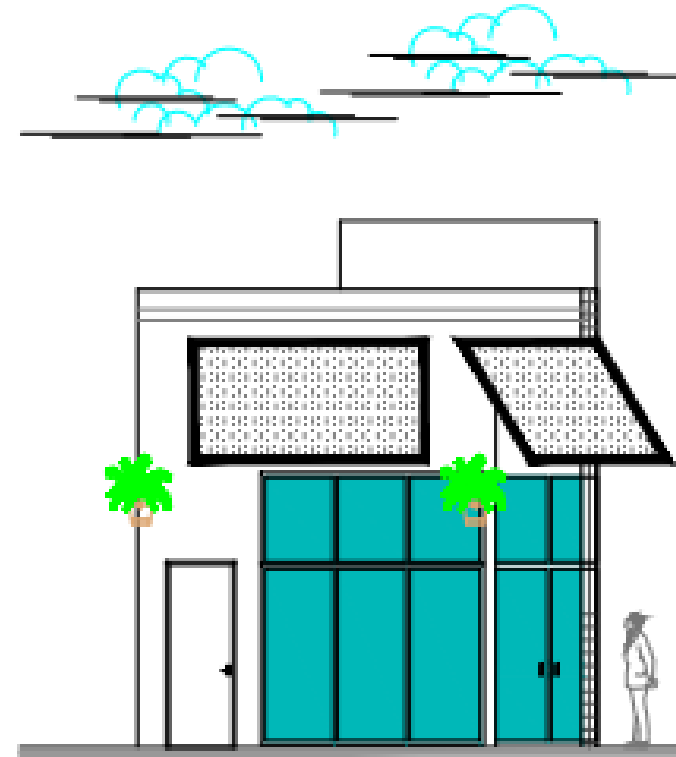



# UNSOLICITED DEVELOPMENT PROPOSAL

## HBCRA OWNED VACANT PARCELS:

### **5142-21-29-0240 & 5142-22-04-0411**



- 
- CBV LLC, a Hallandale Beach based company, counts with over 12 years of experience in the housing construction business. Our dedicated and dynamic team of experts is committed to the making of housing projects with the highest industry standards that promote both, strong communities and improve the quality of life of residents.
  - CBV LLC's commercial strategy is funded in four unique elements: affordable prices, outstanding design, unique building finishing and social amenities. This will ensure the continuation of the "Vienna Model Approach to Affordable Housing Production" for the NW Quadrant.
  - Our company is committed to the creation of architecturally appealing yet affordable housing projects that provide not only a housing solution for residents but that are an asset to the public realm of the area.

Our Company: CBV LLC



## Principal

Ernesto Benedetti

1250 E. Hallandale Beach Blvd.  
Hallandale Beach, FL 33009

## General Contractor

Greenstone Construction  
17800 Harbor Court  
Weston, FL, 33326

## Architectural Design

RD+A

9822 NE 2nd Avenue,  
Miami, FL 33138

# Our Company: CBV LLC TEAM



This multi-proposal will be comprised of two (2) different modern and architecturally appealing projects: one residential development and one commercial building.

- The residential development will be a single-family home of 1,100 SF under A/C, three (3) bedrooms/Two (2) bathrooms, two (2) parking spaces, a back covered patio and all-encompassing landscape.
- The commercial building of 1,500 SF A/C will consist of two (2) high roofing retail spaces with floor to ceiling windows, six (6) parking spaces and surrounding landscape.

As per business development coordinator direction, feasibility of the project, site location and floor plans were revised by the City planner and are in accordance with the City's RAC Regulations.

The multi-project timeline is six (6) months after building permits are approved by the City.

