



**Charlotte HOME**  
(Housing Opportunities Made Easier)  
Affordable Designation/Project Scoping Request

**Office Use Only:**  
Request Date: \_\_\_\_\_ Scoping Meeting Date: \_\_\_\_\_

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> RENTAL                  | <input type="checkbox"/> HOMEOWNERSHIP | <input type="checkbox"/> SPECIAL NEEDS/SUPPORTED LIVING |
| <input checked="" type="checkbox"/> Multi-family | <input type="checkbox"/> Single Family | <input type="checkbox"/> Other                          |

**\*An officer, owner, partner or sole proprietor of the Company applying must sign this form\***

Person(s) Attending: Constantin Dumitrescu

☒ Owner ☒ Builder ☒ Developer ☐ Engineer/Architect/Design Professional ☐ Other: \_\_\_\_\_

Is the applicant affiliated with a: ☐ Non-profit ☐ Community Land Trust \_\_\_\_\_

Best number to reach: 305.741.9408 Email: solisinvestmentllc@gmail.com

Engineer/Architect/Design Professional Attending: Weiler Engineering Corp Telephone Number: 941.505.1700

Contractor License Number (if applicable): CGC152089  
1

Property Tax ID Number(s): 82-1103360

Property Acreage: 1.23 AC

Project Location or Address: 200 Aqui Esta Dr, Punta Gorda, FL 33950

AQUI ESTA BLK B LTS 5 & 6 & 7 LESS 3128 S.F. FOR ROAD ROW AS REF IN OR3285/793 POA1354/1186 DC1364/657 PR94-762 1485/1666 1518/1787 ODN2929/950 E3693/891 3795/1592 4456/1224 4916/1790 4918/385 4918/388 4929/394 AQE 000 000B 0004 AQUI ESTA BLK B LOT 4 LESS 1518/1787 ODN2929/950 E3693/891 3795/1592 4456/1224 4916/1790 4918/385 4918/388 4929/394 FOR ROAD ROW DC330/928 601/1044 1151/1029 1520/894 ODN2929/950 3795/1592 4456/1224 4916/1790 4918/385 4918/388 4929/394

Subdivision Name: Aqui Estate Unit 01

Zoning District (current): Neighborhood Commercial-Nc  
(Include overlay districts if applicable)

Future Land Use (current): Neighborhood Commercial-Nc  
(Include overlay districts if applicable)

Zoning District (proposed): Existing

Future Land Use (proposed): Existing

No. of proposed buildings 2 No of proposed units 18 No. of Affordable Units 10

Percentage of Affordable Units 56% Average resident income: ☒ 60-80% AMI ☐ <60% AMI ☐ <30% AMI

If Rental, proposed rental rates: \$1,440.00 If Homeownership, proposed sales price: \_\_\_\_\_

Term of Affordability: ☒ Perpetuity ☐ 50 years ☐ 21-49 years ☐ 20 years ☐ Tied to sale of unit

Incentives Requested: ☒ Impact Fee Waiver ☒ Utility Fees ☒ Other Fees ☐ Density  
☐ Land Donation ☒ Local Gov. Contribution ☐ Other

See page 2 for additional required information.

***Incentives may be awarded, subject to available funding, on a pro rata basis for proposals meeting minimum, median or maximum incentive thresholds. Awards are based on AHAC and/or staff recommendation and Board of County Commissioner approval.***

Signature: \_\_\_\_\_ Date: 09/11/2024

## Charlotte Home – Additional Required Information

**Describe the scope of the project including financial capacity, the plan for continued affordability for the term proposed and the plan for annual certification of average resident income:**

See Attached EXHIBIT 1 A,B,C

**Identify prior work including both successful and unsuccessful projects. How many units have you produced?:**

See Attached EXHIBIT 2.

**Describe any past or present litigation involving any partners in the project, including outcome(s), if applicable:**

No litigations, past or present.

**Outline project readiness (site control; zoning; construction timeline):**

See Attached EXHIBIT 3 A,B,C,D and 'Survey' pdf doc.

**Identify any leveraged investments and/or collaborative ventures:**

See Attached EXHIBIT 4 A,B.

**Services and programs offered to residents, if applicable:**

See Attached EXHIBIT 5.

**Proximity to medical, employment, shopping:**

See Attached EXHIBIT 6.

**Other information:**

See Attached EXHIBIT 7

# EXHIBIT 1

A. The scope of this project is to generate long-term passive income through consistent cash flow and value appreciation over time. Our group of companies comprising Solis Investment LLC, our investment firm; Fine Construct LLC, a licensed general contractor company with over six years of experience in Florida (as shown in image 1); and CMD Real Estate LLC, a reputable real estate brokerage firm in Florida (as shown in image 2)—will collaborate in the development and management of this initiative.



Image 1.



Image 2.

B. The financial capacity of this project is demonstrated by the fact that Solis Investment LLC owns the land free and clear, having purchased it through a cash transaction in February 2022. All necessary construction documents, including engineering and architectural plans, wildlife inspections, soil tests, and associated fees, have been fully paid. The permit has been approved and is ready for collection from the City of Punta Gorda Building Department (as shown in image 3). To date, we have invested \$794,534.00 in land acquisition and pre-construction costs.

Additionally, we have also cash deposits in the bank and have maintained a strong, over-six-year relationship with a financial institution specializing in lending Asset-Based Lending. This partnership positions us well to secure construction loans for the second building, which will consist of 8 units to be rented at market value.



Image 3.



# EXHIBIT 1

C. The plan for maintaining long-term affordability is to consistently adhere to state and county HUD guidelines, including income and rent limits, as updated annually (referenced in image 4). We will ensure full compliance with all requirements for annual certification.

In addition, we plan to hire and work closely with a property management company that has proven experience and positive reviews in the local market, particularly in managing affordable housing.

We will maintain regular communication with the selected property management company, conduct frequent inspections of the property, review signed contracts, and monitor resident applications. This will ensure that all requirements and housing laws are strictly followed and properly enforced.

