

RESOLUTION NO. 2026-133

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE AN AFFORDABLE HOUSING GRANT AGREEMENT BETWEEN THE COUNTY AND ALPHA-OMEGA MIRACLE HOME, INC. ALLOCATING \$153,262 FROM THE AFFORDABLE HOUSING GRANT PROGRAM FOR THE PURCHASE AND REHABILITATION OF CERTAIN PROPERTY TO INCREASE THE SUPPLY OF AFFORDABLE HOUSING IN ST. JOHNS COUNTY**

**RECITALS**

**WHEREAS**, the St. Johns County Affordable Housing Grant Program provides grants to eligible organizations to fund a wide range of activities to provide affordable housing for very low, low, and moderate-income residents of St. Johns County; and

**WHEREAS**, Alpha Omega is acquiring and rehabilitating a condominium unit (the "Project") to provide affordable housing to their clients; and

**WHEREAS**, Alpha Omega submitted a complete and timely application seeking \$153,262 in grant funds from the St. Johns County Affordable Housing Grant Program for the purchase and rehabilitation of one condominium unit. This application proposed an approach to increasing the supply of Affordable Housing within St. Johns County, based on the extensive experience of the Grantee; and

**WHEREAS**, the Board of County Commissioners have determined that allocating funds and entering into the agreement serves a public purpose and is in the best interest of the County.

**NOW THEREFORE**, BE IT RESOLVED by the Board of County Commissioners of St. Johns County, Florida as follows:

**Section 1.** The above recitals are incorporated by reference into the body of this resolution and such recitals are adopted as findings of fact.

**Section 2.** The Board of County Commissioners hereby allocates \$153,262 from the Affordable Housing Grant Program to Alpha-Omega Miracle Home, Inc. and approves and authorizes the County Administrator to execute the Affordable Housing Grant Agreement on behalf of the County.

**Section 3.** To the extent that there are typographical or administrative errors or omissions that do not change the tone, tenor, or context of this resolution, this resolution may be revised without subsequent approval of the Board of County Commissioners.

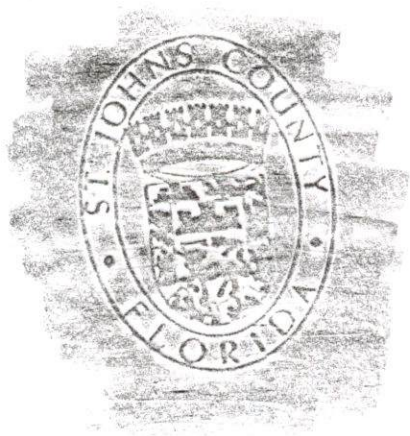
**PASSED AND ADOPTED** by the Board of County Commissioners of St. Johns County Florida this 21 day of April 2026.

**Rendition Date** APR 21 2026

BOARD OF COUNTY  
COMMISSIONERS OF ST. JOHNS  
COUNTY  
By: *Clay Murphy*  
**Clay Murphy, Chair**

ATTEST: Brandon J. Patty, Clerk of the Circuit Court & Comptroller

By: *Arthur Hall*  
Deputy Clerk



**ST. JOHNS COUNTY  
AFFORDABLE HOUSING GRANT AGREEMENT**

**THIS GRANT AGREEMENT (“Agreement”)** is entered into t by and between St. Johns County (“County”), a political subdivision of the State of Florida, and Alpha- Omega Miracle Home, Inc. (“Alpha Omega” or “Grantee”), a Florida not-for-profit corporation.

**RECITALS**

**WHEREAS**, the St. Johns County Affordable Housing Grant Program provides grants to eligible organizations to fund a wide range of activities to provide affordable housing for very low, low, and moderate-income residents of St. Johns County; and

**WHEREAS**, Alpha Omega is acquiring and rehabilitating two condominium units (the “Project”) to provide affordable housing to their clients; and

**WHEREAS**, Alpha Omega submitted a complete and timely application seeking \$153,262 in grant funds from the St. Johns County Affordable Housing Grant Program for the purchase and rehabilitation of one condominium unit. This application proposed an approach to increasing the supply of Affordable Housing within St. Johns County, based on the extensive experience of the Grantee; and

**NOW THEREFORE**, in consideration of the provisions set forth below, the sufficiency of which is mutually acknowledged, the County and the Grantee agree as follows:

- 1. Incorporation of Recitals.** The above recitals are incorporated into the body of this Agreement and are adopted as findings of fact.
- 2. Duration of Agreement.** This Agreement shall commence upon execution by both parties and shall terminate three (3) years thereafter. If the acquisition and rehabilitation has not been completed the Agreement terminates and the funding is lost. Any request for an extension of time beyond the termination date must be submitted to the County in writing no later than 30 days prior to the termination of this agreement. The request shall state the reason that the extension is being requested and the length of time of the requested extension. The County shall have complete discretion with respect to whether to approve or deny a timely-submitted request.
- 3. Scope of Services.** The Grantee shall purchase, and rehabilitate two one-bedroom condominium units as set forth in Exhibit A, the contents of which are incorporated into this Agreement (“Scope of Services”). Any modification to the Scope of Services shall require written advance notice and justification from the Grantee and the prior written approval of the County.
- 4. Funding.** The County agrees to reimburse the Grantee for allowable costs in connection with the Grantee’s performance of the services set forth in Exhibit A. The maximum

amount of funding that the Grantee is eligible to receive under this Agreement is three hundred thousand dollars (\$153,262). It is expressly acknowledged that the funding amount does constitute the full cost of the scope of services.

Payments to the Grantee under this Agreement shall be made on a reimbursement basis. Grantee shall submit a request for reimbursement to the County by the 15th day of each month. The request for reimbursement shall include a detailed written report of the work accomplished and the expenses incurred in connection with the Scope of Services. To be eligible for reimbursement under this Agreement, expenses must be necessary and reasonable for the effective and efficient accomplishment of the Scope of Services. Project costs are generally described in Exhibit A.

The County may return a request for reimbursement and request additional information regarding its contents. Under such circumstances, the timeframe for payment shall be extended by the time necessary to receive the requested information. Upon receipt and verification of the request for reimbursement, the County shall process the request and forward payment to the Grantee within 30 days of verification.

It is strictly understood that Grantee is not entitled to the above-referenced amount of compensation. Rather, Grantee's compensation is based on the Grantee adhering to the scope of services set forth in Exhibit A. Grantee's compensation is dependent upon satisfactory completion and delivery of all work product and deliverables noted in the Scope of Services and detailed in this Agreement.

5. **Status Reports.** Except as provided below, during the term of this Agreement, Grantee shall submit quarterly status reports to the County. The report shall include a description of the plan to purchase and rehabilitate the two condominiums, any problems encountered, and any other relevant information with respect to the progress of the scope of work. Quarterly reports shall be submitted to the County by the following dates: December 15, March 15, June 15, and September 15. Additionally, Grantee shall submit an annual report to the County, as provided in Exhibit C A, describing how the project has positively affected affordable housing in St. Johns County.

6. **Retention, Auditing, and Review of Records.** Grantee shall retain all supporting documentation, statistical records, and any other records necessary to document its expenditures during the term of this Agreement for 5 years from the final payment. If any litigation, claim, negotiation, audit, or other action involving the records is initiated prior to the expiration of the 5-year period, the records shall be retained for one year after the final resolution of the action.

Grantee authorizes the County to review, inspect, and/or audit its books and records in order to determine whether compliance has been achieved with respect to the provisions of this Agreement. It is specifically noted that Grantee is under no duty to provide access to documentation not related to this Agreement or that is otherwise protected by local, state, or federal law.

Any audit required under this section shall be submitted to the County no later than 180 days following the end of Grantee's fiscal year along with any corrective action plan if applicable. Failure by the Grantee to submit the audit within the required time shall result in the withholding of requested payments. In addition, the County may, at its option, terminate this Agreement. Upon written request from Grantee, and for good cause shown, the County may provide an extension of time to respond to an audit under this section.

