

**CITY OF LAUDERHILL  
COMMERCIAL FAÇADE GRANT PROGRAM  
APPLICATION FORM 2018-2019**

To be eligible to apply for the Commercial Façade Grant (CFG) Program you must be a property owner within the State Road 7 Community Redevelopment Agency boundaries of the City of Lauderhill and visible from the commercial corridor. In order for your property to be eligible, your building must contain businesses that have commercial activity as their primary purpose, including but not limited to traditional retail and specialty shops, services, restaurants and bars, cultural venues, professional offices and commercial retail centers. Mixed-use buildings are also eligible as long as the first story of such buildings is predominantly used for commercial activity. In addition, manufacturing companies are eligible to apply if they are an allowed and permitted use in their zoning district or if they have been approved for a special exception use. Owners of vacant buildings are eligible to apply with proof of tenant agreements and/or proof that the property can be occupied as defined by the code ordinance.

**APPLICANT INFORMATION**

Application Date: 3/29/2022  
Name of Applicant (Property Owner): M & M COMMERCIAL REALTY INC.  
Applicant's Mailing Address: 1785 NW 38<sup>th</sup> AVE, LAUDERHILL, FL 33311  
(address, city, state, zip code)  
Applicant's Telephone Number: 954-485-6000  
Applicant's Email Address: ELI@LASTRADA.COM  
You are the (check one or more): Property Owner  Contact Person

**CONTACT INFORMATION**

If we have questions regarding your grant application, who shall we contact?

Contact Name: HAIM MORDECHAI  
Contact Address: 1785 NW 38<sup>th</sup> AVE, LAUDERHILL, FL 33311  
(address, city, state, zip code)  
Contact Phone Number: 954-485-6000  
Contact Email Address: HAIM@LASTRADA.COM

**BUILDING SEEKING GRANT:**

Address of Building where Façade Grant Improvements are Proposed:  
1763-1799 NW 38<sup>th</sup> AVE, LAUDERHILL, FL 33311  
(address, city, state, zip code)  
Type of Business: Retail  Service  Professional  Not-for-profit  Other   
What year was this business established at this location? 1982  
What is the zoning district of this property? INDUSTRIAL  
Are there presently code violations registered against this property?  Yes  No  
If yes, describe &/or attach documentation: \_\_\_\_\_

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**GENERAL INFORMATION:**

1. Is the application for a single-tenant or multi-tenant building?

Single-tenant \_\_\_\_\_ Multi-tenant X

2. Is the building occupied or vacant?

Occupied X Vacant \_\_\_\_\_

3. **If occupied**, provide the name of the business(s) and the business type(s):

Name(s): LASTRADA FURNITURE, INC. COMMERCIAL  
Type(s): Retail X Service \_\_\_\_\_ Professional \_\_\_\_\_ Not-for-profit \_\_\_\_\_ Other RETAIL

Name(s): M+M COMMERCIAL REALTY, INC.  
Type(s): Retail \_\_\_\_\_ Service \_\_\_\_\_ Professional X Not-for-profit \_\_\_\_\_ Other \_\_\_\_\_

Name(s): \_\_\_\_\_  
Type(s): Retail \_\_\_\_\_ Service \_\_\_\_\_ Professional \_\_\_\_\_ Not-for-profit \_\_\_\_\_ Other \_\_\_\_\_

Name(s): \_\_\_\_\_  
Type(s): Retail \_\_\_\_\_ Service \_\_\_\_\_ Professional \_\_\_\_\_ Not-for-profit \_\_\_\_\_ Other \_\_\_\_\_

4. **If vacant**, can the building be occupied in its current condition? Yes \_\_\_ No \_\_\_

If the building cannot be occupied, will you be making improvements concurrently with your façade grant improvements to make the building eligible for occupancy?

Yes \_\_\_\_\_ No \_\_\_\_\_

5. **If vacant**, do you currently have a signed lease with a business to occupy the building?

Yes \_\_\_\_\_ No \_\_\_\_\_ *\*If yes, provide a copy of the lease.*

**PROJECT INFORMATION**

**\*Please review the "Program Guidelines" and the "Instructions for Preparing the Scope of Work and Cost Estimate" for requirements and examples of the above documents.**

**Scope of Work & Cost Estimates:**

A complete application must include a written project narrative describing how the proposed exterior redevelopment is relevant to the program goals as set forth in the program guidelines, a **detailed scope of work** adequately describing the work to be done, and a **cost estimate** that adequately estimates the work costs.