## Project Overview







Project Location: Single Family Home  
Parcel ID 5142-21-29-0240





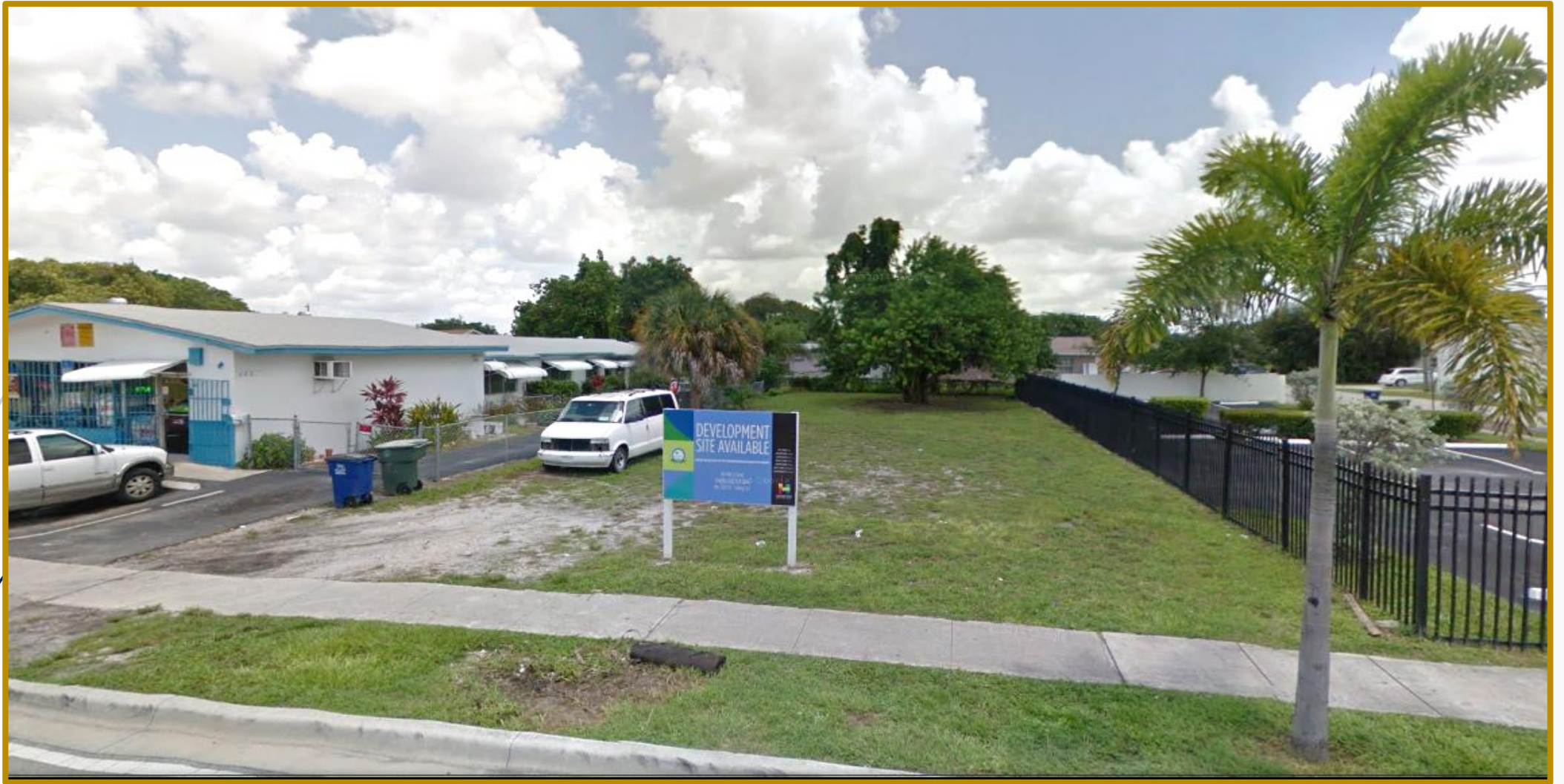
Parcel Aerial: ID 5142-21-29-0240





Project Location: Commercial Building  
Parcel ID 5142-21-17-0410





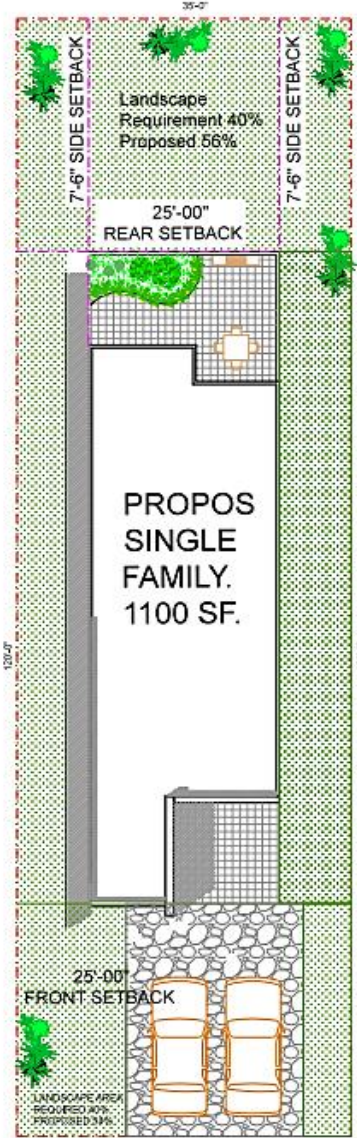
Parcel Aerial: ID 5142-21-17-0410



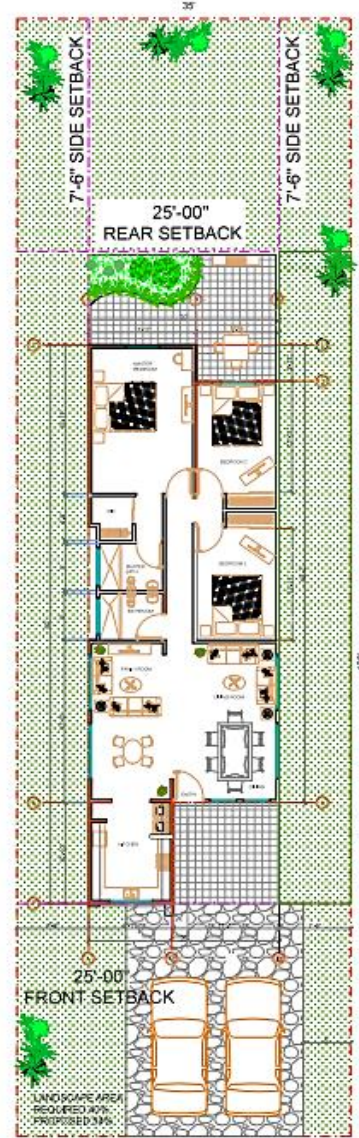
# Single Family Home Site Plans



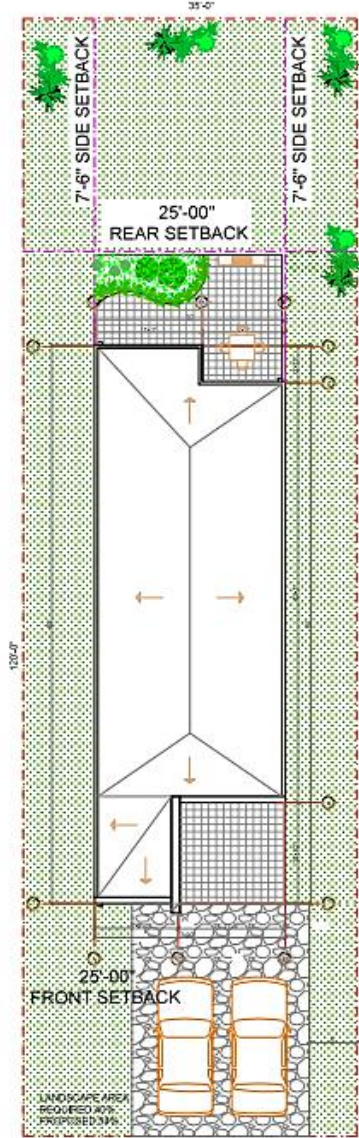




SITE PLAN



FLOOR PLAN



ROOF PLAN



**Residential Development: Vacant Lot #1 -Parcel ID 5142-21-29-0240**

Lot size 4,200 Sf.  
Single Family 1,100 Sf under A/C  
Proposed 2 Parking space

**Development Costs**

Accounting	\$3,000.00	1	\$3,000.00
Architectural/Engineering	\$5,500.00	1	\$5,500.00
Building Permits	\$13,500.00	1	\$13,500.00
Impact Fees	\$7,700.00	1	\$7,700.00
Environmental Report	\$2,000.00	1	\$2,000.00
Inspection Fees/ Construction Admin	\$3,000.00	1	\$3,000.00
Legal Fees	\$2,500.00	1	\$2,500.00
Survey	\$750.00	1	\$750.00
Construction cost	\$130.00	1,100	\$143,000.00

