



Proposal for Wright Dynasty, LLC

**1217 - 1223 Sistrunk Blvd
Ft. Lauderdale, FL 33311**

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LandAmerica Holdings & Investments Group, LLC

Development Proposal for Wright Dynasty, LLC

LandAmerica Holdings & Investments Group and LandAmerica Homes is a developer of custom and affordable homes. We also specialize in building hurricane proof homes.

Our focus is to develop and to deliver quality and desirable homes in under-served and up and coming urban communities.

Our company's expertise is in project finance and project management. We offer our clients and partners a solid team of seasoned professionals in real estate finance, architecture and design, engineering, construction and real estate sales. Our team members and strategic partners also represent some of the top real estate professionals in the US and in the world.

As a developer, we provide a full turn-key project development experience from conception through construction and sales. 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
- real estate sales

COMPANY BIO

A. Brief History of the Organization

LandAmerica Holdings & Investments Group, LLC and LandAmerica Homes ("LandAmerica") were established as vehicles for developing and managing real estate projects and properties throughout the Americas. LandAmerica's project portfolio includes numerous commercial and residential projects in the US and abroad including Bal Harbour Plastic Surgery, Med-Spa & Beauty Rejuvenation Center (Bal Harbour, Florida), Emerald Gardens Townhomes (Turks & Caicos Islands), Blue Sky Recording Studios (Aventura, Florida), projects at the American Airlines Arena, Jackson Memorial Hospital (Miami, Florida), Cooper Jack Marina in Turks & Caicos Islands, affordable home projects developed for the City of Pompano Beach, Florida and projects in West Palm Beach, Florida including Casa del Sol, a townhome subdivision and Villas at Greenacres and Hidden Hammocks. The company is managed by a team of seasoned real estate professionals and have alliances with partners in real estate finance, real estate sales and property management.



LandAmerica Holdings & Investments Group, LLC

B. Development Experience and Accomplishments

1. Owned and operated affordable rental units in South Florida.
2. Co-developed several residential and resort properties on Turks & Caicos Islands
3. Built Emerald Gardens, a 36-unit townhome development on Provo Island (Turks & Caicos) for the 2nd home market
4. Designed built 18 single-family units for the City of Pompano Beach, CRA
5. Completed numerous single family homes throughout South Florida
6. Developed and built Casa del Sol, a 34-unit townhouse development in West Palm Beach Florida
7. Finalizing development plans for two single-family home developments in Lake Worth, Florida and in Greenacres, Florida
8. The organization's 5-year business plan proposes to develop and build over 100 affordable housing units primarily in Florida to be sold or rented as affordable housing units.

C. Management Team

Mr. Vincent Prince, a graduate of Auburn University, a CPA, entrepreneur 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.

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.

Mr. Michael Henderson is a decorated United States Naval Submarine Service veteran with over 12 years of service. Michael spent over 27 years at Bose Corporation where his numerous contributions in the areas of human capital management, sales, business development, training and development and sales engagement, helped Bose become the most recognized and awarded audio brand in the world. Michael's last assignment at Bose was developing the Caribbean marketplace. While at Bose he was recognized as Manager of the Year, Coach of the Year and 3-time Vice President's Award winner.

Mr. Durial Taylor earned a BA in business and economics from Florida International University and is a Certified Property Manager. Durial is also a member of the Real Estate Alumni Affinity Counsel. He is also a successful real estate investor who has owned and managed real estate assets in South Florida. Durial also worked several years with Broward County Sheriff's Office including the last several years as a Business and Data analyst where he managed projects and processes to support operational strategies and efficiencies.



LandAmerica Holdings & Investments Group, LLC

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

Strategic Business Partner

BJ Burns, Inc., headquartered in Miami, Florida is a key strategic partner. BJ Burns through its affiliate Form Ready Systems provides construction and construction management services. The firm has extensive experience in construction and project management and has delivered numerous residential and commercial construction projects throughout South Florida. Services include project management, construction consulting, construction administration, underground utilities, clearing and grubbing, and electrical services to all types of construction.

D. Typical Projects

Our strategy is to secure undervalued real estate in underserved communities in the US and to build desirable, affordable homes. We focus on developing lots 10 acres or less to limit risk and exposure to market downturns. This strategy allows us to build market based projects for which there is demonstrated demand.

