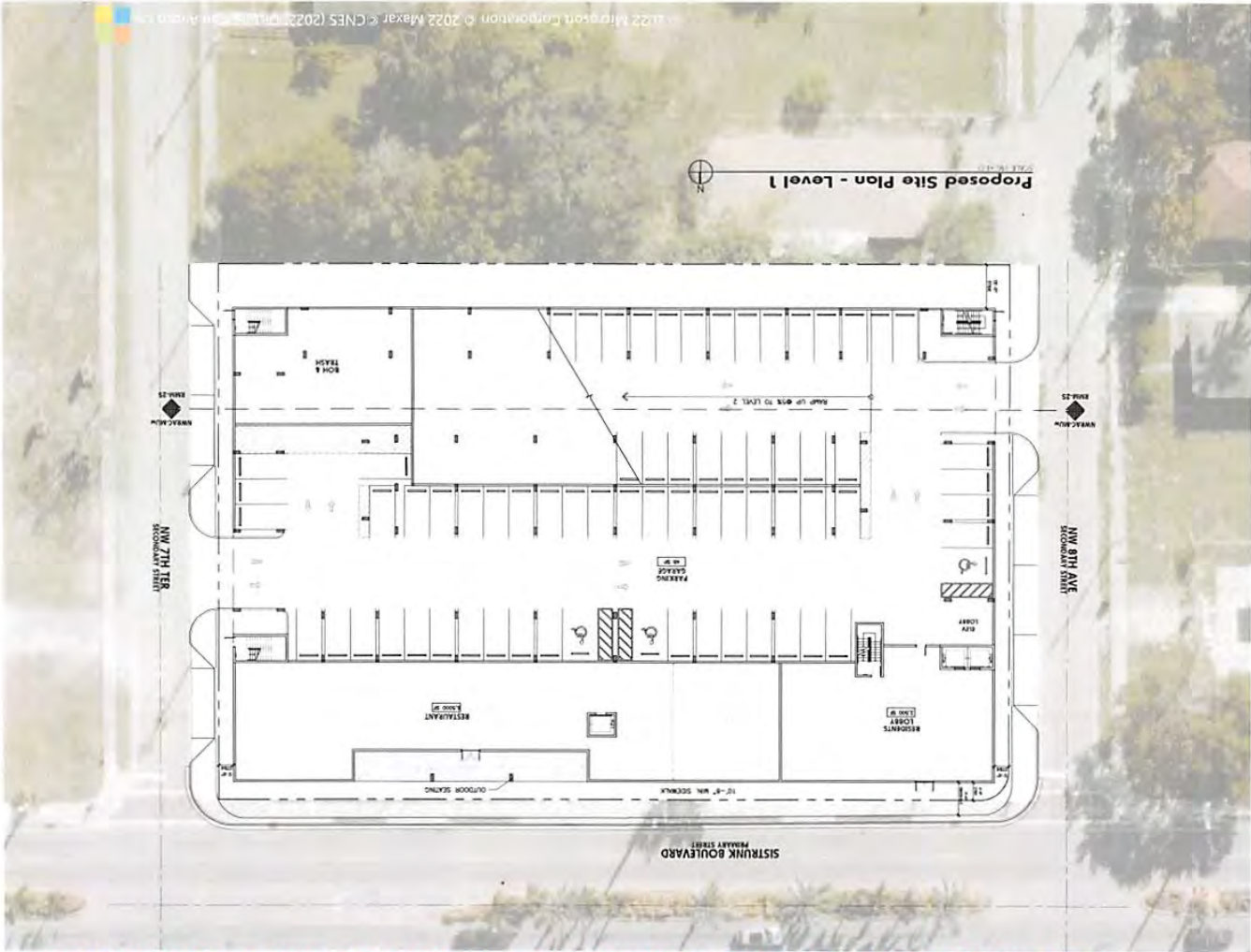
4.2.11 REQUIRED FORMS

Uploaded to Bidsync

| PARKING | | Required | Provided |
|----------------------|--|--------------------|----------|
| Required (Level 1) | | 8 DU or 8 Spaces | 8 Spaces |
| Required (Level 2) | | 200 @ 1.75 sq/Unit | 40 Units |
| Required (Level 3) | | 200 @ 2.0 sq/Unit | 40 Units |
| Sub-Total | | 11,000 sf | 80 Units |
| Total Required | | 11,000 sf | 80 Units |
| Total Provided | | 11,000 sf | 80 Units |
| Grand Total Required | | 11,000 sf | 80 Units |
| Grand Total Provided | | 11,000 sf | 80 Units |

| UNIT BREAKDOWN | | Level 1 | Level 2 | Level 3 | Total |
|----------------|--|---------|---------|---------|--------|
| Units | | 40 | 40 | 40 | 120 |
| Sq. Ft. | | 10,000 | 10,000 | 10,000 | 30,000 |
| Total | | 10,000 | 10,000 | 10,000 | 30,000 |

| ZONING DATA | | Required | Proposed |
|------------------|--|----------------|----------------|
| Density | | 100 units/acre | 100 units/acre |
| Floor Area Ratio | | 1.0 | 1.0 |
| Height | | 35 ft | 35 ft |
| Setbacks | | 5 ft | 5 ft |
| Parking | | 100 spaces | 100 spaces |



ALTERNATIVE B - 89 UNIT CONCEPT IF PRIVATE OWNER PARTICIPATES

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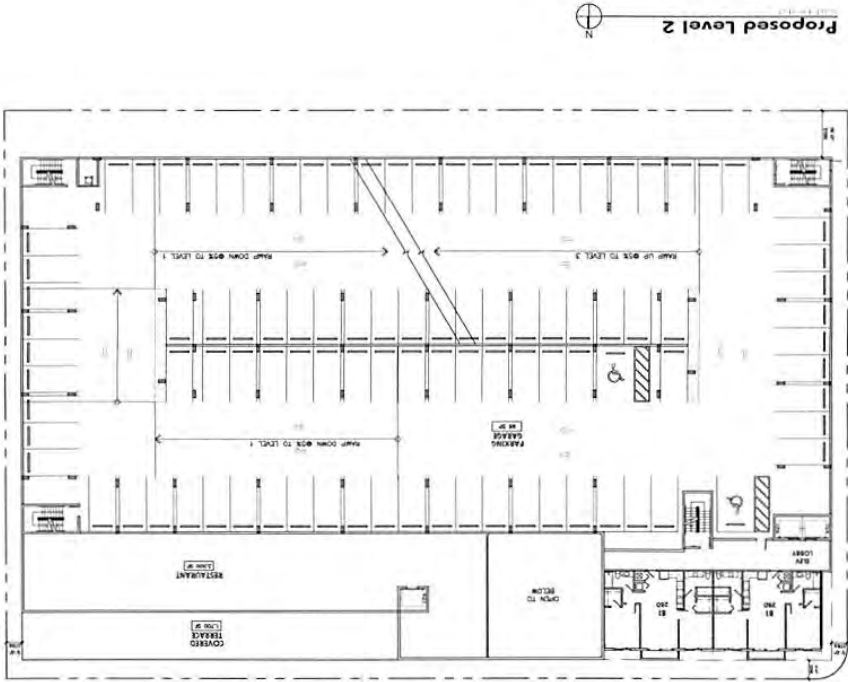
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ZONING STUDY

Level 2

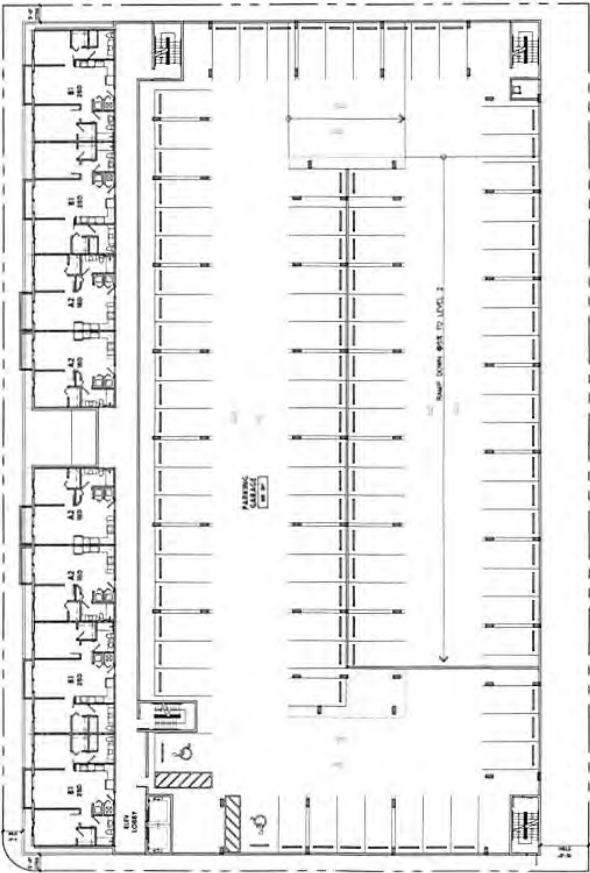
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Proposed Level 3

ZONING STUDY
Level 3

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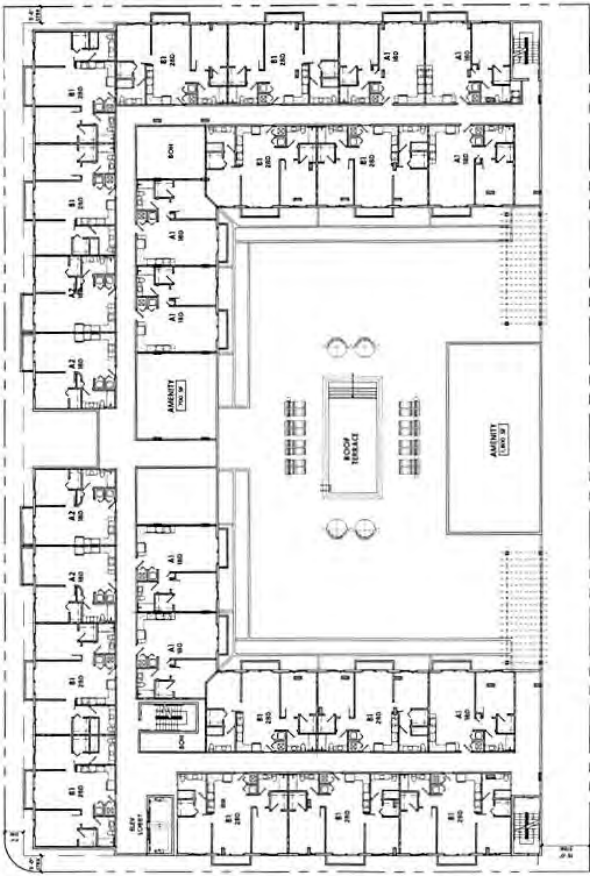
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Proposed Level 4



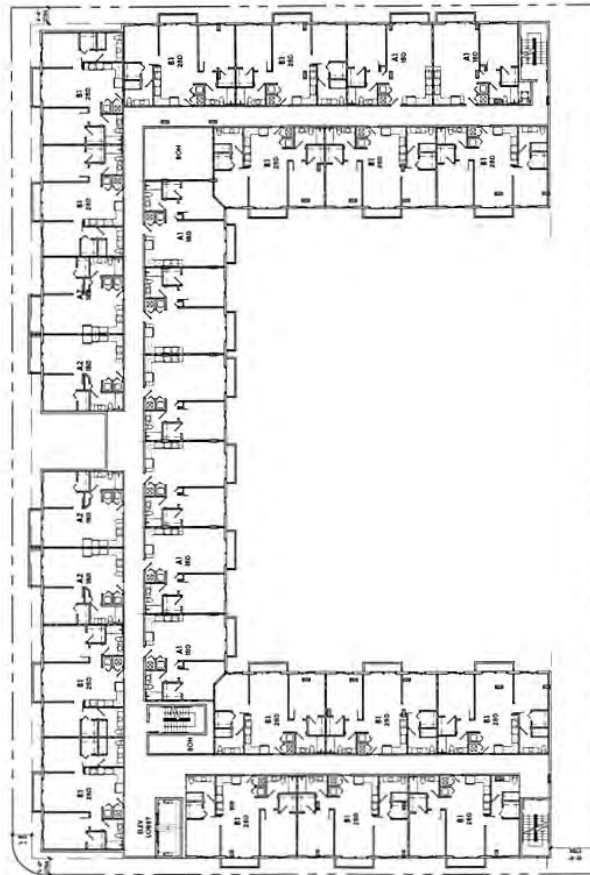
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ZONING STUDY
Level 4

455143
05/03/2022
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ALTERNATIVE B - 89 UNIT CONCEPT IF PRIVATE OWNER PARTICIPATES



Proposed Levels 5-6



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ZONING STUDY
Levels 5-6

6/2/18
6/2/17/202
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Sistrunk News

NW 6th Street
Fort Lauderdale, FL 33311

Application for CRA Funding Assistance
Development Incentive Program
Loan Application & Supplemental Responses and Supporting Data
56 Unit Mixed-Use Workforce Apartments up to 160% AMI
9,000 S.F. Restaurant/Retail Space

Prepared for
Ft. Lauderdale NPFCRA

Presented by
Urban Pointe- MBC- JV

Eric L. Haynes
954-444-6794
elhaynes@urbanpointellc.com

1135 Kane Concourse, 2nd Floor
Bay Harbor Islands, Florida 33154

City of Fort Lauderdale

Northwest-Progresso-Flagler Heights
Community Redevelopment Agency
(NWPF CRA)



APPLICATION FOR CRA FUNDING ASSISTANCE

| | | | | | |
|--|--|---|--|--|--|
| Name of Principal Owner in Charge Eric L. Haynes | | Tel. No. 954-444-6794 | | E-Mail Address elhaynes@urbanpointellc.com | |
| Primary Contact for this CRA Request Eric L. Haynes | | Tel. No. 954-444-6794 | | E-Mail Address elhaynes@urbanpointellc.com | |
| Name of Business Urban Pointe Developers, LLC. | | Tax I.D. No. 47-3346664 | | Company Website pointecompanies.com | |
| Business Address 1132 Kane Concourse | | Tel. No. 305-865-1923 | | Fax No. 305-865-3434 | |
| City Bay Harbor Islands | | State FL | | Zip Code 33154 | |
| Commencement Date to Begin Project: November 2022 | | JOB INFORMATION | | | |
| Completion Date for Project: November 2024 | | Full Time Equivalent (FTE) Jobs to be created 4 | | | |
| Check Appropriate Description <input type="checkbox"/> Existing Business <input checked="" type="checkbox"/> New Business | | Project Type <input type="checkbox"/> Expansion <input type="checkbox"/> Relocation | | Facility Description Existing Space _____ sq. ft. New Space ~42,000 sq. ft. | |
| NAICS Code / Industry Type 238220/commercial construction 238116/New Multi-Family Construction | | Date of Incorporation 3/4/2015 | | State where the business was incorporated Florida | |
| Proposed Project Location/City NFPCRA | | Proposed Address NW 6th Street between NW 7th Ter. & NW 8th Ave | | | |
| Property Control Number(s) 504203011800,504203011610,504203011630,504203011850,504203011860,504203011870,504203011880,504203011890 | | Property Owner NFPCRA | | | |
| Owner Tel. No. (include Area Code) 954-828-4519 | | Is there a lien on the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No no | | | |
| Bank(s) Where Business Accounts for Projects Are Held 1. Regions Bank, Bay Harbor Islands, FL 33154 | | | | | |
| Name of Participating Bank/Lender TBD | | | | | |
| Amount \$ | | Contact Person | | Tel. No. (include Area Code) | |
| Name of Other Financial Source Urban Pointe Developers, LLC. | | Contact Person | | Tel. No. (include Area Code) | |
| Amount \$ TBD | | Contact Person Maurice Egozi | | Tel. No. (include Area Code) 305-865-1923 | |
| Name of Other Financial Source | | Contact Person | | Tel. No. (include Area Code) | |
| Amount \$ | | Contact Person | | Tel. No. (include Area Code) | |
| Name of Other Financial Source | | Contact Person | | Tel. No. (include Area Code) | |
| Amount \$ | | Contact Person | | Tel. No. (include Area Code) | |
| Project Purpose and Economic Impact construction of six-story mixed-use building with 56 workforce apartments and 9,000 sf of restaurant and entertainment space. Economic impact in excess of \$18 million. | | | | | |

NOTE 1: If the project receives funds via another City, County, Federal or State program which also requires job creation/retention, the jobs created/retained for those programs must be in addition to the jobs required under this program.

NOTE 2: If project includes the purchase of equipment using CRA funds, then there must not be another UCC filing for the equipment.

