



## New Hope Rentals:



2200 N. Commerce Parkway, Suite 200  
Weston, FL 33326

# City of Fort Lauderdale

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



## APPLICATION FOR CRA FUNDING ASSISTANCE

Name of Principal Owner in Charge <b>LandAmerica Development Corporation</b>		Tel. No. <b>(954) 637-2745</b>	E-Mail Address <b>vprince@landamedev.com</b>
Primary Contact for this CRA Request <b>Vincent Prince</b>		Tel. No. <b>(954) 562-2465</b>	E-Mail Address <b>vprince@landamdev.com</b>
Name of Business <b>New Hope Development Corporation</b>		Tax I.D. No. <b>86-2999022</b>	Company Website <b>www.landamdev.com</b>
Business Address <b>2200 N. Commerce Parkway, Ste 200</b>		Tel. No. <b>(954) 637-2745</b>	Fax No. <b>(954) 251-0759</b>
City <b>Weston</b>		State <b>FL</b>	Zip Code <b>33326</b>
Commencement Date to Begin Project: <b>8/1/2022</b>		<b>JOB INFORMATION</b>	
Completion Date for Project: <b>8/31/2024</b>		Full Time Equivalent (FTE) Jobs to be created <b>50</b>	
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 _____ sq. ft.	
NAICS Code / Industry Type <b>236116 New Multi-family housing</b>		Date of Incorporation <b>08/08/2022</b>	
State where the business was incorporated <b>Florida</b>		<b>TYPE OF BUSINESS</b>	
Proposed Project Location/City <b>Ft. Lauderdale</b>		Proposed Address <b>1316 NW 6th Street</b>	
Property Control Number(s) <b>5042 04 06 0570</b> <b>5042 04 06 0580</b> <b>5042 04 06 0590</b>		Property Owner <b>New Hope Development Corporation</b>	
Owner Tel. No. (include Area Code) <b>(954) 637-2745</b>		Is there a lien on the property? <input checked="" type="radio"/> Yes <input type="radio"/> No	
Bank(s) Where Business Accounts for Projects Are			
Held 1. Synovus Bank		2.	
Name of Participating Bank/Lender <b>TBD</b>			
Amount \$	Contact Person	Tel. No. (include Area Code)	Fax No. (include Area Code)
Name of Other Financial Source			
Amount \$	Contact Person	Tel. No. (include Area Code)	Fax No. (include Area Code)
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Project Purpose and Economic Impact Project will provide much needed new affordable housing in the NWRAC, Sistrunk corridor and provide 50+ construction and permanent jobs.			

- 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
NHBSISTRUNKCDC	1321 NW 6th Street	50%		
Name	Complete Address	% Owned	From	To
LandAmerica Development Corp.		50%		
Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To

PROJECT/ACTIVITY COST SUMMARY	
1. Please state the overall project cost:	\$6,428,000
2. Please state the overall project costs related to the CRA's assisted activity?	\$2,000,000
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)	\$3,878,000	8%	24 months
City funds			
CRA funds	\$2,000,000	TBD	TBD
Company's current cash assets			
Owner equity (specify)	\$550,000	N/A	N/A
Other (specify)			
Other (specify)			
Other (specify)			
<b>Total Sources</b>	<b>\$6,428,000</b>		
Select the Use(s) of Funds and the Amount Need for Each	Sources of Funds ( Yes or No)	Amount	
Land Acquisition			
Real Property Acquisition			
Utility and road infrastructure improvements			
New construction of commercial and industrial buildings	\$6,428,000		
Rehabilitation of commercial and industrial buildings			
Purchase and installation of equipment and fixtures			
Other (specify)			
Other (specify)			
Other (specify)			
<b>Total Uses</b>	<b>\$6,428,000</b>		

**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: N/A	\$ 0		\$	%		\$
Name: N/A	\$ 0		\$	%		\$
Name: N/A	\$ 0		\$	%		\$
Name: N/A	\$ 0		\$	%		\$
Name: N/A	\$ 0		\$	%		\$

**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.

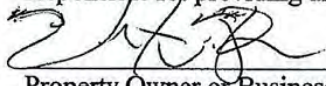
**The following items are also needed, if your funding request is \$500,000 or more**  
(*not applicable for Commercial Façade, Streetscape Enhancement and Property and Business Improvement Incentive requests*)

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.*).

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 **Vincent Prince** 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.



Signature of

Property Owner or Business Owner

**Vincent Prince**

Print Name



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: New Hope Development Corporation

By: [Signature] 11/22/2022  
Signature and Title Date

Guarantors: [Signature] 11/22/2022  
Signature and Title Date

[Signature] 11/22/2022  
Signature and Title Date

\_\_\_\_\_  
Signature and Title Date

\_\_\_\_\_  
Signature and Title Date

\_\_\_\_\_  
Signature and Title Date



## 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	\$ 2,000,000
<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.

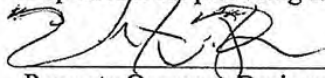
**If you are applying for funding from the Commercial Façade Improvement Program, Property & Business Improvement Program and/or Streetscape Enhancement Program, please also complete the following:**

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 **Vincent Prince** 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.



Signature of

Property Owner or Business Owner

**Vincent Prince**

Print Name

## **City of Ft. Lauderdale**

Northwest-Progresso-Flagler Heights  
Community Redevelopment Agency

### **Supplemental Application Information**

#### **1. Description of Project**

**Project Overview.** LandAmerica Development Corporation and its associates has been engaged to develop a commercial project for New Hope Development Corporation. The project consists of developing 30 new rental apartments on three (3) adjoining vacant lots located at 1316 NW 6<sup>th</sup> Street in Ft. Lauderdale, Florida.

The lots are zoned under the NWRAC zoning code MUw.

The lots located at 1316 NW 6<sup>th</sup> Street will contain a four (4) floor building with ground floor parking and 30 rental units.

The apartments will average 900 SF and include all two bedroom, two bathroom units with a kitchen, livingroom and dining area.

**Target Market.** The target market includes couples, single parents, blended families, young urban professionals and retirees. The average straw person renter has a combined income of \$52,000+ per year or \$1,000 per week as we seek to deliver units at 80% of AMI. Anticipated average monthly rents are \$1,300 - \$1,500 per month.

The development will be in the Sistrunk, NWRAC area of Ft. Lauderdale, Florida, approximately 10 minutes northwest of downtown Ft. Lauderdale. The proposed development will be located on the main commercial corridor of a solid residential community that contains numerous single family homes and several recently constructed apartment complexes.

The homes in the immediate area are valued at between \$300,000 and \$450,000 and sell for approximately \$220 per SF.

#### **2. Address & Folio numbers**

1316 Nw 6<sup>th</sup> Street, Ft; Lauderdale, FL 33311  
5042 04 06 0570  
5042 04 06 0580  
5042 04 06 0590



**3. Existing and Proposed Use of the Property**

The church's overflow parking lots located at 1316 NW 6<sup>th</sup> Street will be converted into four (4) story mid-rise containing parking on the 1<sup>st</sup> level and 3 levels of rental apartments totaling 30 units.

The apartments will average 900 SF each and include all 2-bedroom, 2-bathroom units with a kitchen, livingroom, dining area and an outdoor balcony.

**4. Proposed Tenants**

No tenants at this time. Proposed tenants will include qualified renters meeting requirements for 80% of AMI.