HUD release: 4/2/2024

**Effective: 4/1/2024**

**Implement on/before: 5/16/2024**

4/22/2024 add HS Gulf & Levy

## 2024 Income Limits and Rent Limits

**Florida Housing Finance Corporation**

### Multifamily Rental Programs and CWHIP Homeownership Program

**NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP**

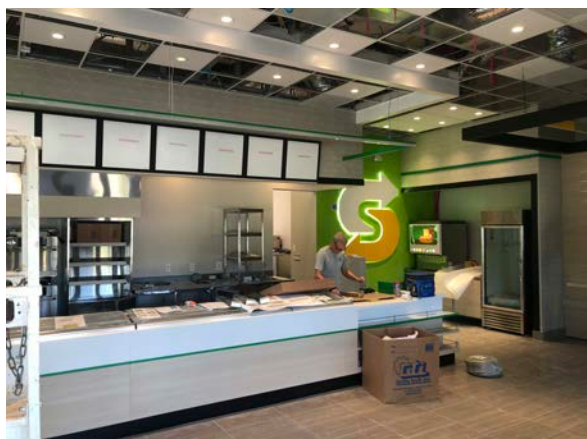
		Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
County (Metro)			1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Charlotte County (Punta Gorda MSA)		20%	11,260	12,880	14,480	16,080	17,380	18,660	19,940	21,240	22,512	23,798	281	301	362	418	466	514
		25%	14,075	16,100	18,100	20,100	21,725	23,325	24,925	26,550	28,140	29,748	351	377	452	522	583	643
		28%	15,764	18,032	20,272	22,512	24,332	26,124	27,916	29,736	31,517	33,318	394	422	506	585	653	720
		30%	16,890	19,320	21,720	24,120	26,070	27,990	29,910	31,860	33,768	35,698	422	452	543	627	699	772
		33%	18,579	21,252	23,892	26,532	28,677	30,789	32,901	35,046	37,145	39,267	464	497	597	690	769	849
		35%	19,705	22,540	25,340	28,140	30,415	32,655	34,895	37,170	39,396	41,647	492	528	633	731	816	900
		40%	22,520	25,760	28,960	32,160	34,760	37,320	39,880	42,480	45,024	47,597	563	603	724	836	933	1,029
		45%	25,335	28,980	32,580	36,180	39,105	41,985	44,865	47,790	50,652	53,546	633	678	814	941	1,049	1,158
		50%	28,150	32,200	36,200	40,200	43,450	46,650	49,850	53,100	56,280	59,496	703	754	905	1,045	1,166	1,286
		60%	33,780	38,640	43,440	48,240	52,140	55,980	59,820	63,720	67,536	71,395	844	905	1,086	1,254	1,399	1,544
		70%	39,410	45,080	50,680	56,280	60,830	65,310	69,790	74,340	78,792	83,294	985	1,056	1,267	1,463	1,632	1,801
		80%	45,040	51,520	57,920	64,320	69,520	74,640	79,760	84,960	90,048	95,194	1,126	1,207	1,448	1,673	1,866	2,059
Median: 77,900		120%	67,560	77,280	86,880	96,480	104,280	111,960	119,640	127,440	135,072	142,790	1,689	1,810	2,172	2,509	2,799	3,088
		140%	78,820	90,160	101,360	112,560	121,660	130,620	139,580	148,680	157,584	166,589	1,970	2,112	2,534	2,927	3,265	3,603



## EXHIBIT 2

Over the past six years, we have successfully completed more than 30 projects, including both single-family homes and commercial developments in Charlotte and Sarasota counties. Currently, we have 8 single-family homes under construction in North Port, FL.

All of our previous projects have been successfully sold, and we are now focused on diversifying our portfolio by expanding into multi-family developments for long-term investment. Attached are images showcasing some of our past work. In all of our projects, we prioritize the use of high-quality materials and premium finishes, which we plan to incorporate into our upcoming rental developments as well.



# EXHIBIT 3

- A. The project is fully prepared, with permits approved by the Punta Gorda Building Department (as shown in image 1). However, the permit fees, totaling \$51,555.63, have not yet been paid. We are seeking a waiver for these fees as part of this application. All other requirements for the release of the permits have been successfully completed in the meantime, from the receipt of the email below.



Image 1.



Cheyenne Watter  
Permit Technician  
Building Department

City of Punta Gorda  
126 Harvey St  
Punta Gorda, Florida 33950

[www.CityofPuntaGordaFL.com](http://www.CityofPuntaGordaFL.com)

- B. The site is owned free and clear by Solis Investment LLC (as shown in Image 2), and all utilities - including sewer, electricity, water and cable - are ready on-site, and easily accessible for connection (refer to the attached "Survey" PDF document).

Image 2.

Prepared by and return to:  
ROGER H. MILLER, III, Esquire  
FARR, FARR, EMERICH, HACKETT, CARR & HOLMES, P.A.  
99 Nesbit Street  
Punta Gorda, FL 33950  
941-639-1158  
Parcel Identification No. 412318255004 & 412318255003  
(Place Above This Line For Recording Date)

## Warranty Deed

This Warranty Deed made this 15<sup>th</sup> day of Feb, 2022 between MERCLARE CJ LLC, a Florida limited liability company as to an undivided 50% interest, and MERCLARE EJ LLC, a Florida limited liability company as to an undivided 50% interest whose post office address is 1515 Tamiami Trail, Punta Gorda, FL 33950, grantor, and SOLIS INVESTMENT LLC, a Florida limited liability company whose post office address is 2901 NE 1st Ave, #814, Miami, FL 33137, grantee:

(Wherever said herein the terms "grantee" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantee in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Charlotte County Florida to-wit:

Lots 4, 5, 6 and 7, Block B, Aquil Esta, according to the plat thereof as recorded in Plat Book 3, Page 11, Public Records of Charlotte County, Florida, LESS AND EXCEPT that portion conveyed to Charlotte County for right-of-way in O.R. Book 3285, Page 1325, corrected in O.R. Book 3285, Page 795, Public Records of Charlotte County, Florida, being more particularly described as follows:

Those portions of Lots 4, 5 and 6, Block B, Aquil Esta, a subdivision in Section 18, Township 41 South, Range 23 East, as per plat thereof recorded in Plat Book 3, Page 11, Public Records of Charlotte County, Florida.