Management: Owners, partners, officers, all holders of outstanding stock — 100% of ownership must be shown (use separate sheet if necessary).

| Name | Complete Address | % Owned | From | To |
|---|--|---------|------|----|
| Eric L. Haynes | 1132 Kane Concourse, Suite 200, Bay Harbor Islands, FL 33154 | 31.67 | | |
| Name | Complete Address | % Owned | From | To |
| Maurice Egozi | 1132 Kane Concourse, Suite 200, Bay Harbor Islands, FL 33154 | 31.67 | | |
| Name | Complete Address | % Owned | From | To |
| Alan Sakowitz | 1132 Kane Concourse, Suite 200, Bay Harbor Islands, FL 33154 | 31.66 | | |
| Name | Complete Address | % Owned | From | To |
| Brian C. Johnson, Minority Builders Corp, | 665 SW 27th Ave, Ft. Laud, FL 33311 | 5 | | |
| Name | Complete Address | % Owned | From | To |

PROJECT/ACTIVITY COST SUMMARY

1. Please state the overall project cost: \$ 18,096,333
2. Please state the overall project costs related to the CRA's assisted activity? \$ 18,096,333
3. Please indicate the sources and uses of funds for the project on the following table.

| Project Source(s) of Funding | Amount | Rate | Term |
|---|----------------------------------|-------------------|------|
| Bank Loan (specify) | 11,667,433 | | |
| City funds | | | |
| CRA funds | 5,000,000 | | |
| Company's current cash assets | | | |
| Owner equity (specify) | 1,428,900 | | |
| Other (specify) | | | |
| Other (specify) | | | |
| Other (specify) | | | |
| Total Sources | 18,096,333 | | |
| Select the Use(s) of Funds and the Amount Need for Each | Sources of Funds (Yes or No) | Amount | |
| Land Acquisition | | | |
| Real Property Acquisition | | 645,000 | |
| Utility and road infrastructure improvements | | | |
| New construction of commercial and industrial buildings | | 17,451,333 | |
| Rehabilitation of commercial and industrial buildings | | | |
| Purchase and installation of equipment and fixtures | | | |
| Other (specify) | | | |
| Other (specify) | | | |
| Other (specify) | | | |
| Total Uses | | 18,096,333 | |

NOTE 3: Other "uses" include Architectural/Engineering Fees, Application Fees, Permit Fees Impact Fees

BUSINESS INDEBTEDNESS: Furnish the following information on all outstanding installment debts, code and other liens, notes and mortgages payable that relate to this project. The present balances should agree with the latest balance sheet submitted (use a separate sheet if necessary).

| To Whom Payable | Original Amount | Original Date | Present Balance | Rate of Interest | Maturity Date | Monthly Payment |
|-------------------|-----------------|---------------|-----------------|------------------------|---------------|-----------------|
| Name: <u>none</u> | \$ | | \$ | % <input type="text"/> | | \$ |
| Name: _____ | \$ | | \$ | % <input type="text"/> | | \$ |
| Name: _____ | \$ | | \$ | % <input type="text"/> | | \$ |
| Name: _____ | \$ | | \$ | % <input type="text"/> | | \$ |
| Name: _____ | \$ | | \$ | % <input type="text"/> | | \$ |

THE FOLLOWING ITEMS MUST BE COMPLETED AND SUBMITTED WITH YOUR APPLICATION

1. A business plan which describes the company mission, market analysis, applicant capacity, economic analysis and project feasibility, a brief history and description of the company (*including the founding of the company*), overview of operations, product information, customer base, method and areas of distribution, primary competitors and suppliers within the County.
2. A list of general and limited partners, officers, directors and shareholders of the company. Please provide a resume for all the principals and key management.
3. Corporate income tax returns for the last three years (*personal returns may also be requested*).
4. Two separate lists that detail the existing jobs on your payroll and the new jobs to be created (*within the list please provide the job title of each position, a brief description of each position, annual salary for existing and new positions and the industry average salary for those positions*).
5. If machinery and equipment are being purchased with CRA funds, provide a list of all the items to be purchased, with quotes on vendor's letterhead. Include a statement from the manufacturer, attesting to the economic life of the equipment.
6. If business is a franchise, include a copy of the franchise agreement;
7. Bank Commitment Letter detailing the conditions of the loan approval.
8. Copy of IRS determination letter as a non-profit organization (*required for all non-profit organizations only*).
9. Signed copy of resolution or minutes from the meeting of the governing body authorizing submission of the application (*required for all non-profit organizations only*).
10. Articles of Incorporation or Division of Corporations information identifying authorized signatories
11. Copy of the Property Deed (*if the applicant is the owner*)
12. Copy of By-Laws (*required for all non-profit organizations only*).
13. Please sign and submit *Statement of Personal History and Credit Check Release* (as attached).
14. If project involves construction, please provide a minimum of two (2) detailed cost estimates prepared by Architect/Engineer and/or General Contractor, preliminary plans and specifications, Architectural Illustration and photos of existing conditions.
15. Attach a street map showing the location of the proposed project, Property Folio number and Legal Description.
16. Preliminary Project Schedule.

The following items are also needed, if your funding request is \$500,000 or more
(*not applicable for Commercial Façade, Streetscape Enhancement and Property and Business Improvement Incentive requests*)

17. CPA audited corporate financial statements for the last three years (*Profit and Loss Statement and a Balance Sheet*).
18. If the most recent business return and/or financial statement is more sixty (60) days old, please submit a current Interim Financial Statement.
19. Three year financial pro formas which include operating statements, balance sheets, funding sources, and use details.
20. Ten year revenue and expense projection for the project
21. Copy of sales/purchase agreement when purchasing land or a building (*or an executed lease if applicable*).
22. Provide details regarding any credit issues, bankruptcies and lawsuits by any principal, owning 20% or more of the business.
23. The names of all affiliates and/or subsidiary companies, and their previous three (3) years financial statements and Interim Financial Statements if the financial statements are more than sixty (60) days old.
24. Letter from the Department of Sustainable Development (DSD) approving the proposed project with zoning and land use designations, and Plan Development Review number and comments.
25. Identification and qualifications of project development team (*i.e., attorney, engineer, architect, general contractor, etc.*).

4 CRA INCENTIVE APPLICATION

Last Updated: September 16, 2016

26. Current Broward County Assessed Value, new capital investment dollars and total estimated new assessment when completed and placed into service.
27. Existing Leases, Lease commitments and tenant makeup (*if applicable*).
28. Copy of Environmental Report showing there are no Environmental issues (*if applicable*).
29. Copy of Appraisal Report (*if applicable*).

THE FOLLOWING ITEMS ARE REQUIRED AFTER CRA BOARD APPROVAL AND PRIOR TO EXECUTION OF AN AGREEMENT AND RELEASE OF FUNDS

30. Evidence that all funds are in-place to fully fund the project.
31. A copy of the City approved project plans, contract with General Contractor and permits (Prior to Release of Funds)
32. Scope of work and all project costs
33. Copies of Insurance Certificates (Builders Risk/All Risk Policy, Commercial General Liability, Workers Compensation with the City of Fort Lauderdale and the Fort Lauderdale CRA listed as Additional Insured.

APPLICANTS CERTIFICATION

By my signature, I certify that I have read and understand the application, criteria, loan fees and program requirements. I further certify that all the information I (we) supplied is correct and accurate. All of the owners of the company/organization (*regardless of ownership percentage*) are aware of this loan and are in full agreement with the business securing financing for this project. My (our) signature(s) represent my (our) agreement to comply with City of Fort Lauderdale Community Redevelopment Agency, as it relates to this CRA funding request.

Each Proprietor, General Partner, Limited Partner and Business Owner, owning 20% or more must sign below. For all Non-Profit Organizations, all guarantors must be approved by City of Fort Lauderdale Community Redevelopment Agency.

Business Name: Urban Points Developers, LLC.

By: Eric L. Haynes, Manager 5/5/2022
Signature and Title Date

Guarantors:

Signature and Title Date

Signature and Title Date

Signature and Title Date

Signature and Title Date

Signature and Title Date



Northwest-Progresso-Flagler Heights Community Redevelopment Agency

PERSONAL HISTORY STATEMENT

PLEASE READ CAREFULLY - PRINT OR TYPE

Each Proprietor (if a Sole Proprietorship), General Partner (if Partnership), Limited Partner (if Partnership), Officer, Director and Business Owner (owning 20% or more of the business), must complete a Personal History Statement. For all Non-Profit Organizations, all guarantors must complete this form and be approved as guarantors by the City of Fort Lauderdale Community Redevelopment Agency.

| | |
|--|-------------------------------------|
| Applicant/Business Name: Urban Pointe Developers, LLC | Participating Bank/Lender: _____ |
| City: <u>Bay Harbor Islands</u> State: <u>FL</u> Zip: <u>33154</u> | City: _____ State: _____ Zip: _____ |

Personal Statement of (if you do not have a middle name, put NMN):

| | | |
|----------------------------|----------------------------------|--------------------------------|
| First Name: <u>Eric</u> | Middle: <u>L</u> | Last: <u>Haynes</u> |
| Social Security No.: _____ | Date of Birth: <u>12/16/1970</u> | Place of Birth: <u>Florida</u> |

| | |
|--|---|
| Present Address: <u>1132 Kane Concourse, Ste 200</u> | Previous Address: _____ <small>(needed if in present address less than 5 years)</small> |
| City: <u>Bay Harbor Islands</u> State: <u>FL</u> Zip: <u>33154</u> | City: _____ State: _____ Zip: _____ |
| From: <u>2015</u> To: <u>Present</u> | From: _____ To: _____ |
| Loan Requested from CRA: \$ <u>5,000,000</u> | Are you a U.S. Citizen: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |
| Loan Request from Bank(s): \$ <u>11,667,433</u> | If NO, are you a Lawful <input type="checkbox"/> YES <input type="checkbox"/> NO |
| Percentage of Company Ownership: <u>31.67</u> % | Permanent Resident Alien: <input type="checkbox"/> YES <input type="checkbox"/> NO |
| | Alien Registration Number: _____ |

IT IS IMPORTANT THAT THE NEXT THREE (3) QUESTIONS BE ANSWERED COMPLETELY. AN ARREST OR CONVICTION RECORD WILL NOT NECESSARILY DISQUALIFY YOU. HOWEVER, AN UNTRUTHFUL ANSWER WILL CAUSE YOUR APPLICATION TO BE DENIED.

IF YOU ANSWER "YES" TO ANY OF THE QUESTIONS BELOW, PLEASE FURNISH DETAILS ON A SEPARATE SHEET. INCLUDE DATES, LOCATION, FINES, SENTENCES, WHETHER MISDEMEANOR OR FELONY, DATES OF PAROLE/PROBATION, UNPAID FINES OR PENALTIES, NAME(S) UNDER WHICH CHARGED, AND ANY OTHER PERTINENT INFORMATION.

| | |
|--|---|
| 1. Are you presently under indictment, on parole or probation? <small>(If YES, indicate the date parole or probation is to expire)</small> | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| 2. Have you ever been charged with and/or arrested for any criminal offense other than a minor motor vehicle violation? Include offenses which have been dismissed, discharged, or not prosecuted. | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| 3. Have you ever been convicted, placed on pretrial diversion, or placed on any form of probation, including adjudication withheld pending probation, for any criminal offense other than a minor vehicle violation? | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| I hereby authorize the City of Fort Lauderdale to request criminal record information about me from the criminal justice agencies for the purpose of determining my eligibility. | |

| | | |
|-------------------------------|-----------------------|---------------------|
| Signature: <u>[Signature]</u> | Title: <u>Manager</u> | Date: <u>5/5/22</u> |
|-------------------------------|-----------------------|---------------------|

*ORIGINAL SIGNATURES REQUIRED



Northwest-Progresso-Flagler Heights Community Redevelopment Agency

CREDIT CHECK RELEASE FORM

I authorize the City of Fort Lauderdale Community Redevelopment Agency to obtain such information *(from any source necessary)*, as the City/CRA may require concerning statements made in the application for the CRA funding *(including but not limited to, obtaining a copy of my credit report, current loan status reports and financial information from the Participating Bank/Lender)*.

PLEASE NOTE: Each Proprietor *(if a Sole Proprietorship)*, General Partner *(if Partnership)*, Limited Partner *(if Partnership)*, Officer, Director and Business Owner *(owning 20% or more of the business)*, must complete this Credit Check Release Form. For all Non-Profit Organizations, all guarantors must complete this form and be approved as guarantors by the City of Fort Lauderdale Community Redevelopment Agency.

First Name: Eric Middle: L Last: Haynes

Social Security No.: _____ Date of Birth: 12/16/1970

Driver's License (State and Number): _____

Home/Cellular Phone No.: 954-444-6794 Office No.: _____

Current Home Address *(PO Boxes not accepted)*: 140 S. University Drive, Suite E

City: Plantation State: FL Zip Code: 33324

Employer: Schumer Capital Corp.

Employer Address: 140 S. University Drive, Suite E

City: Plantation State: FL Zip Code: 33324

Company Phone No.: 954-388-7012 Other No.: _____

Signature: [Handwritten Signature]

Date: 5/5/22

*ORIGINAL SIGNATURES REQUIRED



Northwest-Progresso-Flagler Heights Community Redevelopment Agency

PERSONAL HISTORY STATEMENT

PLEASE READ CAREFULLY - PRINT OR TYPE

Each Proprietor (if a Sole Proprietorship), General Partner (if Partnership), Limited Partner (if Partnership), Officer, Director and Business Owner (owning 20% or more of the business), must complete a Personal History Statement. For all Non-Profit Organizations, all guarantors must complete this form and be approved as guarantors by the City of Fort Lauderdale Community Redevelopment Agency.

| | |
|---|-------------------------------|
| Applicant/Business Name: Urban Prose Developers, LLC | Participating Bank/Lender: |
| City: Bay Harbor Islands State: FL Zip: 33154 | City: State: Zip: |

Personal Statement of (if you do not have a middle name, put NMN):

| | | |
|----------------------|---------------------------|----------------------|
| First Name: Maurice | Middle: | Last: Egozi |
| Social Security No.: | Date of Birth: 10/22/1960 | Place of Birth: Cuba |

| | |
|---|---|
| Present Address: 1132 Kane Concourse, Ste 200 | Previous Address: <small>(include all previous addresses for the last 5 years)</small> |
| City: Bay Harbor Islands State: FL Zip: 33154 | City: State: Zip: |
| From: 2015 To: Present | From: To: |
| Loan Requested from CRA: \$5,000,000 | Are you a U.S. Citizen <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |
| Loan Request from Bank(s): \$11,667,433 | If NO, are you a Lawful Permanent Resident Alien <input type="checkbox"/> YES <input type="checkbox"/> NO |
| Percentage of Company Ownership: 31.67 % | Alien Registration Number: |

IT IS IMPORTANT THAT THE NEXT THREE (3) QUESTIONS BE ANSWERED COMPLETELY. AN ARREST OR CONVICTION RECORD WILL NOT NECESSARILY DISQUALIFY YOU. HOWEVER, AN UNTRUTHFUL ANSWER WILL CAUSE YOUR APPLICATION TO BE DENIED.

IF YOU ANSWER "YES" TO ANY OF THE QUESTIONS BELOW, PLEASE FURNISH DETAILS ON A SEPARATE SHEET. INCLUDE DATES, LOCATION, FINES, SENTENCES, WHETHER MISDEMEANOR OR FELONY, DATES OF PAROLE/PROBATION, UNPAID FINES OR PENALTIES, NAME(S) UNDER WHICH CHARGED, AND ANY OTHER PERTINENT INFORMATION.

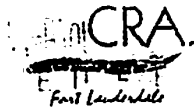
| | |
|--|---|
| 1. Are you presently under indictment, on parole or probation? <small>(If YES indicate the date parole or probation is to expire)</small> | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| 2. Have you ever been charged with and/or arrested for any criminal offense other than a minor motor vehicle violation? Include offenses which have been dismissed, discharged, or not prosecuted | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| 3. Have you ever been convicted, placed on pretrial diversion, or placed on any form of probation, including adjudication withheld pending probation, for any criminal offense other than a minor vehicle violation? | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |

I hereby authorize the City of Fort Lauderdale to request criminal record information about me from the criminal justice agencies for the purpose of determining my eligibility.

| | | |
|------------|----------------|--------------|
| Signature: | Title: Manager | Date: 5/5/22 |
|------------|----------------|--------------|

*ORIGINAL SIGNATURES REQUIRED

CRIMINAL JUSTICE SYSTEM
City of Fort Lauderdale



Northwest-Progresso-Flagler Heights Community Redevelopment Agency

CREDIT CHECK RELEASE FORM

I authorize the City of Fort Lauderdale Community Redevelopment Agency to obtain such information (from any source necessary) as the City/CRA may require concerning statements made in the application for the CRA funding (including but not limited to, obtaining a copy of my credit report, current loan status reports and financial information from the Participating Bank/Lender)

PLEASE NOTE: Each Proprietor (if a Sole Proprietorship), General Partner (if Partnership), Limited Partner (if Partnership), Officer, Director and Business Owner (owning 20% or more of the business), must complete this Credit Check Release Form. For all Non-Profit Organizations, all guarantors must complete this form and be approved as guarantors by the City of Fort Lauderdale Community Redevelopment Agency.

First Name: Maurice Middle: _____ Last: Egozi
 Social Security No.: _____ Date of Birth: 10/22/1960
 Driver's License (State and Number): _____
 Home/Cellular Phone No.: 786-280-1923 Office No.: _____
 Current Home Address (PO Boxes not accepted): 1132 Kane Concourse, Suite 200
 City: Bay Harbor Islands State: FL Zip Code: 33154
 Employer: Pointe Companies
 Employer Address: 1132 Kane Concourse, Suite 200
 City: Bay Harbor Islands State: FL Zip Code: 33154
 Company Phone No.: 305-865-1923 Other No.: _____
 Signature: [Signature]
 Date: 3-17-2021

*ORIGINAL SIGNATURES REQUIRED

7 | GRANTING APPLICATION
 (not placed September 1, 2016)



Northwest-Progresso-Flagler Heights Community Redevelopment Agency

PERSONAL HISTORY STATEMENT

PLEASE READ CAREFULLY - PRINT OR TYPE

Each Proprietor (if a Sole Proprietorship), General Partner (if Partnership), Limited Partner (if Partnership), Officer, Director and Business Owner (owning 20% or more of the business), must complete a Personal History Statement. For all Non-Profit Organizations, all guarantors must complete this form and be approved as guarantors by the City of Fort Lauderdale Community Redevelopment Agency.

| | |
|--|---|
| Applicant/Business Name: Urban Police Developers, LLC City: <u>Bay Harbor Islands</u> State: <u>FL</u> Zip: <u>33154</u> | Participating Bank/Lender: City: _____ State: _____ Zip: _____ |
|--|---|

Personal Statement of (if you do not have a middle name, put NMN):

| | | |
|----------------------------|----------------------------------|----------------------------------|
| First Name: <u>Alan</u> | Middle: _____ | Last: <u>Sakowitz</u> |
| Social Security No.: _____ | Date of Birth: <u>05/22/1957</u> | Place of Birth: <u>Miami, FL</u> |

| | |
|--|---|
| Present Address: <u>1132 Kane Concourse, Ste 200</u> City: <u>Bay Harbor Islands</u> State: <u>FL</u> Zip: <u>33154</u> From: <u>2015</u> To: <u>Present</u> | Previous Address: <small>(include if in present address less than 5 years)</small> City: _____ State: _____ Zip: _____ From: _____ To: _____ |
| Loan Requested from CRA: <u>\$5,000,000</u> Loan Request from Bank(s): <u>\$11,667,433</u> Percentage of Company Ownership: <u>31.66</u> % | Are you a U.S. Citizen: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF NO, are you a Lawful Permanent Resident Alien: <input type="checkbox"/> YES <input type="checkbox"/> NO Alien Registration Number: _____ |

IT IS IMPORTANT THAT THE NEXT THREE (3) QUESTIONS BE ANSWERED COMPLETELY. AN ARREST OR CONVICTION RECORD WILL NOT NECESSARILY DISQUALIFY YOU. HOWEVER, AN UNTRUTHFUL ANSWER WILL CAUSE YOUR APPLICATION TO BE DENIED.