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**Estimated Total Project Cost** per cost estimate (façade grant eligible improvements only):  
\$ 187,050.-

**Amount of grant funds requested** (not to exceed \$50,000 for single tenant buildings/sites or \$100,000 for multi-tenant buildings/sites):

\$ 100,000.-

Are you undertaking additional improvements at this time which are not façade grant eligible?  
**\*It is important to include this information because it helps with leveraging calculations, which affect the grant application in a positive way.**

Yes  No

If yes, what is the estimate cost of these improvements: \$ 87,050

Please describe these improvements (attach additional pages, if necessary):

In the last year, have you made building improvements to the façade, site, or interior of your property or place of business?

Yes  No

If yes, estimate the total cost of these improvements: \$ \_\_\_\_\_

**LEGAL AUTHORIZATION FROM THE OWNER:**

As the legal owner of the above property, I hereby grant authorization to complete the façade improvements indicated on this application. **My proof of ownership is attached, along with proof that my property taxes and business license are not delinquent.**

[Signature] ELI MORDECKAI 3/8/2022  
Signature of Property Owner Printed Name Date

\_\_\_\_\_  
Signature of Property Owner Printed Name Date

**I acknowledge the following:**

- All statements provided in the application are true and any misrepresentation will void any subsequent Grant Agreement and/or funding.
- The Commercial Façade Grant must be used for the project described in this application. A Grant Agreement must be signed before entering into any contracts, purchasing any materials, or performing any work included in the façade grant project. I understand that failure to comply with the Grant Agreement may result in losing my eligibility to receive funds.
- The City of Lauderdale Finance Department is obligated only to administer the grant procedures and is not liable to the applicant, owner, or third parties for any obligations or claims of any nature arising out of, or otherwise related to the project or application undertaken by the applicant and/or owner. Additionally, all required permits are the responsibility of the owner/applicant.
- Acceptable proofs of payment of an eligible invoice include: 1 - A copy of the front and back of a cancelled check (this is the preferred method of the proof of payment); 2 - A

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cash payment receipt from the vendor/contractor containing the vendor/contractor's name, the date the payment was made, the amount paid, a memo line stating what the payment is purchasing, and a signature of the vendor/contractor's representative; 3 - A credit card statement showing the facade grant eligible charges, along with a print-out showing payment of these charges.

- Any unapproved changes to project plans as stated in the approved scope of work will void the grant and result in non-payment of funds. If changes to the scope of work are necessary, it is the responsibility of the Grant Recipient to immediately contact the Finance Department in writing for additional project review and written approval before continuing with the project.
  
- Funding awards cannot generally be increased after notification of the initial award; however, the Finance Department may consider an increase dependent upon the reason for the desired increase and the availability of funds.
- Reimbursement will occur after project completion or after each phase is completed (if phases are approved) and upon submission of appropriate invoices and proof of payment documents as outlined in the guidelines.
- If the Grant Agreement is not signed 30 days after the preliminary approval, the applicant understands that the grant funds and the grant approval are at risk of being revoked. Extensions due to extenuating circumstances may be given at the discretion of the Grant Administrator.

 ELI MORDECHAI 3/8/2022  
Signature of Applicant/Owner Printed Name Date

**WARNING**

Project improvements that are part of this Commercial Façade Grant application shall not be started prior to the applicant having a signed Grant Agreement. This includes entering into any agreements or contracts with contractors or purchasing materials for these improvements. Starting the project prior to having a signed Grant Agreement with the City will result in either a total or partial loss of awarded grant funds.

**APPLICATION CHECKLIST**

- ✓ 1. A completed application form.
- ✓ 2. A written project narrative and detailed scope of work, which must include all work proposed in the facade grant project, including the products to be used.
- ✓ 3. A cost estimate for work to be performed and products needed.
- eco dev → ✓ 4. Current photographs of the property showing the façades of the building(s) to be improved and/or areas of the sites to be improved. (1 hard copy and 1 digital copy)
- N/A ✓ 5. Clear notations made on photographs of the building(s), and/or notations made on separate drawings, illustrating the areas or features of the building/site that will be improved. Describe the

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building materials, doors, windows, awnings, landscaping, parking, and other features that will be part of the project.

N/A 6. Landscape plans showing property boundaries, adjacent roads, building footprints, paved areas, parking areas, existing vegetation, proposed plant names/species, size of plant at time of planting, and placement of each proposed plant on the site, if needed.

N/A 7. Parking lot plans and/or sketch plans/site plans showing property boundaries, adjacent roads, building footprints, paved areas for parking and circulation, parking spaces (existing and proposed), and other pertinent information, if needed.

8. Formal construction drawings, if they have been prepared relating to the proposed improvements.

9. A written explanation of the project and the improvements proposed, along with a written explanation of the business operation.