**7. Disallowance of Funds.** If, as a result of review, inspection, or audit, Grantee cannot provide documentation of expenses, or it is determined that previously reimbursed expenses were unallowable, such funds shall be disallowed. Grantee shall refund all disallowed funds to the County, and no further payments shall be made under this Agreement until all disallowed funds are refunded to the County. Disallowed funds shall be refunded to the County within 30 days of Grantee's receipt of written notice from the County regarding the overpayment. If Grantee does not timely refund the disallowed funds, the County may charge interest in the amount of 1 percent per month compounded on the outstanding balance beginning 40 days after the date of notice.

**8. No Commitment of County Funds.** This Agreement is neither a general obligation of the County nor is it backed by the full faith and credit of the County. Although the County will make all reasonable efforts to provide grant funds, the County makes no express commitment to provide such funds in any given County fiscal year. Pursuant to the requirements of Section 129.07, Florida Statutes, payment of each grant payment is subject to specific annual appropriations by the St. Johns County Board of County Commissioners sufficient to pay the grant payments during that County fiscal year. It is expressly acknowledged that Grantee cannot demand that the County appropriate or provide any such funds in any given County fiscal year.

It is expressly acknowledged that if grant funds are not available in one or more County fiscal years, Grantee is not entitled to receive additional payments in a succeeding County fiscal year in order to make up for the shortfall or unavailability of grant funds unless such payments are specifically authorized by resolution of the Board of County Commissioners.

**9. Notices.** All official notices to the County shall be delivered either by hand (receipt of delivery required) or by certified mail to:

County: Joseph Cone  
Assistant Health and Human Services Director  
Health & Human Services Department St. Johns County  
200 San Sebastian View  
St. Augustine, FL 32084

With copy to: St. Johns County  
Office of the County Attorney  
500 San Sebastian View

St. Augustine, FL 32084

All official notices to Grantee shall be delivered either by hand (receipt of delivery required) or by certified mail to:

Lisa Franklin  
Executive Director  
Alpha-Omega Miracle Home, Inc.  
2860 Collins Avenue  
St. Augustine, FL 32084

An official notice is any notice, request, or other communication required pursuant to sections 2, 4, 6, 7, 21, and 22 of this Agreement. All other correspondence not classified as official notices may be delivered by any means acceptable to both parties, including faxing or emailing. It is expressly acknowledged by both parties that text messaging is not an acceptable means of correspondence under this Agreement.

**10. Relationship of the County and Grantee.** This Agreement shall not be deemed to create any agency relationship, partnership, association, or joint venture between the County and the Grantee.

**11. Use of County Logo.** Pursuant to St. Johns County Ordinance 1992-2 and St. Johns County Administrative Policy 101.3, Grantee may not manufacture, display, or otherwise use the St. Johns County Seal/Logo or any facsimile or reproduction thereof without the express written approval of the Board of County Commissioners.

**12. Authority to Practice.** Grantee warrants that it has and will continue to maintain all licenses and approvals required to conduct its business and the scope of services provided in this Agreement. Grantee further warrants that it will at all times conduct its business activities in a reputable manner.

**13. Compliance with Applicable Laws and Regulations.** Both the Grantee and the County shall comply with all applicable local, state, and federal laws and regulations in their performance under this Agreement. Failure to abide by all applicable local, state, and federal laws and regulations may result in the disallowance of grant funds by the County as provided above in Section 7 of this Agreement.

**14. Non-Discrimination.** Grantee shall comply with the following Equal Opportunity Statement: "No person shall, on the grounds of race, creed, color, handicap, national origin, sex, age, political affiliation, or beliefs be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity funded in whole, or in part, with funds made available by St. Johns County."

**15. No Conflict of Interest.** Grantee represents and warrants to the County that it has not employed or retained any elected official, officer, or employee of the County in order to secure this Agreement. Moreover, Grantee represents and warrants to the County that it has not paid, offered to pay, or agreed to pay any fee, commission, percentage, brokerage, or gift of any kind contingent upon or in connection with securing and executing this Agreement.

**16. Non-lobbying.** Grantee agrees that funds received from the County under this Agreement shall not be used to lobby any organization, entity, person, or governmental unit in a manner inconsistent with the scope of this Agreement.

**17. Access to Records.** The access to, disclosure, non-disclosure, or exemption of records, data, documents, or materials associated with this Agreement shall be subject to the applicable provisions of the Florida's Public Records Law (Chapter 119, Florida Statutes), and other applicable State or Federal law. Access to such public records may not be blocked, thwarted, or hindered by placing the public records in the possession of a third party.

**18. Effect of Failure to Insist on Strict Compliance.** The failure of either party to insist on strict compliance with any provision of this Agreement shall not be construed as a waiver of such provision on any subsequent occasion.

**19. Indemnification.** Grantee shall indemnify, defend, and hold the County and its employees and agents in both their individual and official capacity harmless from any liabilities, claims, damages, and expenses, including attorney's fees and litigation costs, arising directly or indirectly out of any negligent, reckless, or intentional act or omission of Grantee's officers, employees, or agents in connection with this Agreement.

**20. Insurance.** Grantee shall not commence work under this Agreement until it has complied with all of the insurance requirements set forth in Exhibit B, the contents of which are incorporated into this Agreement.

**21. Force Majeure.** Neither party shall be held to be in non-compliance with this Agreement or suffer any enforcement or penalty relating to this Agreement, where such non-compliance occurs as the result of a force majeure event. For the purposes of this section, a force majeure event is defined as an event beyond the control and without the fault or negligence of the affected party which could not have been prevented through the exercise of reasonable diligence, including natural disaster (including hurricane, flood, or other acts of nature), strike, riot, war, terrorism or threat of terrorism, or other event that is reasonably beyond either party's ability to anticipate or control. When there is an event of force majeure, the affected party shall immediately notify the other party in writing giving the full particulars of the event of force majeure. The affected party must use reasonable efforts to mitigate the effect of the event of force majeure upon its performance under this Agreement. Upon completion of the event of force majeure, the affected party shall resume its performance under this Agreement as soon as reasonably practicable. If, due

to an event of force majeure, the Grantee is unable to complete the scope of services within the term of this Agreement, the term of this Agreement may be extended for an amount of time not to exceed the length of the event of force majeure.

**22. Default and Termination.** In order for the Grantee to remain eligible for funding under this Agreement, Grantee must comply with the provisions set forth in this Agreement, including any incorporated attachments or exhibits. The failure of the County to insist upon strict performance of any provision of this Agreement shall not be construed as a waiver of such provision on any subsequent occasion. Should the County determine that the Grantee has failed to comply with any of the provisions set forth in this Agreement, the County shall notify the Grantee of such non-compliance as provided above in section 9 of this Agreement. The Grantee shall have 14 days from the date of its receipt of a notice of non-compliance to submit a written response to the County that either sufficiently documents the Grantee's compliance with the conditions set forth in the notice or sufficiently sets forth all corrective actions to be taken by the Grantee in order to come into compliance with this Agreement. If the Grantee fails to sufficiently establish its compliance with the provisions of this Agreement, or fails to provide a plan to cure approved by the County within such time, the County may terminate this Agreement, and the parties shall be released from any further obligations under this Agreement.

**23. Assignment.** In light of the scope and rationale for this Agreement, neither party may assign or transfer any of the rights associated with this Agreement without the express written consent of the other party. Should either party attempt to assign or transfer any of the rights associated with this Agreement without such written consent, this Agreement shall automatically terminate without further notice or action required on the part of the other party.

**24. Amendments.** Both parties acknowledge that this Agreement constitutes the complete understanding between the parties. Any modification to this Agreement shall be in writing and executed by the duly authorized representatives of each party.

**25. Governing Law and Venue.** This Agreement shall be construed according to the laws of Florida. Venue for any administrative or legal action arising in connection with this Agreement shall lie exclusively in St. Johns County, Florida.

**26. Severability.** If any portion of this Agreement, or the application thereof to any person or circumstance, is determined by a court of competent jurisdiction to be void, invalid, or otherwise unenforceable for any reason, such portion or application shall be severable. The remaining portions of this Agreement, and all applications thereof, not having been declared void, invalid, or otherwise unenforceable, shall remain in effect.