**5. Current Zoning**

NWRAC-MU<sub>w</sub>

**6. Deed - Proof of Ownership**

Attached

**7. Proposed project is new construction**

**8. Total Capital Investment \$6,428,000**

Land \$550,000

Soft Costs \$325,000 (design)

Soft Costs \$610,000 (loan carrying costs and permits & impact fees)

Project & Construction Management \$250,000

Hard Costs \$4,693,000

**9. Current County Assessed Value**

5042 04 06 0570 \$68,640

5042 04 06 0580 \$68,610

5042 04 06 0590 \$68,980

**10. Mortgages on Properties**

\$0

**11. Other Pending Liens**

\$0

**12. Code Violations**

None

**13. Project properties are not listed for sale**

**14. Construction and Permanent Jobs Created by Project**

(1) Project Executive	\$120,000
(1) Construction Manager	\$100,000
(1) Project Manager	\$75,000
(1) Project Superintendent	\$70,000
(1) Project Engineer	\$60,000
(1) Project Scheduler	\$45,000
(1) Project Accountant	\$55,000
(43) Construction crews	\$1,789,000
(1) Property Manager	\$50,000
(1) Leasing Agent	\$50,000
(2) Property Maintenance	\$35,000

**15. Estimated Constructioun Commencement Date**

May 2023

**16. Estimated Completion Date of Project**

November 2024

**17. Proof of Matching Funds**

Funding approval in process

**18. Proof of General Liability & Casualty Insurances**

Attached

**19. We have not previously received funding from the CRA**

\$0 funding received from the CRA

**20. Detailed Scope of Work is being developed.**

**21. Architectural plans are being developed.**

**22. Preliminary design plans were submitted and reviewed by the City of Ft.Lauderdale as a part our pre-DRO meeting. The plans were very favorable received by planner Adam Schnell and team.**

- 23. We have developed preliminary construction estimates and budgets. Upon completing design plans, we will solicit bids from subcontractors. Our firm is a licensed general contracting firm with internal construction management personnel and accordingly, we intend to serve and developer and contractor for the project.**
- 24. Our firm is a licensed and insured general contracting firm with internal construction management personnel and accordingly, we intend to serve and developer and contractor for the project. We do not intend to solicit bids from other general contracting / construction management firms.**
- 25. We are not applying for funding under the Façade Improvement Program or the Property and Business Improvement Program.**
- 26. We are not applying for funding under the Streetscape Enhancement Program.**



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FL License  
CGC 1530368

**CRA Development  
Proposal New Hope  
Rentals**

**Contact**

Vincent Prince  
954-637-2745 x 202 V  
954-251-0759 F  
e-Mail:  
[vprince@laholdingsgroup.com](mailto:vprince@laholdingsgroup.com)

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## **Development Proposal for New Hope Rentals**

LandAmerica Holdings & Investments Group, LLC ("LandAmerica") d/b/a LandAmerica and Associates was established as a vehicle for developing and managing real estate projects and properties throughout the America's. LandAmerica and Associates project portfolio includes numerous commercial and residential projects in the US and abroad, including the Emerald Gardens Townhomes and Cooper Jack Marina (Turks & Caicos Islands), Blue Sky Recording Studios (Aventura, Florida), projects at the former American Airlines Arena and Jackson Memorial Hospital (Miami, Florida), affordable home projects developed for the City of Pompano Beach, Florida and various residential and commercial projects in Miami, Ft. Lauderdale and West Palm Beach, Florida.

LandAmerica and Associates has launched and completed several residential and commercial projects in the role as project developer, general contractor, construction manager, architect and project engineer.

LandAmerica and Associates includes the LandAmerica companies and its affiliates Skywerk Development Corporation and Campanile and Associates. We provide the following services either directly or through our third-party partners and affiliates:

- real estate project finance
- architecture and design
- surveying and engineering
- construction and construction management
- real estate leasing and sales

### **Management Team**

Mr. Vincent Prince, a graduate of Auburn University. Mr. Prince is a CPA and General Contractor and a former senior financial manager with a 20-year career in the corporate arena, including senior positions with several Fortune 500 Companies. Mr. Prince has a proven track record for helping organizations expand sales and profits, reduce operating costs and make efficient use of technology and an extensive background in real estate development and real estate finance.

**2200 N. Commerce Parkway, Suite 200  
Weston, FL 33326**





Mr. Jason Shlansky, B.Arch, CGC, is a licensed architect and General Contractor. As a designer and general contractor, Jason's focus is on building projects which are designed in symbiosis with nature. His influences are eco-modern and permaculture architecture, function over form and form as a result of function. He uses technology to streamline building and design processes. Jason has been instrumental in the design, development and contraction of numerous commercial and residential projects throughout South Florida.

Mr. Lou Campanile, Jr., P.E. is a graduate of the Georgia Institute of Technology (Georgia Tech) and holds a Professional Engineer (P.E.) certification and is also a licensed land surveyor. Mr. Campanile has developed numerous commercial and residential projects ranging from hotels, shopping malls, grocery stores, numerous box retailers to many residential subdivisions.

Ms. Hilary Reid heads our public relations and marketing efforts. Ms. Reid has an extensive career in sales and real estate including positions with AT&T, ABN Amro Bank and real estate finance positions with Morgan Stanley Capital, Inc., and Deutsche Bank.

Property sales and rentals are managed through professional real estate sales and property management organizations.

### **Organizational Structure**

LandAmerica, Skywerk Development and Campanile and Associates operate under a Development Agreement. LandAmerica has also engaged services KAP Architecture, ARA Engineering Services (structural and MEP) and others to provide design, architectural and engineering services.

**General Contractor Associates** - Jason Shlansky and Vincent Prince are both Certified General Contractor associates and collectively provide contracting and construction management services for LandAmerica and Associates projects.

**Engineering Associate** - Lou Campanile, Jr., P.E., is our Professional Engineering affiliate. Lou provides surveying services through Campanile and Associates and site planning, site engineering and site utility construction management services for LandAmerica and Associates projects.

**Architectural Associate** - Jason Shlansky B.Arch, CGC is our Professional Architectural affiliate. Jason provides construction and design services and submissions to ensure regulatory approval for the vertical construction for LandAmerica and Associates projects.

**2200 N. Commerce Parkway, Suite 200  
Weston, FL 33326**



### **Consultants:**

**Architect:** Jarvis Wyandon Architecture and Design is a multi-discipline firm that has more than 10 years of experience as an architecture and design firm in the State of Florida. The firm specializes in land planning, architectural design, construction management and post occupancy evaluation.

**Structural Engineer:** Eduardo Roman, P.E. of ARA Engineering, LLC. Mr. Roman provides structural engineering services and management. ARA Engineering also provides forensic engineering and special/threshold inspection services on many types of buildings and provides structural performance design calculations on significant concrete, steel, masonry structures for single-family homes, multi-family units and midrise buildings. ARA is licensed in Florida, Texas, Alabama, Georgia.

**Mechanical / Electrical & Plumbing Engineer:** Eduardo Roman P.E. (ARA Engineering) and Joe Spasovski, P.E. of International Consulting Engineers & Design, LLC. provides construction engineering design for HVAC, electrical circuits and wiring and plumbing for single-family homes, multi-family units and mid-rise residential and mixed-use developments.

### **Typical Projects**

Our market is urban development and construction. Our focus is securing urban development opportunities, preferably in underserved communities where we seek to develop, design and build high quality, moderately priced, market-based projects for which there is demonstrated demand.