10. Profit and loss statements for the past two years.

N/A 11. A business plan, if it is a start up business, including an explanation of the proposed business, brief description of the market competition, and 2 years of income projections.

N/A 12. Tenant applicants must submit a copy of their lease agreement.

N/A 13. Fifty dollars (\$50) non-refundable application fee per application made payable to the City of Lauderhill by check or money order.

14. Proof of ownership.

15. Proof that property taxes and business license are up to date (not delinquent).

\*Please refer to the example packet at the end of the “**Instructions for Preparing the Scope of Work and Cost Estimate**” for a good illustration of a properly prepared application and associated plans. Modeling an application after this example will minimize requests for additional information later in the process.

**M&M COMMERCIAL REALTY, INC.**

**1785 NW 38 Avenue, Lauderhill, FL 33311 - BUILDING FACADE RENOVATION**

<b>DEMOLITION</b>	<b>CONSTRUCTION</b>
<p>1) Cut and remove both ends of existing angled metal canopy to make room for new portal canopies</p>	<p>1) Build out canopy structure on both ends of building to create new entry portals; each end to include header extending from existing building supported by (4) new structural columns</p> <p>2) Clad front, sides and undersides of new portal canopies</p> <p>3) Clad all (4) sides of (8) new columns with horizontal Ipe wood planks</p> <p>4) Make repairs to underside of existing canopy soffit</p> <p>Materials: Steel, concrete, stucco, Ipe wood (special outdoor finish)</p>
<p>1) Remove existing LaStrada neon signage</p> <p>2) Remove existing electrical and lighting</p>	<p>1) Install new integrated wood signage on front of each new portal canopy</p> <p>2) Add (12) new rectangular moldings to upper section of building front directly above existing angled canopy</p> <p>3) Install (2) wood logos between sections of new moldings</p> <p>Materials: Ipe wood (special outdoor finish)</p>
<p>1) Remove moldings from (10) existing horizontal frames</p> <p>2) Remove moldings from (1) existing entry door</p> <p>3) Remove moldings from (9) existing vertical frames</p> <p>4) Remove existing artwork from building front</p> <p>5) Remove (5) existing half-round columns from building front</p> <p>6) Remove bases and capitals from existing columns</p> <p>7) Remove (20) existing corbels from storefront</p>	<p>1) Build out (6) existing half-round columns to new square design</p> <p>2) Clad (6) new square pilasters with horizontal Ipe wood planking</p> <p>3) Add new applied wood moldings to (10) existing horizontal frames</p> <p>4) Add new applied wood moldings to (1) existing entry door</p> <p>5) Add new applied wood moldings to (9) existing vertical frames</p> <p>Materials: Ipe wood (special outdoor finish)</p>
<p>1) Make esthetic repairs to existing building where needed and prime for new paint</p>	<p>1) Paint building, portals and canopies including new building elements</p> <p>2) Install new exterior lighting for front of building</p> <p>3) Install new artwork into horizontal frames</p> <p>4) Install new moldings with artwork above angled canopy</p> <p>5) Install new door hardware</p> <p>Materials: Paint, stucco</p>



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Profit Corporation

M & M COMMERCIAL REALTY, INC.

### Filing Information

<b>Document Number</b>	P99000060246
<b>FEI/EIN Number</b>	65-0931383
<b>Date Filed</b>	07/06/1999
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	04/30/2011

### Principal Address

1785 NW 38TH AVENUE  
LAUDERHILL, FL 33311

### Mailing Address

1785 NW 38TH AVENUE  
LAUDERHILL, FL 33311

### Registered Agent Name & Address

Mordechai, Eli  
1785 NW 38TH AVE  
LAUDERHILL, FL 33311

Name Changed: 04/23/2013

Address Changed: 04/30/2011

### Officer/Director Detail

#### **Name & Address**

Title PD

MORDECHAI, ELI  
1785 NW 38TH AVENUE  
LAUDERHILL, FL 33311

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2019	04/24/2019
2020	04/29/2020
2021	04/29/2021

**Document Images**

<u>04/29/2021 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>04/29/2020 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>04/24/2019 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>04/07/2018 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>08/09/2017 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>04/09/2016 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>04/25/2015 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>04/22/2014 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>04/23/2013 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>04/24/2012 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>04/30/2011 -- REINSTATEMENT</u>	<a href="#">View image in PDF format</a>
<u>06/16/2009 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>07/15/2008 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>07/02/2007 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>04/29/2006 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>03/04/2005 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>04/30/2004 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>01/28/2003 -- REINSTATEMENT</u>	<a href="#">View image in PDF format</a>
<u>04/24/2001 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>01/25/2000 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>07/06/1999 -- Domestic Profit</u>	<a href="#">View image in PDF format</a>

BROWARD COUNTY

2021 Paid Real Estate

Folio: 352232

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Property ID Number 494231-25-0027	Escrow Code	Assessed Value See Below	Exemptions See Below	Taxable Value See Below	Millage Code 1912
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M & M COMMERCIAL REALTY INC  
1785 NW 38 AVE  
LAUDERHILL, FL 33311

PAYMENTS MUST BE MADE IN US FUNDS AND  
DRAWN ON US BANK ACCOUNT.