**27. Merger.** This Agreement constitutes the entire Agreement and understanding between the parties as to the matters addressed herein. This Agreement supersedes all prior and contemporaneous agreements, understandings, representations, and warranties, whether oral or written, relating to such matters.

28. **Execution in Counterparts.** This Agreement may be executed in counterparts, each of which shall be deemed to be an original, and all of which together shall constitute the same agreement.

**IN WITNESS WHEREOF**, the authorized representatives of the County and Grantee have executed this Agreement on the dates provided below.

**EXHIBIT A**  
**Scope of Services**

**Grantee:** Alpha-Omega Miracle Home, Inc.  
**Project:** Purchase of Affordable Housing-Condominiums

**Alpha-Omega Miracle Home, Inc. (Alpha-Omega) to purchase and rehabilitate one, one-bedroom condominium at Moultrie Lakes located at 1845 Old Moultrie Rd, St. Augustine, FL 32084; Unit #88.**

**Funding:**

- St. Johns County Affordable Housing will provide \$153,262.
- Alpha-Omega Miracle Home must provide all other funds needed for the completion of this project. Funding will be provided until full expenditure of allocated funds.

**Installation of Infrastructure**

Alpha-Omega Miracle Home will acquire and rehabilitate one condominium for the purpose of providing affordable housing to their clients.

Alpha-Omega Miracle Home will manage all project related work to include contracting with a licensed contractor, construction management, and direct payment of all costs associated with the installation of the infrastructure.

All purchases and rehabilitation work shall be completed by April 7, 2029.

Alpha-Omega Miracle Home will maintain the property for affordable housing purposes for 20 years following completion of the rehabilitation work associated with this grant. Alpha-Omega will be and is solely responsible for all occupancy costs and on-going maintenance of the property after completion of the infrastructure.

**Eligibility:**

The adults enrolled in this program must meet the requirements of being homeless (76 FR 75994) and/or up to Moderate Income (under 120% MFI). All clients must be income certified based on the CDBG Regulation 24 CFR Part 570.208(a) and income certification guidelines as established by HUD. Alpha-Omega will document that clientele are homeless or Low to Moderate Income persons. Alpha-Omega shall also document if clientele are special populations, as determined by their grant application; this includes households that contain single-parents, homeless, elderly, disabled, handicapped, and/or developmentally disabled individuals who may be served by the project.

**Requests for Reimbursement**

Requests for Reimbursement shall contain only items within the approved grant application to

be eligible for reimbursement. Requests for Reimbursement shall be done on a monthly basis using a Reimbursement Request form to be provided by St. Johns County and should include the following documentation:

- Copies of invoices from contractors and sub-contractors and proof of payment for the contractor's bill. An AIA is preferred.
- Any additional back-up documentation as requested.

St. Johns County staff will verify and certify all payment requests before submission to County Finance for payment. Any questions or discrepancies will be resolved with Alpha-Omega before being certified.

**Funding Requirements:**

The County will monitor all stages of the project to ensure compliance with County guidelines.

**Performance Measures:**

Alpha-Omega shall maintain the affordable housing at 1845 Old Moultrie Rd, St. Augustine, FL 32084; Units #88, for the stated purposes for a minimum of twenty years after completion of the rehabilitation of the housing units. Alpha-Omega will be responsible for reporting to St. Johns County on required performance measures to show how the Moultrie Lakes project has positively affected homelessness/affordable housing in St. Johns County.

Alpha-Omega will provide annual reports in a format determined by the County to report the number of people served (both adults and children).

Failure to maintain the campus for affordable housing purposes or to submit the annual report may result in the disallowance of grant funds as provided in Paragraph 7 of the Grant Agreement.

## **EXHIBIT B**

### **Insurance Requirements**

#### Insurance

The Grantee shall not commence work under this Agreement until he/she has obtained all insurance required under this section and such insurance has been approved by the County. All insurance policies shall be issued by companies authorized to do business under the laws of the State of Florida. The Grantee shall furnish proof of Insurance to the County prior to the commencement of operations. The Certificate(s) shall clearly indicate the Grantee has obtained insurance of the type, amount, and classification as required by contract and that no material change or cancellation of the insurance shall be effective without thirty (30) days prior written notice to the County. Certificates shall specifically include the St. Johns County Board of County Commissioners as Additional Insured for all lines of coverage except Workers' Compensation and Professional Liability. A copy of the endorsement must accompany the certificate. Compliance with the foregoing requirements shall not relieve the Grantee of its liability and obligations under this Agreement.

Certificate Holder Address: St. Johns County, a political subdivision of the State of Florida 500 San Sebastian View St. Augustine, FL 32084

The Grantee shall maintain during the life of this Agreement, Comprehensive General Liability Insurance with minimum limits of \$1,000,000 per occurrence, \$2,000,000 aggregate, to protect the Grantee from claims for damages for bodily injury, including wrongful death, as well as from claims of property damages which may arise from any operations under this contract, whether such operations be by the Grantee or by anyone directly employed by or contracting with the Grantee.

The Grantee shall maintain during the life of the contract, Professional Liability or Errors and Omissions Insurance with minimum limits of \$1,000,000, if applicable.

The Grantee shall maintain during the life of this Agreement, Comprehensive Automobile Liability Insurance with minimum limits of \$300,000 combined single limit for bodily injury and property damage liability to protect the Grantee from claims for damages for bodily injury, including the ownership, use, or maintenance of owned and non- owned automobiles, including rented/hired automobiles whether such operations be by the Grantee or by anyone directly or indirectly employed by a Grantee.

The Grantee shall maintain during the life of this Agreement, adequate Workers' Compensation Insurance in at least such amounts as are required by the law for all of its employees.

# EXHIBIT C

## Alpha Omega Miracle Home - Moultrie Lakes Condominiums

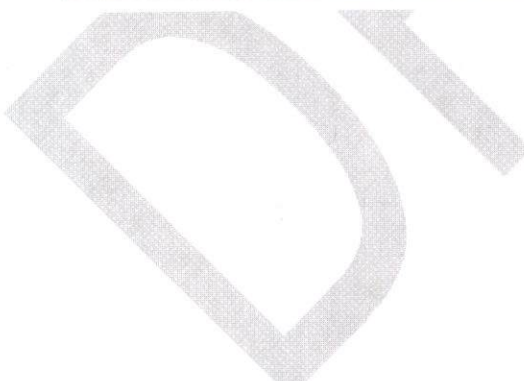
Demographic information - Month/Year:

Resident ID:	(Yes or No ↓)	(If Applicable ↓)	(See HUD definitions below ↓)	(Yes or No ↓)	(Yes or No ↓)	(See HUD Income Levels below ↓)	Number of Persons in Household:		
	Certified as Homeless at time of entry:	Entry Date:	Date of Move/ Reason for Moving:	Race:	Hispanic/ Latino:	Female Head of Household:			Income Level:
Name:		Title:	Signature:			Date:			

I certify that all information entered on this form is accurate.

HUD Race Definitions:
<b>Black/African American:</b> A person having origins in any of the black racial groups of Africa.
<b>White:</b> A person having origins in any of the original peoples of Europe, North Africa, or the Middle East.
<b>Asian:</b> A person having origins in any of the original peoples of the Far East, Southeast Asia, or the Indian subcontinent including, for example, Cambodia, China, India, Japan, Korea, Malaysia, Pakistan, the Philippine Islands, Thailand, and Vietnam.
<b>American Indian/Alaskan Native:</b> A person having origins in any of the original peoples of North and South America (including Central America) and who maintains a tribal affiliation or community attachment.
<b>Native Hawaiian/Other Pacific Islander:</b> A person having origins in any of the original peoples of Hawaii, Guam, Samoa, or other Pacific Islands.
<b>American Indian/Alaskan Native and White:</b> A person having these multiple racial origins as defined above.
<b>Asian and White:</b> A person having these multiple racial origins as defined above.
<b>Black/African American and White:</b> A person having these multiple racial origins as defined above.
<b>American Indian/Alaskan Native and Black/African American:</b> A person having these multiple racial origins as defined above.
<b>Other Multi-Racial:</b> Category used for reporting individual responses that are not included in any of the categories listed above.