A typical project includes 20 to 50 units built in phases, typically 10 + units per phase, with all site work being completed in phase I.

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
- ceramic tile (entryway, kitchen and baths) and carpet in bedrooms,
- wood kitchen and bathroom cabinets and with natural stone or mica 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



LandAmerica Holdings & Investments Group, LLC

Organizational Structure

LandAmerica and BJ Burns, Inc. operate under a Development Agreement. The Developer also engaged McLaughlin Engineering Company to provide engineering services to its projects and has used the services RID Environmental Design, LLC and KAP Architecture as architecture and design firms. We also work with Skywerk Development for architecture and design and for general contracting and construction management services.

Target Market. The target market includes couples, single parents, blended families, young urban professionals and retirees. The average strawperson renter has a combined income of \$50,000+ per year or \$962 per week or qualifies for rental assistance through the section 8 rental program. Anticipated average monthly rents are \$1,400 - \$1,600 per month. Per the current section 8 guidelines, in Ft. Lauderdale, a 2 bedroom, 2 bathroom apartment qualifies for \$1,318 per month in rental assistance.

The development will be in the Sistrunk / Flagler Village area of Ft. Lauderdale, Florida, approximately 5 minutes northwest of downtown Ft. Lauderdale. The proposed development is in a residential community that contains numerous single-family homes and several recently constructed apartment complexes and retail venues.

The homes in the immediate area are valued at between \$180,000 and \$295,000 and sell for approximately \$200 per SF.

Project Scope:

Based on the proposed site plan and on the architectural drawings provided by the design professionals, our proposal consists of:

- demolition of existing buildings and structures and existing paved parking area
- demolition and / or relocation of water, sewer and electric services
- clear and grade site
- installation of underground utilities
- installation of required drainage system
- construct new 6-story building consisting of five (5) commercial units, 24 residential units and a two level parking garage, per design plans
 - parking garage consists of 60 parking spaces and wheel stops and required stripping and signage, per design plans
- completion of proposed landscape plans
- install trash and recycle containers, per design plans



LandAmerica Holdings & Investments Group, LLC



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

CAM #20-0849
Exhibit 5
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LandAmerica Holdings & Investments Group, LLC

Development Proposal

Our proposal consists of LandAmerica and associates providing turn-key development and construction of a mixed use development that includes:

- demolition of existing structures, per design plans
- construction of a 6-story building containing five (5) commercial units and 24 residential units totaling +/-52,338 SF and a 60 space parking garage totaling 31,294 SF
- underground utilities, per design plans
- paving and signage, per design plans
- hardscape and landscape material, per design plans

LandAmerica and associates will provide all the following:

- acquisition of all building permits
- all required demolition
- all required construction
- all required construction management and project management

The cost and fees for our services are as follows:

Demolition Costs	20,000
Site clearing & grading	7,000
Land Development cost (water main & services), est. +/- 230 LF*	140,000
Land Development cost (sewer main & services), est. +/- 50 LF*	50,000
Land Development cost (electrical main & services), est. +/- 50 LF*	12,500
Land Development cost (drainage), est. +/- 200 LF*	80,000
New Building construction, per design plans +/- 52,338 SF	3,937,100
Two level Parking Garage +/- 31,294 SF	1,500,000
Irrigation system with onsite well	20,000
Landscape cost	15,500
Incompatible buffer fence +/- 149 LF	2,500
Building Permit Cost	78,092
Impact Fee Cost	65,325
Other Permit Cost	25,000
Project Management & Overhead	231,000
Development Fees	345,000

Total Costs

\$6,529,017

Cost per SF of finished buildings

\$125



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* Includes cost of tie-ins to municipal systems

Soft costs provided by others, see attached proposal for soft cost and pre-development fees.



LandAmerica Holdings & Investments Group, LLC

Acceptance of Proposal

Accepted by:

WRIGHT DYNASTY, LLC:

By: _____

Name: Dennis Wright

Title: Managing Member

Upon acceptance of this proposal, we will provide a detailed AIA contract between the Owner and Contractor for review and signature by all parties.

Addendum

Project scope and related cost estimates are based on the preliminary drawings provided by the design professionals. Cost are subject to change based on changes in scope, design and / or other matters resulting in material differences between the preliminary drawings and the final approved construction drawings.