IF YOU ANSWER "YES" TO ANY OF THE QUESTIONS BELOW, PLEASE FURNISH DETAILS ON A SEPARATE SHEET. INCLUDE DATES, LOCATION, FINES, SENTENCES, WHETHER MISDEMEANOR OR FELONY, DATES OF PAROLE/PROBATION, UNPAID FINES OR PENALTIES, NAME(S) UNDER WHICH CHARGED, AND ANY OTHER PERTINENT INFORMATION.

1. Are you presently under indictment, on parole or probation? ☐ YES ☒ NO
(If YES, indicate the date parole or probation is to expire)
2. Have you ever been charged with and/or arrested for any criminal offense other than a minor motor vehicle violation? Include offenses which have been dismissed, discharged, or not prosecuted. ☐ YES ☒ NO
3. Have you ever been convicted, placed on pretrial diversion, or placed on any form of probation, including adjudication withheld pending probation, for any criminal offense other than a minor vehicle violation? ☐ YES ☒ NO

I hereby authorize the City of Fort Lauderdale to request criminal record information about me from the criminal justice agencies for the purpose of determining my eligibility.

| | | |
|------------|-----------------------|---------------------|
| Signature: | Title: <u>Manager</u> | Date: <u>5/5/22</u> |
|------------|-----------------------|---------------------|

*ORIGINAL SIGNATURES REQUIRED

Northwest-Progresso-Flagler Heights
Community Redevelopment Agency

CREDIT CHECK RELEASE FORM

I authorize the City of Fort Lauderdale Community Redevelopment Agency to obtain such information from any source needed as the City CRA may require concerning statements made in the application for the CRA funding (including but not limited to obtaining a copy of my credit report, current loan status reports and financial information from my Participating Bank/Lender).

PLEASE NOTE: Each Proprietor (if a Sole Proprietorship), General Partner (if Partnership), Limited Partner (if Partnership), Officer, Director and Business Owner (owning 20% or more of the business), must complete this Credit Check Release Form. For all Non-Profit Organizations, all guarantors must complete this form and be approved as guarantors by the City of Fort Lauderdale Community Redevelopment Agency.

First Name Alan Middle _____ Last Sakowitz
Social Security No. [REDACTED] Date of Birth 05/22/1957
Driver's License (State and Number) [REDACTED]
Home/Cellular Phone No. 305-655-1234 Office No. _____
Current Home Address (PO Boxes not accepted) 1132 Kane Concourse, Suite 200
City Bay Harbor Islands State FL Zip Code 33154
Employer Pointe Companies
Employer Address 1132 Kane Concourse, Suite 200
City Bay Harbor Islands State FL Zip Code 33154
Company Phone No. 305-865-1923 Other No. _____
Signature [Handwritten Signature]
Date 5/5/22

*ORIGINAL SIGNATURES REQUIRED



Northwest-Progresso-Flagler Heights Community Redevelopment Agency

APPLICATION REQUEST SUPPLEMENTAL INFORMATION

CRA Incentive Programs

Please select the incentive(s) you are applying for and insert the amount of funding assistance you are seeking:

| | | |
|-------------------------------------|---|--------------|
| <input type="checkbox"/> | COMMERCIAL FAÇADE IMPROVEMENT PROGRAM | \$ _____ |
| <input type="checkbox"/> | PROPERTY AND BUSINESS IMPROVEMENT PROGRAM | \$ _____ |
| <input type="checkbox"/> | STREETSCAPE ENHANCEMENT PROGRAM | \$ _____ |
| <input checked="" type="checkbox"/> | DEVELOPMENT INCENTIVE PROGRAM | \$ 5,000,000 |
| <input type="checkbox"/> | PROPERTY TAX REIMBURSEMENT PROGRAM | \$ _____ |

Please provide a supplement sheet responding to the following numbered questions:

1. Please describe your project.
2. What is the address, folio number and legal description of the property.
3. What is the existing and proposed use of the property? Please note that certain uses are not eligible for CRA assistance. This includes convenience stores, pawn shops, check cashing stores, tattoo parlors, massage parlors, liquor stores and other uses as may be determined by the CRA that are inconsistent with the CRA Community Redevelopment Plan. Please note that there will be restrictive covenants placed on the property for minimum of 5 years restricting use of the property to only those uses for which CRA funding was provided.
4. Are the proposed improvements to the property being made on behalf of a proposed tenant for the property. If so, please provide a copy of the lease agreement.
5. What is the zoning of the property?
6. Are you the property owner? Please provide a copy of the deed of the property. You must be the owner of the property to apply.
7. Is your project new construction or is it renovation?
8. What is the total capital investment of your project and what is your hard construction and soft cost? (While property acquisition cost is not an eligible CRA expense, it may be included in your total capital investment)
9. What is the current Broward County Assessed Value of the property?
10. Is there a mortgage on the property? Please provide OR Book and Page. Please note that CRA funding is in the form of a 0% interest forgivable loan, forgiven after 5 year of project completion secured by a first

mortgage or subordinate mortgage on the property. Projects receiving over \$225,000 in CRA assistance will be secured by a forgivable loan forgiven after 7 years to 10 years depending on the level of CRA funding. Other forms of security in lieu of a forgivable mortgage will be considered on a case by case basis.

11. Are there any other liens or pending liens on the property? Please provide OR Book and Page.
12. Are there any code violations on the property? Identify.
13. Is the property listed "For Sale." Please note that properties listed for sale may not apply for CRA program funding.
14. How many new permanent jobs will be created by the project? Please describe the jobs to be created and projected salaries.
15. What is the estimated construction commencement date of the project? Please note that no work is to commence on the project unless a Program Agreement is approved and fully executed between the CRA and the property owner and that work must commence within 90 days of CRA funding approval.
16. What is the estimated completion date of the project? Please note that all approved projects must be completed within a maximum of three (3) years.
17. Please provide proof of your matching funds (i.e. bank statement, line of credit, etc.) and identify other proposed forms of financing for your project.
18. Do you have general liability and fire and casualty insurance on the property? You will be required to demonstrate proof of insurance and may include bonding requirements as required by the City/CRA prior to commencement of work. The cost of insurance may be included as part of your total project cost funded by the program.
19. Have you previously received funding from the CRA? Explain.


If you are applying for funding from the Commercial Façade Improvement Program, Property & Business Improvement Program and/or Streetscape Enhancement Program, please also complete the following:

20. Do you have a detailed scope of work? If so, please include for CRA review and approval.
21. Do you have completed architectural drawings for the scope of work to be performed? Please include along with architectural illustration(s) of the proposed work, material specifications, color selections, etc. Please note that architectural cost may be included as part of your total project cost.
22. Have your project plans been submitted for City Development Review and/or permitting and if so what are the status of the plans and the plan review number? All work must be permitted and approved by the Building Official.
23. Do you have detailed, written contractor cost estimates? If so, please provide.
24. Have you selected a contractor from the attached City/CRA Approved Contractor List? Please note if your contractor is not on the City/CRA approved list, it may be possible to have your contractor become an approved CRA Contractor. He/She will need to complete the attached Contractor Application for consideration.
25. If you are applying for the Façade Program or Property and Business investment Program, and if you are not using a City /CRA Approved Contractor, you must secure two detailed licensed and insured contractor cost estimates and CRA funding is limited to 60% of the lowest cost estimate not to exceed \$50,000 which can only be funded on a reimbursement basis, rather than a direct payment to the contractor. In addition, all

projects over \$50,000 may be assigned a CRA Construction Review Specialist who will determine the scope of work to be funded and will secure contractor pricing for the project, manage funding request and provide general project oversight.

26. For Streetscape Enhancement Program projects, see additional requirements for projects in excess of \$300,000 as required by Florida Statute 255.20.

I Eric L. Haynes, UPDLLC attest that the information is correct to the best of my knowledge. I further understand that the CRA program benefits are contingent upon funding availability and CRA approval and are not to be construed as an entitlement or right of a property owner/applicant. I further understand that I am responsible for providing all documentation required by The CRA.



Property Owner or Business Owner

5-5-22 Signature of

Eric L. Haynes, Urban Pointe Developers, LLC.

Print Name

List of all Jobs to be Created

| Job Title | # | Brief Job Description | Annual Average Salary | Industry Average Salary | Experience/Education/Skills Required |
|----------------------|----------|------------------------------|----------------------------------|------------------------------------|---|
| Property Manager | 1 | Property Management | 53,683 | 53,683 | CAM License |
| Leasing Coordinator | 1 | Leasing | 30,646 | 30,646 | Associates Degree |
| Maintenance Engineer | 1 | Building Maint | 36,000 | 36,000 | Trade Certs |
| Security Officer | 1 | Resident Privacy | 30,000 | 30,000 | Security License |
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***USE ADDITIONAL SHEETS IF NECESSARY**

**Sistrunk News CRA Business Incentive Application
Supplemental Responses
5-5-22**

1. Please describe your project.

Urban Pointe Developers, a joint venture Development entity between Schumer Capital Corp. and Pointe Companies (Urban Pointe) and the Minority Builders Coalition (MBC), hereby submits a response to RFP No.: 12642-925 regarding the development of a market rate mixed-use development with an entertainment focus on NFPCRA owned parcels located between NW 7th Avenue and NW 8th Avenue along the historical Sistrunk Boulevard.

Urban Pointe considered the site location, dimensions and property characteristics and commissioned a design team to do a massing study of the site and determined that the property would allow for the development of the proposed concept with the commercial use being more suitable for a restaurant with event programming and fifty-six (56) luxury appointed workforce rental apartments. The conceptual design is attached as Exhibit "A- Conceptual Design."

Urban Pointe proposes to acquire site control of the NFPCRA owned parcels referenced in the RFP for a total of \$645,000 and the development entity, Urban Pointe-MBC, proposes to offer and enter into a master lease agreement with the NFPCRA or its successor entity for approximately nine thousand (9,000) square feet of commercial space at seventy-five percent (75%) of the average corridor market rate for comparable space (Currently pegged at \$27/sf). The master lease to the NFPCRA at the discounted rate will enable the NFPCRA to sub-lease and program the space at market rates, which affords the NFPCRA the opportunity to recognize revenue streams from the spread between the discounted lease rate and market lease rate.

This proposal contains details of the main aspects of the proposed development, the design concept, financial analysis, and any factors affecting the property. The development entity is prepared to immediately move forward with the development and anticipate a project duration of twenty-four (24) months after successful negotiation of a developer's agreement with the NFPCRA.

The development entity is seeking a NFPCRA funding commitment of up to five million dollars (\$5,000,000), which represents approximately thirty three percent (34%) of the total projected development cost of eighteen million ninety-six thousand three hundred thirty-three dollars (\$18,096,333). The NFPCRA will recoup a portion of the funds via the sub leasing of the commercial space. The expected yield to the NFPCRA over the initial twenty (20) years of the master lease is projected to be more than \$63,000 annually for a total yield of over \$1.2 million dollars. It should be noted that the proposed deal structure if accepted could serve as the basic deal structure for future deals in the NFPCRA area.

4.2.2 SUMMARY CONCLUSIONS

Following the investigations and approvals summarized in this Proposal, it is evident that:

**Sistrunk News CRA Business Incentive Application
Supplemental Responses
5-5-22**

1. The site is superbly located and addresses the critical shortage of commercial space and modern and affordable quality work force housing supply in the area. The proposed development will enjoy not only superior design but will also be a destination location with the proper programming of the NPFCA controlled commercial space and its proximity to tri-county public transportation, a robust and vibrant downtown and the famous beaches of Fort Lauderdale.
2. The Development has been planned to comply with all existing governmental requirements.
3. The design is extremely efficient and incorporates the maximum development and highest and best use for the site, taking site constraints into consideration.
4. The residential rental rates are projected to be competitive in today's market and will target individuals and families whose income does not exceed 160% of area median income, which includes teachers, first responders, healthcare workers, professionals, and retirees. Furthermore, residents will have access to state-of-the-art fitness facilities and amenities.
5. The Development will create approximately 356 construction related jobs based on an industry standard 11.2 jobs per million dollars of value for direct jobs and 8.7 jobs per million dollars of value for indirect jobs plus approximately \$5.5 million in property tax revenue over the first twenty years. (Source: leadingbuilders.org-Construction economic study May, 2020)
6. The Development will create a minimum of 4 permanent jobs for property operations. The annual salaries are projected to average \$37,580 for an annual payroll projection, not including benefits, of \$150,000.
7. The Development provides a continuous revenue stream for the NPFCA and/or its successor entity via a below market master lease for +/- 9,000 sf of commercial space suited for restaurant/entertainment use. The anticipated annual revenue yield, based on current market rates, will be approximately \$63,000 for a total of over \$1.2 million over the initial 20-year term of the master lease.
8. The projected total development cost is \$18,096,333 with an anticipated development time frame of twenty-four (24) months from the successful negotiation of the developer's agreement.

2. What is the address, folio number and legal description of the property.

The site for the development is located along Sistrunk Boulevard, between NW 7th Terrace and NW 8th Avenue in the municipal boundaries of the City of Ft. Lauderdale. The Site is also situated within the boundaries of the NPFCA Boundaries and is in a federally designated opportunity zone.

The site is rectangular in shape with motor vehicle access from NW 7th Terrace, NW 8th Avenue and Sistrunk Boulevard (NW 6th Street).

**Sistrunk News CRA Business Incentive Application
Supplemental Responses
5-5-22**

The total site area is 42,825 Square Feet with a frontage to Sistrunk Boulevard of +/- 308 linear feet. The site's surface profile is predominantly level, with utility infrastructure either on or abutting the site. The property also wraps, on three sides, a property owned by a non-affiliated party to the development whose property address is 545 NW 7th Terrace, Ft. Lauderdale, Florida 33311.

The development entity made attempts to facilitate a discussion with the property owner, to include sharing a modified design concept which incorporated his/her property as part of the site assemblage; however, at the time of this submittal, the property owner has been non-responsive to the development entities outreach. The development entity remains open to negotiate the inclusion of the property owner's parcel in the assemblage, which will lead to an expansion of the development concept from 56 to 89 residential units and an increase in commercial space from 9,100 square feet to +/- 11,000 square feet, of which up to 2,000 sf would be offered to the property owner for use as a replacement office.

Absent a successful negotiation with the property owner, the development entity is prepared to proceed with the concept as presented herein as expeditiously as possible.

SITE AND LOCATION

The Real Property Description is:

Lots 1, 2, 3, 6, 7 and 8 Block 15 North Lauderdale according to the plat thereof, as recorded in Plat Book 1, Page 48, of the public records of Dade County, Florida and the East one-half of an alley lying West of and adjacent thereto said Lots 1, 6, 7 and 8, now vacated per City of Fort Lauderdale Ordinance No. 88-17, Less the North 16.30 feet of said Lot 1 for Right-of-Way.

and,

Lots 45, 46, 47, 48, 50, 51 and Lot 52 less the north 16.30 feet, all in Block 15, North Lauderdale, according to the plat thereof, as recorded in Plat Book 1, Page 48, of the public records of Dade County, Florida, and also less the external portion of a 10 foot radius curve at the Northwest corner of said property being concave to the Southeast and tangent, a line 16.30 feet South of the North line of said Lot 52 and also being tangent to the West line of said Lot 51. Together with the West one-half of an alley lying East of and adjacent thereto, now vacated per City of Fort Lauderdale Ordinance No. 88-17.

FOLIO NUMBERS

504203011880, 504203011890, 504203011600, 504203011610, 504203011870, 504203011860, 504203011850 and 504203011630.

3. What is the existing and proposed use of the property? Please note that certain uses are not eligible for NPFCA assistance. This includes convenience stores, pawn shops, check cashing stores, tattoo parlors, massage parlors, liquor stores and other uses as may be determined by the NPFCA that are inconsistent with the NPFCA Community Redevelopment Plan. Please note that there will be restrictive covenants placed on the property for minimum of 5 years restricting use of the property to only those uses for which NPFCA funding was provided.

**Sistrunk News CRA Business Incentive Application
Supplemental Responses
5-5-22**

EXISTING USE

Vacant

PROPOSED USE DESIGN CONCEPT

The design principles adopted for this fifty-six-unit workforce mixed-use development are those associated with the highest quality awe inspiring designs most often found in densely populated metropolitan areas like Manhattan and San Francisco's famous waterfront.

The beauty begins with the superbly detailed modern façade of the Northern face of the building with over 300 feet of frontage along Sistrunk Boulevard. The intricate mix of glass, concrete, lush landscaping, and other building features will not only make the planned entertainment space a destination and the residents overjoyed to call the building home, Sistrunk News with its visual prominence will without question enhance the surrounding community but will also become an instant Landmark.

Upon entering one's living space, they will be exposed to an inviting floor plan which allows tremendous flexibility in the use of the interior space. The main focal point of course will be the luxurious appointed kitchen which will challenge one to put their culinary skills to the test.

Residents will have the option of selecting from eight (8) distinctive floor plans ranging from one-bedroom to 3 bedrooms two-story units. The proposed development is designed to accommodate multiple household sizes with unit sizes from 648 sf to 1,600 sf. Each apartment will feature granite counter-tops, luxury vinyl tile and a name brand appliance package. The residential amenities at Sistrunk News will be second to none. Imagine working out in a state-of-the-art fitness facility or taking in the sun by the rooftop pool or chatting with friends in the communal seating area on the open-air three-story recreational deck. Residents and guest of

Sistrunk news will genuinely enjoy an affordable luxurious lifestyle and experience.

Thinking about a quick bite or feel like taking in a bit of Jazz with your significant other or a few friends? The possibilities will be limitless at the restaurant which will be located on the first and second floors of Sistrunk News, where space is programmed to allow residents and the community to enjoy al fresco dining, fine cuisine, and the area's up and coming bands and spoken word artist in a large but intimate 9,000 square foot space, whose décor will embrace the heritage of the Sistrunk community.

Yes, Sistrunk News will be the place to live, work, relax and Be YOU!

4. Are the proposed improvements to the property being made on behalf of a proposed tenant for the property. If so, please provide a copy of the lease agreement.

The applicant is the end-user for the proposed improvements.