Being described as follows:

Commence at the northeast corner of said Section 18; thence along the east line of said Section 18, South 09°09'42" East a distance of 2,658.61 feet; thence leaving said east line, North 89°27'54" West a distance of 1,461.75 feet to the survey base line of Aquil Esta Drive; thence along said survey base line, North 89°27'54" West a distance of 197.97 feet; thence leaving said survey base line, North 00°32'06" East a distance of 36.00 feet to the northerly existing right-of-way line of said Aquil Esta Drive (per Plat Book 3, Page 11) also being the south line of said Lot 4 for a POINT OF BEGINNING; thence North 87°55'50" East a distance of 44.92 feet to the beginning of a tangent curve concave northwesterly and having a radius of 410.00 feet; thence along the arc of said curve to the left a distance of 250.93 feet through a central angle of 39°03'59" with a chord bearing North 70°23'31" East to the end of said curve and to the beginning of a curve concave westerly and having a radius of 30.00 feet; thence along the arc of said curve to the left a distance of 49.05 feet through a central angle of 9°48'17" with a chord bearing North 86°01'22" East to the end of said curve and to the east line of said Lot 6; thence South 40°48'46" East along the east line of said Lot 6 a distance of 35.62 feet to the northerly existing right-of-way line of said Aquil Esta Drive; thence South 49°07'59" West along said northerly existing right-of-way line a distance of 157.16 feet; thence continue along said northerly existing right-of-way line, North 89°27'54" West a distance of 186.63 feet to the POINT OF BEGINNING.

Subject to conditions, restrictions, easements and limitations of record, if any, but this provision shall not operate to reimpose same, and further subject to taxes for 2022.

The Grantor hereby covenants that the above described property is vacant unimproved property and is not adjacent to or contiguous to any property constituting the homestead of the Grantor.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:  
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

Witness Name: Noah Fischer  
Witness Name: Jacqueline Cauffman

MERCLARE CJ LLC, a Florida limited liability company  
By: CAROLYN JOHNSON, Manager

Witness Name: Noah Fischer  
Witness Name: Jacqueline Cauffman

MERCLARE EJ LLC, a Florida limited liability company  
By: ERIC J. JOHNSON, Manager

State of Florida  
County of Charlotte

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 15 day of February, 2022 by CAROLYN JOHNSON, Manager of MERCLARE CJ LLC, a Florida limited liability company, on behalf of the company, who [ ] is personally known to me or [X] has produced Driver's License as identification.



State of Florida  
County of Charlotte

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 15 day of February, 2022 by ERIC J. JOHNSON, Manager of MERCLARE CJ LLC, a Florida limited liability company, on behalf of the company, who [ ] is personally known to me or [X] has produced Driver's License as identification.



Notary Public  
Printed Name: Jacqueline Cauffman  
My Commission Expires: \_\_\_\_\_

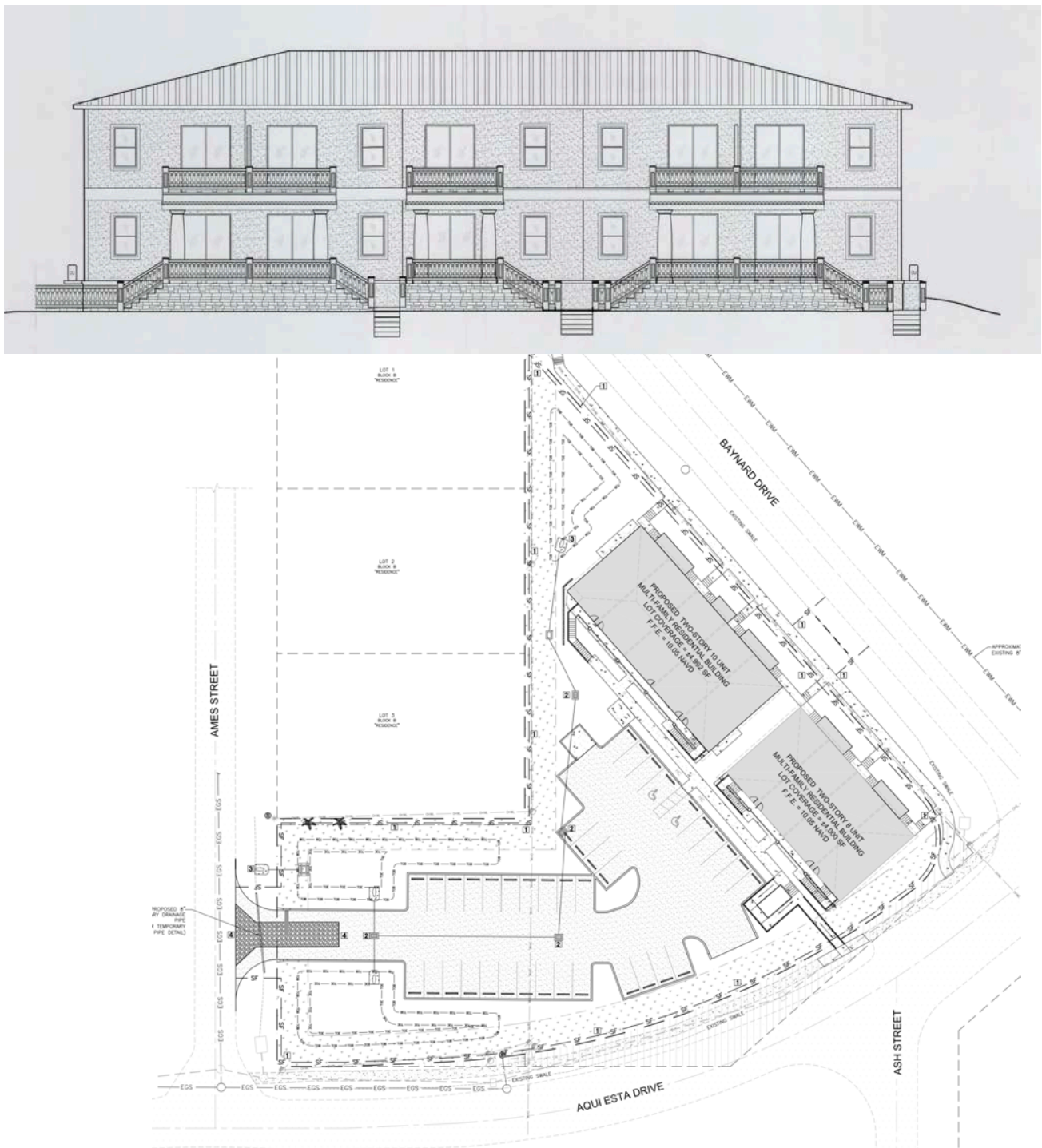
Notary Public  
Printed Name: Jacqueline Cauffman  
My Commission Expires: \_\_\_\_\_