1763-1799 NW 38 AVE  
INDUSTRIAL 100 UNIT 1 85-3 B  
PT OF TR B DESC AS COMM AT NW  
COR OF TR B, SLY 802.43 TO POB,  
ELY 295 TO W/L OF NW 38 AVE, SLY  
100 45 W/LY 205 NLY 100 45 TO POB

\$49,592.02  
Paid By LA STRADA FURNITURE &

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY GOVERNMENT					
COUNTYWIDE SERVICES	5.51340	2,010,780	0	2,010,780	11,086.23
VOTED DEBT	0.15560	2,010,780	0	2,010,780	312.88
BROWARD CO SCHOOL BOARD					
GENERAL FUND	4.81800	2,032,440	0	2,032,440	9,792.30
CAPITAL OUTLAY	1.50000	2,032,440	0	2,032,440	3,048.66
VOTER APPROVED DEBT LEVY	0.14410	2,032,440	0	2,032,440	292.87
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.03650	2,010,780	0	2,010,780	73.39
OKEECHOBEE BASIN	0.11460	2,010,780	0	2,010,780	230.44
SFWM DISTRICT	0.10610	2,010,780	0	2,010,780	213.34
NORTH BROWARD HOSPITAL	1.27700	2,010,780	0	2,010,780	2,567.77
CHILDREN'S SVCS COUNCIL OF BC	0.46990	2,010,780	0	2,010,780	944.87
CITY OF LAUDERHILL					
LAUDERHILL OPERATING	8.19990	2,010,780	0	2,010,780	16,488.19
DEBT SERVICE	1.69440	2,010,780	0	2,010,780	3,407.07
FL INLAND NAVIGATION	0.03200	2,010,780	0	2,010,780	64.34
<b>Total Millage:</b>		<b>24.06150</b>	<b>Ad Valorem Taxes:</b>		<b>\$48,522.35</b>

Paid 11/17/2021 Receipt #

NON - AD VALOREM TAXES		
Levying Authority	Rate	Amount
19 LAUDERHILL FIRE/RESCUE ASSESS		3,136.00
<b>Non - Ad Valorem Assessments:</b>		<b>\$3,136.00</b>
<b>Combined Taxes and Assessments:</b>		<b>\$51,658.35</b>
If Postmarked By Please Pay	Nov 30, 2021 \$0.00	

BROWARD COUNTY

2021 Paid Real Estate

Folio: 352232

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/17/2021 Receipt #

30A-21-00001074

\$49,592.02

Paid By LA STRADA FURNITURE & INTE

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR  
GOVERNMENTAL CENTER ANNEX  
115 S. ANDREWS AVENUE, ROOM # A100  
FORT LAUDERDALE, FL 33301-1895

Property ID Number 494231-25-0027
--------------------------------------

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

M & M COMMERCIAL REALTY INC  
1785 NW 38 AVE  
LAUDERHILL, FL 33311

PAY YOUR TAXES ONLINE AT:  
[broward.county-taxes.com](http://broward.county-taxes.com)

If Postmarked By	Please Pay
Nov 30, 2021	\$0.00

Return with Payment

Please Pay Only One Amount

3:25 PM  
03/17/22  
Accrual Basis

**M & M Commercial Realty, Inc.**  
**Profit & Loss**  
**January through December 2021**

	<u>Jan - Dec 21</u>	<u>Jan - Dec 20</u>
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
Rental Income	94,800.00	113,555.00
<b>Total Income</b>	<u>94,800.00</u>	<u>113,555.00</u>
<b>Gross Profit</b>	94,800.00	113,555.00
<b>Expense</b>		
Real Estate Taxes	49,592.02	49,685.17
Bank Service Charges	700.00	400.00
Depreciation Expense	10,815.00	10,815.00
Interest Expense		
Mortgage	24,513.36	18,394.55
<b>Total Interest Expense</b>	<u>24,513.36</u>	<u>18,394.55</u>
<b>Total Expense</b>	<u>85,620.38</u>	<u>79,294.72</u>
<b>Net Ordinary Income</b>	9,179.62	34,260.28
<b>Other Income/Expense</b>		
Other Income		
Other Income	0.00	19.01
<b>Total Other Income</b>	<u>0.00</u>	<u>19.01</u>
<b>Net Other Income</b>	<u>0.00</u>	<u>19.01</u>
<b>Net Income</b>	<u><u>9,179.62</u></u>	<u><u>34,279.29</u></u>