HUD Income Levels:	
Extremely Low	Income is at or below 30% of the median family income for the area.
Low	Income is above 30% and at or below 50% of the median family income for the area.
Moderate	Income is above 50% and at or below 80% of the median family income for the area.
Non-Low/Moderate	Income is above 80% of the median family income for the area.





Alpha-Omega  
MIRACLE HOME

2860 Collins Avenue, St. Augustine FL 32084 | Phone: 904.823.8588 | Fax: 904.823.8984  
www.aomh.org | [f](#) [@](#) [in](#) @alphaomegamiraclehome

Dear Shawna Novak,

Alpha Omega can purchase one two-bedroom unit at Moultrie Lakes Condominium where we own 18 units used for our G.R.O.W. Program and Affordable Housing. We would use this unit for more affordable housing; the need is great.

We project that we could house 2-4 residents in this unit. According to the way the individual or family presents. This unit could house a mother with up to three children or two senior women. The contract cost for this unit is \$134,000 plus an estimated \$2,293 in closing cost. We can order an appraisal for this unit once we receive word from you that we can move forward.

We estimate that the rehab amount for this unit would be \$12,850 with estimated appliance cost of \$4,119. The total request would be \$153,262.

We would be willing to sign a 20 year commitment for the unit to be used for affordable housing.

Thank you for presenting this to our County Commissioners. We value the county's support over the years. I hope to work together again to bring more affordable housing for those in need in St. Johns County.

With Gratitude,

Lisa Franklin  
CEO/Founder

Alpha-Omega Miracle Home, Inc.  
Phone: 904-823-8588  
Fax: 904-824-8310  
Website: [aomh.org](http://aomh.org)



Housing, Support & Hope for Women and Children

ST. JOHNS COUNTY  
AFFORDABLE HOUSING GRANT  
PROJECT APPLICATION FORM  
FY 2016

Applications are due by March 25, 2026, at 5:00 p.m.

Submit One (1) electronic copy of the application to:  
housing@sjcf.us

AND

Submit one (1) original and five (5) paper copies of the application to:  
St. Johns County Health and Human Services Department  
Housing and Community Development Division  
Attn: Housing and Community Development Manager  
200 San Sebastian View, Suite 2300  
St. Augustine, FL 32084

See instructions for completing the form. For assistance, call 904-827-6890 or email: housing@sjcf.us

If the project is approved, funds will be available after approximately DATE.

NAME OF AGENCY: Alpha-Omega Miracle Home

TYPE:  Corporation  501(c)(3) Non-profit Corp.  
 Partnership  Other Non-profit (Specify): \_\_\_\_\_  
 Other \_\_\_\_\_

MAILING ADDRESS: 2860 Collins Avenue, St Augustine, Florida 32084

CONTACT PERSON: Lisa Franklin TITLE: Founder/CEO

TELEPHONE: 904-669-5433 E-MAIL: lisa@aomh.org

PROJECT MANAGER (If different from Contact Person): same as above TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

PROJECT TITLE: Moultrie Lakes Condominium

GRANT FUNDS REQUESTED \$ 153,262

TYPE OF PROJECT: (check all that apply)

<input type="checkbox"/> Permanent Housing	<input type="checkbox"/> Economic Development
<input checked="" type="checkbox"/> Affordable Housing	<input type="checkbox"/> Neighborhood Revitalization
<input type="checkbox"/> Emergency Housing	<input type="checkbox"/> Acquisition
<input type="checkbox"/> Handicapped Accessibility	<input type="checkbox"/> Rehabilitation/Reconstruction
<input type="checkbox"/> Program Services	<input type="checkbox"/> Construction (not eligible for permanent housing)
<input type="checkbox"/> Community Facility	<input type="checkbox"/> Other

TYPE OF FUNDING REQUESTED (Please, select only one):

SJC Housing Trust Fund  SHIP Housing Trust

Signature: Lisa Franklin CEO/Founder 3/11/26  
Agency Authorized Agent Title Date

INCLUDE ADDITIONAL SHEETS AS NECESSARY TO COMPLETE THE FOLLOWING QUESTIONS.

**Project Purpose and Description:**

1. The proposed project will involve the following activities. (This is intended to detail all the component activities of the proposed project regardless of the funding source. Check all that describe the project, including activities that will be funded through other revenue/grant sources.)

- Acquisition of real property (If available, please attach a copy of an appraisal performed in the last 18 months)
- Rehabilitation of building(s) and related parking, landscaping, etc.
- Construction of building(s) and related parking, landscaping, etc.
- New construction of infrastructure (e.g. roads, sewer, drainage)
- Reconstruction of infrastructure
- Relocation
- Provision of services
- Other- Specify \_\_\_\_\_

2. Describe the project and explain how it will impact affordable housing within St. Johns County. This description should include the entire project, not limited to the portion for which funding is requested (e.g. renovate an affordable housing facility with 25 units, etc.). Note whether or not your agency has undertaken projects of this type of scope or nature before. Explain how the project and/or programs will be sustained after this project is completed (e.g. facility maintenance, repairs, taxes, insurance, program costs, staffing, etc.). If necessary, attach additional sheets or submit architectural, site, or construction plans.

Florida ranks among the states with the highest shortages of affordable housing for low-income renters. Florida faces a severe affordable housing crisis with only 26 affordable and available rental homes for every 100 extremely low-income households.

\*National low-income housing coalition/Florida  
\*80% of single families experiencing homelessness are headed by single mothers.  
There are currently 305 kids identified as homeless in St. Johns County

The affordable housing units are supported and sustained through individual donor contributions, grants, civic and church organizations.

Sources:

\*National low-income housing coalition/Florida  
\*St. Johns Family Advocate office March 2026  
\* <https://singlemotherguide.com/single-mother-statistics>

3. Describe the use that will be made of requested grant funds from the County (e.g. renovate 5 affordable housing units, add a 150 square foot room; acquire a building; reconstruct 600 linear feet of road; provide the following services).

Purchase and renovate a 2-bedroom 1 bath unit in Moultrie Lakes Condominiums for our AOMH Affordable Housing Program.

4. If your proposed project provides permanent or emergency housing, describe how your project/program will implement the "housing first" model.

We have a two-year intergenerational, transitional housing program that is called GROW (GROW,RISE,OPEN,WIN) designed for single mothers, their children, and senior women. After graduating from this program, they have first priority and are eligible to move into affordable housing based on certain criteria such as permanent employment

and ability to pay rent. Affordable housing residents are eligible for wrap-around support services like food pantry, resources for counseling, and transportation as needed.

5. Describe how you will promote self-sufficiency and/or develop performance measures for increasing client income.

Our GROW program is designed to create self-sufficiency through individual case management. Needs are identified; goals are established and measured on a quarterly basis. Goals include acquiring sustainable transportation, education, and employment. AOMH provides job training, life skills, budgeting, and affordable housing as part of the self-sufficiency process.

This 2-bedroom unit will be utilized as affordable housing for current residents that transition out of our GROW Program. Single mothers and senior women will be given first priority to the housing units. If we do not have program residents eligible then we will open to clients on our waiting list, then to the community.

**Project Area:**

6. (Submitted projects must provide services and/or benefit County residents):
- a. Describe the project area and client base that will benefit from this project (e.g. Countywide, Community Redevelopment District, homeless population, persons with HIV/AIDS, etc.)

Low-income single mothers or fathers, their children, and senior citizen who are homeless or at risk of being homeless in St. Johns County.

- b. Provide the total estimated number of **County** clients/households to be served on an annual basis through the completion of this project, and the percentage of low- and moderate-income clients served.