## EXHIBIT 3

C. The zoning for this property is NC (Neighborhood Commercial), allowing for 15 units per acre. In collaboration with the City of Punta Gorda and our engineering team from Weiler Engineering, a local firm, we have secured approval for the development of 18 multi-family units. These will be divided between two separate buildings: one with 8 units and the other with 10 units, both spanning 2 floors. Building 1, which consists of 10 units, is planned to be developed and operated as affordable housing (as shown in image 3). The architectural style for both buildings will follow a Colonial/Georgian design.

Image 3.



## EXHIBIT 3

D. The projected construction timeline, based on our previous experience, is approximately 12 months. We have secured subcontractors for all trades, who have successfully collaborated with us on past and current projects. Their quotes have been incorporated into the overall budget plan. Additionally, we have established relationships with vendors across all trades, with open credit accounts in place to ensure timely delivery of all necessary materials and finishes.

A dedicated project manager will be assigned to oversee and manage this project exclusively, working closely with our engineering team from Weiler Engineering, whose offices are conveniently located just 1 mile from the job site. We are fully committed to meeting all city and state requirements, ensuring the use of high-quality materials, job site safety, and compliance with all necessary insurances and product approval documents as mandated by the Florida Building Code.





## EXHIBIT 4

- A. For the past four years, our leveraged projects have been financed through Asset Based Lending. Nik Gak serves as our loan originator, reflecting our strong and beneficial relationship with their company. He can be reached at 646-755-2482 or via email at nik.gak@abl1.net. Below, you will find a list of our most recent loans with Asset Based Lending that have been successfully paid off.

### Loan Listing

Loan Number	Name	City	State	Maturity Date	Original Balance	Pmt Amount	Days Late	Next Due Date	Note Rate	Principal Balance	Loan Status
399383304	Solis Investments LLC	North Port	FL	03/01/2023	\$673,000.00	\$0.00	0	09/01/2022	13.00%	\$0.00	Paid Off
399355626	Solis Investment LLC	North Port	FL	10/01/2022	\$548,000.00	\$0.00	0	02/01/2022	9.00%	\$0.00	Paid Off
444000156	Solis Investment LLC	North Port	FL	10/01/2023	\$1,400,000.00	\$0.00	0	10/01/2023	13.00%	\$0.00	Paid Off
444008648	Solis Investments LLC	North Port	FL	01/01/2025	\$924,000.00	\$0.00	0	11/01/2024	12.88%	\$0.00	Paid Off

- B. We have also partnered with private investors through our consulting and management company, GC Consulting and Management LLC. In these collaborations, the investors provided all the necessary funding for the projects, while we managed both the construction and the sale of the properties through our construction and real estate companies. All contracts have been successfully fulfilled. Attached are details of some of the contracts related to these projects.

**Development and Revenue Share Agreement**

This agreement (hereinafter referred to as the "Agreement" or "Contract") is made this 12 day of February, 2022, by and between GC Consulting & Management LLC, a Florida limited liability ("Contractor") and Sole Assets LLC ("Owner") for the development of the property located in Sarasota County, State of Florida, and legally described as LOT 3 BLK 1434 33RD ADD TO PORT CHARLOTTE of the Port Charlotte SUB 33 Subdivision and also known and numbered as Lot 3 La Tassel St, North Port, FL 34288 hereinafter referred to as the "Property". Collectively, the Contractor and Owner shall be herein referred to as the "Parties" and may be singularly referred to as a "Party".

**Recitals**

Whereas, the Owner is the owner of the Property and desires to develop the Property;

Whereas, the Owner desires to retain the services of Contractor for the purpose of developing the Property upon the terms contained in this Agreement;

Now Therefore in consideration of the foregoing recitals, which are incorporated hereto, and the promises and agreements hereinafter set forth, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

**Section 1. Recitals.** The recitals above are true and correct and are incorporated herein as if set forth in full.

**Section 2. Contractor's Obligations.** The Contractor shall be responsible for (i) pulling required permits, (ii) construction management and development (and oversight in construction from ground breaking through the receipt of certificate of occupancy); (iii) the hiring of subcontractors and/or personnel to perform the work contemplated herein, (iv) the negotiation of amounts to be paid to subcontractors, laborers and materialmen, for labor to be performed and materials to be purchased respectively, (for the hiring of inspectors for the purpose of performing tests or inspections at the Property); (v) the hiring of engineers and/or architects for the purpose of preparing plans and revisions thereto; and (vi) coordinating and scheduling inspections.