5. What is the zoning of the property?

**Sistrunk News CRA Business Incentive Application
Supplemental Responses
5-5-22**

The site is currently zoned NWRAC-Muw and RMM-25, which allows the development contemplated herein. The development entity does not foresee any challenges associated with obtaining the necessary development approvals to construct the improvements.

6. Are you the property owner? Please provide a copy of the deed of the property. You must be the owner of the property to apply.

The current owner of the property is the NFPCRA. The applicant is seeking to acquire the property from the NFPCRA for \$645,000.

7. Is your project new construction or is it renovation?

The project will be new construction.

8. What is the total capital investment of your project and what is your hard construction and soft cost? (While property acquisition cost is not an eligible NPFCRA expense, it may be included in your total capital investment).

The total capital investment for Sistrunk News is \$18,096,333. Hard construction cost represents \$14,511,500 of the total capital cost and soft cost represents \$2,939,833 of the total capital cost.

9. What is the current Broward County Assessed Value of the property?

| Folio | Assessed | SF |
|----------------------------------|-----------------|------------------|
| 504203011600 - | \$ 550 | 550 |
| 504203011610 - | \$135,000 | 6750 |
| 504203011630 - | \$202,500 | 10125 |
| 504203011850 - | \$270,000 | 13500 |
| 504203011860 - | \$67,480 | 3374 |
| 504203011870 - | \$67,520 | 3376 |
| 504203011880 - | \$26,400 | 1320 |
| 504203011890 - | \$92,440 | 4622 |
| Total Assessed Value 2021 | - | \$861,890 |
| Total SF | - | 43,617 |

10. Is there a mortgage on the property? Please provide OR Book and Page. Please note that NPFCRA funding is in the form of a 0% interest forgivable loan, forgiven after 5 year of project completion secured by a first 9 NPFCRA INCENTIVE APPLICATION Last Updated: September 16, 2016 mortgage or subordinate mortgage on the property. Projects receiving over \$225,000 in NPFCRA assistance will be

**Sistrunk News CRA Business Incentive Application
Supplemental Responses
5-5-22**

secured by a forgivable loan forgiven after 7 years to 10 years depending on the level of NPFCRA funding. Other forms of security in lieu of a forgivable mortgage will be considered on a case-by-case basis.

To the best of our knowledge, there are no mortgages on the property.

11. Are there any other liens or pending liens on the property? Please provide OR Book and Page.

There are no current or pending liens on the property.

12. Are there any code violations on the property? Identify.

There are no current or pending code violations on the property.

13. Is the property listed "For Sale." Please note that properties listed for sale may not apply for NPFCRA program funding.

The subject property is currently owned by the NPFCRA and the applicant is seeking to acquire the property with the NPFCRA as owner of record.

14. How many new permanent jobs will be created by the project? Please describe the jobs to be created and projected salaries.

The applicant anticipates creating approximately five permanent jobs, as follows:

- | | | |
|-------------------------|---|----------------------|
| 1. Property Manager | - | Full-Time |
| 2. Leasing Coordinator | - | Full-time equivalent |
| 3. Maintenance Engineer | - | Full-time equivalent |
| 4. Night Security | - | Full Time Equivalent |

*Compensation will be based on area averages as published in the U.S. Bureau of Labor Statistics Occupational Outlook Handbook at the time the improvements are put into service. www.bls.gov

15. What is the estimated construction commencement date of the project? Please note that no work is to commence on the project unless a Program Agreement is approved and fully executed between the NPFCRA and the property owner and that work must commence within 90 days of NPFCRA funding approval.

The applicant anticipates beginning development related activity within 90 days of obtaining NPFCRA funding approval.

16. What is the estimated completion date of the project? Please note that all approved projects must be completed within a maximum of three (3) years.

The applicant anticipates construction to be complete with 24 months from the construction start date. The applicant represents that the project will obtain at a minimum a TCO within two years of funding approval.

**Sistrunk News CRA Business Incentive Application
Supplemental Responses
5-5-22**

17. Please provide proof of your matching funds (i.e., bank statement, line of credit, etc.) and identify other proposed forms of financing for your project.

Applicant is prepared to make bank and personal financial statements available to staff for in-person review. Other sources of project funding will include developer equity, short term construction financing and permanent mortgage financing. If available, governmental sources will also be pursued if the use of such funds do not substantially compromise the project concept.


18. Do you have general liability and fire and casualty insurance on the property? You will be required to demonstrate proof of insurance and may include bonding requirements as required by the City/NPFCRA prior to commencement of work. The cost of insurance may be included as part of your total project cost funded by the program.

Insurance will be provided once site control is obtained.

19. Have you previously received funding from the NPFCRA? Explain.

The development entity has not previously received funding from the NPFCRA.

I Eric L. Haynes Urban attest that the information is correct to the best of my knowledge. I further understand that the NPFCRA program benefits are contingent upon funding availability and NPFCRA approval and are not to be construed as an entitlement or right of a property owner/applicant. I further understand that I am responsible for providing all documentation required by the NPFCRA.


Signature of Property Owner or Business Owner


Print Name

Eric L. Haynes Urban Pomelo Dev. LLC

projects over \$50,000 may be assigned a CRA Construction Review Specialist who will determine the scope of work to be funded and will secure contractor pricing for the project, manage funding request and provide general project oversight.

26. For Streetscape Enhancement Program projects, see additional requirements for projects in excess of \$300,000 as required by Florida Statute 255.20.

I Eric L. Haynes, UPDLLC attest that the information is correct to the best of my knowledge. I further understand that the CRA program benefits are contingent upon funding availability and CRA approval and are not to be construed as an entitlement or right of a property owner/applicant. I further understand that I am responsible for providing all documentation required by The CRA.

 5-5-22 Signature of
Property Owner or Business Owner

Eric L. Haynes, Urban Pointe Developers, LLC.
Print Name

Eric L. Haynes
Urban Pointe- MBC- JV
954-444-6794

Executive Summary

Sistrunk News

NW 6th Street
Fort Lauderdale, FL 33311



Income, Expenses & Cash Flow

| | |
|----------------------------|-------------------|
| Potential Rental Income | \$ 1,459,800 |
| Other Income | 107,520 |
| Total Vacancy and Credits | (72,990) |
| Operating Expenses | \$ (656,417) |
| Net Operating Income (NOI) | \$ 837,914 |
| Debt Service: | \$ (665,040) |
| Cash Flow Before Taxes | \$ 172,873 |

Property Overview

| | | | |
|---------------------------|---------------------|-------------------|--------------|
| Purchase/Asking Price | \$18,096,333 | Property Type | Multi-Family |
| Improvements | | No. of Units | 56 |
| Other | | Price Per Unit | \$ 327,673 |
| Closing Costs | | Total Sq Ft | 46,966 |
| Finance Points | 253,349 | Price Per Sq Ft | \$ 391 |
| Total Acquisition Cost | \$18,349,682 | Income per Unit | \$ 27,988 |
| Mortgage (s) | \$12,667,433 | Expenses per Unit | \$ (11,722) |
| Down Payment / Investment | \$5,682,249 | | |

Assumptions

| | |
|-------------------------------|-------|
| Rental Growth Rate: | 3.00% |
| Expense Growth Rate: | 2.00% |
| Capitalization Rate (Resale): | 5.50% |

Loan Information

| | | % of Asking | % of Cost |
|-----------------------|---------------|-------------|-----------|
| Down Payment: | \$ 5,682,249 | 31.40% | 31.40% |
| Initial Loan Balance: | \$12,667,433 | 70.00% | 70.00% |
| Loan Amount | Interest Rate | Term | Payment |
| \$ 12,667,433 | 5.25% | 20 | \$55,420 |

Financial Measurements

Year 1

Year 3

Year 7

Notes / Discussion

| | | | |
|---|--------|-------------|-------------|
| Debt Coverage Ratio (DCR) | 1.26 | 1.35 | 1.56 |
| Loan-to-Value Ratio (LVR) | 83.1% | 77.3% | 67.0% |
| Capitalization Rate Based on Cost | 4.63% | 4.98% | 5.75% |
| Capitalization Rate Based on Resale Price | 5.50% | 5.50% | 5.50% |
| Gross Rent Multiplier | 12.40 | 10.58 | 10.85 |
| Net Present Value (NPV) - B/ Taxes | 13.50% | (3,804,857) | (3,119,786) |
| Cash on Cash Return - Before Taxes | 3.04% | 4.15% | 6.60% |
| Internal Rate of Return - Before Taxes | | -14.15% | 4.24% |
| Modified Internal Rate of Return - Before Taxes | | -13.57% | 3.81% |

Disclaimer: All information presented is believed to be accurate.

The information, calculations and data presented in this report are believed to be accurate but are not guaranteed. The information contained in this report shall not be considered as a substitution for legal, accounting or other professional advice. Please seek proper legal and tax advice as appropriate before making investments.

5/6/2022

Bidsync

p. 518

Sistrunk News



Enter Description



Massing Aerial



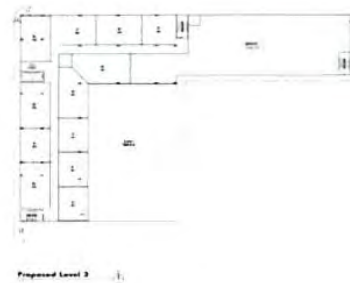
Front Perspective



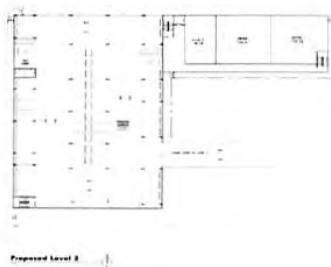
Overlay



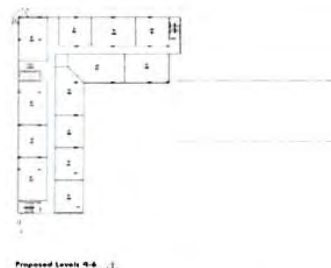
Front Perspective # 2



Level 3 Concept



Level 2 Concept



Level 4-6 Concept

Sistrunk News

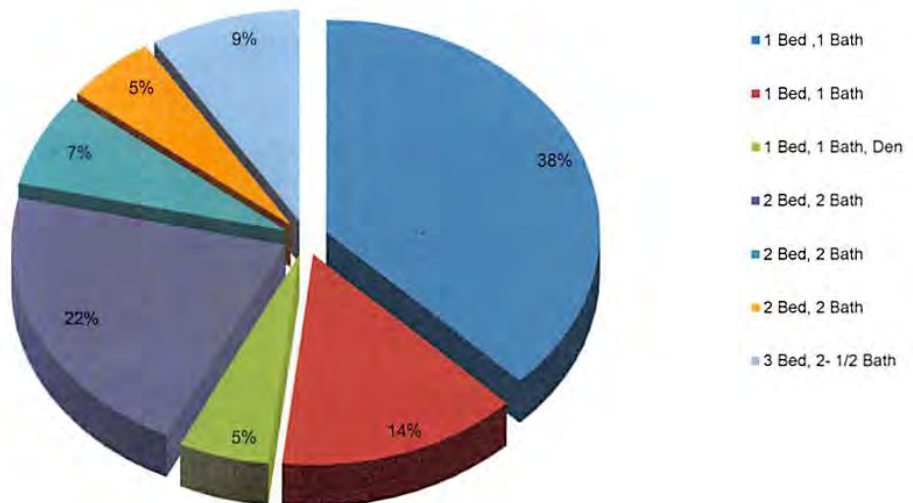
NW 6th Street
Fort Lauderdale, FL 33311

Rent Roll Summary

Eric L. Haynes
954-444-6794

| Unit Description | Number of Units | Per unit Sq Ft | Total Sq Ft | Percent of Total | Monthly Rev/ Sq Ft | Rent Per Unit | Monthly Rent | Annual Rent |
|--------------------|-----------------|----------------|---------------|------------------|--------------------|---------------|-------------------|---------------------|
| 1 Bed ,1 Bath | 21 | 648 | 13,608 | 28.97% | 2.930 | \$ 1,900 | \$ 39,900 | \$ 478,800 |
| 1 Bed, 1 Bath | 8 | 691 | 5,528 | 11.77% | 2.890 | \$ 2,000 | \$ 16,000 | \$ 192,000 |
| 1 Bed, 1 Bath, Den | 3 | 786 | 2,358 | 5.02% | 2.740 | \$ 2,150 | \$ 6,450 | \$ 77,400 |
| 2 Bed, 2 Bath | 12 | 900 | 10,800 | 23.00% | 2.560 | \$ 2,300 | \$ 27,600 | \$ 331,200 |
| 2 Bed, 2 Bath | 4 | 918 | 3,672 | 7.82% | 2.510 | \$ 2,300 | \$ 9,200 | \$ 110,400 |
| 2 Bed, 2 Bath | 3 | 1,000 | 3,000 | 6.39% | 2.500 | \$ 2,500 | \$ 7,500 | \$ 90,000 |
| 3 Bed, 2- 1/2 Bath | 5 | 1,600 | 8,000 | 17.03% | 1.880 | \$ 3,000 | \$ 15,000 | \$ 180,000 |
| Totals | 56 | 6,543 | 46,966 | 100.0% | 2.590 | 16,150 | \$ 121,650 | \$ 1,459,800 |

Unit Mix



Sistrunk News

NW 6th Street
Fort Lauderdale, FL 33311

Other Income

Eric L. Haynes
954-444-6794

| Description | Monthly Amount | Annual Amount | Per Unit | Per Unit Sq. Ft. | Total Sq. Ft. |
|-------------|-------------------|-------------------|---------------|---------------------|------------------|
| Commercial | \$ 8,960 | \$ 107,520 | \$ 160 | 1.37 | 0.19 |
| Totals | <u>\$ 8,960</u> | <u>\$ 107,520</u> | <u>\$ 160</u> | <u>1.37</u> | <u>0.19</u> |

Sistrunk News

NW 6th Street
Fort Lauderdale, FL 33311

Annual Expenses

Eric L. Haynes
954-444-6794

| Expense Description | Annual Amount | Annual Increase | Per Unit | Per Sq Ft | % of Expenses | % of Revenue |
|---------------------------------|-------------------|-----------------|------------------|---------------|---------------|--------------|
| Accounting | 10,000 | 2.0% | 178.57 | 0.21 | 1.5% | 0.7% |
| Advertising | 3,600 | 2.0% | 64.29 | 0.08 | 0.5% | 0.2% |
| Contract Services | 60,000 | 2.0% | 1,071.43 | 1.28 | 9.1% | 4.0% |
| Cleaning | 12,000 | 2.0% | 214.29 | 0.26 | 1.8% | 0.8% |
| Insurance | 105,500 | 2.0% | 1,883.93 | 2.25 | 16.1% | 7.1% |
| Legal | 2,000 | 2.0% | 35.71 | 0.04 | 0.3% | 0.1% |
| Maintenance | 7,500 | 2.0% | 133.93 | 0.16 | 1.1% | 0.5% |
| Management Fee | 74,717 | | 1,334.22 | 1.59 | 11.4% | 5.0% |
| Payroll | 70,000 | 2.0% | 1,250.00 | 1.49 | 10.7% | 4.7% |
| Pest Control | 2,800 | 2.0% | 50.00 | 0.06 | 0.4% | 0.2% |
| Professional Fees | 6,000 | 2.0% | 107.14 | 0.13 | 0.9% | 0.4% |
| Repairs | 7,500 | 2.0% | 133.93 | 0.16 | 1.1% | 0.5% |
| Supplies | 1,200 | 2.0% | 21.43 | 0.03 | 0.2% | 0.1% |
| Property Taxes | 250,000 | 2.0% | 4,464.29 | 5.32 | 38.1% | 16.7% |
| Payroll | 36,400 | 2.0% | 650.00 | 0.78 | 5.5% | 2.4% |
| Telephone | 4,800 | 2.0% | 85.71 | 0.10 | 0.7% | 0.3% |
| Internet | 2,400 | 2.0% | 42.86 | 0.05 | 0.4% | 0.2% |
| <hr/> | | | | | | |
| Total Annual Operating Expenses | <u>\$ 656,417</u> | | <u>\$ 11,722</u> | <u>46,966</u> | <u>100.0%</u> | <u>43.9%</u> |

Sistrunk News

NW 6th Street
Fort Lauderdale, FL 33311

Eric L. Haynes
954-444-6794

Annual Property Operating Data**Potential Rental Income**

Less: Vacancy & Credit Losses

Other Income

Effective Gross Income

| Year 1 | Sq Ft | Per Unit | Year 2 | Sq Ft | Per Unit | Year 3 | Sq Ft | Per Unit | Year 4 | Sq Ft | Per Unit | Year 5 | Sq Ft | Per Unit |
|---------------------|-------------|-----------------|---------------------|-------------|-----------------|---------------------|-------------|-----------------|---------------------|-------------|-----------------|---------------------|-------------|-----------------|
| \$ 1,459,800 | 2.59 | 2,172.32 | \$ 1,503,594 | 2.67 | 2,237.49 | \$ 1,548,702 | 2.75 | 2,304.62 | \$ 1,595,163 | 2.83 | 2,373.75 | \$ 1,643,018 | 2.92 | 2,444.97 |
| (72,990) | -0.13 | -108.62 | (75,180) | -0.13 | -111.87 | (77,435) | -0.14 | -115.23 | (79,758) | -0.14 | -118.69 | (82,151) | -0.15 | -122.25 |
| 107,520 | 0.19 | 160.00 | 110,746 | 0.20 | 164.80 | 114,068 | 0.20 | 169.74 | 117,490 | 0.21 | 174.84 | 121,015 | 0.21 | 180.08 |
| <u>\$ 1,494,330</u> | <u>2.65</u> | <u>2,223.71</u> | <u>\$ 1,539,160</u> | <u>2.73</u> | <u>2,290.42</u> | <u>\$ 1,585,335</u> | <u>2.81</u> | <u>2,359.13</u> | <u>\$ 1,632,895</u> | <u>2.90</u> | <u>2,429.90</u> | <u>\$ 1,681,882</u> | <u>2.98</u> | <u>2,502.80</u> |

