

Transmittal Letter
for MCAN, LLC
7/6/2025

Legal name

MCAN, LLC
Certified Residential Contractor: CRC1335195
1521 SW 12th Avenue Suite 800 Ocala, FL 34471
352-572-2793 Cell, 352-867-7526 Office

Authorized Signer

Mark Hart III, AMBR
Chenita S Hart, AMBR

Statement acknowledging receipt and review

I, Mark Hart III acknowledge Exhibits, Terms, and Conditions of the ITN have been received.

Statement of experience

MCAN, LLC was founded in 2017 with the purchase of our first investment property. In 2020, under the guidelines of the City of Ocala Affordable Housing Incentive, our first new construction project was built. We have completed nine new construction projects in SW Ocala and currently have one new SFR under construction. The previous eight were built under Southwestern Enterprises LLC (farther retired due to age) All projects under Southwestern were 100% under the financial and supervision of Mark & Chenita Hart. The current project is under my license received in March of this year.

Development History

BLD25-0698 1707 SW 7th Street Ocala, FL 34471
3/2/1 SFR 1550sf Currently under construction

BLD23-1578 1695 NW 16th Court Unit 1, Unit 2
Ocala, FL 34475
3/2 Duplex 2281sf Completed on time and on budget

BLD21-2575 2334 SW 2nd Street Ocala, FL 34471
3/2 w/Carport 1440sf Completed on time and on budget

BLD21-3218 2326 SW 2nd Street Ocala, FL 34471
3/2 w/Carport 1440sf Completed on time and on budget

BLD20-1886 2011 SW 7th Street Ocala, FL 34471
3/2 w/Carport 1440sf Completed on time and on budget

Project completed for others:

BLD22-2475 1603 NW 18th Court Ocala, FL 34475
2/1 SFR 940sf Completed on time and on budget

BLD23-1726 2151 NW 7th Street Unit 1, Unit 2
Ocala, FL 34475
1/1 Duplex 1426sf Completed on time and on budget

BLD23-1723 1664 NW Martin I King Ave Unit 1, Unit 2
Ocala, FL 34475
1/1 Duplex 1426sf Completed on time

BLD23-1349 825 NE 12th Street Unit 1
Ocala, FL 34470
2/1 Duplex 700sf Renovation completed on time and on budget

Creditworthiness

We currently have three credit lines for construction to start and complete the project. Cogent Bank (1), and Mid FL Credit Union (2).

State of Florida License

Certified Residential Contractor: CRC1335195

Development Team Composition

Legal name of the Developer:

Mark Hart III agent for MCAN, LLC Certified Residential Contractor

Chenita S Hart agent for MCAN, LLC

Richard Decker, Architect D4blu Design, Inc AR102887

No member of the development team is certified with the State of Florida as a Minority Business Enterprise

Development Team Roles

Mark Hart III: Manage all phases of construction

Chenita S Hart: Love on the subcontractors and sign checks

Richard Decker: Design and Engineer construction documents required by the city building officials.

Development Team Availability

Mark Hart III 80%

Chenita S Hart 10%

Richard Decker 10%

Experience and Qualifications

Mark, Chenita and Richard have worked together on all the projects listed 2020 to current.

BLD25-0698 1707 SW 7th Street Ocala, FL 34471
3/2/1 SFR 1550sf Currently under construction

BLD23-1578 1695 NW 16th Court Unit 1, Unit 2
Ocala, FL 34475
3/2 Duplex 2281sf Completed on time 10/2024

BLD21-2575 2334 SW 2nd Street Ocala, FL 34471
3/2 w/Carport 1440sf Completed on time 07/2022

