



COMPREHENSIVE DEVELOPMENT PLAN

PAHOKEE HOUSING AUTHORITY DEVELOPMENT



**STRATEGIC CAPITAL
NETWORK CORP.**

a subsidiary of Spectra Holdings Group, Inc.

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PAHOKEE HOUSING AUTHORITY DEVELOPMENT PROPERTY ANALYSIS

By Willis Andrews, Master Developer & CEO

Date: 06/11/2025

Property Overview

Location: 465 Friend Ter, Pahokee, FL 33476
Property ID: 48-37-42-18-18-035-000
Total Area: 9.45 acres (411,615 sq ft)
Current Status: Part of Pahokee Housing Authority headquarters
Development Proposal: 32 single-family homes + 2 multi-family buildings
(15 units each)
Estimated Construction Budget: \$11.58 Million

Executive Summary:

Imagine low-income residents saving up to 93% on their electric bill each month. Spectra Holdings Group's Pahokee Housing Authority Development represents a transformative approach to affordable housing that combines community revitalization with cutting-edge energy independence technology. Our mission centers on empowering underserved communities through innovative construction methods and sustainable living solutions that dramatically reduce the financial burden on low-income families.

The 32-home development on 9.45 acres at 465 Friend Terr, Pahokee FL, features our proprietary ICF (Insulated Concrete Form) construction paired with our revolutionary Alternative Power Units (APU). Each home is equipped with our Central APU-1 system, which incorporates 7 issued patents and one provisional patent, making it the first of its kind to generate electricity while controlling home climate systems. This dual-function technology enables residents to achieve up to 93% reduction in typical electric bills while living in disaster-resistant, energy-efficient homes. Our program is specifically designed to break the cycle of energy poverty that disproportionately affects low-income residents and families. By eliminating the burden of high utility costs, families can redirect their limited resources toward education, healthcare, and economic advancement.

The Pahokee project serves as a model for replicable community development that creates jobs, provides safe housing, and establishes energy independence for residents who need it most. Through our partnership with Pahokee Housing Authority and Strategic Capital Network Corporation, this \$11.58 million investment demonstrates how innovative technology, and compassionate development can transform communities while providing residents with the tools for long-term financial stability and improved quality of life.

STRATEGIC ADVANTAGES:

Partnership Leverage:

- Builds on existing Pahokee development agreement (70% Spectra / 30% profit share)
- Utilizes established relationship with Pahokee Housing Authority
- Complements other Bacom Point Rd properties already under development

Location Benefits:

- Adjacent to existing housing authority infrastructure
- Established utilities and municipal services
- Part of broader Pahokee revitalization initiative

COMPREHENSIVE DEVELOPMENT PLAN

PHASE 1: PROPERTY SUBDIVISION & LEGAL STRUCTURE (Months 1-4)

Parcel Division Strategy:

Single-Family Residential Parcel:	6.5 acres for 32 homes
Multi-Family Rental Parcel:	2.0 acres for 2 buildings (30 units total)
Common Areas/Infrastructure:	0.95 acres for roads, utilities, amenities

Legal Requirements:

Subdivision Plat:	Create separate legal descriptions
New Parcel Numbers:	Assign individual parcel IDs
Address Assignment:	Coordinate with Palm Beach County for new addresses
Utility Easements:	Establish separate utility connections

Partnership Structure:

Development Entity:	Strategic Capital Network Corporation (Spectra subsidiary)
Partnership:	Public-Private Partnership LLC with Pahokee Housing Authority
Profit Distribution:	70% Spectra / 30% Pahokee Housing Authority
Management:	Spectra handles construction, Pahokee provides regulatory support

PHASE 2: DESIGN & PERMITTING (Months 3-6)

Single-Family Home Design:

MODEL: Spectra Home Plan F230-2172-C (proven in Pahokee market)

SPECIFICATIONS:

- 3 bedrooms, 2 bathrooms, 2-car garage
- 2,172 sq ft living space, 3,408 sq ft total
- ICF construction with high-performance materials
- Energy-efficient systems (APU integration potential)

Multi-Family Building Design:

Building Type: 2-story, 15-unit buildings
Unit Mix 2-bed/1-bath (900 sq ft) 5 units
(15 Units): 2-bed/2 bath (920 sq. Ft) 5 units
3-bed/2-bath (1,100 sq ft) 5 units
Construction: ICF panels with steel reinforcement
Amenities: Community room, laundry facilities, playground, a potential natural swimming pool

Infrastructure Planning:

Road Network: Internal streets connecting to Friend Terrace
Utilities: Water, sewer, electric, cable/internet
Stormwater Management: Retention areas and bioswales
Landscaping: Native Florida plants, community green spaces

PHASE 3: CONSTRUCTION TIMELINE (Months 6-18)

Site Preparation (Months 6-7):

- Property survey and subdivision
- Site clearing and grading
- Utility infrastructure installation
- Road construction

Single-Family Construction (Months 8-16):

ICF Foundation: 3 days per home
Framing & Roofing: 10 days per home
MEP Installation: 14 days per home
Finishing: 21 days per home
Rolling Schedule: 4 homes simultaneously, 8 homes per month completion

Multi-Family Construction (Months 10-18):

Building 1: Months 10-14
Building 2: Months 12-16
Final Completion: Month 18

PHASE 4: MARKETING & OCCUPANCY (Months 12-24)

Single-Family Sales Strategy:

Target Market: Low-income families (120-140% area median income)
Pricing: \$315,000 per home (Credits may apply from various programs)
Financing: Partner with local lenders for affordable mortgage programs
Down Payment Assistance: Coordinate with housing authority programs

Multi-Family Rental Strategy:

Target Market: Working families, seniors, young professionals
Rental Rates: 3-bed/1-bath \$1,200-\$1,400/month (excludes subsidies)
3-bed/2-bath \$1,500-\$1,700/month (excludes subsidies)
Property Management: Pahokee Housing Authority or Spectra subsidiary

FINANCIAL PROJECTIONS

DEVELOPMENT COSTS:

Land Acquisition:	\$0	(partnership with Housing Authority)
Site Development:	\$1,500,000	
Single-Family Construction:	\$6,880,000	(32 homes × \$215,000 each)
Multi-Family Construction:	\$2,700,000	(30 units × \$90,000 each)
Soft Costs/Contingency:	\$500,000	
Grants and Subsidies:		\$ -4,480,000
Total Investment:	\$11,580,000	(matches concept plan estimate)

REVENUE PROJECTIONS:

Single-Family Sales:

Average Sale Price: \$315,000
Total Revenue: \$14,560,000 (32 homes)
Gross Profit: \$4,647,742.00

Multi-Family Rental (Annual):

Average Rent: \$1,400/month
Annual Revenue: \$504,000 (30 units)
Net Operating Income: \$350,000/year
Capitalized Value: \$4,375,000 (at 8% cap rate)

Total Project Value:

Single-Family: \$10,080,000
Multi-Family: \$4,375,000
Total Value: \$15,175,000
Development Cost: \$11,580,000
Initial Loss: (\$0)
Surplus: \$3,595,000
Long-term Rental Income: \$350,000/year

Profit Distribution (70/30 Split):

Strategic Share: 70% of all profits and rental income

Pahokee Housing Authority: 30% of all profits and rental income

RISK ANALYSIS & MITIGATION

DEVELOPMENT RISKS:

Low Risk:

- Established partnership with Pahokee Housing Authority
- Proven construction methods and timeline
- Strong demand for affordable housing in area

Medium Risk:

- Rental market absorption for 30 units
- Construction cost inflation

Mitigation Strategies:

- Phase construction to manage cash flow
- Pre-lease multi-family units before completion
- Pre-construction sales through various housing programs
- Fixed-price contracts with suppliers and contractors