2:18 PM  
 07/18/22  
 Accrual Basis

**M & M Commercial Realty, Inc.**  
**Balance Sheet**  
 As of December 31, 2021

	Dec 31, 21	Dec 31, 20	\$ Change
<b>ASSETS</b>			
<b>Current Assets</b>			
Checking/Savings			
M&M - HSBC Checking	15,187.57	10,540.24	4,647.33
<b>Total Checking/Savings</b>	<b>15,187.57</b>	<b>10,540.24</b>	<b>4,647.33</b>
Other Current Assets			
Due From Related Parties	560,129.67	549,167.67	10,962.00
<b>Total Other Current Assets</b>	<b>560,129.67</b>	<b>549,167.67</b>	<b>10,962.00</b>
<b>Total Current Assets</b>	<b>575,317.24</b>	<b>559,707.91</b>	<b>15,609.33</b>
<b>Fixed Assets</b>			
Building	421,751.00	421,751.00	0.00
Land	50,000.00	50,000.00	0.00
Accumulated Depreciation	-241,971.52	-231,156.52	-10,815.00
<b>Total Fixed Assets</b>	<b>229,779.48</b>	<b>240,594.48</b>	<b>-10,815.00</b>
<b>Other Assets</b>			
Closing Costs - Business Loan E	54,464.50	54,464.50	0.00
Accum Amort Closing Costs	-54,464.50	-54,464.50	0.00
<b>Total Other Assets</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>TOTAL ASSETS</b>	<b>805,096.72</b>	<b>800,302.39</b>	<b>4,794.33</b>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Liabilities</b>			
<b>Current Liabilities</b>			
Other Current Liabilities			
Sales Tax Payable	859.40	384.61	474.79
<b>Total Other Current Liabilities</b>	<b>859.40</b>	<b>384.61</b>	<b>474.79</b>
<b>Total Current Liabilities</b>	<b>859.40</b>	<b>384.61</b>	<b>474.79</b>
<b>Long Term Liabilities</b>			
Loan from Shareholder	49,592.02	0.00	49,592.02
Mortgage - Business Loan Expres	500,254.33	565,543.16	-65,288.83
<b>Total Long Term Liabilities</b>	<b>549,846.35</b>	<b>565,543.16</b>	<b>-15,696.81</b>
<b>Total Liabilities</b>	<b>550,705.75</b>	<b>565,927.77</b>	<b>-15,222.02</b>
<b>Equity</b>			
Common Stock	1,000.00	1,000.00	0.00
Retained Earnings	233,374.62	168,097.07	65,277.55
Net Income	20,016.35	65,277.55	-45,261.20
<b>Total Equity</b>	<b>254,390.97</b>	<b>234,374.62</b>	<b>20,016.35</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>805,096.72</b>	<b>800,302.39</b>	<b>4,794.33</b>