### **Typical unit features:**

- 2 to 4 bedrooms, 2 to 3 baths, one or two car garages. Average SF under A/C 1,000 to 2,200
- porcelain tile and laminate floors
- plywood kitchen and bathroom cabinets and with natural stone or quartz counter tops and all new appliances
- interior lighting fixture package with smoke alarms
- high-efficiency central A/C and heating
- ceiling fans in all bedrooms and living room areas
- tile roofing system
- complete wiring system for alarm, cable, internet and telephones,
- automated in-ground sprinkler system for all landscaping and lawn areas

**2200 N. Commerce Parkway, Suite 200  
Weston, FL 33326**



### **Organizational Structure**

LandAmerica and Associates will serve as Developer and General Contractor for the project and through affiliates will provide architectural and engineering design services and construction management and project management services.

**Project Overview.** LandAmerica Development Corporation and its associates has been engaged to develop a commercial project for New Hope Development Corporation. The project consists of developing 30 new rental apartments on three (3) adjoining vacant lots located at 1316 NW 6<sup>th</sup> Street in Ft. Lauderdale, Florida

The lots are zoned under the NWRAC zoning code MUw.

The lots located at 1316 NW 6<sup>th</sup> Street will contain a four (4) floor building with ground floor parking and 30 rental units.

The apartments will average 900 SF and include all two bedroom, two bathroom units with a kitchen, living room and dining area.

**Target Market.** The target market includes couples, single parents, blended families, young urban professionals and retirees. The average straw person renter has a combined income of \$52,000+ per year or \$1,000 per week as we seek to deliver units at 80% of AMI. Anticipated average monthly rents are \$1,300 - \$1,500 per month.

The development will be in the Sistrunk, NWRAC area of Ft. Lauderdale, Florida, approximately 10 minutes northwest of downtown Ft. Lauderdale. The proposed development will be located on the main commercial corridor of a solid residential community that contains numerous single family homes and several recently constructed apartment complexes.

The homes in the immediate area are valued at between \$300,000 and \$450,000 and sell for approximately \$220 per SF.

2200 N. Commerce Parkway, Suite 200  
Weston, FL 33326





## **Development Proposal Overview**

LandAmerica Development Corporation and its associates will provide turn-key development and construction of 30 workforce rental units on the lots located at 1316 NW 6<sup>th</sup> Street.

The development lots are owned free and clear.

The development will be owned and operated by New Hope Development Corporation. LandAmerica and associates will provide surveying & engineering, architecture & design, all required zoning and building permits, all construction and construction management and all project financing

- Per the proposed budget, LandAmerica and associates will secure construction financing for the development of the project totaling \$5,878,000
- New Hope Missionary Baptist Church will provide land used for the development valued at approximately \$550,000
- The lots will be pledged as collateral against the bridge loan and against the construction loan
- Project financing will be provided by a third party lenders with LandAmerica and associates serving as guarantor of the loans. The anticipated funding commitment for the 30 rentals is \$5,878,000
- New Hope Development Corporation will retain a property management company to collect rents, be responsible for mortgage payments and overall property management.

Upon completion of the project, the estimated market value will be \$7,640,656.

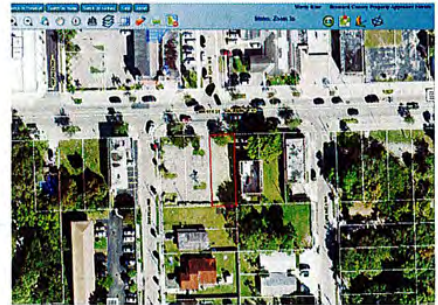
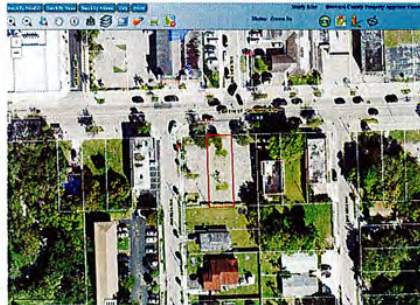
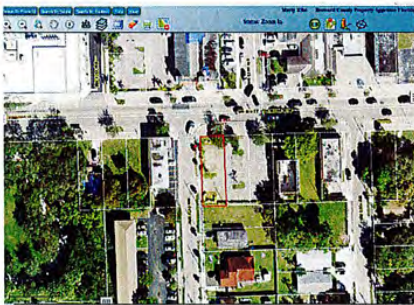
Anticipated profits before debt service is \$382,033 per year.

The proposal includes a request for CRA funding for \$2,000,000 in capital for the construction of the 30 affordable rental housing units.

**2200 N. Commerce Parkway, Suite 200  
Weston, FL 33326**



## Development Lots:



2200 N. Commerce Parkway, Suite 200  
Weston, FL 33326

New Hope Rentals  
Land Cost & Land Value Analysis

Lot Address	Lot SF	Lot MV	Land Use
1316 NW 6th Street	<u>12,115</u>	<u>550,000</u>	Construction of apartments
<b>Totals</b>	<b>12,115</b>	<b>550,000</b>	

**New Hope Rentals  
1316 NW 6th Street  
Sources & Uses of Funds**

		Loan to Cost	Loan to Value
Land Contribution	550,000		
Soft Costs	325,000		
Demolition and Site Preparation	25,000		
Site & Horizontal Building Costs	350,000		
Vertical Building Cost	4,318,000		
Construction Management Cost	250,000		
Development Fees	0		
Permits & Impact Fees	110,000		
Interest Reserve & Closing Costs	500,000		
<b>Total Project Costs / Use of Funds</b>	<b>6,428,000</b>		
Owner Investment - Contributed land value	550,000		
CRA Funding	2,000,000	31%	26%
Bank Financing	3,878,000	60%	51%
<b>Total Source of Funds</b>	<b>6,428,000</b>		
<b>Projected as completed value</b>	<b>7,640,656</b>		

## New Hope Rentals

### Rental Income Projections

	Projection 2024	Projection 2025	Projection 2026	Projection 2027	Projection 2028	Projection 2029	Projection 2030	Projection 2031	Projection 2032	Projection 2033
<b>Revenues</b>										
Property Rentals	261,000	522,000	522,000	532,440	532,440	532,440	532,440	532,440	532,440	532,440
Vacancy Allowance	-7,830	-15,660	-15,660	-15,973	-15,973	-15,973	-15,973	-15,973	-15,973	-15,973
Rental Commissions	-43,500	0	-1,400	-1,428	-1,428	-1,428	-1,428	-1,428	-1,428	-1,428
Other Income - Late Fees, Laundry, Vending	2,500	5,000	5,000	5,100	5,100	5,100	5,100	5,100	5,100	5,100
<b>Total Revenues</b>	<b>212,170</b>	<b>511,340</b>	<b>509,940</b>	<b>520,139</b>	<b>520,139</b>	<b>520,139</b>	<b>520,139</b>	<b>520,139</b>	<b>520,139</b>	<b>520,139</b>
<b>Operating Expenses</b>										
Advertising Expense	-5,000	-1,500	-1,500	-1,530	-1,530	-1,530	-1,530	-1,530	-1,530	-1,530
Property Management (G&G Property Investment Group)	-15,190	-30,380	-30,380	-30,988	-30,988	-30,988	-30,988	-30,988	-30,988	-30,988
Property Maintenance	-5,063	-10,127	-10,127	-10,329	-10,329	-10,329	-10,329	-10,329	-10,329	-10,329
Property Tax	-38,250	-76,500	-76,500	-78,030	-78,030	-78,030	-78,030	-78,030	-78,030	-78,030
Property Insurance (Front Line Insurance)	-5,400	-10,800	-10,800	-11,016	-11,016	-11,016	-11,016	-11,016	-11,016	-11,016
<b>Total Expenses</b>	<b>-68,904</b>	<b>-129,307</b>	<b>-129,307</b>	<b>-131,893</b>	<b>-131,893</b>	<b>-131,893</b>	<b>-131,893</b>	<b>-131,893</b>	<b>-131,893</b>	<b>-131,893</b>
<b>Net Income</b>	<b>143,266</b>	<b>382,033</b>	<b>380,633</b>	<b>388,245</b>	<b>388,245</b>	<b>388,245</b>	<b>388,245</b>	<b>388,245</b>	<b>388,245</b>	<b>388,245</b>
<b>Projected Annual Debt Service (on Perm. Financing)</b>		174,510								
<b>Debt Coverage</b>		2.19								
<b>Required debt coverage to secure perm. financing</b>		1.30								
<b>Project Valuation based on 5% CAP Rate</b>		7,640,656								
<b>Permanent Debt Financing</b>		3,878,000								