Operating Expenses

| | | | | | | | | | | | | | | | |
|---------------------------------|-------------------|-------------|---------------|-------------------|-------------|---------------|-------------------|-------------|-----------------|-------------------|-------------|-----------------|-------------------|-------------|-----------------|
| Accounting | 10,000 | 0.02 | 14.88 | 10,200 | 0.02 | 15.18 | 10,404 | 0.02 | 15.48 | 10,612 | 0.02 | 15.79 | 10,824 | 0.02 | 16.11 |
| Advertising | 3,600 | 0.01 | 5.36 | 3,672 | 0.01 | 5.46 | 3,745 | 0.01 | 5.57 | 3,820 | 0.01 | 5.69 | 3,897 | 0.01 | 5.80 |
| Contract Services | 60,000 | 0.11 | 89.29 | 61,200 | 0.11 | 91.07 | 62,424 | 0.11 | 92.89 | 63,672 | 0.11 | 94.75 | 64,946 | 0.12 | 96.65 |
| Cleaning | 12,000 | 0.02 | 17.86 | 12,240 | 0.02 | 18.21 | 12,485 | 0.02 | 18.58 | 12,734 | 0.02 | 18.95 | 12,989 | 0.02 | 19.33 |
| Insurance | 105,500 | 0.19 | 156.99 | 107,610 | 0.19 | 160.13 | 109,762 | 0.19 | 163.34 | 111,957 | 0.20 | 166.60 | 114,197 | 0.20 | 169.94 |
| Legal | 2,000 | 0.00 | 2.98 | 2,040 | 0.00 | 3.04 | 2,081 | 0.00 | 3.10 | 2,122 | 0.00 | 3.16 | 2,165 | 0.00 | 3.22 |
| Maintenance | 7,500 | 0.01 | 11.16 | 7,650 | 0.01 | 11.38 | 7,803 | 0.01 | 11.61 | 7,959 | 0.01 | 11.84 | 8,118 | 0.01 | 12.08 |
| Management Fee | 74,717 | 0.13 | 111.19 | 76,958 | 0.14 | 114.52 | 79,267 | 0.14 | 117.96 | 81,645 | 0.14 | 121.50 | 84,094 | 0.15 | 125.14 |
| Payroll | 70,000 | 0.12 | 104.17 | 71,400 | 0.13 | 106.25 | 72,828 | 0.13 | 108.38 | 74,285 | 0.13 | 110.54 | 75,770 | 0.13 | 112.75 |
| Pest Control | 2,800 | 0.00 | 4.17 | 2,856 | 0.01 | 4.25 | 2,913 | 0.01 | 4.34 | 2,971 | 0.01 | 4.42 | 3,031 | 0.01 | 4.51 |
| Professional Fees | 6,000 | 0.01 | 8.93 | 6,120 | 0.01 | 9.11 | 6,242 | 0.01 | 9.29 | 6,367 | 0.01 | 9.48 | 6,495 | 0.01 | 9.66 |
| Repairs | 7,500 | 0.01 | 11.16 | 7,650 | 0.01 | 11.38 | 7,803 | 0.01 | 11.61 | 7,959 | 0.01 | 11.84 | 8,118 | 0.01 | 12.08 |
| Supplies | 1,200 | 0.00 | 1.79 | 1,224 | 0.00 | 1.82 | 1,248 | 0.00 | 1.86 | 1,273 | 0.00 | 1.90 | 1,299 | 0.00 | 1.93 |
| Property Taxes | 250,000 | 0.44 | 372.02 | 255,000 | 0.45 | 379.46 | 260,100 | 0.46 | 387.05 | 265,302 | 0.47 | 394.79 | 270,608 | 0.48 | 402.69 |
| Payroll | 36,400 | 0.06 | 54.17 | 37,128 | 0.07 | 55.25 | 37,871 | 0.07 | 56.36 | 38,628 | 0.07 | 57.48 | 39,401 | 0.07 | 58.63 |
| Telephone | 4,800 | 0.01 | 7.14 | 4,896 | 0.01 | 7.29 | 4,994 | 0.01 | 7.43 | 5,094 | 0.01 | 7.58 | 5,196 | 0.01 | 7.73 |
| Internet | 2,400 | 0.00 | 3.57 | 2,448 | 0.00 | 3.64 | 2,497 | 0.00 | 3.72 | 2,547 | 0.00 | 3.79 | 2,598 | 0.00 | 3.87 |
| Total Operating Expenses | <u>\$ 656,417</u> | <u>1.16</u> | <u>976.81</u> | <u>\$ 670,292</u> | <u>1.19</u> | <u>997.46</u> | <u>\$ 684,467</u> | <u>1.21</u> | <u>1,018.55</u> | <u>\$ 698,949</u> | <u>1.24</u> | <u>1,040.10</u> | <u>\$ 713,745</u> | <u>1.27</u> | <u>1,062.12</u> |

Net Operating Income (NOI)

Less: Annual Debt Service

Cash Flow Before Taxes

| | | | | | | | | | | | | | | |
|-------------------|-------------|-----------------|-------------------|-------------|-----------------|-------------------|-------------|-----------------|-------------------|-------------|-----------------|-------------------|-------------|-----------------|
| <u>\$ 837,914</u> | <u>1.49</u> | <u>1,246.90</u> | <u>\$ 868,868</u> | <u>1.54</u> | <u>1,292.96</u> | <u>\$ 900,867</u> | <u>1.60</u> | <u>1,340.58</u> | <u>\$ 933,945</u> | <u>1.66</u> | <u>1,389.80</u> | <u>\$ 968,137</u> | <u>1.72</u> | <u>1,440.68</u> |
| (665,040) | -1.18 | -989.64 | (665,040) | -1.18 | -989.64 | (665,040) | -1.18 | -989.64 | (665,040) | -1.18 | -989.64 | (665,040) | -1.18 | -989.64 |
| <u>\$ 172,873</u> | <u>0.31</u> | <u>257.25</u> | <u>\$ 203,828</u> | <u>0.36</u> | <u>303.31</u> | <u>\$ 235,827</u> | <u>0.42</u> | <u>350.93</u> | <u>\$ 268,905</u> | <u>0.48</u> | <u>400.16</u> | <u>\$ 303,096</u> | <u>0.54</u> | <u>451.04</u> |

Sistrunk News

NW 6th Street
Fort Lauderdale, FL 33311

Eric L. Haynes
954-444-6794

Annual Property Operating Data

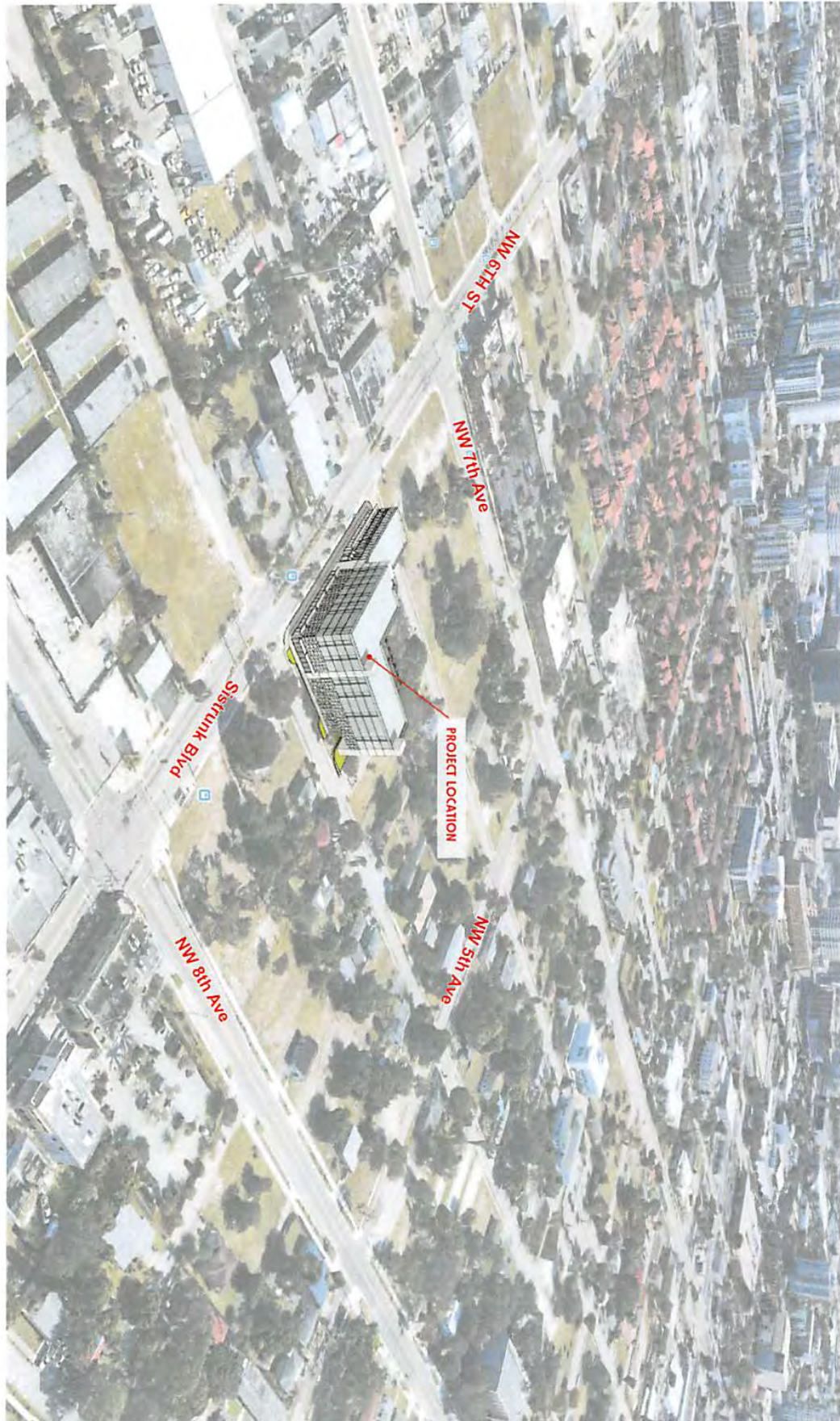
| | Year 6 | | | Year 7 | | | Year 8 | | | Year 9 | | | Year 10 | | |
|-----------------------------------|---------------------|----------|----------|---------------------|----------|----------|---------------------|----------|----------|---------------------|----------|----------|---------------------|----------|----------|
| | Sq Ft | Per Unit | | Sq Ft | Per Unit | | Sq Ft | Per Unit | | Sq Ft | Per Unit | | Sq Ft | Per Unit | |
| Potential Rental Income | \$ 1,692,308 | 3.00 | 2,518.32 | \$ 1,743,078 | 3.09 | 2,593.87 | \$ 1,795,370 | 3.19 | 2,671.68 | \$ 1,849,231 | 3.28 | 2,751.83 | \$ 1,904,708 | 3.38 | 2,834.39 |
| Less: Vacancy & Credit Losses | (84,615) | -0.15 | -125.92 | (87,154) | -0.15 | -129.69 | (89,768) | -0.16 | -133.58 | (92,462) | -0.16 | -137.59 | (95,235) | -0.17 | -141.72 |
| Other Income | 124,645 | 0.22 | 185.48 | 128,385 | 0.23 | 191.05 | 132,236 | 0.23 | 196.78 | 136,203 | 0.24 | 202.68 | 140,289 | 0.25 | 208.76 |
| Effective Gross Income | <u>\$ 1,732,338</u> | 3.07 | 2,577.88 | <u>\$ 1,784,308</u> | 3.17 | 2,655.22 | <u>\$ 1,837,837</u> | 3.26 | 2,734.88 | <u>\$ 1,892,973</u> | 3.36 | 2,816.92 | <u>\$ 1,949,762</u> | 3.46 | 2,901.43 |
| Operating Expenses | | | | | | | | | | | | | | | |
| Accounting | 11,041 | 0.02 | 16.43 | 11,262 | 0.02 | 16.76 | 11,487 | 0.02 | 17.09 | 11,717 | 0.02 | 17.44 | 11,951 | 0.02 | 17.78 |
| Advertising | 3,975 | 0.01 | 5.91 | 4,054 | 0.01 | 6.03 | 4,135 | 0.01 | 6.15 | 4,218 | 0.01 | 6.28 | 4,302 | 0.01 | 6.40 |
| Contract Services | 66,245 | 0.12 | 98.58 | 67,570 | 0.12 | 100.55 | 68,921 | 0.12 | 102.56 | 70,300 | 0.12 | 104.61 | 71,706 | 0.13 | 106.70 |
| Cleaning | 13,249 | 0.02 | 19.72 | 13,514 | 0.02 | 20.11 | 13,784 | 0.02 | 20.51 | 14,060 | 0.02 | 20.92 | 14,341 | 0.03 | 21.34 |
| Insurance | 116,481 | 0.21 | 173.33 | 118,810 | 0.21 | 176.80 | 121,186 | 0.22 | 180.34 | 123,610 | 0.22 | 183.94 | 126,082 | 0.22 | 187.62 |
| Legal | 2,208 | 0.00 | 3.29 | 2,252 | 0.00 | 3.35 | 2,297 | 0.00 | 3.42 | 2,343 | 0.00 | 3.49 | 2,390 | 0.00 | 3.56 |
| Maintenance | 8,281 | 0.01 | 12.32 | 8,446 | 0.01 | 12.57 | 8,615 | 0.02 | 12.82 | 8,787 | 0.02 | 13.08 | 8,963 | 0.02 | 13.34 |
| Management Fee | 86,617 | 0.15 | 128.89 | 89,215 | 0.16 | 132.76 | 91,892 | 0.16 | 136.74 | 94,649 | 0.17 | 140.85 | 97,488 | 0.17 | 145.07 |
| Payroll | 77,286 | 0.14 | 115.01 | 78,831 | 0.14 | 117.31 | 80,408 | 0.14 | 119.65 | 82,016 | 0.15 | 122.05 | 83,656 | 0.15 | 124.49 |
| Pest Control | 3,091 | 0.01 | 4.60 | 3,153 | 0.01 | 4.69 | 3,216 | 0.01 | 4.79 | 3,281 | 0.01 | 4.88 | 3,346 | 0.01 | 4.98 |
| Professional Fees | 6,624 | 0.01 | 9.86 | 6,757 | 0.01 | 10.06 | 6,892 | 0.01 | 10.26 | 7,030 | 0.01 | 10.46 | 7,171 | 0.01 | 10.67 |
| Repairs | 8,281 | 0.01 | 12.32 | 8,446 | 0.01 | 12.57 | 8,615 | 0.02 | 12.82 | 8,787 | 0.02 | 13.08 | 8,963 | 0.02 | 13.34 |
| Supplies | 1,325 | 0.00 | 1.97 | 1,351 | 0.00 | 2.01 | 1,378 | 0.00 | 2.05 | 1,406 | 0.00 | 2.09 | 1,434 | 0.00 | 2.13 |
| Property Taxes | 276,020 | 0.49 | 410.74 | 281,541 | 0.50 | 418.96 | 287,171 | 0.51 | 427.34 | 292,915 | 0.52 | 435.89 | 298,773 | 0.53 | 444.60 |
| Payroll | 40,189 | 0.07 | 59.80 | 40,992 | 0.07 | 61.00 | 41,812 | 0.07 | 62.22 | 42,648 | 0.08 | 63.46 | 43,501 | 0.08 | 64.73 |
| Telephone | 5,300 | 0.01 | 7.89 | 5,406 | 0.01 | 8.04 | 5,514 | 0.01 | 8.20 | 5,624 | 0.01 | 8.37 | 5,736 | 0.01 | 8.54 |
| Internet | 2,650 | 0.00 | 3.94 | 2,703 | 0.00 | 4.02 | 2,757 | 0.00 | 4.10 | 2,812 | 0.00 | 4.18 | 2,868 | 0.01 | 4.27 |
| Total Operating Expenses | <u>\$ 728,861</u> | 1.29 | 1,084.61 | <u>\$ 744,304</u> | 1.32 | 1,107.60 | <u>\$ 760,082</u> | 1.35 | 1,131.07 | <u>\$ 776,203</u> | 1.38 | 1,155.06 | <u>\$ 792,673</u> | 1.41 | 1,179.57 |
| Net Operating Income (NOI) | <u>\$ 1,003,477</u> | 1.78 | 1,493.27 | <u>\$ 1,040,004</u> | 1.85 | 1,547.63 | <u>\$ 1,077,755</u> | 1.91 | 1,603.80 | <u>\$ 1,116,770</u> | 1.98 | 1,661.86 | <u>\$ 1,157,088</u> | 2.05 | 1,721.86 |
| Less: Annual Debt Service | (665,040) | -1.18 | -989.64 | (665,040) | -1.18 | -989.64 | (665,040) | -1.18 | -989.64 | (665,040) | -1.18 | -989.64 | (665,040) | -1.18 | -989.64 |
| Cash Flow Before Taxes | <u>\$ 338,437</u> | 0.60 | 503.63 | <u>\$ 374,964</u> | 0.67 | 557.98 | <u>\$ 412,715</u> | 0.73 | 614.16 | <u>\$ 451,729</u> | 0.80 | 672.22 | <u>\$ 492,048</u> | 0.87 | 732.21 |