**Total Development Costs****\$180,950.00****Financial Costs**

Construction Loan Interest	\$0.00	1	\$0.00
Construction Loan Closing Costs	\$0.00	1	\$0.00
Permanent Loan Closing Costs	\$0.00	1	\$0.00
Loan Origination Fees	\$0.00	1	\$0.00
Other Loan Fees	\$0.00	1	\$0.00

**Total Financial Costs****\$0.00****Acquisition Costs**

Land	-		
Building	-		
Carrying Costs	-		

**Total Acquisition Costs****-****\$0.00****TOTAL PROJECT COST****\$180,950.00**

Residential Project Pro-Forma

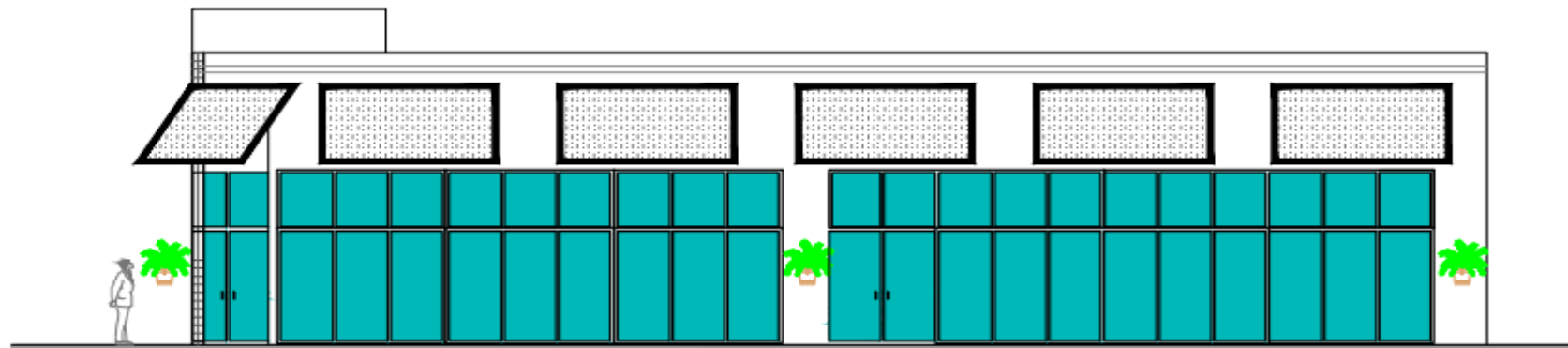
A decorative graphic on the left side of the slide. It features a solid yellow arrow pointing right, positioned above several thin, curved blue lines that sweep upwards and to the right. The background is a light gray with a subtle pattern of overlapping hexagons.