2-5 persons

**Project Location:**

7. Specific site location:

a. Is the project site selected?  Yes  No

b. If yes, provide the address:

Name (if applicable): Moultrie Lakes Condominiums

Parcel ID: #88 0983710088

Address: 1845 Old Moultrie Road, Unit #88

City: St. Augustine, Florida Zip: 32084

**Land Use/Flood Zone:**

8. LAND USE/FLOOD ZONE (This section must be completed for all acquisition, construction, and rehabilitation projects).

a. The National Flood Insurance Program (NFIP) flood zone designation of the property is: X (Obtain from insurance agent or Engineering Division of the Community Development Department).

b. Current Land Use Plan designation and Zoning classification of the property is:

13. Will any employees, agents, consultants, officers, or elected officials obtain a financial interest from this activity?  
 Yes  No

14. Please include the following submissions with your application:

- a. Map with project location(s) marked (*all applicants*)
- b. A summary of the applicant agency(s) annual budget (*all applicants*)
- c. "Existing Conditions" photos (*for construction/renovation projects only*)
- d. 501(c)3 status documentation
- e. Provide an auditor's independent report for the end of the latest fiscal year or a licensed accountant's assessment and summary of the financial stability of the organization.

**-END OF APPLICATION-**

Jennifer Hays Appraisal Services PA  
P.O. Box 840228  
Saint Augustine, FL 32080  
(904) 501-1236

03/16/2026

Alpha-Omega Miracle Home

Re: Property: 1845 Old Moultrie Rd Apt 88  
Saint Augustine, FL 32084  
Client: Alpha-Omega Miracle Home  
File No.: 260316574

Opinion of Value: \$ 140,000  
Effective Date: 03/12/2026

In accordance with your request, I have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,



Jennifer Hays Harwick  
License or Certification #: Cert Res RD3883  
State: FL Expires: 11/30/2026  
jenhays23@gmail.com

**INDIVIDUAL CONDO UNIT APPRAISAL REPORT**

File No.: 260316574

<b>SUBJECT</b>	Property Address: 1845 Old Moultrie Rd		Unit #: 88	City: Saint Augustine	State: FL																																																								
	Zip Code: 32084		County: St. Johns	Legal Description: MOULTRIE LAKES (OR1633/1203) CONDO UNIT																																																									
	88 OR4734/1785 & 6200/275		Assessor's Parcel #: 098371-0088																																																										
	Tax Year: 2025		R.E. Taxes: \$ 1,810.44	Special Assessments: \$ None Known	Borrower (if applicable): Alpha-Omega Miracle Home																																																								
<b>ASSIGNMENT</b>	Current Owner of Record: Cynthia Knoche Trust		Occupant: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant (Market Rent) <input type="checkbox"/> Tenant (Regulated Rent) <input checked="" type="checkbox"/> Vacant																																																										
	Project Type: <input checked="" type="checkbox"/> Condominium <input type="checkbox"/> Other (describe)		HOA: \$ 235		<input type="checkbox"/> per year <input checked="" type="checkbox"/> per month																																																								
	Market Area Name: Moultrie		Map Reference: 27260	Census Tract: 0213.01																																																									
	Project Name: Moultrie Lakes Condo		Phase: 1																																																										
<b>MARKET AREA DESCRIPTION</b>	The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)																																																												
	This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective																																																												
	Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input checked="" type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work)																																																												
	Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)																																																												
<b>PROJECT SITE DESCRIPTION</b>	Intended Use: The intended use of this appraisal is to estimate market value for possible grant-funding.																																																												
	Intended User(s) (by name or type): Alpha Omega Miracle Home, Inc. and St. Johns County Housing & Community Services Division																																																												
	Client: Alpha-Omega Miracle Home		Address: 1797 Old Moultrie Rd., Suite 107, Saint Augustine, FL 32084																																																										
	Appraiser: Jennifer Hays Harwick		Address: P.O. Box 840228, Saint Augustine, FL 32080																																																										
<b>MARKET AREA DESCRIPTION</b>	Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): The subject neighborhood is bound by King Street to the north, Lewis Point Road to the south, the Intracoastal Waterway to the east, and SR 207 to the west. The neighborhood consists of primarily detached, contemporary & ranch style single-family homes. Shopping, schools, employment centers, and supporting commercial services are located along US 1 and State Road 312. State Road 207 provides access to I-95. Area amenities include the St. Augustine Beaches and Historical Downtown St. Augustine, both within a 10-15 minute drive. Sale prices have increased over the past year. An over supply does not exist. Typical marketing periods are up to 4 months for reasonably priced homes & condos. Conventional, FHA, and VA mortgage financing is readily available.																																																												
	Zoning Classification: PUD Description: Multi-Family Residential																																																												
	Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning																																																												
	Ground Rent (if applicable) \$ / Comments: N/A																																																												
<b>PROJECT INFORMATION</b>	Highest & Best Use as improved (or as proposed per plans & specifications): <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)																																																												
	Actual Use as of Effective Date: Condominium Use as appraised in this report: Condominium																																																												
	Summary of Highest & Best Use: The subject site is zoned for multi-family / condominiums. Condominiums is the highest and best use.																																																												
	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Utilities</th> <th>Public</th> <th>Other</th> <th>Provider/Description</th> <th>Off-site Improvements</th> <th>Type</th> <th>Public</th> <th>Private</th> <th>Density</th> </tr> <tr> <td>Electricity</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>FPL</td> <td>Street</td> <td>Asphalt Paved</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>13 units / acre</td> </tr> <tr> <td>Gas</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>None</td> <td>Curb/Gutter</td> <td>Concrete</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Size 6.66 ac</td> </tr> <tr> <td>Water</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>St. Johns Co Utility</td> <td>Sidewalk</td> <td>Concrete</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Topography Mostly Level</td> </tr> <tr> <td>Sanitary Sewer</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>St. Johns Co Utility</td> <td>Street Lights</td> <td>Post</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>View Avg Residential</td> </tr> <tr> <td>Storm Sewer</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>None</td> <td>Alley</td> <td>None</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td></td> </tr> </table>					Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Density	Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	FPL	Street	Asphalt Paved	<input checked="" type="checkbox"/>	<input type="checkbox"/>	13 units / acre	Gas	<input type="checkbox"/>	<input type="checkbox"/>	None	Curb/Gutter	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Size 6.66 ac	Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	St. Johns Co Utility	Sidewalk	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topography Mostly Level	Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	St. Johns Co Utility	Street Lights	Post	<input checked="" type="checkbox"/>	<input type="checkbox"/>	View Avg Residential	Storm Sewer	<input type="checkbox"/>	<input type="checkbox"/>	None	Alley	None	<input type="checkbox"/>	<input type="checkbox"/>			
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<b>PROJECT INFORMATION</b>	Other site elements: <input checked="" type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input checked="" type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)																																																												
	FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X FEMA Map # 12109C0377J FEMA Map Date 12/07/2018																																																												
	Site Comments: No adverse site conditions are noted. Normal utility easements exist with no apparent adverse effect on value. No external obsolescence or adverse factors noted. The subject's monthly HOA fee is typical and reasonable within the market area and does not adversely effect the subject's value or marketability.																																																												
	Data source(s) for project information Public Records, MLS, Management																																																												
<b>PROJECT INFORMATION</b>	Project Description <input type="checkbox"/> Detached <input type="checkbox"/> Row or Townhouse <input checked="" type="checkbox"/> Garden <input type="checkbox"/> Mid-Rise <input type="checkbox"/> High-Rise <input type="checkbox"/> Other (describe)																																																												
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Project Primary Occupancy <input checked="" type="checkbox"/> Principal Residence <input type="checkbox"/> Second Home or Recreational <input type="checkbox"/> Tenant																																																													
Is the developer/builder in control of the Homeowners' Association (HOA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No																																																													
Management Group: <input type="checkbox"/> Homeowners' Association <input type="checkbox"/> Developer <input checked="" type="checkbox"/> Management Agent (name of management agent or company): TDR Property Management, LLC																																																													
Was the project created by the conversion of existing building(s) into a condominium? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe the original use and date of conversion.																																																													
The subject development was converted from apartments to condominiums in 2001.																																																													
Are CC&Rs applicable? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown Have the documents been reviewed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Comments: Conditions, Covenants & Restrictions are typical in PUDs similar to the subject and do not adversely affect marketability.																																																													
Project Comments (condition, quality of construction, completion status, etc.): The project appears well maintained and is in overall good condition. The quality of construction is average. Updates include: Roof 2020, exterior siding (2014), re-plumb (2015). Regarding HUD/FHA requirements, the roof is in good condition and has an estimated remaining life of 15 years.																																																													
Common Elements and Recreational Facilities: Parking/Driveway areas, entrance, dock.																																																													

# INDIVIDUAL CONDO UNIT APPRAISAL REPORT

File No.: 260316574

Summary of condominium project budget analysis for the current year (if analyzed): A copy of the condo budget was not provided to the appraiser. Budget analysis is beyond the scope of this appraisal.