BLD21-3218 2326 SW 2nd Street Ocala, FL 34471

3/2 w/Carport 1440sf Completed on time 06/2022

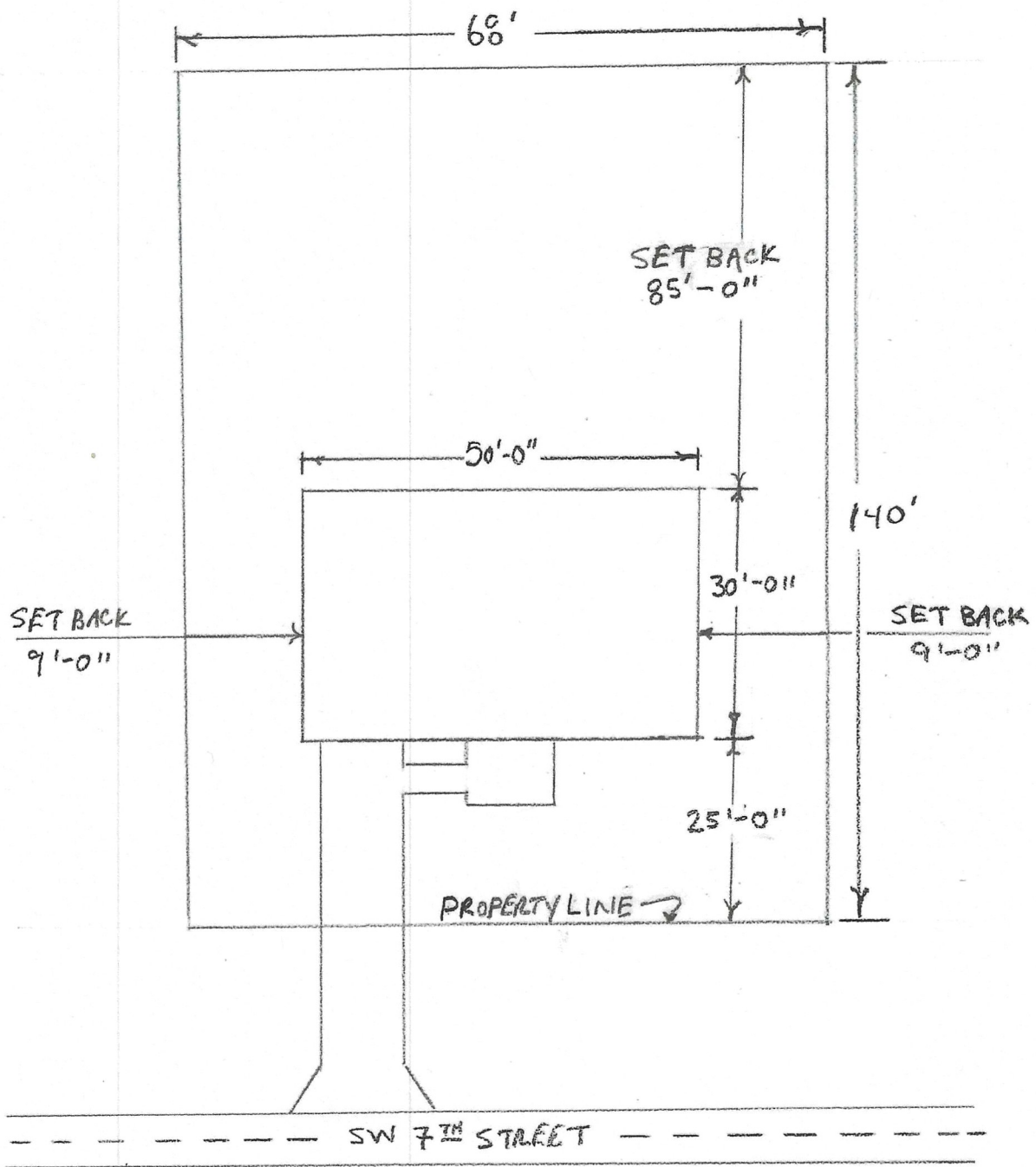
BLD20-1886 2011 SW 7th Street Ocala, FL 34471
3/2 w/Carport 1440sf Completed on time 03/2021

BLD21-1807 2327 SW 6th Street Ocala, FL 34471
3/2 w/Carport 1440sf Completed on time 07/2020

Development Approach and Project Summary

As Ocala natives, Mark and Chenita have been in the real estate arena since purchasing Chenita's family home in 2017. We saw a need for high quality affordable housing in our community. We concentrated our efforts in our childhood neighborhood and our driving motivation is that we need to be able and willing to live in our homes. Each home is designed to provide maximum efficiency and comfort while still being able to be offered for an affordable price for rental or purchase. We have begun the process of reaching out to agencies who work with individuals in need of housing. Some of the contacts made have been with the Ocala Housing Authority, Cava – Domestic Violence Assistance, Project Hope – Single moms who were homeless or nearly homeless. We are meeting with representatives to make possible availability known.

The 3/2/1 SFR will be set back 25 feet from the property line and will feature a concrete driveway extending to the road and sidewalk. The house will be a traditional modern concrete block home in scale with the neighborhood. 1540 total square feet with 1165 square feet of living space. Similar projects have sold for \$220,000 to \$239,000 in the neighborhood. Our goal is for our homes to be attainable for first time home buyers and renters. We have a current tenant with Ocala Housing Authority Assistance paying 1648.00 for a similar house in this neighborhood.
A proposed Site Plan is included with this document



PROJECTED SITE PLAN
1101 SW 7TH STREET

Project Finances

We will be using our established construction lines of credit to finance this project. We currently have three credit lines for construction to start and complete the project. Cogent Bank (1), and Mid FL Credit Union (2).