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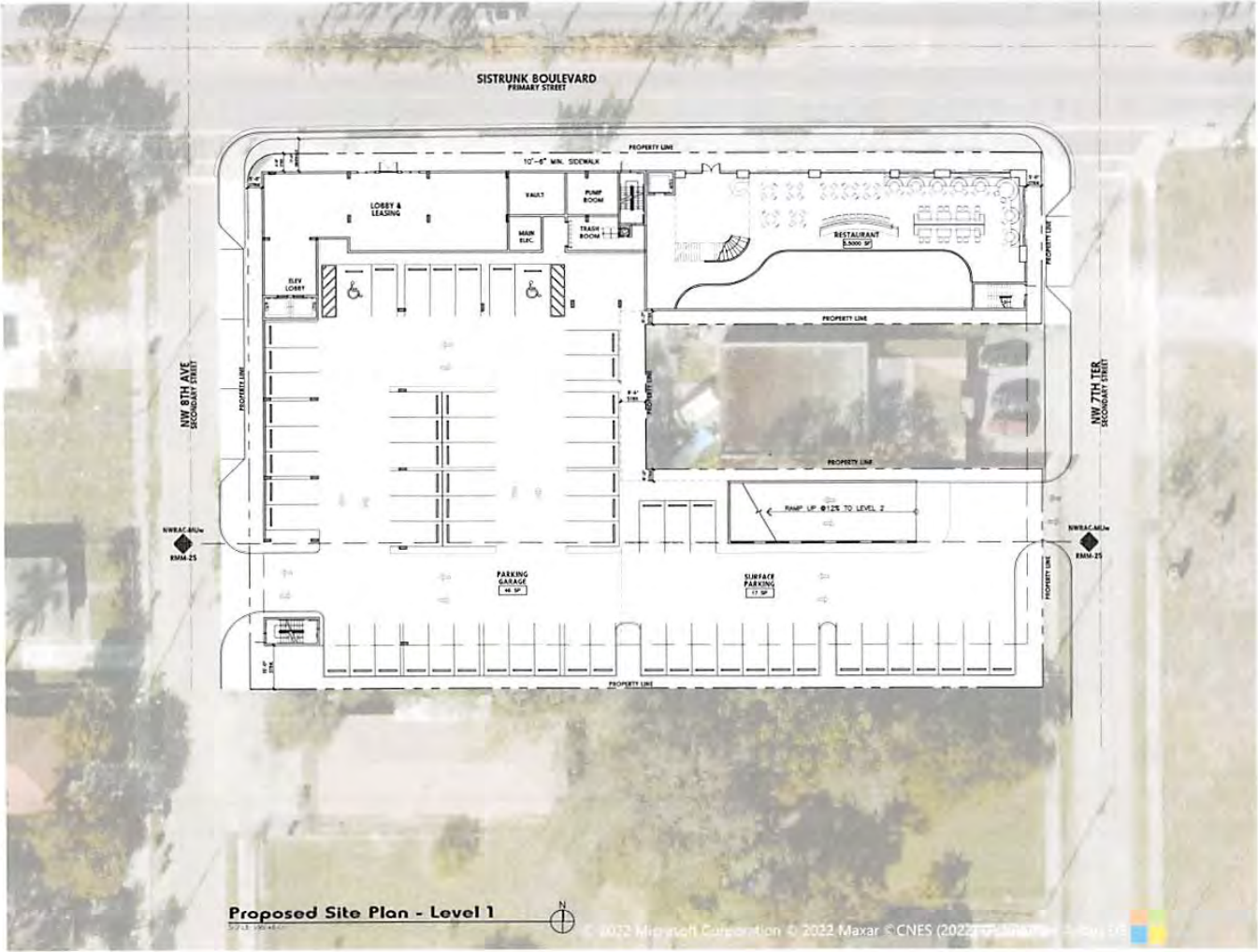
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FT. LAUDERDALE, FLORIDA

SITE LOCATION

2

PROJECT 20163
02/09/2021



| ZONING DATA | | | |
|------------------------------|-------------------------------|-------------------|-----------|
| Property Information | | | |
| Parcel: | | | |
| Property Address: | 345 NW 7TH TER, FT Lauderdale | | |
| Site Area | | | |
| Gross Area: | 42,825.00 sf | 98 ac | |
| Net Area: | 42,825.00 sf | 98 ac | |
| Existing Zoning: NWRAC_Mhu | | | |
| Density: | Required | Proposed | |
| | N/A | 56 units | |
| BUILDING SETBACKS | | | |
| Street Type | Required | Proposed | |
| Primary (Sistrunk Blvd) | 0'-0" | 6'-0" | |
| Secondary (NW 7th Ter) | 5'-0" | 5'-0" | |
| Secondary (NW 8th Ave) | 5'-0" | 5'-0" | |
| Side Interior | 0'-0" | 4'-0" | |
| Rear | 15'-0" | 15'-0" | |
| SITE CALCULATIONS | | | |
| Open space | 200 sf/du | 11,200 sf | 10,200 sf |
| Building Height | | | |
| Permitted height | up to 45ft | | |
| Max Height | up to 65ft* | 6 Stories - 65 ft | |
| * Subject to City Commission | | | |

| UNIT BREAKDOWN | | | | | | |
|--------------------|----------|----------|------------------------|------------------|---------------|-------------|
| Unit Type | SF/Unit | Level 1 | Levels 4-6 (Per Level) | Total # of Units | Leasable Area | % of Totals |
| 180 | | | | | | |
| A1 | 648 sf | 6 units | 5 units | 11 units | 11,608 sf | |
| A2 | 691 sf | 2 units | 2 units | 4 units | 5,528 sf | |
| Sub-Total | | 8 units | 7 units | 15 units | 17,136 sf | 52% |
| 180 + Den | | | | | | |
| A3 | 786 sf | 1 unit | 1 unit | 2 units | 2,358 sf | |
| Sub-Total | | 1 unit | 1 unit | 2 units | 2,358 sf | 9% |
| 280 | | | | | | |
| B1 | 900 sf | 3 units | 3 units | 6 units | 10,800 sf | |
| B2 | 918 sf | 1 unit | 1 unit | 2 units | 3,672 sf | |
| B3 | 1,000 sf | 1 unit | 1 unit | 2 units | 3,000 sf | |
| Sub-Total | | 4 units | 4 units | 8 units | 17,472 sf | 34% |
| Lefts - 380 | | | | | | |
| C1 | 1,600 sf | 1 unit | 1 unit | 2 units | 6,400 sf | |
| C2 | 1,600 sf | 1 unit | 1 unit | 2 units | 6,400 sf | |
| Sub-Total | | 2 units | 2 units | 4 units | 12,800 sf | 9% |
| Grand Total | | 13 units | 18 units | 31 units | 26,766 sf | 100% |
| 478 avg sf/unit | | | | | | |

| PARKING | | |
|--|------------|----------|
| Required | # DU or sf | # Spaces |
| Residential Uses | | |
| 180 @ 1.75 sp/unit | 32 units | 56.0 sp |
| 280 @ 2.0 sp/unit | 15 units | 30.0 sp |
| 180 @ 2.1 sp/unit | 5 units | 10.5 sp |
| Sub-Total | 52 units | 96.5 sp |
| Commercial Uses ** | | |
| 1.0 sp/250 sf * | 9,000 sf | 36.0 sp |
| Sub-Total | 9,000 sf | 36.0 sp |
| Total Required : | | 132.5 sp |
| * New Residential Use - No requirement for 1st 2,500 sf 40% reduction of remaining area | | |
| | | 10 sp |
| Grand Total Required : | | 142.5 sp |
| Provided | | |
| Level 1 | 61 | 61 sp |
| Level 2 | 48 | 48 sp |
| Level 3 | 0 | 0 sp |
| On-street Parking | | 4 sp |
| Grand Total Provided : | | 113 sp |



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ZONING STUDY

Site Plan

#20163
05/03/2022
SCALE: 1/16"=1'-0"



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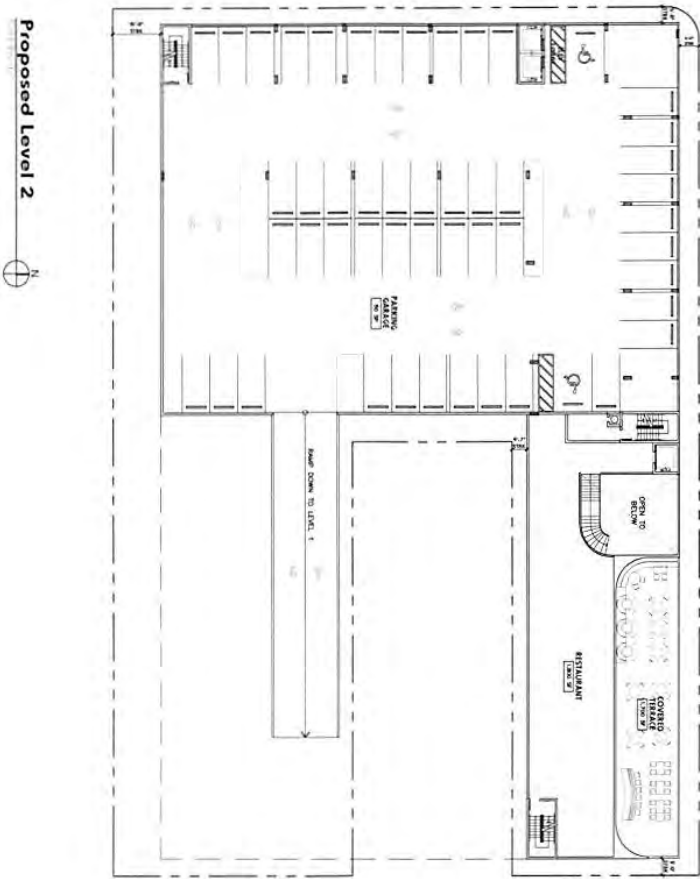
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ZONING STUDY
Level 2

#20193
05/03/2022
SCALE: 1/8"=1'-0"



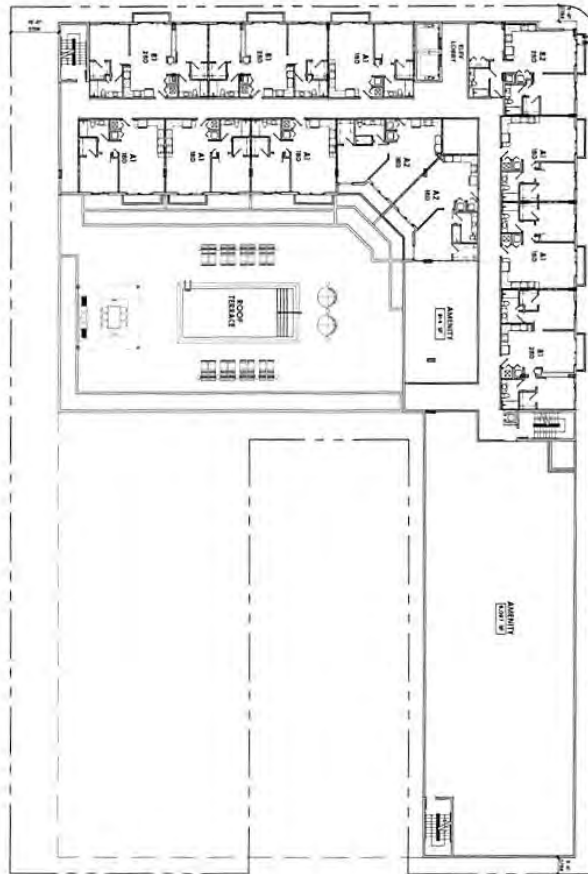
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ZONING STUDY
Level 3

4/20/23
05/03/2022
SCALE: 1/8" = 1'-0"

Proposed Level 3

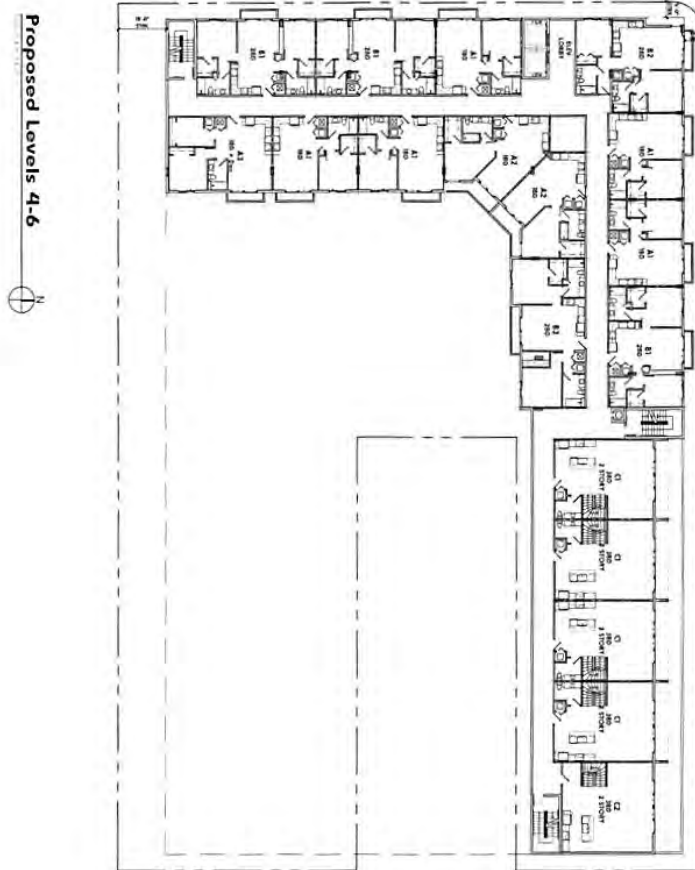




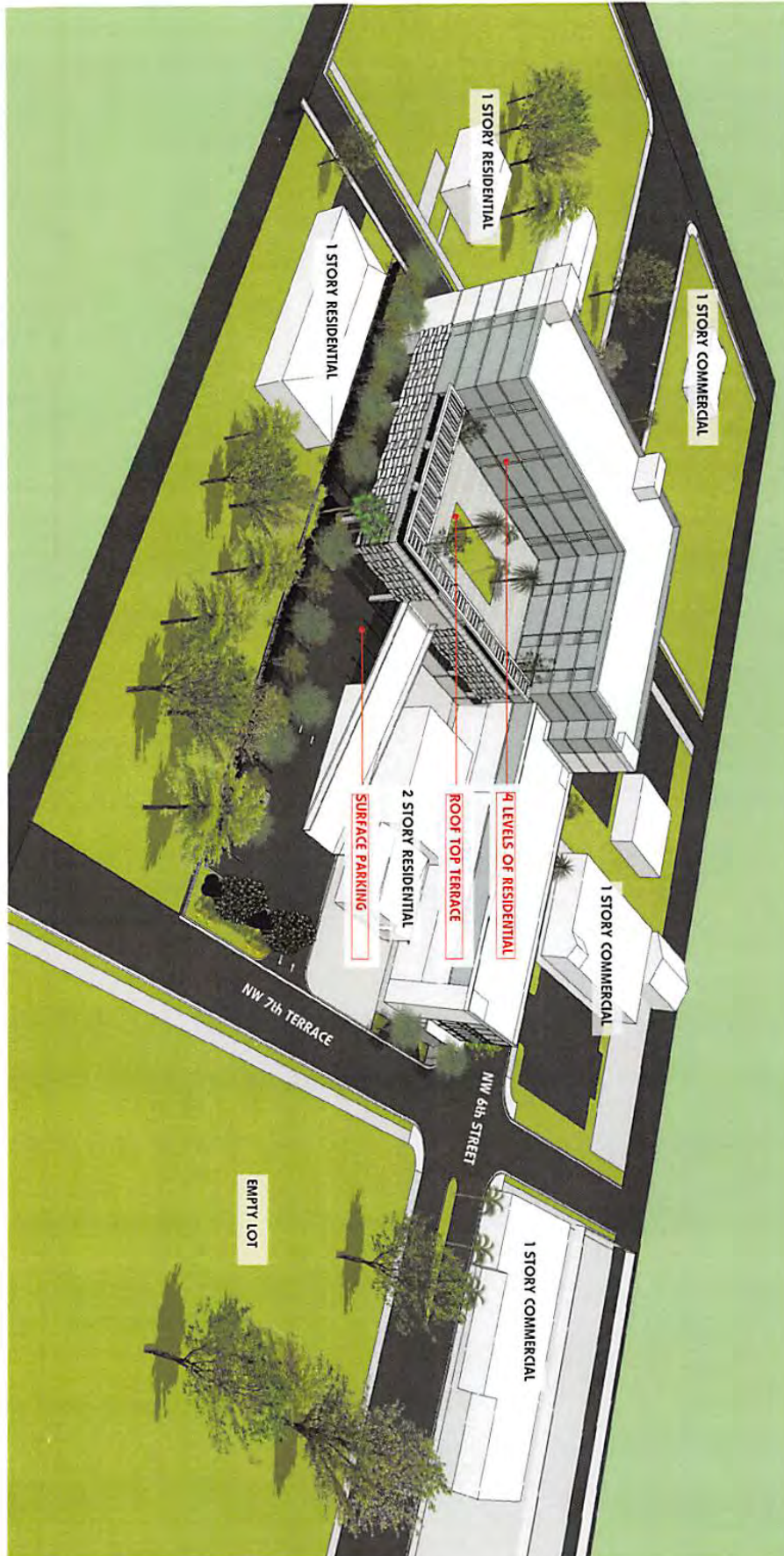
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ZONING STUDY
 Levels 4 to 6

#20193
 06/01/2022
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VIEW FROM NW 6th STREET 9

PROJECT 20163
02/09/2021



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VIEW FROM NW 6th STREET | 10

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CORNER VIEW FROM NW 8th AVE

PROJECT 20163
02/09/2021



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100 N. Andrews Avenue, 619 • Fort Lauderdale, Florida 33301
954-828-5933 Fax 954-828-5576
purchase@fortlauderdale.gov

RFP No. 12642-925

TITLE: Purchase & Redevelopment of CRA Property

ADDENDUM NO.1

DATE: 4/19/2022

This addendum is being issued to add ***Evaluation Committee Tabulation for previous Redevelopment of CRA Property***

All other terms, conditions and specifications remain unchanged.

Paulette Hemmings Turner

Purchasing Specialist

Company Name: Unbow Parale Developers, LLC
(Please print)

Bidder's Signature: *[Signature]*

Date: 5/5/22



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purchase@fortlauderdale.gov

RFP No. 12642-925

TITLE: Purchase & Redevelopment of CRA Property

ADDENDUM NO.2

DATE: 4/25/2022

This addendum is being issued to Amends **Section 3.4 Appraised Value, History and Existing Documents**

All other terms, conditions and specifications remain unchanged.