Use Type	Zoning District									
	RAC- CC	RAC- AS	RAC- UV	RAC- RPO	RAC- TMU	SRAC- SAe	SRAC- SAw	NWRAC- MUe	NWRAC- MUw	NWRAC- MUne
<b>Key:</b>										
<b>P - Permitted</b>										
<b>C - Conditional</b>										
Cluster Dwellings, see Section 47-18.9			P	P	P	P	P			
Coach Homes, see Section 47-18.10	P	P	P	P	P	P	P			
Multi-family Dwelling	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>
Rowhouse, see Section 47-18.28	P	P	P	P	P	P	P			
Townhouse, see Section 47-18.33			P	P	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>
Two-Family/Duplex Dwellings			P	P	P	P	P			
Zero Lot Line Dwelling, see Section 47-18.38			P	P	P	P	P			
<b>Retail Sales (*Including Wholesale Sales)</b>										
Antiques Store	P	P	P	P	P	P	*P	<u>P</u>	<u>P</u>	<u>P</u>
Apparel/Clothing, Accessories Store	P	P	P	P	P	P	*P	<u>P</u>	<u>P</u>	<u>P</u>
Apothecary		P								
Art Galleries, Art Studio, Dealer	P	P	P	P	P	P	*P	<u>P</u>	<u>P</u>	<u>P</u>
Arts & Crafts Supplies Store	P	P	P	P	P	P	*P	<u>P</u>	<u>P</u>	<u>P</u>
Bait and Tackle Store	P	P	P	P	P	P	*P	<u>P</u>	<u>P</u>	<u>P</u>
Bicycle Shop	P	P	P	P	P	P	*P	<u>P</u>	<u>P</u>	<u>P</u>
Book Store	P	P	P	P	P	P	*P	<u>P</u>	<u>P</u>	<u>P</u>
Building Supplies, Materials and Equipment with Outdoor Storage, see Section 47-19.9 (In the RAC-CC this use is only permitted as Wholesale Sales and only when contiguous to or separated by no more than a 60-foot public right-of-way from a railroad right-of-way.)	P									
Camera, Photographic Supplies Store	P	P	P	P	P	P	*P	<u>P</u>	<u>P</u>	<u>P</u>
Candle Shop		P						<u>P</u>	<u>P</u>	<u>P</u>
Card & Stationery Store	P	P	P	P	P	P	*P	<u>P</u>	<u>P</u>	<u>P</u>
Cigar, Tobacco Store	P	P	P	P	P	P	*P	<u>P</u>	<u>P</u>	<u>P</u>
Computer/Software Store	P		P	P	P	P	*P	<u>P</u>	<u>P</u>	<u>P</u>
Consignment, Thrift Store	P		P	P	P	P	*P	<u>P</u>	<u>P</u>	<u>P</u>
Cosmetics, Sundries Store	P		P	P	P	P	*P	<u>P</u>	<u>P</u>	<u>P</u>

CODING: Words, symbols, and letters ~~stricken~~ are deletions; words, symbols, and letters underlined are additions.







**Parcel ID** 504204060580

**Zoning District** NWRAC-MUw

**Overlays** [Parking Table 1 - Section 47-20.2, FLU\\_NW Regional Activity Center](#)

**All Applicable Typologies** Exceed Permitted Height (NWRAC-MUw)

**Informational Overlays** -

**Lot Area - Public Records** 4,074 ft²

**Lot Area - GIS** 4,074 ft²

**Maximum Lot Coverage** N/A

**Residential Density** N/A

**Floor Area Ratio** N/A

**Existing Building Area** -

**Maximum Building Footprint** 4,090 ft²

**Minimum Open Space** 0%

**Maximum Building Height** 45 ft

**Maximum Height - Stories** 4

**Maximum Residential Units Allowed** Unlimited

**Maximum Lodging Rooms Allowed** Unlimited

**Minimum Primary Frontage Setback** 0 ft

**Minimum Secondary Frontage Setback** N/A

**Minimum Side Ground Setback** 0 ft

**Minimum Rear Ground Setback** 0 ft

**Water Setback** N/A

Feedback

**PRELIMINARY SUMMARY CONSTRUCTION BREAKDOWN**

Borrower: New Hope Development Corporation	
Point of Contact: Vincent Prince	Phone: (954) 637-2745
Property Address: 1316 NW 6th Street Ft. Lauderdale, FL	
Date:	

**WORK ITEMIZATION****SOFT COSTS**

- 1 Architecture & Engineering Fees
- 2 Permits

**SITE COSTS**

- 3 Demolition & Site Prep
- 4 Site Utilities & Paving
- 5 Cleanup / Dumpsters
- 6 Site Toilets

**VERTICAL - EXTERIOR COSTS**

- 7 Foundation & Shell
- 8 Fire Sprinklers
- 9 Roofing System
- 10 Impact Windows & Doors
- 11 Impact Windows & Doors - Install
- 12 Stucco
- 13 Exterior Painting
- 14 Gutter System
- 15 Irrigation
- 16 Cleanup / Dumpsters
- 17 Site Toilets

Budget
325,000
110,000
25,000
350,000
3,000
1,500
1,550,000
120,000
120,000
140,000
60,000
75,000
40,000
7,500
25,000
6,000
3,000



**VERTICAL - INTERIOR COSTS**

18 Interior Wall Framing	120,000
19 Electrical	350,000
20 Mechanical	350,000
21 Plumbing	285,000
22 Insulation	75,000
23 Drywall	75,000
24 Textured Walls & Ceilings	30,000
25 Floor & Wall Tiles	80,000
26 Tile Installation	110,000
27 Baseboards	20,000
28 Interior Doors	25,000
29 Interior Door Installation	25,000
30 Interior Painting & Caulking	35,000
31 Kitchen & Baths Cabinets & Counter tops	350,000
32 Kitchen & Bath Fixtures	36,000
33 Glass & Mirrors	25,000
34 Carpet	30,000
35 Appliances	105,000
36 Cleaning	6,000
37 Mailboxes	3,000
38 Garbage Collection	6,000
39 Entry Signs	5,000
40 Fence	12,000
41 Cleanup / Dumpsters	6,000
42 Site Toilets	3,000

**OVERHEAD & MANAGEMENT COSTS**

43 Project & Construction Management	250,000
44 Development Fees	0
45 Loan Carrying Costs	500,000

<b>Totals</b>	<b>5,878,000</b>
<b>Cost per SF</b>	<b>\$183.69</b>



Jarvis M. Wyandon  
Architect

4748 Rice Road  
Shreveport, Louisiana  
71119  
(954) 854-4312 TEL

December 6, 2022

Re: 1316 N.W. 6th Street,  
Ft. Lauderdale, FL 33311

To Whom It May Concern:

Please accept this budgetary price based on the proposed schematics for the location noted above. This is strictly a budgetary price of approximately 195.00 a square foot. Based off a 3 story building @ approximately 10,000 per floor. The ground level which is mostly garage, recreation room and some offices is approximately 65.00 a square foot.