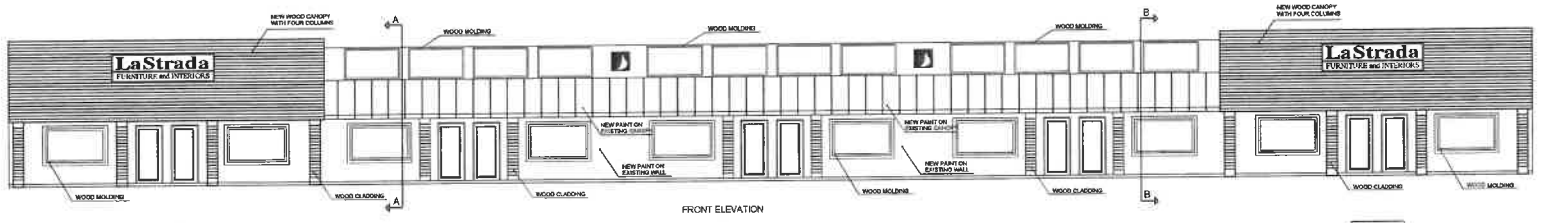
2:19 PM

07/18/22

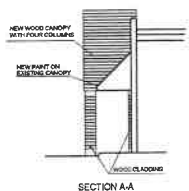
Accrual Basis

**M & M Commercial Realty, Inc.**  
**Profit & Loss**  
 January through December 2021

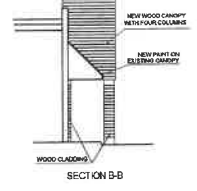
	Jan - Dec 21	Jan - Dec 20	\$ Change
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Rental Income	94,800.00	113,555.00	-18,755.00
<b>Total Income</b>	94,800.00	113,555.00	-18,755.00
<b>Gross Profit</b>	94,800.00	113,555.00	-18,755.00
<b>Expense</b>			
Real Estate Taxes	49,592.02	49,685.17	-93.15
Bank Service Charges	700.00	400.00	300.00
Depreciation Expense	10,815.00	10,815.00	0.00
Interest Expense			
Loan Interest	4,958.91	0.00	4,958.91
Mortgage	24,513.36	18,394.55	6,118.81
<b>Total Interest Expense</b>	29,472.27	18,394.55	11,077.72
<b>Total Expense</b>	90,579.29	79,294.72	11,284.57
<b>Net Ordinary Income</b>	4,220.71	34,260.28	-30,039.57
<b>Other Income/Expense</b>			
<b>Other Income</b>			
M1 - non taxable	15,795.64	30,998.26	-15,202.62
Other Income	0.00	19.01	-19.01
<b>Total Other Income</b>	15,795.64	31,017.27	-15,221.63
<b>Net Other Income</b>	15,795.64	31,017.27	-15,221.63
<b>Net Income</b>	<b>20,016.35</b>	<b>65,277.55</b>	<b>-45,261.20</b>



FRONT ELEVATION



SECTION A-A



SECTION B-B



1785 NW 38 Avenue, Lauderhill, FL 33311  
 Tel (954) 485-6000 - Fax (954) 739-2100  
 Website: www.lastrada.com

# Proposal

Date	Proposal#
8/30/2022	1070-38022

Client Information:
M&M Commercial Realty, Inc. RE: Facade Renovation 1785 NW 38 Avenue Lauderhill, FL 33311

Deliver To:

Client Job #	Room / Area	Req. Deposit	Designer
	BUILDING FACADE RENOVATION		

Qty	Unit	Description	Unit Price	Total
		M&M COMMERCIAL REALTY, INC. 1785 NW 38 Avenue Lauderhill, FL 33311		
		1785 BUILDING FACADE RENOVATION TO INCLUDE:		
		NEW PORTAL CANOPIES -Build out canopy structure on both ends of building; each to include header extending from existing building supported by (4) new structural columns; each to included integrated wood signage on front Materials: Steel, concrete, stucco, Ipe wood (special outdoor finish)	84,750.00	84,750.00T
		CLAD CANOPY HEADERS & COLUMNS -Clad front, sides & undersides of (2) new canopies & all (4) sides of (8) new columns with horizontal Ipe wood planks Materials: Ipe wood planks (special outdoor finish)	48,650.00	48,650.00T
		NEW CANOPY MOLDINGS -Add (12) new rectangular moldings to upper section of building front directly above existing angled canopy Materials: Ipe wood (special outdoor finish)	9,300.00	9,300.00T
		NEW BUILDING CLADDING & MOLDINGS -Clad (6) pilasters on building front with horizontal Ipe wood planking -Add new moldings to (10) existing windows on front of building -Add new applied moldings to (10) existing doors on front of building Materials: Ipe wood (special outdoor finish)	14,400.00	14,400.00T

<b>Subtotal</b>
<b>Sales Tax (0.0%)</b>
<b>Total</b>

**Approved & Accepted**



1785 NW 38 Avenue, Lauderhill, FL 33311  
 Tel (954) 485-6000 - Fax (954) 739-2100  
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# Proposal

Date	Proposal#
8/30/2022	1070-38022

Client Information:
M&M Commercial Realty, Inc. RE: Facade Renovation 1785 NW 38 Avenue Lauderhill, FL 33311

Deliver To:

Client Job #	Room / Area	Req. Deposit	Designer
	BUILDING FACADE RENOVATION		

Qty	Unit	Description	Unit Price	Total
		PAINTING -Paint existing building & canopy including new building elements	5,500.00	5,500.00T
		LIGHTING -Cost estimate for new exterior lighting	7,500.00	7,500.00T
		ARCHITECTURAL -Cost estimate for architectural drawings	12,000.00	12,000.00T
		ENGINEERING -Cost estimate for engineering fees, drawings & calculations	4,000.00	4,000.00T
		NOTE -Permits & permit fees not included		

<b>Subtotal</b>	\$186,100.00
<b>Sales Tax (0.0%)</b>	\$0.00
<b>Total</b>	\$186,100.00