Paulette Hemmings Turner
Purchasing Specialist

Company Name: Unborn Ponder Development, LLC
(Please print)

Bidder's Signature: *[Signature]*

Date: 5/5/22

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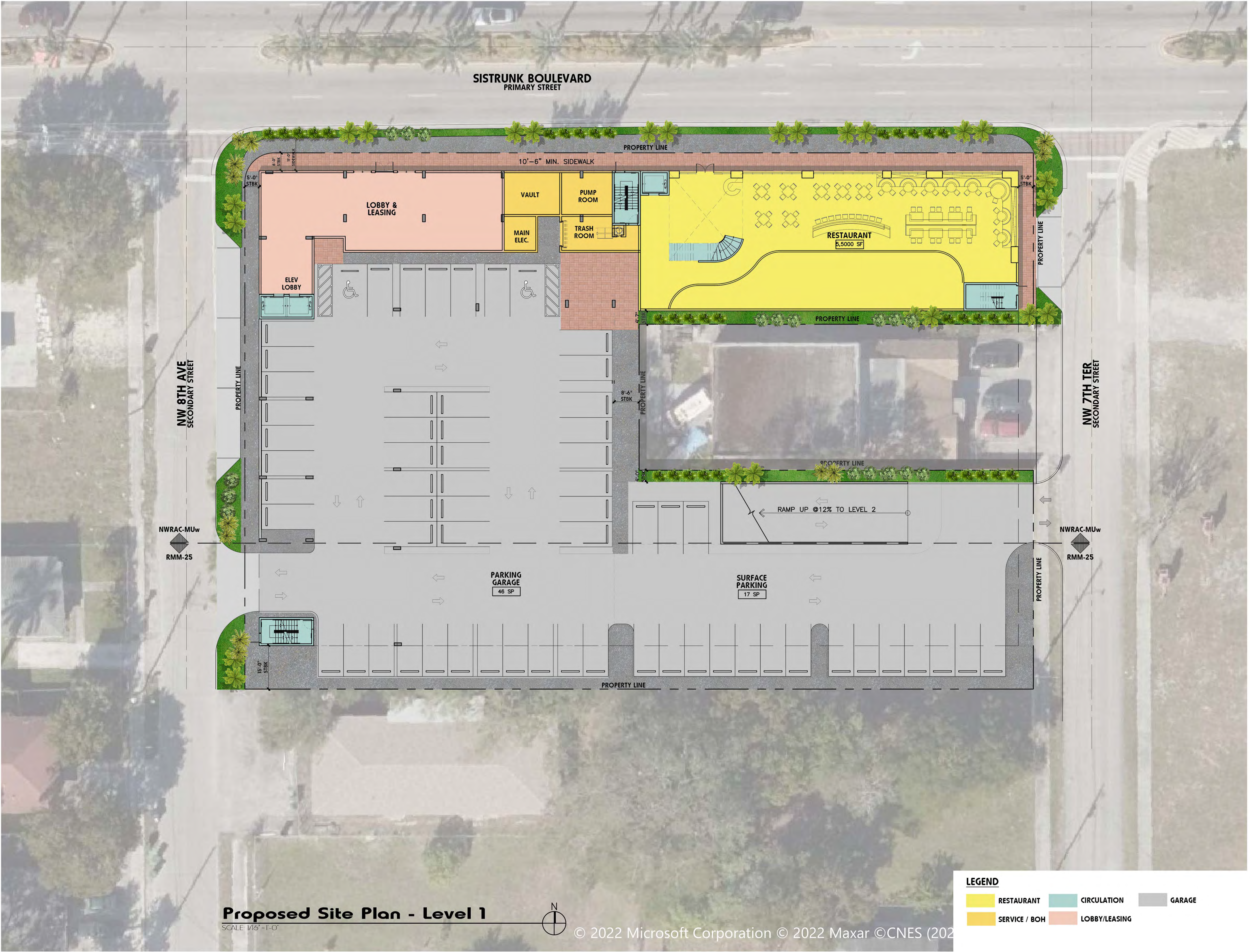
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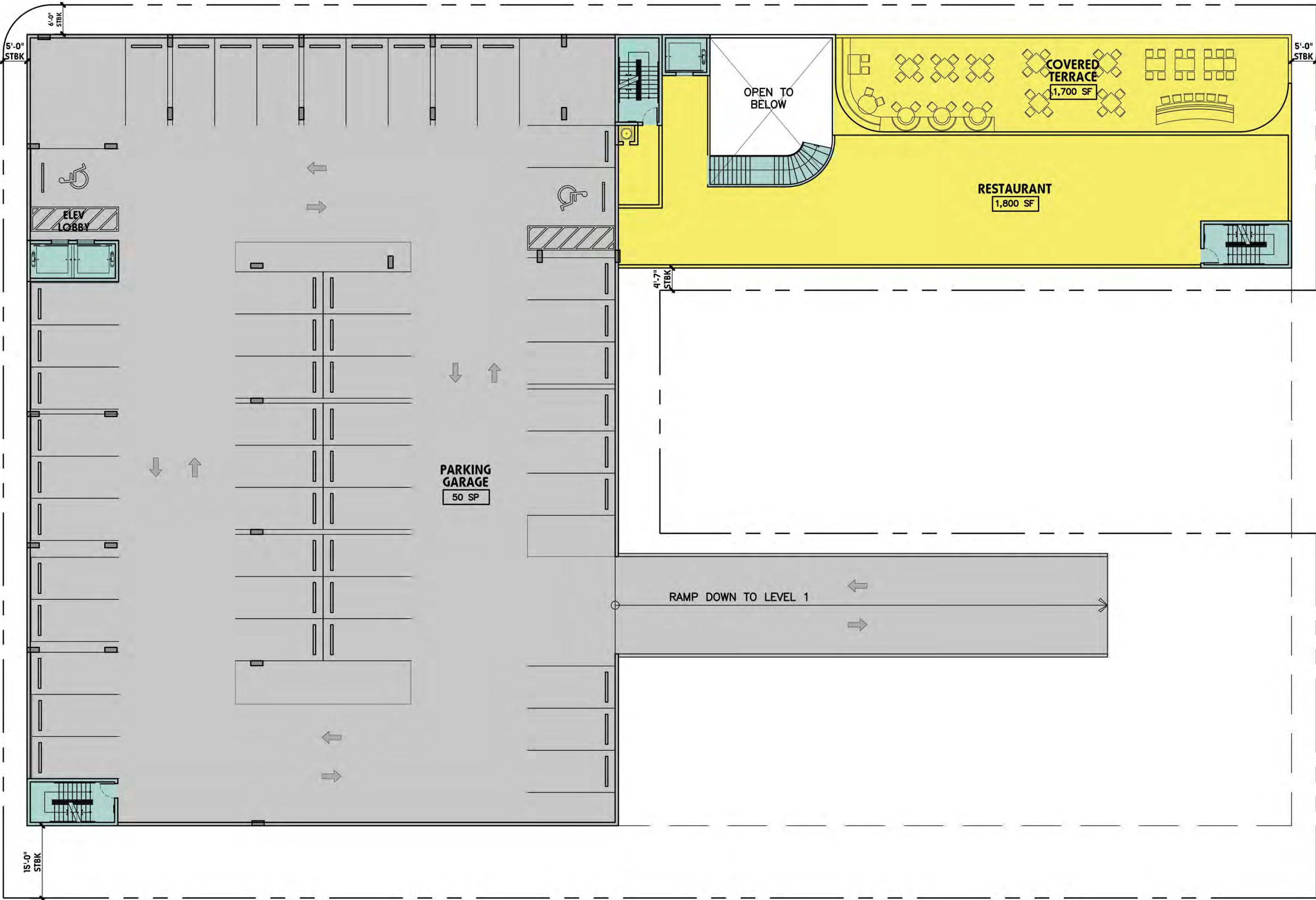


| ZONING DATA | | | |
|-----------------------------|-------------------------------|-------------------|-----------|
| Property Information | | | |
| Folio: | | | |
| Property Address: | 545 NW 7TH TER, FT Lauderdale | | |
| Site Area: | | | |
| Gross Area | 42,825.00 sf | .98 ac | |
| Net Area | 42,825.00 sf | .98 ac | |
| Existing Zoning: | NWRAC-MUw | | |
| Density | Required | Proposed | |
| | N/A | 56 units | |
| BUILDING SETBACKS | | | |
| Street Type | Required | Proposed | |
| Primary (Sistrunk Blvd) | 0'-0" | 6'-0" | |
| Secondary (NW 7th Ter) | 5'-0" | 5'-0" | |
| Secondary (NW 8th Ave) | 5'-0" | 5'-0" | |
| Side Interior | 0'-0" | 4'-0" | |
| Rear | 15'-0" | 15'-0" | |
| SITE CALCULATIONS | | | |
| Open space | 200 sf/du | 11,200 sf | 10,200 sf |
| Building Height | | | |
| Permitted height | up to 45ft | 6 Stories - 65 ft | |
| Max Height | up to 65ft* | | |
| * Subject to City Commision | | | |

| UNIT BREAKDOWN | | | | | | |
|----------------|------------------|----------|------------------------|------------------|-----------------|-------------|
| Unit Type | SF/Unit Provided | Level 3 | Levels 4-6 (Per Level) | Total # of Units | Lesable Area | % of Totals |
| 1BD | | | | | | |
| A1 | 648 sf | 6 units | 5 units | 21 units | 13,608 sf | |
| A2 | 691 sf | 2 units | 2 units | 8 units | 5,528 sf | |
| Sub-Total | | 8 units | 7 units | 29 units | 13,608 sf | 52% |
| 1BD + Den | | | | | | |
| A3 | 786 sf | units | 1 units | 3 units | 2,358 sf | |
| Sub-Total | | units | 1 units | 3 units | 2,358 sf | 5% |
| 2BD | | | | | | |
| B1 | 900 sf | 3 units | 3 units | 12 units | 10,800 sf | |
| B2 | 918 sf | 1 units | 1 units | 4 units | 3,672 sf | |
| B3 | 1,000 sf | units | 1 units | 3 units | 3,000 sf | |
| Sub-Total | | 4 units | 5 units | 19 units | 10,800 sf | 34% |
| Lofts - 3BD | | | | | | |
| C1 | 1,600 sf | units | 4 units | 4 units | 6,400 sf | |
| C2 | 1,600 sf | units | 1 units | 1 units | 1,600 sf | |
| Sub-Total | | units | 5 units | 5 units | 6,400 sf | 9% |
| Grand Total | | 12 units | 18 units | 56 units | 26,766 sf | 100% |
| | | | | | 478 avg sf/unit | |

| PARKING | | | |
|--|-----------------|---------------|--------------------|
| Required | # DU or sf | | # Spaces |
| <u>Residential Uses</u> | | | |
| 1BD @ 1.75 sp/unit | 32 units | | 56.0 sp |
| 2BD @ 2.0 sp/unit | 19 units | | 38.0 sp |
| 3BD @ 2.1 sp/unit | 5 units | | 10.0 sp |
| <u>Sub-Total</u> | 56 units | | 104 sp |
| <u>Commercial Uses **</u> | | | |
| 1.0 sp/250 sf * | 9,000 sf | | 26.0 sp |
| <u>Sub-Total</u> | 9,000 sf | | 26 sp |
| Total Required : | | | 130 sp |
| * Non-Residential Uses - No requirement for 1st 2,500 sf 40% reduction of remaining area. | | | 10 sp |
| Grand Total Required : | | | 114.4 sp |
| Provided | Standard | HC | Total/Level |
| Level 1 | 61 | 2 | 63 sp |
| Level 2 | 48 | 2 | 50 sp |
| Level 3 | 0 | 0 | sp |
| On-street Parking | | 4 sp | |
| Grand Total Provided : | | 117 sp | |

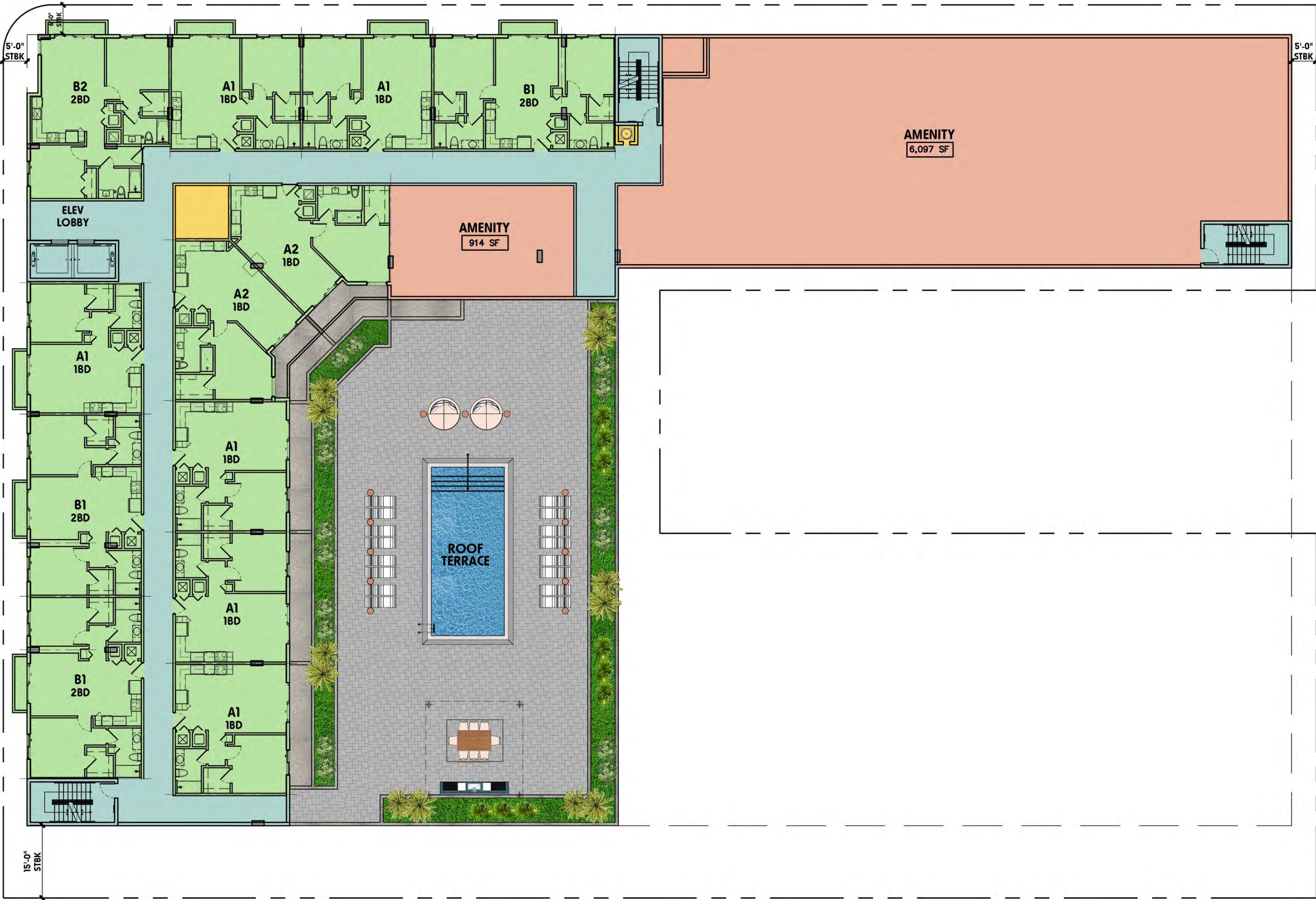




Proposed Level 2
SCALE: 1/16" = 1'-0"

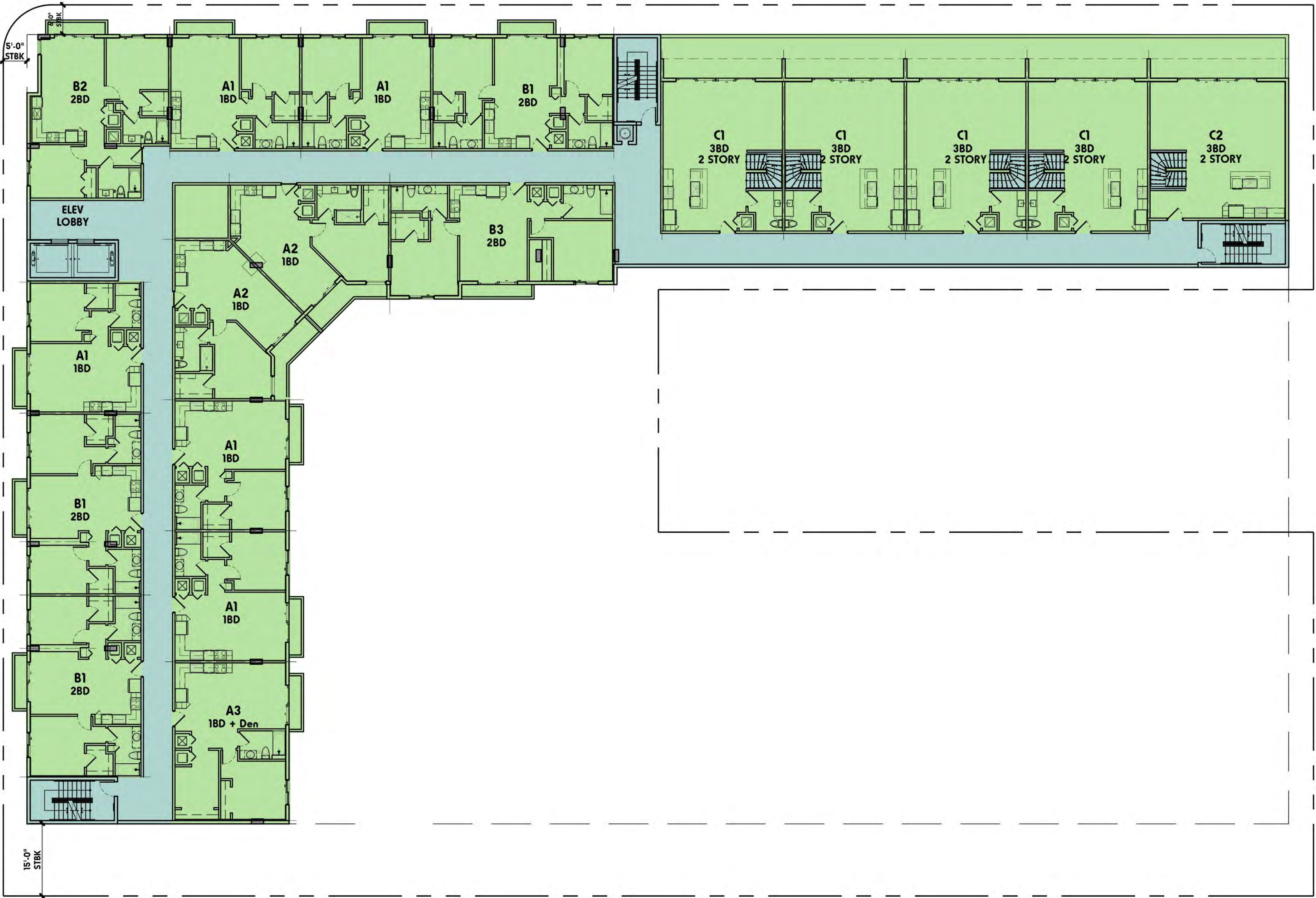
LEGEND

| | | |
|---------------|-------------|--------|
| RESTAURANT | CIRCULATION | GARAGE |
| SERVICE / BOH | | |



Proposed Level 3
SCALE: 1/16"=1'-0"

| LEGEND | | | |
|-------------|-------------|---------------|--|
| AMENITY | CIRCULATION | SERVICE / BOH | |
| RESIDENTIAL | | | |