**Section 3. Owner's Obligations.** The Owner shall be responsible for (i) payment of any and all costs and expenses associated with all of the items set forth in Section 2 above, including without limitation, (i) permitting fees and costs, (ii) plans (revisions thereto), engineering and architectural costs, (iii) subcontractors, laborers and materialmen wages, (iv) costs associated with the purchase of materials to be installed at the Property, (v) payment to inspectors performing inspections at the Property; and (vi)

executed shall be an original, and all of which shall constitute one in the same instrument. Complete sets of counterparts shall be lodged with the Parties.

q) **Facsimile Signatures.** Electronically transmitted facsimile signatures on this Agreement shall serve as originals for all purposes.

In Witness, Whereof, the Parties have executed this Agreement to be effective as of the Effective Date.

Contractor: GC Consulting & Management, LLC

By: Constantin Dumitrescu  
Managing Member  
Date: 02/12/2022

Owner:

By: [Signature]  
Name: EDEN SAGE  
Title: Owner  
Date: 2/12/22

**EXHIBIT A**

**Lien Rights**

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001- 713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS OR NEGLECTS TO MAKE OTHER LEGALLY REQUIRED PAYMENTS, THE

**Development and Revenue Share Agreement**

This agreement (hereinafter referred to as the "Agreement" or "Contract") is made this 12 day of February, 2022, by and between GC Consulting & Management LLC, a Florida limited liability ("Contractor") and On Investment LLC ("Owner") for the development of the property located in Sarasota County, State of Florida, and legally described as LOT 14 BLK 1794 34TH ADD TO PORT CHARLOTTE of the Port Charlotte SUB 34 Subdivision and also known and numbered as Lot 14 Sean RD, North Port, FL 34288 (hereinafter referred to as the "Property"). Collectively, the Contractor and Owner shall be herein referred to as the "Parties" and may be singularly referred to as a "Party".

**Recitals**

Whereas, the Owner is the owner of the Property and desires to develop the Property;

Whereas, the Owner desires to retain the services of Contractor for the purpose of developing the Property upon the terms contained in this Agreement;

Now Therefore in consideration of the foregoing recitals, which are incorporated hereto, and the promises and agreements hereinafter set forth, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

**Section 1. Recitals.** The recitals above are true and correct and are incorporated herein as if set forth in full.

**Section 2. Contractor's Obligations.** The Contractor shall be responsible for (i) pulling required permits, (ii) construction management and development (and oversight in construction from ground breaking through the receipt of certificate of occupancy); (iii) the hiring of subcontractors and/or personnel to perform the work contemplated herein, (iv) the negotiation of amounts to be paid to subcontractors, laborers and materialmen, for labor to be performed and materials to be purchased respectively, (for the hiring of inspectors for the purpose of performing tests or inspections at the Property); (v) the hiring of engineers and/or architects for the purpose of preparing plans and revisions thereto; and (vi) coordinating and scheduling inspections.

**Section 3. Owner's Obligations.** The Owner shall be responsible for (i) payment of any and all costs and expenses associated with all of the items set forth in Section 2 above, including without limitation, (i) permitting fees and costs, (ii) plans (revisions thereto), engineering and architectural costs, (iii) subcontractors, laborers and materialmen wages, (iv) costs associated with the purchase of materials to be installed at the Property, (v) payment to inspectors performing inspections at the Property; and (vi)

executed shall be an original, and all of which shall constitute one in the same instrument. Complete sets of counterparts shall be lodged with the Parties.

q) **Facsimile Signatures.** Electronically transmitted facsimile signatures on this Agreement shall serve as originals for all purposes.

In Witness, Whereof, the Parties have executed this Agreement to be effective as of the Effective Date.

Contractor: GC Consulting & Management, LLC

By: Constantin Dumitrescu  
Managing Member  
Date: 02/12/2022

Owner:

By: [Signature]  
Name: OSHRI ALKIRIAF  
Title: Owner  
Date: 2/12/2022

**EXHIBIT A**

**Lien Rights**

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001- 713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS OR NEGLECTS TO MAKE OTHER LEGALLY REQUIRED PAYMENTS, THE

# EXHIBIT 5

One of our key service offerings will be partnering with a property management company that will implement convenient systems for future residents. These systems will allow residents to pay rent online via credit or debit card, bank transfer, or, if preferred, by cash or money order. Maintenance requests can be submitted through the online portal or via phone, ensuring quick response times. As we own and operate a construction company, we have subcontractors and laborers readily available to address any issues promptly. Additionally, residents will be allowed to have pets in the apartments.

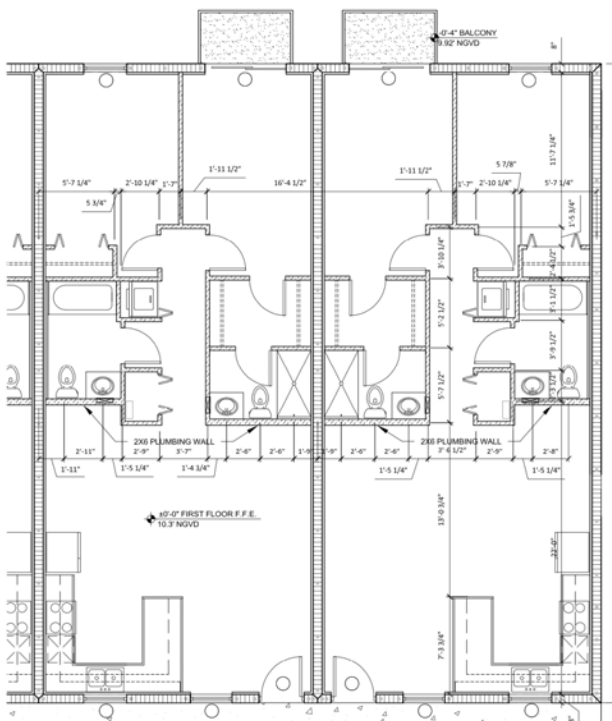
The property management company will also introduce an email system to keep residents informed about local news, social events, and procedures to follow in case of emergencies. We plan to secure discounts and special offers for our residents from local businesses, such as restaurants, cleaning companies, car washes, yoga memberships, and gym memberships, enhancing their overall living experience.