Should you have any questions regarding this project, please feel free to contact this office.

If you should have any questions or concerns, please feel free to contact us at 954.200.2255.

Sincerely,

Jarvis Wyandon, AIA

**List of all Jobs to be Created**

<b>Job Title</b>	<b>#</b>	<b>Brief Job Description</b>	<b>Annual Average Salary</b>	<b>Industry Average Salary</b>	<b>Experience/Education/Skills Required</b>
Project Executive	1	Coordinate and lead development plan	\$120,000		Prior development experience
Construction Mgr.	1	Lead and manage construction activities	\$100,000		Multi-family construction mgt exp.
Project Manager	1	Lead and manage key project tasks	\$75,000		Multi-family PM experience
Project Super.	1	Lead and manage all work crews	\$70,000		Multi-family sr. forman/super exp.
Project Engineer	1	Oversee and manage quality control	\$60,000		Licensed engineer/ multi-family exp.
Project Scheduler	1	Schedule materials and work flow	\$45,000		Multi-family project scheduler exp.
Project Accountant	1	Financial reporting, billing, payroll & A/P	\$55,000		Exp. construction accountant
Construction crews	43	Project construction crews	\$1,789,000		Licensed & reputable subs/workers
Property Manager	1	Licensed and experienced property mgr.	\$50,000		Licensed, experienced prop. mgr.
Leasing Agent	1	Licensed and experienced leasing agent	\$50,000		Licensed, experienced realtor
Property Maintenance	1	Experienced prop. maintenance person	\$35,000		Handyman and groundskeeper

\*USE ADDITIONAL SHEETS IF NECESSARY

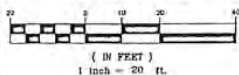


McLAUGHLIN ENGINEERING COMPANY  
LBY 285  
N.E. 3rd Ave.  
FORT LAUDERDALE, FLORIDA 33301  
ENGINEERING - SURVEYING  
EMAIL: meco@comcast.net WWW.MECO400.COM

PHONE: (954) 763-7611

FAX: (954) 763-7615

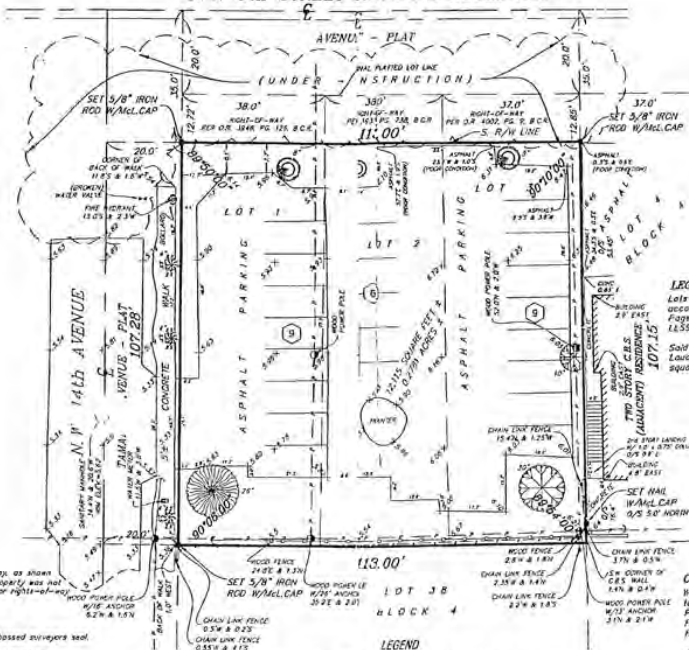
### GRAPHIC SCALE



## TOPOGRAPHIC SURVEY

### LOTS 1 - 3, BLOCK 4, LESS R/W, TUSKEGEE PARK, 1st ADDITION, PLAT BOOK, PAGE 65, B.C.R.

N.W. 6th STREET SISTRUNK BOULEVARD



THIS  
SURVEY



BLOCK PLAN  
(NOT TO SCALE)

#### LEGAL DESCRIPTION:

Lots 1, 2, and 3, Block 4, TUSKEGEE PARK, 1st ADDITION, according to the plat thereof as recorded in Plat Book 5, Page 65, of the public records of Broward County, Florida, LESS the Right-of-Way of N.W. 6th Street.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 12,115 square feet or 0.2781 acres, more or less.

#### NOTES:

- 1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not obstructed for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Underground improvements if any not located.
- 3) This drawing is not valid unless sealed with an embossed surveyor's seal.
- 4) Boundary survey information does not infer title or ownership.
- 5) All run rods 5/8", unless otherwise noted.
- 6) Reference Bench Mark: City of Ft. Lauderdale Bench Mark No. 10115. 7th West in Shores Blvd. at 1500 SW Corner of NW 6th St. at NW 13th St. ELEVATION = 6.045.
- 7) Elevations shown refer to National Geodetic Vertical Datum (1929), and are indicated thus:  $\nabla$ .
- 8) This property lies in Flood Zone "AE", Elev. = 2.0 Feet Flood Insurance Rate Map No. 12011C0216 P. Dated: August 14, 1992. Community Panel No. 125105 Index Map Dated: October 2, 1992.

#### LEGEND

- 6 = CENTRAL ANGLE (E.G.)
- 8 = FENCE
- 3 OF L = ARC LENGTH
- COB = CURVED BOUNDARY
- PAIRING = TANGENT BEARING
- P.O.B. = POINT OF BEGINNING
- P.R.K. = POINT OF RESECTION
- W.M. CAP = NEW McLAUGHLIN ENGINEERING CO. CAP
- CONC = CONCRETE
- CR3 = CONCRETE, REINFORCED AND EXPOSED
- LCF = LITHIUM CHLORIDE CONTROL V-LIF
- W.M. = WATER METER
- R.F.P. = BACK FLOW PREVENTER
- ELV = ELEVATION
- O/S = OFFSET
- A/C = AIR CONDITIONING
- F.P.C. = FLUORIDE POWER AND LIGHT CO.
- S.B. = SOUTHERN BELL TELEPHONE
- B.C.R. = BROWARD COUNTY RECORDS
- C.C.R. = CLAY COUNTY RECORDS
- P.R.C. = PALM BEACH COUNTY RECORDS
- R.A. = RECORDS BOOK
- P.G. = PAGE
- R/W = RIGHT-OF-WAY
- CO = CLEAN OUT
- CL.F. = CHAIN LINK FENCE

#### CERTIFICATION

We hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 33-27.05, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 31st day of May, 2011.

McLAUGHLIN ENGINEERING CO.  
Gerald A. McLaughlin  
Registered Professional Surveyor No. 5269  
State of Florida

"NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL"

FIELD BOOK NO. 184, 182/08, 183  
JOB ORDER NO. 11-222

FILE NO. 11-1-

DRAWN BY: J.S.  
CHECKED BY:



Record and return to:  
M. SCOTT KLEIMAN, ESQ.  
Kafis, Kleiman & Wolfe, P.A.  
7320 Griffin Road, Suite 109  
Davie, FL 33314

Folio Nos. 504204060570, 504204060580, 504204060590

**QUIT CLAIM DEED**

THIS QUIT CLAIM DEED made this 16<sup>th</sup> day of November, 2022, between **NHBSISTRUNK COMMUNITY DEVELOPMENT CORP.**, a Florida not-for-profit corporation, whose address is 1321 NW 6<sup>th</sup> Street, Fort Lauderdale, Florida 33311 (the "Grantor"), to **NEW HOPE DEVELOPMENT CORPORATION**, whose address is 2200 North Commerce Parkway, Suite 200, Weston, Florida 33326 (the "Grantee"). (The terms "Grantor" and "Grantee" in this instrument includes the respective successors and assigns of said parties).