Proposed Levels 4-6
SCALE: 1/16"=1'-0"

LEGEND

RESIDENTIAL

CIRCULATION

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Levels 4 to 6

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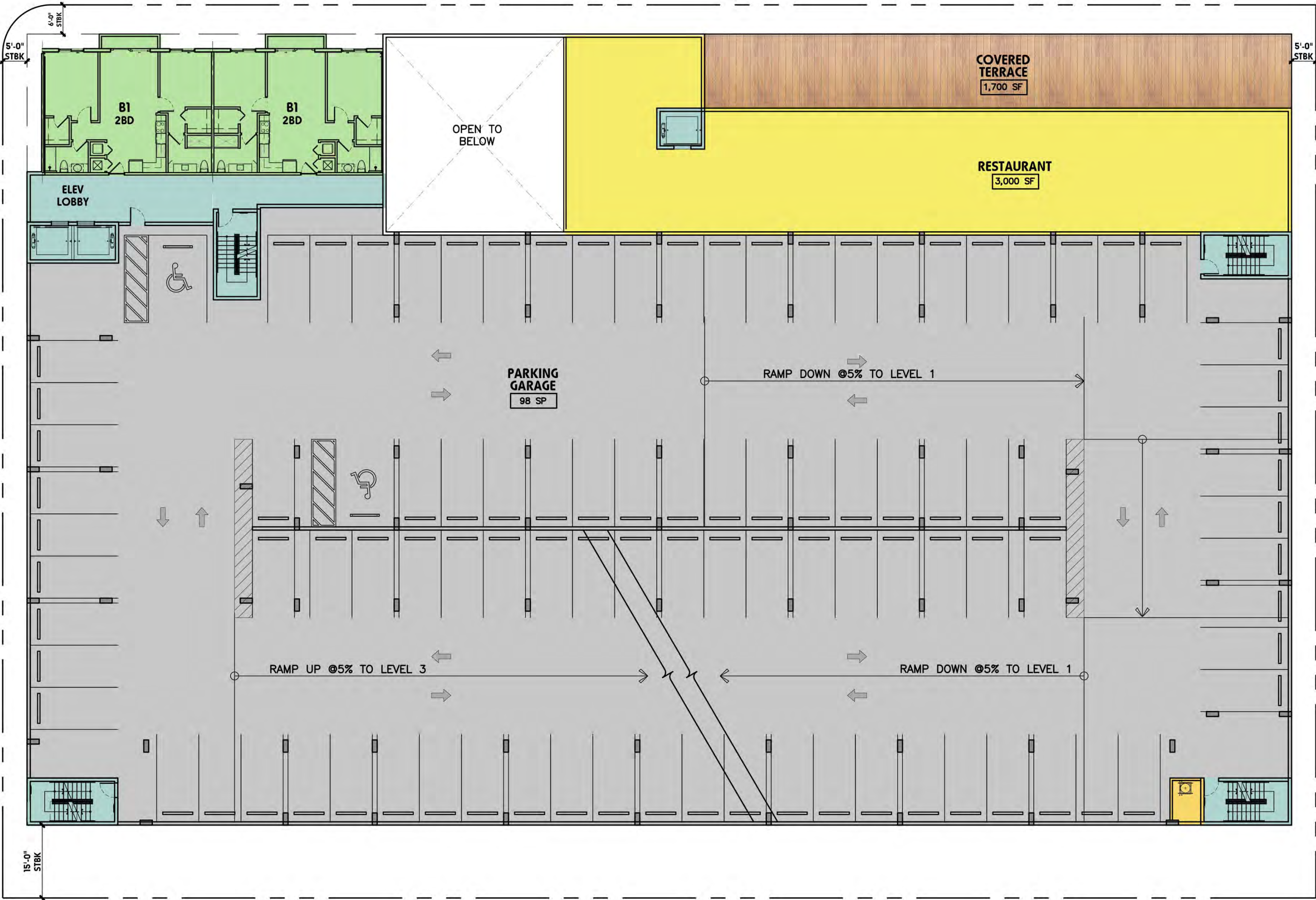


| ZONING DATA | | |
|-----------------------------|-------------------------------|-------------------|
| Property Information | | |
| Folio: | | |
| Property Address: | 545 NW 7TH TER, FT Lauderdale | |
| Site Area: | | |
| Gross Area | 42,825.00 sf | .98 ac |
| Net Area | 42,825.00 sf | .98 ac |
| Existing Zoning: | NWRAC-MUw | |
| Density | Required | Proposed |
| | N/A | 89 units |
| | | |
| BUILDING SETBACKS | | |
| Street Type | Required | Proposed |
| Primary (Sistrunk Blvd) | 0'-0" | 6'-0" |
| Secondary (NW 7th Ter) | 5'-0" | 5'-0" |
| Secondary (NW 8th Ave) | 5'-0" | 5'-0" |
| Side Interior | 0'-0" | 4'-0" |
| Rear | 15'-0" | 15'-0" |
| SITE CALCULATIONS | | |
| Open space | 200 sf/du | 17,800 sf |
| Building Height | | 10,200 sf |
| Permitted height | up to 45ft | 6 Stories - 65 ft |
| Max Height | up to 65ft* | |
| * Subject to City Commision | | |

| PARKING | | | |
|--|--|------------|----------|
| Required | | # DU or sf | # Spaces |
| Residential Uses | | | |
| 1BD @ 1.75 sp/unit | | 40 units | 70.0 sp |
| 2BD @ 2.0 sp/unit | | 49 units | 98.0 sp |
| Sub-Total | | 89 units | 168 sp |
| Commercial Uses ** | | | |
| 1.0 sp/250 sf * | | 11,000 sf | 34.0 sp |
| Sub-Total | | 11,000 sf | 34 sp |
| Total Required : | | | 202 sp |
| * Non-Residential Uses - No requirement for 1st 2,500 sf 40% reduction of remaining area. | | | 14 sp |
| Grand Total Required : | | | 181.6 sp |
| Provided | | Standard | HC |
| Level 1 | | 45 | 3 |
| Level 2 | | 96 | 2 |
| Level 3 | | 96 | 0 |
| On-street Parking | | 4 sp | |
| Grand Total Provided : | | 246 sp | |

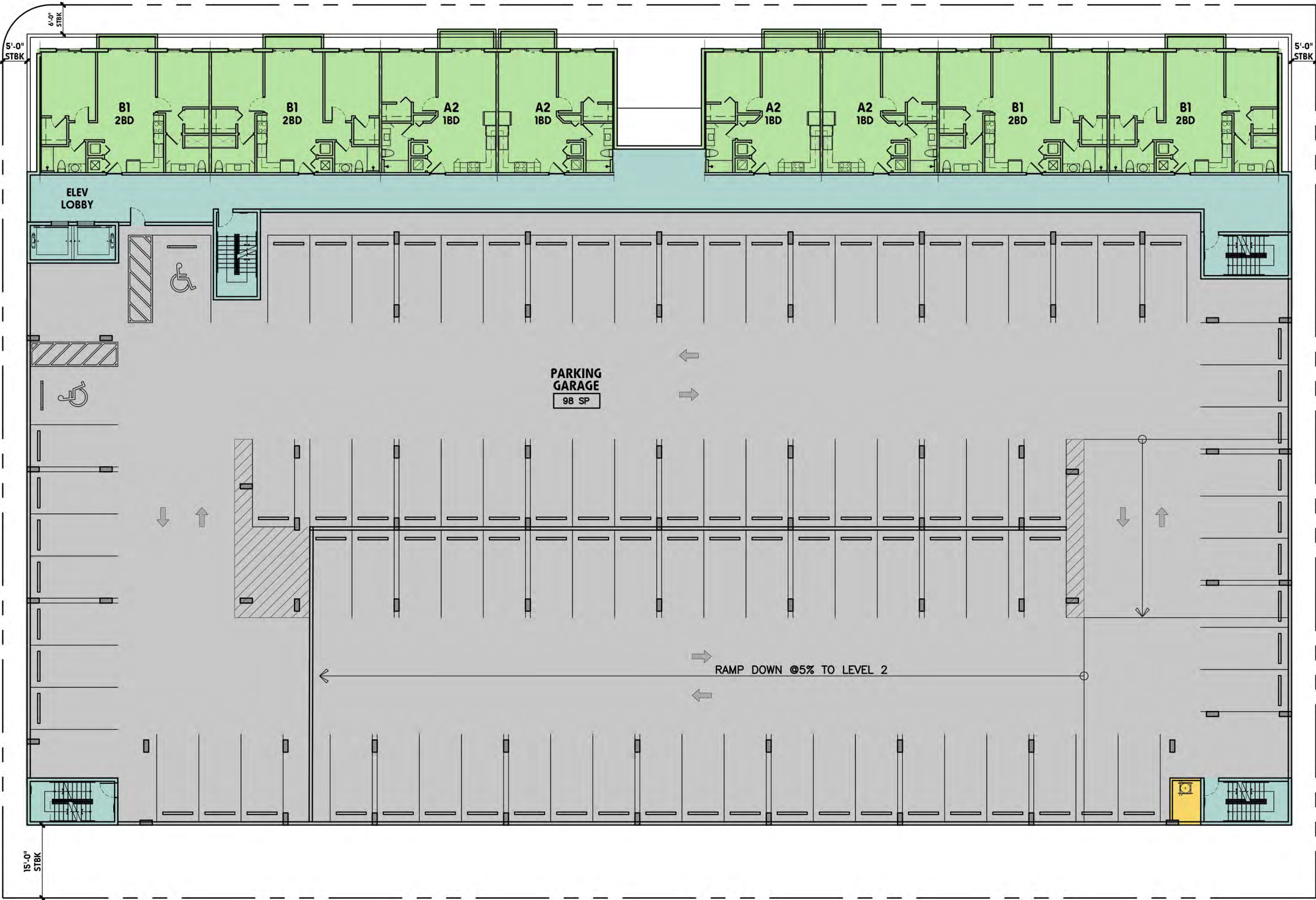
| UNIT BREAKDOWN | | | | | | | |
|-----------------|------------------|---------|---------|----------|------------------------|------------------|----------------|
| Unit Type | SF/Unit Provided | Level 2 | Level 3 | Level 4 | Levels 5-6 (Per Level) | Total # of Units | Lesable Area |
| 1BD | | | | | | | |
| A1 | 702 sf | units | units | 8 units | 8 units | 24 units | 16,848 sf |
| A2 | 624 sf | units | 4 units | 4 units | 4 units | 16 units | 9,984 sf |
| Sub-Total | | units | 4 units | 12 units | 12 units | 40 units | 26,832 sf 45% |
| 2BD | | | | | | | |
| B1 | 910 sf | 2 units | 4 units | 13 units | 15 units | 49 units | 44,590 sf |
| Sub-Total | | 2 units | 4 units | 13 units | 15 units | 49 units | 44,590 sf 55% |
| Grand Total | | 2 units | 8 units | 25 units | 27 units | 89 units | 71,422 sf 100% |
| 802 avg sf/unit | | | | | | | |





Proposed Level 2
SCALE: 1/16" = 1'-0"

| LEGEND | | | |
|-------------|-------------|---------------|--|
| RESTAURANT | CIRCULATION | SERVICE / BOH | |
| RESIDENTIAL | GARAGE | | |



Proposed Level 3
SCALE: 1/16"=1'-0"

LEGEND

- RESIDENTIAL
- CIRCULATION
- SERVICE / BOH
- GARAGE

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Level 3

#20163
05/03/2022
SCALE: 1/16"=1'-0"
p. 589



Proposed Level 4
SCALE: 1/16" = 1'-0"

| LEGEND | | | |
|-------------|-------------|---------------|--|
| AMENITY | CIRCULATION | SERVICE / BOH | |
| RESIDENTIAL | RESTROOMS | | |



Proposed Levels 5-6
SCALE: 1/16"=1'-0"

LEGEND

| | | |
|-------------|-------------|---------------|
| RESIDENTIAL | CIRCULATION | SERVICE / BOH |
|-------------|-------------|---------------|

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Levels 5-6

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05/03/2022
SCALE: 1/16"=1'-0"

BID/PROPOSAL CERTIFICATION

Please Note: It is the sole responsibility of the bidder to ensure that his bid is submitted electronically through www.BidSync.com prior to the bid opening date and time listed. Paper bid submittals will not be accepted. All fields below must be completed. If the field does not apply to you, please note N/A in that field.

If you are a foreign corporation, you may be required to obtain a certificate of authority from the department of state, in accordance with Florida Statute §607.1501 (visit <http://www.dos.state.fl.us/>).

Company: (Legal Registration) **Urban pointe Developers** EIN (Optional):

Address: **140 S. University Drive, Suite E**

City: **Plantation** State: **Florida** Zip: **33324**

Telephone No.: **9543887012** FAX No.: **9543887012** Email: **Eric.haynes@schumercapital.com**

Delivery: Calendar days after receipt of Purchase Order (section 1.02 of General Conditions):

Total Bid Discount (section 1.05 of General Conditions):

Check box if your firm qualifies for MBE / SBE / WBE (section 1.09 of General Conditions): ☐

ADDENDUM ACKNOWLEDGEMENT - Proposer acknowledges that the following addenda have been received and are included in the proposal:

| <u>Addendum No.</u> | <u>Date Issued</u> | <u>Addendum No.</u> | <u>Date Issued</u> | <u>Addendum No.</u> | <u>Date Issued</u> |
|---------------------|--------------------|---------------------|--------------------|---------------------|--------------------|
| 1 | 4-19-22 | | | | |
| 2 | 4/25/22 | | Eric Haynes | | |

VARIANCES: If you take exception or have variances to any term, condition, specification, scope of service, or requirement in this competitive solicitation you must specify such exception or variance in the space provided below or reference in the space provided below all variances contained on other pages within your response. Additional pages may be attached if necessary. No exceptions or variances will be deemed to be part of the response submitted unless such is listed and contained in the space provided below. The City does not, by virtue of submitting a variance, necessarily accept any variances. If no statement is contained in the below space, it is hereby implied that your response is in full compliance with this competitive solicitation. If you do not have variances, simply mark N/A. **You must also click the "Take Exception" button.**

none

The below signatory hereby agrees to furnish the following article(s) or services at the price(s) and terms stated subject to all instructions, conditions, specifications addenda, legal advertisement, and conditions contained in the bid/proposal.

I have read all attachments including the specifications and fully understand what is required. By submitting this signed proposal, I will accept a contract if approved by the City and such acceptance covers all terms, conditions, and specifications of this bid/proposal. The below signatory also hereby agrees, by virtue of submitting or attempting to submit a response, that in no event shall the City's liability for respondent's direct, indirect, incidental, consequential, special or exemplary damages, expenses, or lost profits arising out of this competitive solicitation process, including but not limited to public advertisement, bid conferences, site visits, evaluations, oral presentations, or award proceedings exceed the amount of Five Hundred Dollars (\$500.00). This limitation shall not apply to claims arising under any provision of indemnification or the City's protest ordinance contained in this competitive solicitation.

Submitted by:

Eric L Haynes
Name (printed)

5/5/22
Date

Eric L Haynes
Signature

Principal Member
Title

Revised 4/28/2020

NON-COLLUSION STATEMENT:

By signing this offer, the vendor/contractor certifies that this offer is made independently and *free* from collusion. Vendor shall disclose below any City of Fort Lauderdale, FL officer or employee, or any relative of any such officer or employee who is an officer or director of, or has a material interest in, the vendor's business, who is in a position to influence this procurement.

Any City of Fort Lauderdale, FL officer or employee who has any input into the writing of specifications or requirements, solicitation of offers, decision to award, evaluation of offers, or any other activity pertinent to this procurement is presumed, for purposes hereof, to be in a position to influence this procurement.

For purposes hereof, a person has a material interest if they directly or indirectly own more than 5 percent of the total assets or capital stock of any business entity, or if they otherwise stand to personally gain if the contract is awarded to this vendor.

In accordance with City of Fort Lauderdale, FL Policy and Standards Manual, 6.10.8.3,

3.3. City employees may not contract with the City through any corporation or business entity in which they or their immediate family members hold a controlling financial interest (e.g. ownership of five (5) percent or more).

3.4. Immediate family members (spouse, parents and children) are also prohibited from contracting with the City subject to the same general rules.

Failure of a vendor to disclose any relationship described herein shall be reason for debarment in accordance with the provisions of the City Procurement Code.

NAME**RELATIONSHIPS**

In the event the vendor does not indicate any names, the City shall interpret this to mean that the vendor has indicated that no such relationships exist.

Eric L Haynes
Authorized Signature

Principal - Member
Title

Eric L. Haynes
Name (Printed)

5/5/22
Date

**CONTRACTOR'S CERTIFICATE OF COMPLIANCE WITH
NON-DISCRIMINATION PROVISIONS OF THE CONTRACT**

The completed and signed form should be returned with the Contractor's submittal. If not provided with submittal, the Contractor must submit within three business days of City's request. Contractor may be deemed non-responsive for failure to fully comply within stated timeframes.

Pursuant to City Ordinance Sec. 2-187(c), bidders must certify compliance with the Non-Discrimination provision of the ordinance.

The Contractor shall not, in any of his/her/its activities, including employment, discriminate against any individual on the basis of race, color, national origin, religion, creed, sex, disability, sexual orientation, gender, gender identity, gender expression, or marital status.

1. The Contractor certifies and represents that he/she/it will comply with Section 2-187, Code of Ordinances of the City of Fort Lauderdale, Florida, as amended by Ordinance C-18-33 (collectively, "Section 2-187").
2. The failure of the Contractor to comply with Section 2-187 shall be deemed to be a material breach of this Agreement, entitling the City to pursue any remedy stated below or any remedy provided under applicable law.
3. The City may terminate this Agreement if the Contractor fails to comply with Section 2-187.
4. The City may retain all monies due or to become due until the Contractor complies with Section 2-187.
5. The Contractor may be subject to debarment or suspension proceedings. Such proceedings will be consistent with the procedures in section 2-183 of the Code of Ordinances of the City of Fort Lauderdale, Florida.

Eric L Haynes
Authorized Signature

Eric L Haynes Principal / Member
Print Name and Title

Eric.haynes@schumercapital.com
Date