Other fees for the use of the project facilities (other than regular HOA charges): None

Compared to other competitive projects of similar quality and design, the subject unit charge appears  High  Average  Low (If High or Low, describe)

Are there any special or unusual characteristics of the project (based on the condominium documents, HOA meetings, or other information) known to the appraiser?  
 Yes  No If Yes, describe and explain the effect on value and marketability.

Unit Charge: \$ 235 per month X 12 = \$ 2,820.00 per year. Annual assessment charge per year per SF of GLA = \$ 3.24

Utilities included in the Unit Charge:  None  Heat  Air Conditioning  Electricity  Gas  Water  Sewer  Cable  Other

Source(s) used for physical characteristics of property:  New Inspection  Previous Appraisal Files  MLS  Assessment and Tax Records  Prior Inspection  
 Property Owner  Other (describe)

Data Source for Gross Living Area:  N/A  Public Records, Measured

General Description	Exterior Description	Foundation	Basement	Heating
Floor Location: <u>1</u>	Foundation: <u>Concrete/Av-Gd</u>	Slab: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Area Sq. Ft. <u>0</u> sf	Type: <u>Ht Pump</u>
# of Levels: <u>1</u>	Exterior Walls: <u>Frm, Hardi/Gd</u>	Crawl Space: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	% Finished: <u>0</u>	Fuel: <u>Electric</u>
Design (Style): <u>1 Story Flat Condo</u>	Roof Surface: <u>FG Shng/Gd</u>	Basement: <u>No Basement</u>	Ceiling: _____	Cooling: _____
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed	Gutters & Dwnspnts: <u>None</u>	Sump Pump: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Walls: _____	Central: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Under Construction	Window Type: <u>Alum/Avg</u>	Dampness: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Floor: _____	Other: <u>No</u>
Actual Age (Yrs.): <u>42</u>	Storm/Screens: <u>Screens/Avg</u>	Settlement: <u>None Noted</u>	Outside Entry: _____	
Effective Age (Yrs.): <u>12</u>		Infestation: <u>None Noted</u>		

Interior Description	Appliances	Attic	Amenities	Car Storage
Floors: <u>Tile/Gd</u>	Refrigerator: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Stairs: <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Other	Fireplace(s) # <u>0</u>	<input type="checkbox"/> Garage # _____
Walls: <u>Drywall/Avg</u>	Range/Oven: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Drop Stair: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Patio: <u>2 Patios</u>	<input type="checkbox"/> Covered # _____
Trim/Finish: <u>Wood/Avg</u>	Disposal: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Scuttle: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Deck: <u>None</u>	<input checked="" type="checkbox"/> Open # <u>2</u>
Bath Floor: <u>Tile/Gd</u>	Dishwasher: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Doorway: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Porch: <u>Cv Entry</u>	Total # of cars: <u>2</u>
Bath Wainscot: <u>Tile/Gd</u>	Fan/Hood: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Floor: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Fence: <u>None</u>	<input type="checkbox"/> Assigned
Doors: <u>Wood/Avg</u>	Microwave: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Heated: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Pool: <u>None</u>	<input type="checkbox"/> Owned
	Washer/Dryer: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Finished: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Balcony: <u>None</u>	Space #(s): <u>N/A</u>

Finished area above grade contains: 4 Rooms 2 Bedrooms 1 Bath(s) 871 Square Feet of Gross Living Area Above Grade

Are the heating and cooling for the individual units separately metered?  Yes  No (If No, describe)

Additional features: Tile flooring throughout, plank tile flooring in bedrooms, 2 patios, fenced yard.

Describe the condition of the property (including physical, functional and external obsolescence): The subject is in overall average to good condition. Updates include: Flooring, bath cabinetry, appliances, water heater, A/C. Physical depreciation exists due to normal aging. No functional or external depreciation exists. Regarding FHA requirements: The water and electricity was on and all major systems appeared to be in working condition. There was not any visible evidence of termite damage or infestation on the subject at the time of inspection.

My research  did  did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): Public Records

TRANSFER HISTORY	Analysis of sale/transfer history and/or any current agreement of sale/listing:
1st Prior Subject Sale/Transfer Date: <u>07/23/2025</u> Price: <u>0</u> Source(s): <u>Public Records</u>	<u>The subject's prior transfer was for estate purposes (trust). There have been no prior sales of the subject within the past 3 years. The subject is not listed for sale in the MLS but was offered for sale by owner for \$134,000. The signed 24 page "as-is" contract indicated a sale price of \$134,000. Buyer to pay all of Seller's closing costs. The contract appears typical with no unusual terms or conditions noted.</u>
2nd Prior Subject Sale/Transfer Date: <u>N/A</u> Price: <u>N/A</u> Source(s): <u>Public Records</u>	

# INDIVIDUAL CONDO UNIT APPRAISAL REPORT

File No.: 260316574

SALES COMPARISON APPROACH TO VALUE (if developed) <input type="checkbox"/> The Sales Comparison Approach was not developed for this appraisal.		COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	1845 Old Moultrie Rd Apt 88 Saint Augustine, FL 32084	1845 Old Moultrie Rd Apt 67 Saint Augustine, FL 32084	1845 Old Moultrie Rd Apt 79 Saint Augustine, FL 32084	4420 Carter Rd Apt 26 Saint Augustine, FL 32086			
Project	Moultrie Lakes Condo	Moultrie Lakes Condo	Moultrie Lakes Condo	The Oaks at Wildwood			
Phase	1	1	1	1			
Proximity to Subject		0.02 miles NE	0.04 miles E	4.04 miles S			
Sale Price	\$ 134,000	\$ 140,000	\$ 135,000	\$ 144,900			
Sale Price/GLA	\$ 153.85 /sq.ft.	\$ 160.92 /sq.ft.	\$ 155.17 /sq.ft.	\$ 166.55 /sq.ft.			
Data Source(s)	Inspection	MLS#RM2059903;DOM 225	MLS#RM2054476;DOM 267	MLSRM2109293;DOM 82			
Verification Source(s)	Public Records	ORB 6206-1630	ORB 6199-1203	ORB 6296-1018			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.
Sales or Financing	N/A	Armlth		Armlth		Armlth	
Concessions	N/A	Cash;0		Cash;0		Conv;0	
Date of Sale/Time	03/06/2026	s08/25;c07/25	+2,800	s08/25;c07/25	+2,700	s01/26;c12/25	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Moultrie Lakes	Moultrie Lakes		Moultrie Lakes		Oaks at Wildwood	0
HOA Fees (\$/Month)	235	290		290		317	0
Common Elements and Recreational Facilities	Dock	Dock		Dock		None	+2,000
Floor Location	1	1		1		1 & 2	0
View	Average Res	Average Res		Average Res		Average Res	
Design (Style)	1 Story Flat Condo	1 Story Flat Condo		1 Story Flat Condo		2 Story TH Condo	
Quality of Construction	Average	Average		Average		Average	
Age	42	41	0	41	0	44	0
Condition	Average-Good	Average-Good		Average-Good		Good	-5,000
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	4 2 1	4 2 1		4 2 1		4 2 1.1	-2,000
Gross Living Area	871 sq.ft.	870 sq.ft.		870 sq.ft.		870 sq.ft.	
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Good	Good		Good		Good	
Heating/Cooling	HtPump/Central	HtPump/Central		HtPump/Central		HtPump/Central	
Energy Efficient Items	Standard Items	Standard Items		Standard Items		Standard Items	
Parking	Open Parking	Open Parking		Open Parking		Open Parking	
Porch/Patio/Deck	2Patos, Fence	2 Patios	+1,500	Patio	+2,000	LgPatio,PtFence	0
Prior Sales Past 1 Year	None	12/24, \$133,100		09/24, \$132,500		None	
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 4,300		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 4,700		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -5,000	
Adjusted Sale Price of Comparables		\$ 144,300		\$ 139,700		\$ 139,900	
<p>Summary of Sales Comparison Approach The sales used are the most recent and similar available. Sales 1 &amp; 2 are located within the subject's development and have similar quality, condition, and have similar floor plans as the subject. Sale 3 is located within a competing development. Sale 3 is over 1 mile from the subject but is located within the adjacent neighborhood (Wildwood), and appeals to the same market segment as for the subject. Sale 3 has superior condition due to having an updated kitchen. Upward time of sale adjustments are applied to Sales 1 &amp; 2 to reflect the increase in sale prices over the past year (see 1004MC addendum). Bathroom adjustments applied at \$2,000 per 1/2 bath. Other adjustments given are self-evident and represent the appraiser's attempt to isolate and compensate for significantly dissimilar features or conditions. Adjustments for dissimilar features or conditions approximate market reactions and are not necessarily based on actual cost. The comparable sales provided are the best market indications of value for the subject, as adjusted, and provide a reliable and accurate range of value on which I based my final opinion of market value in accordance with the value definition found within the report.</p>							
Indicated Value by Sales Comparison Approach \$ 140,000							