The approved plans for the units feature block and concrete exterior walls, impact-resistant windows and doors, and metal roofing, making the buildings exceptionally safe during hurricanes or other natural hazards. The design includes ADA-compliant ramps, parking spaces, and bathrooms to ensure accessibility for all residents. Each unit will come with two assigned parking spaces, with bike racks also available. To further support security, the premises will be monitored by cameras, and we will work with a towing company to ensure unauthorized vehicles are promptly removed.

The units will all feature a modern 968 sq. ft. open floor plan with central air conditioning, heating, 10-foot ceilings in the living/dining areas and bedrooms, and a 28 sq. ft. balcony with an impact sliding door. Each unit will have two bedrooms, two full bathrooms, granite countertops in the kitchen and bathroom vanities, and stainless steel appliances, including a fridge, stove, dishwasher, and microwave with hood. Additionally, a washer and dryer will be included in each unit, enclosed in a designated closet.

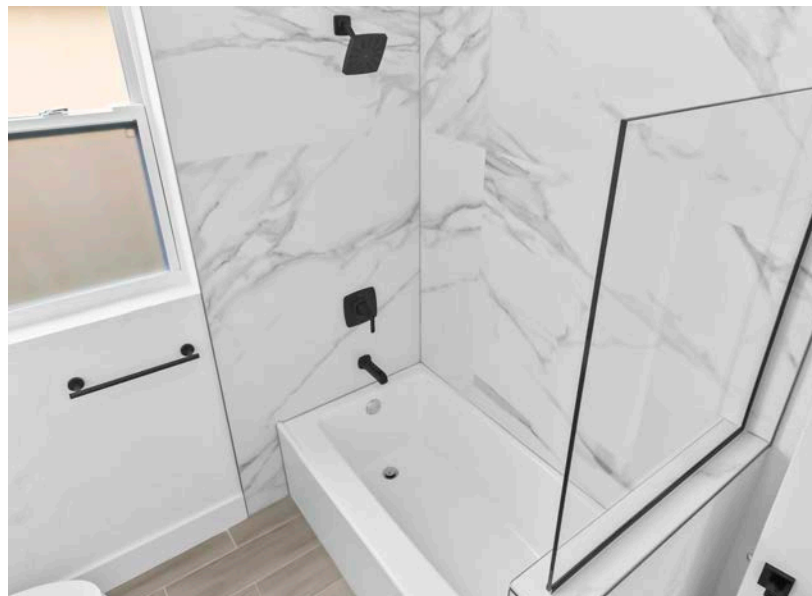
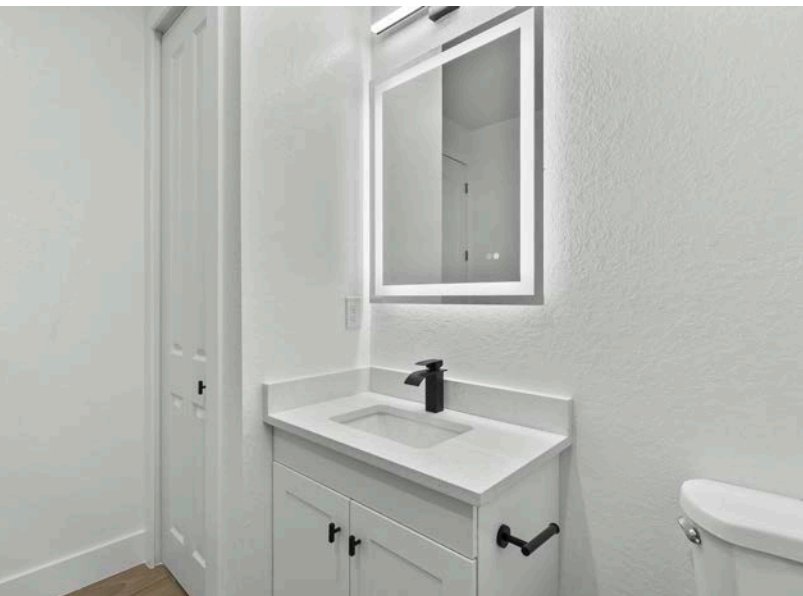
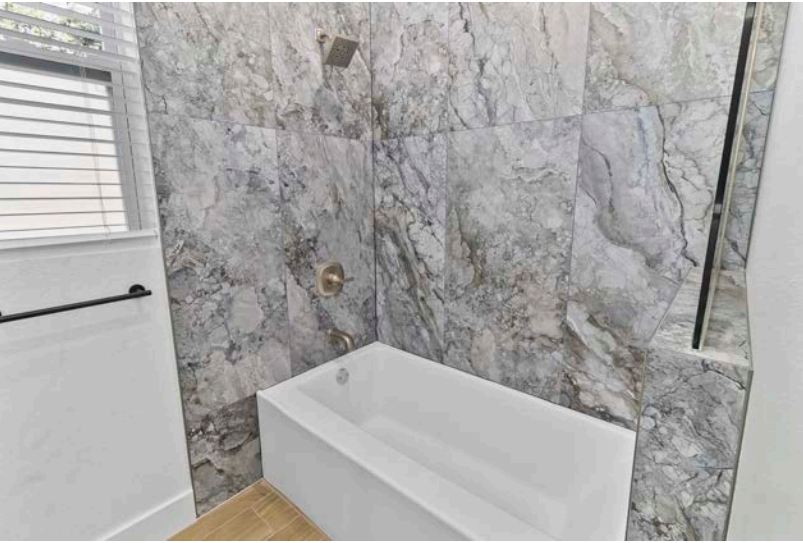
We will maintain the cleanliness of the common areas by contracting with a landscaping and cleaning company and collaborate with a third-party vendor to install vending machines on-site. To ensure our residents are supported, management services will be available Monday through Friday from 9 am to 5 pm, with a 24/7 emergency line for AC, plumbing, and electrical issues, managed in collaboration with specialized companies.

We also plan to foster a sense of community by organizing social events to engage with and support the local community. Attached are renderings of the unit floor plans, landscaping, illuminated parking layouts, and previous project designs and finishes that we intend to implement in this development.