Approved & Accepted \_\_\_\_\_





Site Address	1763-1799 NW 38 AVENUE, LAUDERHILL FL 33311	ID #	4942 31 25 0027
Property Owner	M & M COMMERCIAL REALTY INC	Millage	1912
Mailing Address	1785 NW 38 AVE LAUDERHILL FL 33311	Use	48-10
Abbr Legal Description	INDUSTRIAL 100 UNIT 1 85-3 B PT OF TR B DESC AS COMM AT NW COR OF TR B, SLY 802.43 TO POB, ELY 295 TO W/L OF NW 38 AVE, SLY 192.45, WLY 295, NLY 192.45 TO POB		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

\* 2022 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	\$397,610	\$1,811,910	\$2,209,520	\$2,209,520	
2021	\$397,610	\$1,634,830	\$2,032,440	\$2,010,780	\$51,658.35
2020	\$397,610	\$1,634,830	\$2,032,440	\$1,827,990	\$51,755.39

2022* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$2,209,520	\$2,209,520	\$2,209,520	\$2,209,520
Portability	0	0	0	0
Assessed/SOH	\$2,209,520	\$2,209,520	\$2,209,520	\$2,209,520
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$2,209,520	\$2,209,520	\$2,209,520	\$2,209,520

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
8/16/1999	WD	\$450,000	29803 / 1764	\$7.00	56,802	SF
3/3/1997	WD	\$315,000	26366 / 167			
7/7/1995	CET	\$450,000	23660 / 716			
8/1/1987	WD	\$870,000	14735 / 233			
11/1/1986	QCD					
				Adj. Bldg. S.F. (Card, Sketch) 23087		
				Eff/Act. Year Built: 1982/1981		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
19								
W								
23087								



City of Lauderhill  
 5581 W Oakland Park Blvd  
 Lauderhill, FL 33313  
 954 730-3030, 954 739-0100  
 www.lauderhill-fl.gov  
 renewals@lauderhill-fl.gov  
 Pay online at www.COLEZPAY.com

**Local Business Tax Receipt 2022-23**  
 Invoice Date: 11/30/2022

*Business*

**Business Address: 1785 NW 38 AVE**

**Name of Business**  
**LASTRADA FURNITURE INC**  
**1785 NW 38 AVE**  
**LAUDERHILL, FL 33311**

**Account Number: 1956**  
**Amount Now Due: \$0.00**

Rate balance includes any past due amounts from previous years.

City code section 12-33 permits the closure of your business for failure to obtain a current certificate of use or local business tax receipt.

10% Penalty if not paid by October 1, 2022

5% Penalty if not paid by November 1, 2022

5% Penalty if not paid by December 1, 2022

5% Penalty if not paid by January 1, 2023

**Fee Computation**

Description		Current	Total
1.00	BUSINESS DEVELOPMENT FEE	27.56	0.00
1.00	RETAIL:COMM/CITY: RET SALES > 75K SFGFA	893.40	0.00
1500.00	ANNUAL FIRE COMMERCIAL	0.11	0.00

**NOTICE:**

**\*\*NEW BUSINESSES MUST MAKE PAYMENT UPON RECEIPT OF THIS INVOICE\*\***

Pursuant to code section 12-27(a), no COU or LBTR shall be issued or renewed for any business which is 30 days or more delinquent in payment of these fees. If payment is not received by December 1<sup>st</sup>, you will be issued a noticed of violation. If no hearing is requested, if payment is still not received by Jan 1<sup>st</sup> and/or a temporary COU has not been obtained you will be issued a 10-day notice of closure, your COU/LBTR will be revoked, and you must cease operating any business at this location.

PURSUANT TO CODE SECTION 12-50, IF PAYMENT FOR ALL LOCAL BUSINESS TAXES, FEES AND PENALTIES DUE ARE NOT RECEIVED IN FULL BY DECEMBER 1, A LIEN SHALL BE FILED AGAINST THE SUBJECT PROPERTY, THE PERSON AND/OR BOTH AS APPLICABLE AND SHALL BE RECORDED IN THE OFFICIAL RECORDS OF BROWARD COUNTY, FLORIDA.

THE CITY IS ALSO AUTHORIZED TO ISSUE CITATIONS IMPOSING CIVIL FINES PLUS COURT COSTS IF YOU ENGAGE IN BUSINESS WITHOUT A CURRENT/VALID CERTIFICATE OF USE (COU). IN ADDITION, YOUR BUSINESS MAY BE SUBJECT TO CLOSURE AS A RESULT OF YOUR FAILURE TO HAVE A CURRENT/VALID COU. AS SUCH, YOU WILL NEED TO REMIT ALL AMOUNTS DUE IMMEDIATELY TO AVOID ANY FURTHER PENALTY OR INTERRUPTION TO YOUR BUSINESS ACTIVITIES.