**WITNESSETH:**

THAT the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) to it in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee the property (the "Property") lying and being in Broward County, Florida, and as legally described as

LOTS 1, 2, AND 3, BLOCK 4, TUSKEGEE PARK, 1<sup>ST</sup> ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 65 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE RIGHT-OF-WAY OF N.W. 6<sup>TH</sup> STREET.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida, and containing 12,115 square feet or 0.2781 acres, more or less.

TOGETHER with all the tenements, hereditaments and appurtenances belonging or in any way appertaining to said Property.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantors, either in law or equity, to the only proper use and benefit of Grantee forever.

IN WITNESS WHEREOF, the Grantor has caused this Quit Claim Deed to be executed in her name the day and year first above written.

[SIGNATURES ON FOLLOWING PAGE]

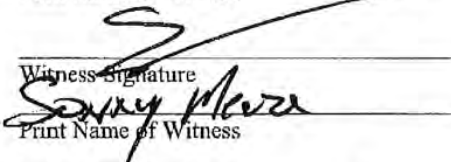
Signed, sealed and delivered in  
the presence of (as to both):



Witness Signature

Paul Fields

Print Name of Witness



Witness Signature

Sunny Moore

Print Name of Witness

STATE OF FLORIDA )

COUNTY OF BROWARD )

NHBSISTRUNK COMMUNITY  
DEVELOPMENT CORP., a Florida  
not-for-profit corporation

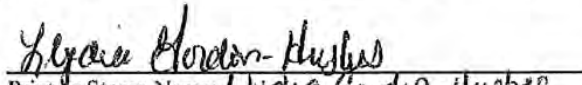


By: RICKY SCOTT

As: President

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( )  
online notarization this 10th day of November, 2022, by RICKY SCOTT, as President of  
NHBSISTRUNK COMMUNITY DEVELOPMENT CORP., a Florida not-for-profit corporation, and who  
is (X) personally known to me or who has ( ) produced \_\_\_\_\_ as identification.



  
Print or Stamp Name: Lydia Gordon-Hughes  
Notary Public, State of Florida at Large  
Commission No.: HH 162167  
My Commission Expires: 08/08/2025



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

\* 2023 values are considered "working values" and are subject to change

### 2023\* Exemptions and Taxable Values by Taxing Authority

### Sales History

Adj. Bldg. S.F. (Card, Sketch)

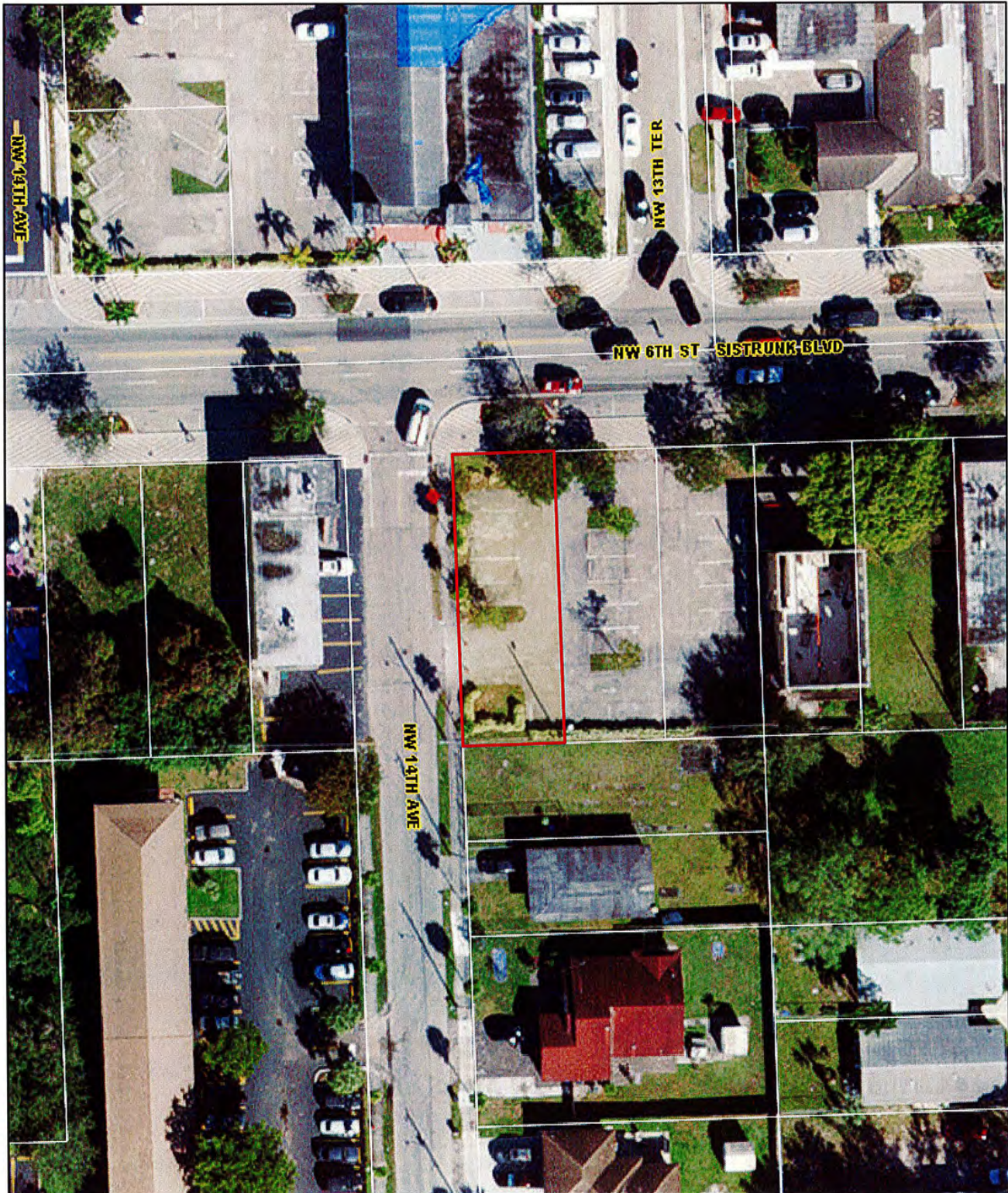
\* Denotes Multi-Parcel Sale (See Deed)

### Special Assessments

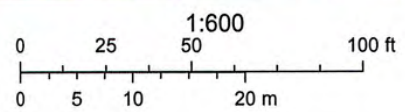


Property Id: 504204060570

\*\*Please see map disclaimer



February 8, 2023







<b>Site Address</b>	<b>1316 NW 6 STREET, FORT LAUDERDALE FL 33311</b>	<b>ID #</b>	5042 04 06 0580
<b>Property Owner</b>	NEW HOPE DEVELOPMENT CORP	<b>Milage</b>	0312
<b>Mailing Address</b>	2200 N COMMERCE PKWY STE 200 WESTON FL 33326	<b>Use</b>	28-01
<b>Abbr Legal Description</b>	FIRST ADD TO TUSKEGEE PARK 9-65 B LOT 2 LESS RD R/W BLK 4		