SALES COMPARISON APPROACH



# INDIVIDUAL CONDO UNIT APPRAISAL REPORT

File No.: 260316574

<b>INCOME APPROACH TO VALUE (if developed)</b> <input type="checkbox"/> The Income Approach was not developed for this appraisal.			
<b>FEATURE</b>	<b>SUBJECT</b>	<b>COMPARABLE RENTAL # 1</b>	<b>COMPARABLE RENTAL # 2</b>
Address 1845 Old Moultrie Rd, # 88 Saint Augustine, FL 32084	1845 Old Moultrie Rd Apt 77 Saint Augustine, FL 32084	1845 Old Moultrie Rd Apt 47 Saint Augustine, FL 32084	1845 Old Moultrie Rd Apt 30 Saint Augustine, FL 32084
Project Moultrie Lakes Condo	Moultrie Lakes Condo	Moultrie Lakes Condo	Moultrie Lakes Condo
Phase 1	1	1	1
Proximity to Subject	0.05 miles E	0.07 miles NE	0.10 miles NE
Current Monthly Rent	\$ N/A	\$ 1,400	\$ 1,400
Rent/GLA	\$ 1.03 /sq.ft.	\$ 1.61 /sq.ft.	\$ 1.47 /sq.ft.
Rent Control	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Data Source(s)	Inspection	MLS#250312;DOM 35	MLS#250289;DOM 6
Date of Lease(s)	Current 1 year	03/01/2025, Current 1 year lease	01/25/2025, Current 1 Year lease
Location	Moultrie Lakes	Moultrie Lakes	Moultrie Lakes
View	N;Res;	N;Res;	N;Res;
Age	42	41	41
Condition	Average-Good	Average-Good	Average-Good
Above Grade	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths
Room Count	4 2 1	4 2 1	4 2 1
Gross Living Area	871 sq.ft.	870 sq.ft.	870 sq.ft.
Utilities Included	None	None	None
Parking	Open Parking	Open Parking	Open Parking
Amenities	Patio, Fence	Patio	Patio, Fence
<p>Summary of Income Approach (including support for market rent and GRM): The income approach is applicable as the subject would typically be used as a rental property. A GRM of 100 is typical for condos of similar age and quality as the subject. Based on analysis of the comparable rentals, market rent is estimated at \$1,400 per month with the tenant paying all utilities.</p>			
<p>Opinion of Monthly Market Rent \$ 1,400 X Gross Rent Multiplier 100 = \$ 140,000 Indicated Value by Income Approach</p>			
<b>COST APPROACH TO VALUE (if developed)</b> <input checked="" type="checkbox"/> The Cost Approach was not developed for this appraisal.			
<p>Summary of Cost Approach: The cost approach is N/A for condos.</p>			
<p>Indicated Value by: Sales Comparison Approach \$ 140,000 Cost Approach (if developed) \$ Income Approach (if developed) \$ 140,000</p>			
<p>Final Reconciliation The sales comparison approach is given the greatest emphasis as it best reflects the decisions of buyers and sellers in the subject's market area. The cost approach is N/A for condos. The income approach is applicable as the subject would typically be purchased for a use as a rental property. All comparables have been given equal consideration in the analysis. The indicated market value range is \$139,700 to \$144,300. A reasonable opinion of market value for the subject property, as of the effective date, with an exposure time of less than 3 months, is \$140,000. Based on analysis of the comparable sales, the subject's sale price is below market value.</p> <p>This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: The property meets/exceeds HUD/FHA requirements as set forth in HUD Handbooks 4000.1 and any subsequent mortgagee letters.</p> <p><input checked="" type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.</p> <p>Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 140,000, as of: 03/12/2026, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.</p>			
<p>A true and complete copy of this report contains 19 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.</p> <p>Attached Exhibits:</p> <p><input checked="" type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Limiting Cond./Certifications <input checked="" type="checkbox"/> Mkt Conditions Addendum <input checked="" type="checkbox"/> Photograph Addenda <input checked="" type="checkbox"/> Sketch Addendum</p> <p><input checked="" type="checkbox"/> Map Addenda <input type="checkbox"/> Additional Sales <input type="checkbox"/> Additional Rentals <input checked="" type="checkbox"/> Flood Addendum <input type="checkbox"/> Hypothetical Conditions</p> <p><input type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/> Budget Analysis <input checked="" type="checkbox"/> E&amp;O Insurance <input checked="" type="checkbox"/> Qualifications <input checked="" type="checkbox"/> Appraiser's License</p>			
Client Contact: _____		Client Name: Alpha-Omega Miracle Home	
E-Mail: _____		Address: 1797 Old Moultrie Rd., Suite 107, Saint Augustine, FL 32084	
<b>APPRAISER</b>		<b>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</b>	
<p><i>Jennifer Hays Harwick</i></p> <p>Appraiser Name: Jennifer Hays Harwick</p> <p>Company: Jennifer Hays Appraisal Services PA</p> <p>Phone: (904) 501-1236 Fax: _____</p> <p>E-Mail: jenhays23@gmail.com</p> <p>Date of Report (Signature): 03/16/2026</p> <p>License or Certification #: Cert Res RD3883 State: FL</p> <p>Designation: State-Certified Residential Real Estate Appraiser RD3883</p> <p>Expiration Date of License or Certification: 11/30/2026</p> <p>Inspection of Subject: <input checked="" type="checkbox"/> Interior &amp; Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None</p> <p>Date of Inspection: 03/12/2026</p>		<p>Supervisory or Co-Appraiser Name: _____</p> <p>Company: _____</p> <p>Phone: _____ Fax: _____</p> <p>E-Mail: _____</p> <p>Date of Report (Signature): _____</p> <p>License or Certification #: _____ State: _____</p> <p>Designation: _____</p> <p>Expiration Date of License or Certification: _____</p> <p>Inspection of Subject: <input type="checkbox"/> Interior &amp; Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None</p> <p>Date of Inspection: _____</p>	