**Coupon**

Please write your account number on your check  
 Detach and return this section with payment

Account Number: **1956**

Amount Due: **\$0.00**

**Make Cashier's Checks and Money Orders payable to the City of Lauderhill:**

City of Lauderhill  
 Attn: Cashier  
 5581 W Oakland Park Blvd  
 Lauderhill, FL 33313

PAY YOUR BILL ONLINE @ WWW.COLEZPAY.COM



City of Lauderhill  
 5581 W Oakland Park Blvd  
 Lauderhill, FL 33313  
 954 730-3030, 954 739-0100  
 www.lauderhill-fl.gov  
 renewals@lauderdalehill-fl.gov  
 Pay online at www.COLEZPAY.com

**Local Business Tax Receipt 2022-23**  
 Invoice Date: 11/30/2022

**Business Address: 1823 NW 38 AVE**

*Bldg.*

**Account Number: 17005**  
**Amount Now Due: \$0.00**

**Name of Business**  
**38TH AVE WAREHOUSES, LLC**  
**1741 NW 38TH AVE**  
**LAUDERHILL, FL 33311**

Rate balance includes any past due amounts from previous years.

City code section 12-33 permits the closure of your business for failure to obtain a current certificate of use or local business tax receipt.

10% Penalty if not paid by October 1, 2022

5% Penalty if not paid by November 1, 2022

5% Penalty if not paid by December 1, 2022

5% Penalty if not paid by January 1, 2023

**Fee Computation**

Description		Current	Total
1.00	BUSINESS DEVELOPMENT FEE	27.56	0.00
8.00	OWNER OF RENTAL / LEASED PROPERTY	17.87	0.00

**NOTICE:**

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PURSUANT TO CODE SECTION 12-50, IF PAYMENT FOR ALL LOCAL BUSINESS TAXES, FEES AND PENALTIES DUE ARE NOT RECEIVED IN FULL BY DECEMBER 1, A LIEN SHALL BE FILED AGAINST THE SUBJECT PROPERTY, THE PERSON AND/OR BOTH AS APPLICABLE AND SHALL BE RECORDED IN THE OFFICIAL RECORDS OF BROWARD COUNTY, FLORIDA.

THE CITY IS ALSO AUTHORIZED TO ISSUE CITATIONS IMPOSING CIVIL FINES PLUS COURT COSTS IF YOU ENGAGE IN BUSINESS WITHOUT A CURRENT/VALID CERTIFICATE OF USE (COU). IN ADDITION, YOUR BUSINESS MAY BE SUBJECT TO CLOSURE AS A RESULT OF YOUR FAILURE TO HAVE A CURRENT/VALID COU. AS SUCH, YOU WILL NEED TO REMIT ALL AMOUNTS DUE IMMEDIATELY TO AVOID ANY FURTHER PENALTY OR INTERRUPTION TO YOUR BUSINESS ACTIVITIES.

**Coupon**

Please write your account number on your check  
 Detach and return this section with payment

Account Number: **17005**

Amount Due: **\$0.00**

**Make Cashier's Checks and Money Orders payable to the City of Lauderhill:**

City of Lauderhill  
 Attn: Cashier  
 5581 W Oakland Park Blvd  
 Lauderhill, FL 33313

PAY YOUR BILL ONLINE @ WWW.COLEZPAY.COM

**CITY OF LAUDERHILL**  
**ANNUAL CERTIFICATE OF USE**

**To engage in or manage the business occupation listed below**  
**From October 1, 2022 expires September 30, 2023**

[www.lauderhill-fl.gov](http://www.lauderhill-fl.gov)

**Name of Business**

**Business Number**

**17005**

**38TH AVE WAREHOUSES, LLC**  
**1741 NW 38TH AVE**  
**LAUDERHILL , FL 33311**

**Business Classes**

Description	Current	Total
BUSINESS DEVELOPMENT FEE	27.56	0.00
OWNER OF RENTAL / LEASED PROPERTY	17.87	0.00

**Business Address: 1823 NW 38 AVE**

It is your responsibility to renew your Certificate of Use on or before Sept. 30<sup>th</sup> of each year. This certificate of use must be conspicuously displayed to the public view inside (near cash register or entrance) at the business location, except for rental units which do not have an on-site business office.

Pursuant to code section 12-27(a), no COU or LBTR shall be issued or renewed for any business which is 30 days or more delinquent in payment of these fees. If payment is not received by December 1<sup>st</sup>, you will be issued a noticed of violation. If no hearing is requested, if payment is still not received by Jan 1<sup>st</sup> and/or a temporary COU has not been obtained you will be issued a 10-day notice of closure, your COU/LBTR will be revoked, and you must cease operating any business at this location







Bienvenue à Eglise  
**EL SHADDAI**  
WORSHIP M...

1811  
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