REGULATORY COMPLIANCE

Affordable Housing Requirements:

- Income Restrictions: Comply with HUD guidelines for low-income housing
- Fair Housing: Equal opportunity marketing and sales
- Environmental: Phase I ESA and compliance with state regulations
- Building Codes: Florida Building Code compliance with hurricane resistance

Financing Options:

- Low-Income Housing Tax Credits (LIHTC)
- Community Development Block Grants
- Florida Housing Finance Corporation programs
- USDA Rural Development loans

NEXT STEPS

Immediate Actions (Next 30 Days):

1. Formalize Partnership Agreement with Pahokee Housing Authority
2. Engage Land Surveyor for property subdivision
3. Submit Preliminary Development Plans to Palm Beach County
4. Secure Development Financing (\$11.58M construction facility)
5. Begin Environmental Assessment process

90-Day Milestones:

- Complete property subdivision and new parcel creation
- Finalize architectural plans and engineering drawings
- Submit building permits for first phase
- Execute construction contracts with Vertikal Builders Alliance

COMPREHENSIVE DEVELOPMENT PLAN (RECAP)

PAHOKEE HOUSING AUTHORITY AFFORDABLE HOUSING PROJECT **465 Friend Terrace, Pahokee, FL 33476**

PROJECT OVERVIEW

- **32 Single-Family Homes** (Low-Income Housing)
- **2 Multi-Family Buildings** (30 Rental Units)
- **9.45 Acres Development Site**
- **\$11.58 Million Construction Budget**

DEVELOPMENT PARTNERS

Primary Developer:	Spectra Holdings Group, Inc.
Public Partner:	Pahokee Housing Authority
Construction Entity:	Vertikal Builders Alliance, LLC
Financial Partner:	Strategic Capital Network Corporation

PROJECT SPECIFICATIONS

Single-Family Units:	3BR/2BA with 2-car garage (2,172 sq ft living)
Multi-Family Units:	Mix of 2BR/1BA and 3BR/2BA
Construction Method:	ICF Panel Technology
Timeline:	18-month development cycle
Target Market:	120-140% Area Median Income

FINANCIAL STRUCTURE

Total Development Cost:	\$12,700,000
Partnership Split:	70% Spectra / 30% Pahokee Housing Authority
Revenue Model:	Home sales + rental income
Financing:	Public-Private Partnership LLC

Prepared by: Willis Andrews, CEO

Date: June 4, 2025

Document Status: Confidential Development Analysis

Now, let me help you formalize the partnership agreement with Pahokee Housing Authority:

PARTNERSHIP AGREEMENT FRAMEWORK

Based on your existing development agreement structure and the legal documentation I've reviewed, here's the formalized partnership agreement:

PUBLIC-PRIVATE PARTNERSHIP AGREEMENT PAHOKEE HOUSING AUTHORITY AFFORDABLE HOUSING DEVELOPMENT

PARTIES:

- **Spectra Holdings Group, Inc.** (Primary Developer)
- **Strategic Capital Network Corporation** (Financial Entity)
- **Pahokee Housing Authority** (Public Partner)

PARTNERSHIP STRUCTURE:

Legal Entity:	New Limited Liability Company
Name:	"Pahokee Affordable Housing Development, LLC"
Profit Distribution:	70% Spectra entities / 30% Pahokee Housing Authority
Management:	Strategic Capital Network Corp as Managing Member

KEY TERMS:

Property Transfer:	Housing Authority transfers development rights for 465 Friend Terrace
Development Responsibility:	Spectra handles all construction, permitting, and project management
Financial Obligation:	Spectra provides all development capital (\$11.58M)
Revenue Sharing:	All profits from sales and rental income split 70/30
Timeline:	11-18-month development completion

COMPLIANCE REQUIREMENTS:

- Florida Statute 420.9076 affordable housing guidelines
- HUD low-income housing requirements
- Palm Beach County development standards
- Fair Housing Act compliance

For more information, please contact our office:

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