A Revised Schedule of Values with the land acquisition cost is included with this document.

Development Schedule

6 – 9 months from start to completion of the SFR (estimated)

Phase 1, 30-45 days

Engineered Plans, Survey, Permitting

Phase 2, 30-45 days

Site work, Plumbing ground rough, Slab poured, Walls erected

Phase 3, 30-45 days

Framing, Plumbing tub set, HVAC rough, Electrical rough, Windows and Doors installed, Roof dry-in, Order cabinets

Phase 4, 30-45 days

Roof shingles, Insulation, Drywall, Stucco, Painting, Flooring, Cabinet and counters installed, Millwork, Interior doors, Garage door

Phase 5, 30-45 days

Start advertising the property to potential buyers or renters, Final Plumbing, Final HVAC, Final Electrical, Power turned on, Final interior painting of millwork and doors, Shelving, Mirrors, Window blinds, Door hardware

Phase 6, 30-45 days

Driveway and sidewalk poured, Final grading, Sod and Landscaping, Mailbox, Final inspections and CO

MCAN, LLC New Construction SFR Schedule of Values
 1101 SW 7th Street Parcel Number: 2289-005-027

Land Cost	4,878
Survey	795
Engineered Plan Set Signed and Blueprints	687
Builder's Risk Policy	897
Permit Fees	8900
Site Work, Build House Pad, GEO Testing	7300
Dumpster and Toilet	1805
Water Meter and Electric Service (6 months estimated)	2795
Plumbing: Ground Rough, Tub Set, Final Trim, Water / Sewer Connection	8,832
Slab, Termite pre-treat	14,230
Block and Lintel	10,760
Framing Labor	4,000
Framing Materials: Truss, Lumber Package	11,750
Windows, Materials and Labor	3,868
Exterior Doors, Materials and Labor	2,742
Roof Shingles	6,835
Electrical: Ground Rough, Framing Ruff, Final Trim	7,980
HVAC: Overhead Rough, Final Trim, Blower Door Test	7,442
Insulation R30 Batts in all living areas	2,187
Drywall Materials: Boards, Tape, Mud, Cornerbead, Durock	3,872
Drywall Labor	2,900
Stucco	3,100
Bath / Shower Tile Materials	950
Bath / Shower Tile Labor	1,750
Soffit & Fascia	1,850
Flooring Lifeproof LVP	3828
Flooring Labor	2100
Painting Materials: Exterior, Interior, Trim and Doors	2733
Painting Labor	3000

Cabinets	5200	
Granite Counter Tops and Sinks	3450	
Millwork Labor	750	
Millwork: Interior Doors, Baseboards, Casing	2811	
Garage Door w/Opener	1,800	
Finishing Trim: Bath-Door hardware, Mirrors, Fans, Lighting	2587	
Finishing Trim: Shelving, Window Blinds, Mailbox, House Numbers	1100	
Finishing Trim Labor	500	
Appliance Package 6 piece (delivery, parts, install included)	4100	
Site Work: Driveway and Final Grade	2500	
Concrete Flat Work, Termite final treatment	4500	
Sod and Landscape	3200	
Contingencies and Contractor Fee 10% of total cost	15938	
Interest Charges		TBD

Total Project Cost	183,202	
Projected Closing Cost	18571	
Project cost and Estimated Closing Cost	201773	
Estimated Affordable Housing Purchase Price	229,900	
Project cost and Estimated Closing Cost	196,895	
Estimated Project Profit	28,127	

Developer Equity

Project will be 100% financed by MCAN, LLC

Rental Project Information

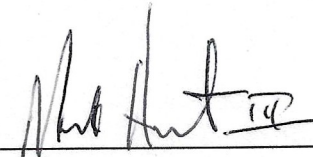
We currently have 6 rental units and as many as 3 have been rented by section 8 tenants. We have a rapport with the Ocala Housing Authority and are versed in making properties available to their clients.

Homeownership Project Information

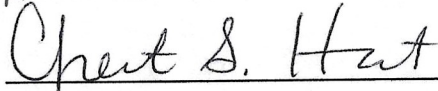
Our goal currently is to provide an affordable housing option for families in our community.

MCAN, LLC

Mark Hart III, AMBR

A handwritten signature in black ink, appearing to read "Mark Hart III", written over a horizontal line.

Chenita S Hart, AMBR

A handwritten signature in black ink, appearing to read "Chenita S. Hart", written over a horizontal line.