# EXHIBIT 5

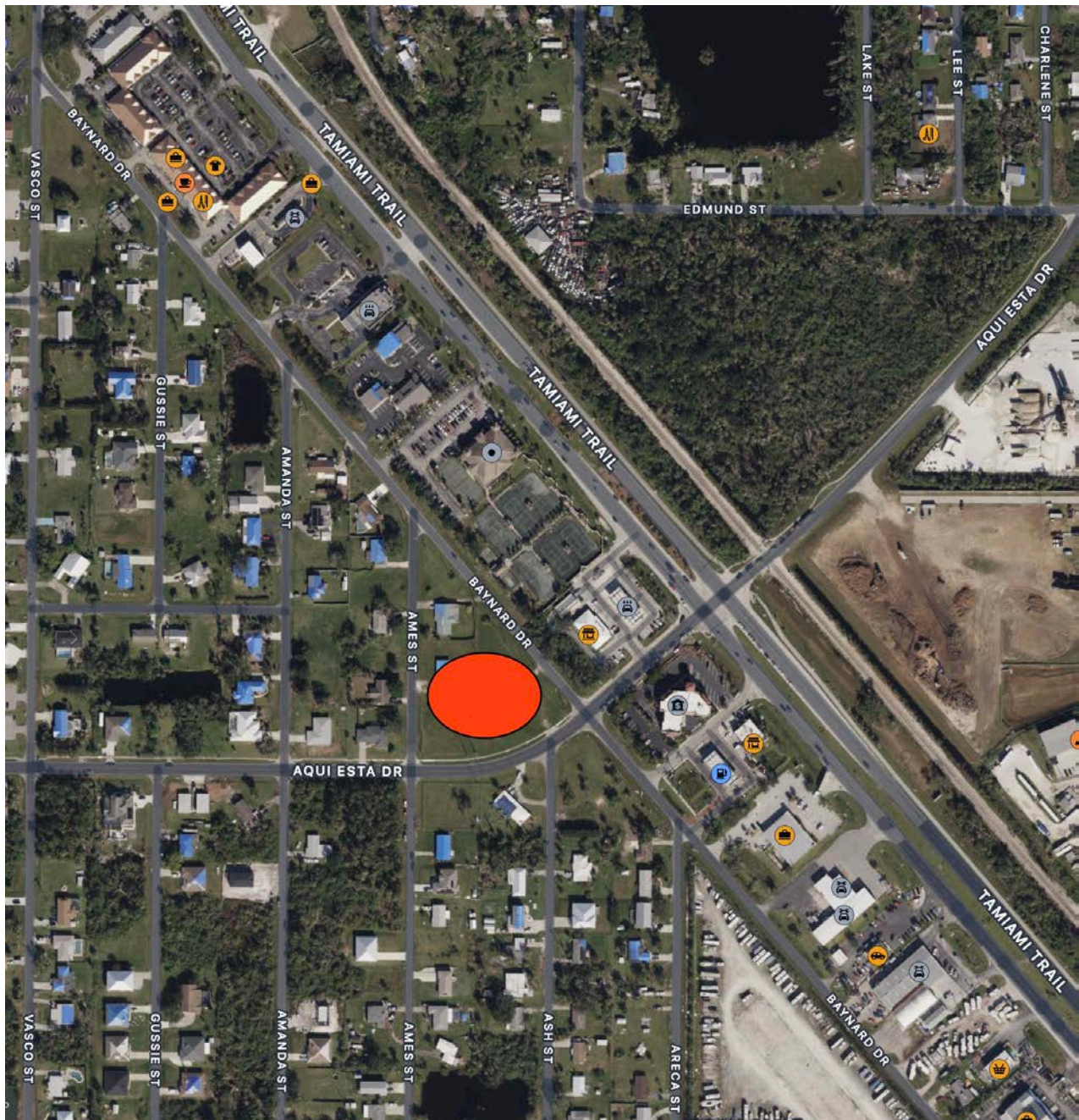




## EXHIBIT 6

The property is situated in what is commonly referred to in the real estate industry as a prime location. Bayfront Health Punta Gorda, the nearest hospital, is less than a 7-minute drive away, with other walk-in clinics and pharmacies located even closer. Just one block from Tamiami Trail, the property is steps away from a gas station and several strip malls that offer a diverse range of businesses, providing ample employment opportunities. This prime location also offers quick access to shopping, including major grocery stores like Publix, and a wide variety of services such as banking, dining, retail, coffee shops, and supply stores (as shown in image 1), with the property marked by a red dot).

Image 1.





## EXHIBIT 6

This area is also well-suited for families with children, with Sallie Jones Elementary School just 1.2 miles away, Punta Gorda Middle School 1.4 miles away, and Charlotte High School only 1.3 miles away.

This area is also well-suited for families with children, with Sallie Jones Elementary School just 1.2 miles away, Punta Gorda Middle School 1.4 miles away, and Charlotte High School only 1.3 miles away. The property is also conveniently located near the I-75 highway and Punta Gorda Airport, offering easy access to transportation.

There is a wide variety of businesses of all kinds located along Tamiami Trail, providing numerous options for shopping, dining, and services (as shown in Image 2).

Image 2.



# EXHIBIT 7

We are excited and optimistic about submitting our first project through the "Charlotte HOME" program, and we are committed to delivering on all promises made. This project has already passed the pre-construction phase, with permits approved and ready to commence construction. We have also made significant investments in land acquisition and construction documents. If our application is approved, we plan to complete this project as swiftly as possible, while maintaining the highest standards of quality.

As previously mentioned, the project consists of two buildings. The first building, comprising 10 units, is intended to be developed as affordable rentals with the support of this grant, while the second building, with 8 units, will be rented at market value. Both buildings will offer identical levels of quality, finishes, and services, and will be managed in the same way. The only difference will be that tenants for the affordable units will be selected according to HUD guidelines, ensuring they meet the 60%-80% Area Median Income (AMI) criteria, as indicated in the application.