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

* 2023 values are considered "working values" and are subject to change					
Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$61,110	\$7,500	\$68,610	\$68,610	
2022	\$61,110	\$7,500	\$68,610	\$53,080	\$212.59
2021	\$40,740	\$7,500	\$48,240	\$48,240	\$212.59
2023* Exemptions and Taxable Values by Taxing Authority					
	County	School Board	Municipal	Independent	
Just Value	\$68,610	\$68,610	\$68,610	\$68,610	
Portability	0	0	0	0	
Assessed/SOH	\$68,610	\$68,610	\$68,610	\$68,610	
Homestead	0	0	0	0	
Add. Homestead	0	0	0	0	
Wid/Vet/Dis	0	0	0	0	
Senior	0	0	0	0	
Exempt Type	0	0	0	0	
Taxable	\$68,610	\$68,610	\$68,610	\$68,610	
Sales History				Land Calculations	
Date	Type	Price	Book/Page or CIN	Price	Factor
11/10/2022	QC*-D	\$550,000	118533192	\$15.00	4,074
11/10/2022	QC*-T	\$100	118533191		
3/1/1979	WD	\$2,000	10461 / 863		
				Adj. Bldg. S.F. (Card, Sketch)	

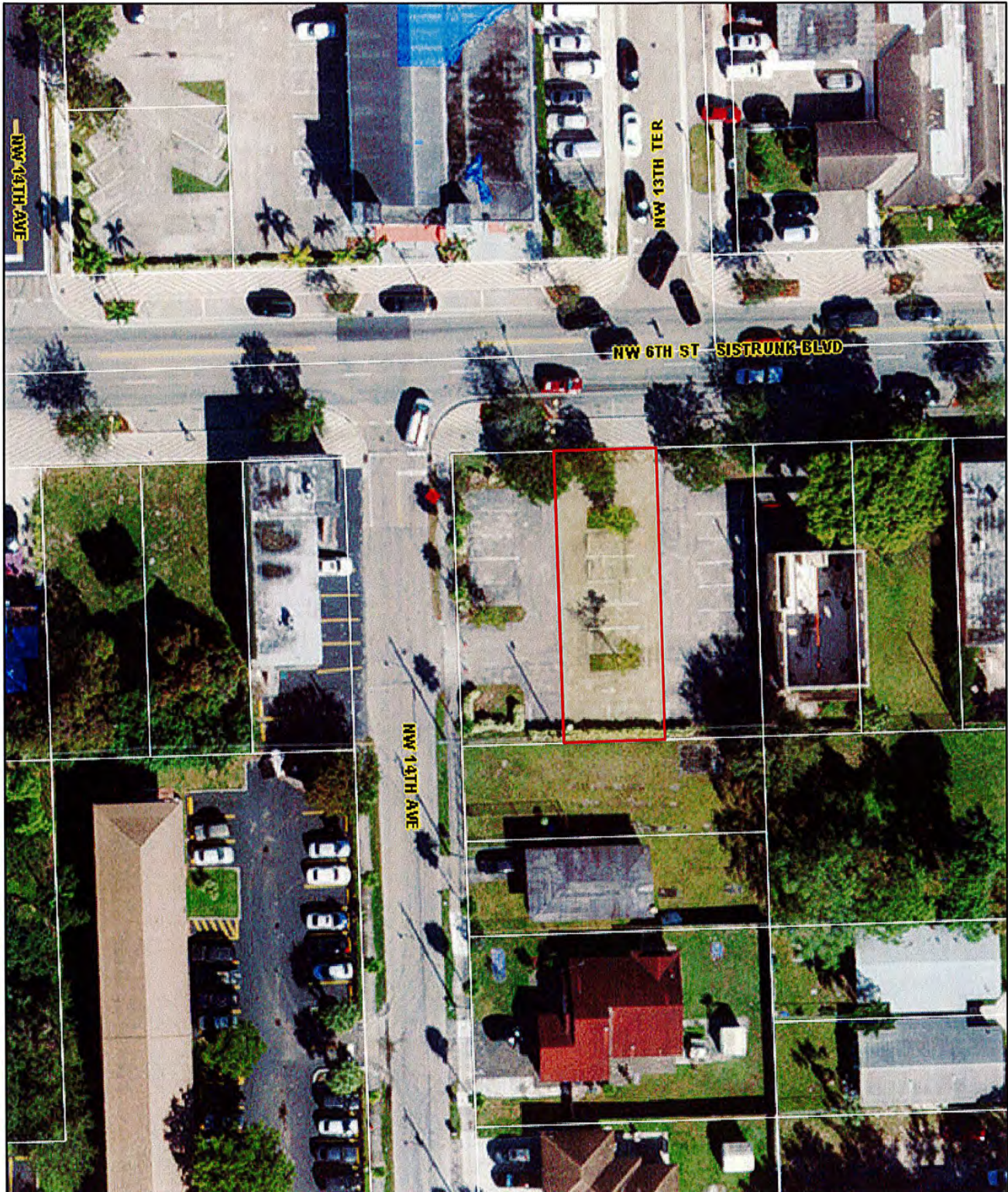
\* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
L								
1						4074		

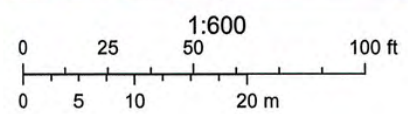


Property Id: 504204060580

\*\*Please see map disclaimer



February 8, 2023







**MARTY KIAR**  
**BROWARD**  
COUNTY  
PROPERTY APPRAISER

<b>Site Address</b>	<b>1316 NW 6 STREET, FORT LAUDERDALE FL 33311</b>	<b>ID #</b>	5042 04 06 0590
<b>Property Owner</b>	NEW HOPE DEVELOPMENT CORP	<b>Millage</b>	0312
<b>Mailing Address</b>	2200 N COMMERCE PKWY STE 200 WESTON FL 33326	<b>Use</b>	28-01
<b>Abbr Legal Description</b>	FIRST ADD TO TUSKEGEE PARK 9-65 B LOT 3 LESS RD RW BLK 4		

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

* 2023 values are considered "working values" and are subject to change						
Property Assessment Values						
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax	
2023*	\$59,480	\$7,500	\$66,980	\$66,980		
2022	\$59,480	\$7,500	\$66,980	\$51,860	\$206.90	
2021	\$39,650	\$7,500	\$47,150	\$47,150	\$206.90	
2023* Exemptions and Taxable Values by Taxing Authority						
	County	School Board	Municipal	Independent		
Just Value	\$66,980	\$66,980	\$66,980	\$66,980		
Portability	0	0	0	0		
Assessed/SOH	\$66,980	\$66,980	\$66,980	\$66,980		
Homestead	0	0	0	0		
Add. Homestead	0	0	0	0		
Wid/Vet/Dis	0	0	0	0		
Senior	0	0	0	0		
Exempt Type	0	0	0	0		
Taxable	\$66,980	\$66,980	\$66,980	\$66,980		
Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
11/10/2022	QC*-D	\$550,000	118533192	\$15.00	3,965	SF
11/10/2022	QC*-T	\$100	118533191			
3/1/1978	WD	\$3,500	10461 / 863			
				Adj. Bldg. S.F. (Card, Sketch)		