# Commercial Building Site Plans

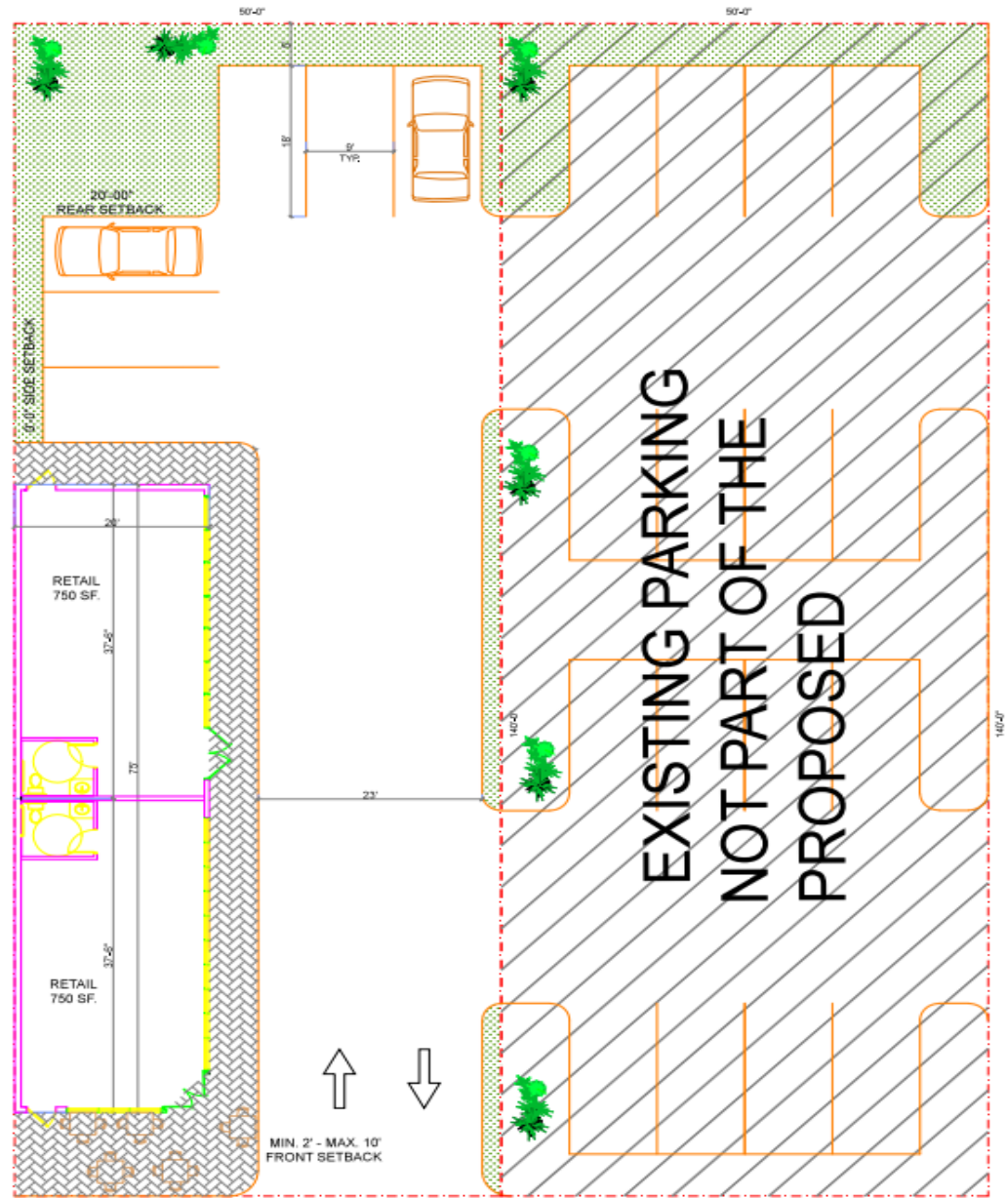




FRONT ELEVATION



EAST ELEVATION



FLOOR PLAN



**Commercial Development: Vacant Lot #12- Parcel ID 5142-21-17-0410**

Lot size 7,000 Sf.  
Two retails stores 1,500 Sf under A/C  
Proposed 6 Parking space

**Development Costs**

Accounting	\$6,000.00	1	\$6,000.00
Architectural/Engineering	\$7,500.00	1	\$7,500.00
Building Permits	\$13,500.00	1	\$13,500.00
Impact Fees	\$10,500.00	1	\$10,500.00
Environmental Report	\$2,000.00	1	\$2,000.00
Inspection Fees/ Construction Admin	\$6,000.00	1	\$6,000.00
Legal Fees	\$4,500.00	1	\$4,500.00
Survey	\$750.00	1	\$750.00
Construction cost	\$100.00	1,500	\$150,000.00

**Total Development Costs****\$200,750.00****Financial Costs**

Construction Loan Interest	\$0.00	1	\$0.00
Construction Loan Closing Costs	\$0.00	1	\$0.00
Permanent Loan Closing Costs	\$0.00	1	\$0.00
Loan Origination Fees	\$0.00	1	\$0.00
Other Loan Fees	\$0.00	1	\$0.00

**Total Financial Costs****\$0.00****Acquisition Costs**

Land	-		
Building	-		
Carrying Costs	-		

**Total Acquisition Costs****- \$0.00****TOTAL PROJECT COST****\$200,750.00**

Commercial Project Pro-Forma



The multi-proposal total project cost is estimate at **\$381,700.00**:

- Residential development: \$180,950.00
- commercial building: \$200,750.00
- GAL Developer LLC will finance 50% of the project, approximately \$211,750.00.
- GAL Developer LLC is requesting from the HBCRA:
  - ✓ To provide vacant lots number 1 and 12 (Parcel IDs respectively 5142-21-29-0240 and 5142-21-17-0410) for the residential and commercial development at not cost.
  - ✓ To finance half of the total project cost, through a construction loan. This is nearly \$190,850.00.

## Multi-Proposal Cost Summary