The second building, which will be rented at market rates, will be financed through a construction loan from Asset Based Lending, a long-standing partner of ours. Upon completion, the loan will be converted into a permanent loan, with the construction loan likely leveraging only 50% of the total construction costs.

We are fully prepared and willing to collaborate with Charlotte County and the City of Punta Gorda to provide any additional documentation necessary to process and approve our application.

Thank you,

Constantin Dumitrescu  
[solisinvestmentllc@gmail.com](mailto:solisinvestmentllc@gmail.com)  
+1 305.741.9408



**Solis Investment LLC**



Dear Mr. Rich,

I hope you're doing well. I wanted to update you on the progress of my project and share the latest construction draw schedule, which I've simplified and tailored specifically for our needs. The sample you provided was useful, but this version is more accurate and directly reflects our project.

As we discussed previously, the land costs have been paid in full, as we own the land outright. Additionally, the engineering and construction documents have been finalized and the costs for these have been included in the updated figures for the 10 units and also have been paid by us.

The construction costs, excluding land and engineering (which have already been covered), total \$1,265,472.00. This figure includes \$116,868.00 in impact and utility fees, which will be granted.

We are seeking an additional \$800,000.00 in loan funding for a 30-year term at a 3% interest rate. The loan would be repaid in full at maturity, including accrued interest.

The remaining balance of \$348,604.00 will be provided by us either as cash or through a small financing option. To summarize, the total project cost, including land and engineering, amounts to \$1,526,572.00. The funding breakdown is as follows:

- \$116,868.00 in grants for impact fees and utility connections
- \$800,000.00 in government loans to be repaid over 30 years with accrued interest
- \$609,704.00 in funds from our side, almost half of which has already been invested in land and engineering

We plan to integrate the 10 affordable units with the other 8 market-rate rental units. The first units will be rented with priority given to participants in the affordable housing program, as we previously discussed.

The project is designed with long-term durability in mind, using premium materials and finishes. The construction will feature all block and concrete walls, a metal roof, impact windows, impact sliding doors, and front doors, 10-foot ceilings, granite countertops, and more. Safety is a top priority, and each unit will include fire sprinklers and all required safety improvements and alarms.

There will be no distinction between the affordable housing units and the market-rate units in terms of quality or management. We plan to hire an experienced property management company, and we are considering Realty By Dale and Thomas, with whom we've previously worked, and who manage over 100 units. However, we are open to interviewing other companies before the project is finalized.

200 Aqui Esta Dr. Punta Gorda, Fl. 33950			
	Square Footage	10,816 Sqf Under Roof	10 units @ 968 Sqf
	Parking and Sidewalks	9,140 Sqf	
Budget			
	ITEMS	% Of Budget	BUDGET
SOFT COSTS			
L L	Land		236,100.00
L	Engineer		25,000.00
	Permits		116,868.00
	TOTAL SOFT COSTS	25.0%	377,968.00
1) DEMOLITION			
L	Lot Clearing		10,000.00
M	Dumpster		8,000.00
	TOTAL DEMOLITION	0.1%	18,000.00
2) FOUNDATION			
L&M	Grading		15,000.00
L&M	Fill Dirt		47,000.00
L&M	Foundation		75,000.00
	Block Walls		35,000.00
	TOTAL FOUNDATION	11.0%	172,000.00
3) FRAMING, ROOF, WINDOWS			
M	Lumber & Framing		67,000.00
L&M	Roofing		55,000.00
M	Windows & Sliders		30,000.00
M	Siding/Stucco		22,000.00
L&M	Gutters		6,000.00
	TOTAL FRAMING, ROOF, WINDOWS	12.0%	180,000.00
4) PLUMBING ROUGH-IN			
L&M	Plumbing Rough-In		80,000.00
L&M	HVAC Rough-In		56,000.00
L&M	Sprinklers Fire		29,000.00
	Utility Hook-Ups		53,200.00
	TOTAL PLUMBING	15.0%	218,200.00
5) ELECTRICAL ROUGH-IN			
L&M	Electrical		55,000.00
	TOTAL ELECTRIC	3.6%	55,000.00
6) INTERIORS			
L&M	Insulation		18,000.00
L&M	Stairs & Railings		20,000.00
L&M	SheetRock & Tape		65,000.00
	TOTAL INTERIORS	6.7%	103,000.00
7) MILLWORK & TILE			
M	Interior Doors		18,000.00

	M M	Exterior Doors		<b>12,500.00</b>
	M	Tiling Bath Walls		<b>30,000.00</b>
		Millwork and Moulding		<b>20,000.00</b>
		<b>TOTAL MILLWORK &amp; TILE</b>	<b>5.7%</b>	<b>80,500.00</b>
		<b>8) FLOORING</b>		
	M	Tile / LVP 2nd floor		<b>55,000.00</b>
		<b>TOTAL FLOORING</b>	<b>3.6%</b>	<b>55,000.00</b>
		<b>9) KITCHEN &amp; BATHS</b>		
	M	Kitchen Cabinets		<b>32,404.00</b>
	M	Bathroom Vanities		<b>22,500.00</b>
	L&M	Toilets, Sinks, Bathtubs, Shower		<b>24,000.00</b>
	M	Countertops		<b>25,000.00</b>
	M	Appliances		<b>35,000.00</b>
		<b>TOTAL KITCHEN &amp; BATHS</b>	<b>9.0%</b>	<b>138,904.00</b>
		<b>10) FINISHINGS</b>		
	L&M	Painting Interior		<b>25,000.00</b>
	L&M	Painting Exterior		<b>30,000.00</b>
	L&M	Finish Electrical Light Fixtures		<b>8,000.00</b>
	L&M	Sidewalk, Parking		<b>50,000.00</b>
	L&M	Landscaping		<b>15,000.00</b>
		<b>TOTAL FINISHINGS</b>	<b>8.3%</b>	<b>128,000.00</b>
		<b>TOTALS:</b>	<b>100.0%</b>	<b>1,526,572.00</b>