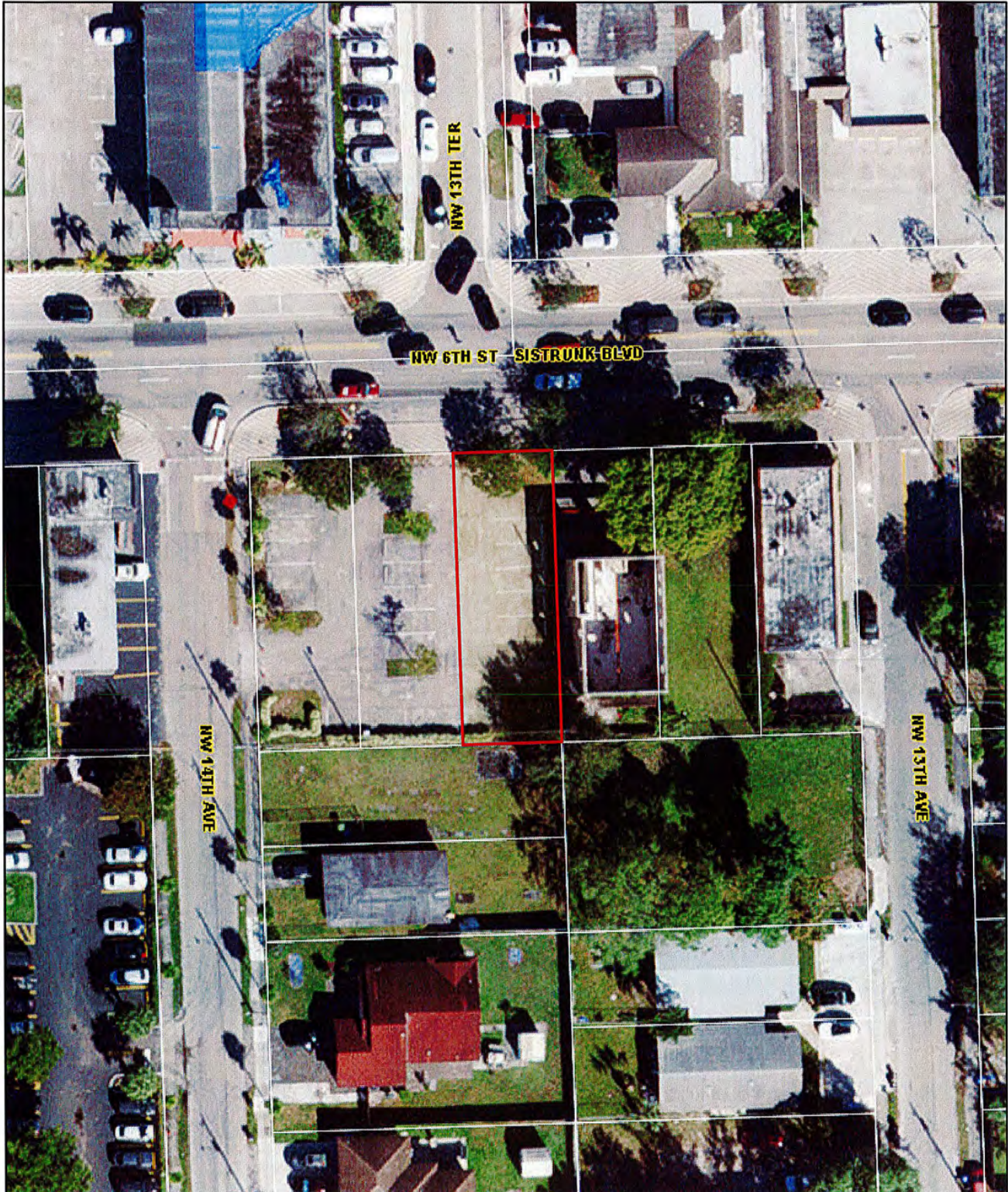
\* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
L								
1						3965		

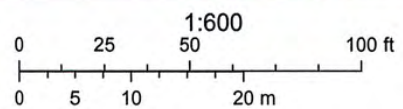


Property Id: 504204060590

\*\*Please see map disclaimer



February 8, 2023







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## Detail by Entity Name

Florida Profit Corporation

LANDAMERICA DEVELOPMENT CORPORATION

### Filing Information

<b>Document Number</b>	P21000028908
<b>FEI/EIN Number</b>	86-2999022
<b>Date Filed</b>	03/23/2021
<b>Effective Date</b>	03/23/2021
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	04/13/2023

### Principal Address

2200 N. COMMERCE PARKWAY  
SUITE 200  
WESTON, FL 33326

### Mailing Address

2200 N. COMMERCE PARKWAY  
SUITE 200  
WESTON, FL 33326

### Registered Agent Name & Address

Levy, Toria O  
2200 N. COMMERCE PARKWAY  
SUITE 200  
WESTON, FL 33326

Name Changed: 04/13/2023

### Officer/Director Detail

#### **Name & Address**

Title P

REID, HILARY A  
2200 N. COMMERCE PARKWAY, SUITE 200  
WESTON, FL 33326

Title VP

PRINCE, VINCENT T  
2200 N. COMMERCE PARKWAY, SUITE 200  
WESTON, FL 33326

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2022	04/13/2023
2023	04/13/2023

**Document Images**

<a href="#">04/13/2023 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
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<a href="#">03/23/2021 -- Domestic Profit</a>	<a href="#">View image in PDF format</a>
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## Detail by Entity Name

Florida Not For Profit Corporation

NHBSISTRUNK COMMUNITY DEVELOPMENT CORP

### Filing Information

<b>Document Number</b>	N22000009539
<b>FEI/EIN Number</b>	88-0742983
<b>Date Filed</b>	08/15/2022
<b>Effective Date</b>	08/10/2022
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

1321 NW 6TH STREET  
FT. LAUDERDALE, FL 33311

### Mailing Address

1321 NW 6TH STREET  
FT. LAUDERDALE, FL 33311

### Registered Agent Name & Address

HUGHES, LLYDIA  
1321 NW 6TH STREET  
FT. LAUDERDALE, FL 33311

### Officer/Director Detail

**Name & Address**

## Title P

SCOTT, RICKY  
1321 NW 6TH STREET  
FT. LAUDERDALE, FL 33311

## Title VP

WARE, NATHANIEL  
1321 NW 6TH STREET  
FT. LAUDERDALE,, FL 33311

## Title S

HUGHES, LLYDIA  
1321 NW 6TH STREET  
FT. LAUDERDALE,, FL 33311

**Annual Reports****No Annual Reports Filed****Document Images**[08/15/2022 -- Domestic Non-Profit](#)[View image in PDF format](#)





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## Detail by Entity Name

Florida Profit Corporation

NEW HOPE DEVELOPMENT CORPORATION

### Filing Information

**Document Number** P22000062830  
**FEI/EIN Number** 88-3620386  
**Date Filed** 08/09/2022  
**Effective Date** 08/08/2022  
**State** FL  
**Status** ACTIVE

### Principal Address

2200 N. COMMERCE PARKWAY  
SUITE 200  
WESTON, FL 33326

### Mailing Address

2200 N. COMMERCE PARKWAY  
SUITE 200  
WESTON, FL 33326

### Registered Agent Name & Address

LEVY, TORIA O  
2200 N. COMMERCE PARKWAY  
SUITE 200  
WESTON, FL 33326

### Officer/Director Detail

#### **Name & Address**

Title VP

NHBSISTRUNK COMMUNITY DEVELOPMENT CORP  
1321 NW 6TH STREET  
FT LAUDERDALE, FL 33311

Title P

LANDAMERICA DEVELOPMENT CORPORATION  
2200 N. COMMERCE PARKWAY, SUITE200  
WESTON, FL 33326

Annual Reports

**No Annual Reports Filed**

Document Images

[08/09/2022 -- Domestic Profit](#)

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