## Market Conditions Addenda

Date Run: 3/16/2026

Base/List Date/Current: 3/16/2026

Stable Range Selected High Limit 0% Low Limit 0%

### Year 1- Current to 12 Months

Inventory Analysis	Price 7 - 12 Months	Price 4 - 6 Months	Current - 3 Months	Y1 Overall Trend
Total # of Comparable Sales (Settled)	3	3	1	Stable
Absorption Rate (Total Sales/Months)	0.50	1	0.33	Decreasing
Total # of Comparable Active Listings	3	1	0	Decreasing
Months of Housing Supply (Total Listings/Ab.Rate)	6	1	0	Decreasing
Median Sale % of List Price, DOM, Sales Days	Price 7 - 12 Months	Price 4 - 6 Months	Current - 3 Months	Y1 Overall Trend
Median Comparable Sale Price	\$140,000.00	\$149,000.00	\$144,900.00	Increasing
Median Comparable Sales Days on Market	225	38	82	Decreasing
Median Comparable List Price	\$149,500.00	\$154,500.00	\$127,450.00	Decreasing
Median Comparable Listings Days on Market	90	44	84	Decreasing
Median Sale Price as % of List Price	93.33%	96.44%	93.79%	Increasing

### Year 2- 13 to 24 Months

Inventory Analysis	Price 22 - 24 Months	Price 18 - 21 Months	Price 15 - 18 Months	Price 12 - 15 Months	Y2 Overall Trend
Total # of Comparable Sales (Settled)	0	0	0	0	Stable
Absorption Rate (Total Sales/Months)	0	0	0	0	Stable
Total # of Comparable Active Listings	0	0	2	3	Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	0	0	0	0	Stable
Median Sale % of List Price, DOM, Sales Days	Price 22 - 24 Months	Price 18 - 21 Months	Price 15 - 18 Months	Price 12 - 15 Months	Y2 Overall Trend
Median Comparable Sale Price	0	0	0	0	Stable
Median Comparable Sales Days on Market	0	0	0	0	Stable
Median Comparable List Price	0	0	\$147,500.00	\$149,000.00	Increasing
Median Comparable Listings Days on Market	0	0	246	225	Decreasing
Median Sale Price as % of List Price	0	0	0	0	Stable

MLS #	Status	Address	List Date	Sold Date	DOM	List Price	Sold Price	%Sold/List
254881	Sold	4420 Carter Rd	8/21/2025	10/19/2025	44	\$154,900	\$148,000	96.44%
RM2106300	Sold	4420 CARTER Road	8/17/2025	10/16/2025	36	\$154,900	\$148,000	96.44%
250418	Sold	4420 Carter Rd	1/22/2025	7/2/2025	137	\$149,000	\$148,000	97.32%
RM2109293	Sold	4420 CARTER Road	9/18/2025	1/27/2026	82	\$154,900	\$144,900	93.79%
255008	Sold	4420 Carter Rd	8/30/2025	10/9/2025	21	\$149,000	\$141,000	94.63%
RM2059803	Sold	1845 OLD MOULTRIE Road	12/9/2024	8/20/2025	225	\$150,000	\$140,000	93.33%
RM2054476	Sold	1845 OLD MOULTRIE Road	10/31/2024	8/7/2025	287	\$148,000	\$135,000	91.22%
RM2119344	Pending	4420 CARTER Road	11/24/2025		102	\$134,900		
RM2123552	Pending	4420 CARTER Road	1/3/2026		98	\$120,000		

# Assumptions, Limiting Conditions & Scope of Work

File No.: 260316574

Address: 1845 Old Moultrie Rd Unit #: 88 City: Saint Augustine State: FL Zip Code: 32084  
Client: Alpha-Omega Miracle Home Address: 1797 Old Moultrie Rd., Suite 107, Saint Augustine, FL 32084  
Appraiser: Jennifer Hays Harwick Address: P.O. Box 840228, Saint Augustine, FL 32080

## STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject unit is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

**The Scope of Work** is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

# Certifications

File No.: 260316574

Address: 1845 Old Moultrie Rd	Unit #: 88	City: Saint Augustine	State: FL	Zip Code: 32084
Client: Alpha-Omega Miracle Home	Address: 1797 Old Moultrie Rd., Suite 107, Saint Augustine, FL 32084			
Appraiser: Jennifer Hays Harwick	Address: P.O. Box 840228, Saint Augustine, FL 32080			

### APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

### DEFINITION OF MARKET VALUE \*:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

\* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact:	Client Name: Alpha-Omega Miracle Home
E-Mail:	Address: 1797 Old Moultrie Rd., Suite 107, Saint Augustine, FL 32084
APPRAISER	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
<i>Jennifer Hays Harwick</i> Appraiser Name: Jennifer Hays Harwick	Supervisory or Co-Appraiser Name:
Company: Jennifer Hays Appraisal Services PA	Company:
Phone: (904) 501-1236 Fax:	Phone: Fax:
E-Mail: jenhays23@gmail.com	E-Mail:
Date Report Signed: 03/16/2026	Date Report Signed:
License or Certification #: Cert Res RD3883 State: FL	License or Certification #: State:
Designation: State-Certified Residential Real Estate Appraiser RD3883	Designation:
Expiration Date of License or Certification: 11/30/2026	Expiration Date of License or Certification:
Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None	Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None
Date of Inspection: 03/12/2026	Date of Inspection:



## Subject Photo Page

Client	Alpha-Omega Miracle Home				
Property Address	1845 Old Moultrie Rd Apt 88				
City	Saint Augustine	County	St. Johns	State	FL Zip Code 32084
Client	Alpha-Omega Miracle Home				



### Subject Front

1845 Old Moultrie Rd Apt 88  
Sales Price 134,000  
Gross Living Area 871  
Total Rooms 4  
Total Bedrooms 2  
Total Bathrooms 1  
Location Moultrie Lakes  
View Average Res  
Site  
Quality Average  
Age 42



### Subject Rear



### Subject Street

## Interior Photos

Client	Alpha-Omega Miracle Home						
Property Address	1845 Old Moultrie Rd Apt 88						
City	Saint Augustine	County	St. Johns	State	FL	Zip Code	32084
Client	Alpha-Omega Miracle Home						



**Kitchen**



**Living Room**



**Bathroom**



**Bedroom**



**Bedroom**



**Dining Area**

### Subject Photograph Addendum

Client	Alpha-Omega Miracle Home						
Property Address	1845 Old Moultrie Rd Apt 88						
City	Saint Augustine	County	St. Johns	State	FL	Zip Code	32084
Client	Alpha-Omega Miracle Home						



Patio  
Fenced Yard  
A/C Unit



Updated Water Heater



A/C Handler

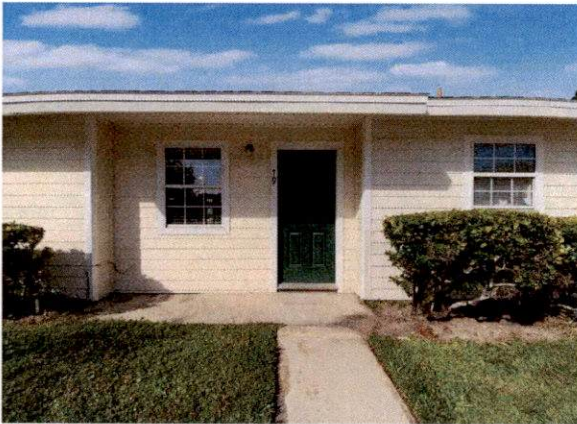
## Comparable Photo Page

Client	Alpha-Omega Miracle Home		
Property Address	1845 Old Moultrie Rd Apt 88		
City	Saint Augustine	County St. Johns	State FL      Zip Code 32084
Client	Alpha-Omega Miracle Home		



### Comparable 1

1845 Old Moultrie Rd Apt 67  
 Prox. to Subject      0.02 miles NE  
 Sales Price            140,000  
 Gross Living Area    870  
 Total Rooms           4  
 Total Bedrooms       2  
 Total Bathrooms      1  
 Location               Moultrie Lakes  
 View                    Average Res  
 Site  
 Quality                 Average  
 Age                      41



### Comparable 2

1845 Old Moultrie Rd Apt 79  
 Prox. to Subject      0.04 miles E  
 Sales Price            135,000  
 Gross Living Area    870  
 Total Rooms           4  
 Total Bedrooms       2  
 Total Bathrooms      1  
 Location               Moultrie Lakes  
 View                    Average Res  
 Site  
 Quality                 Average  
 Age                      41

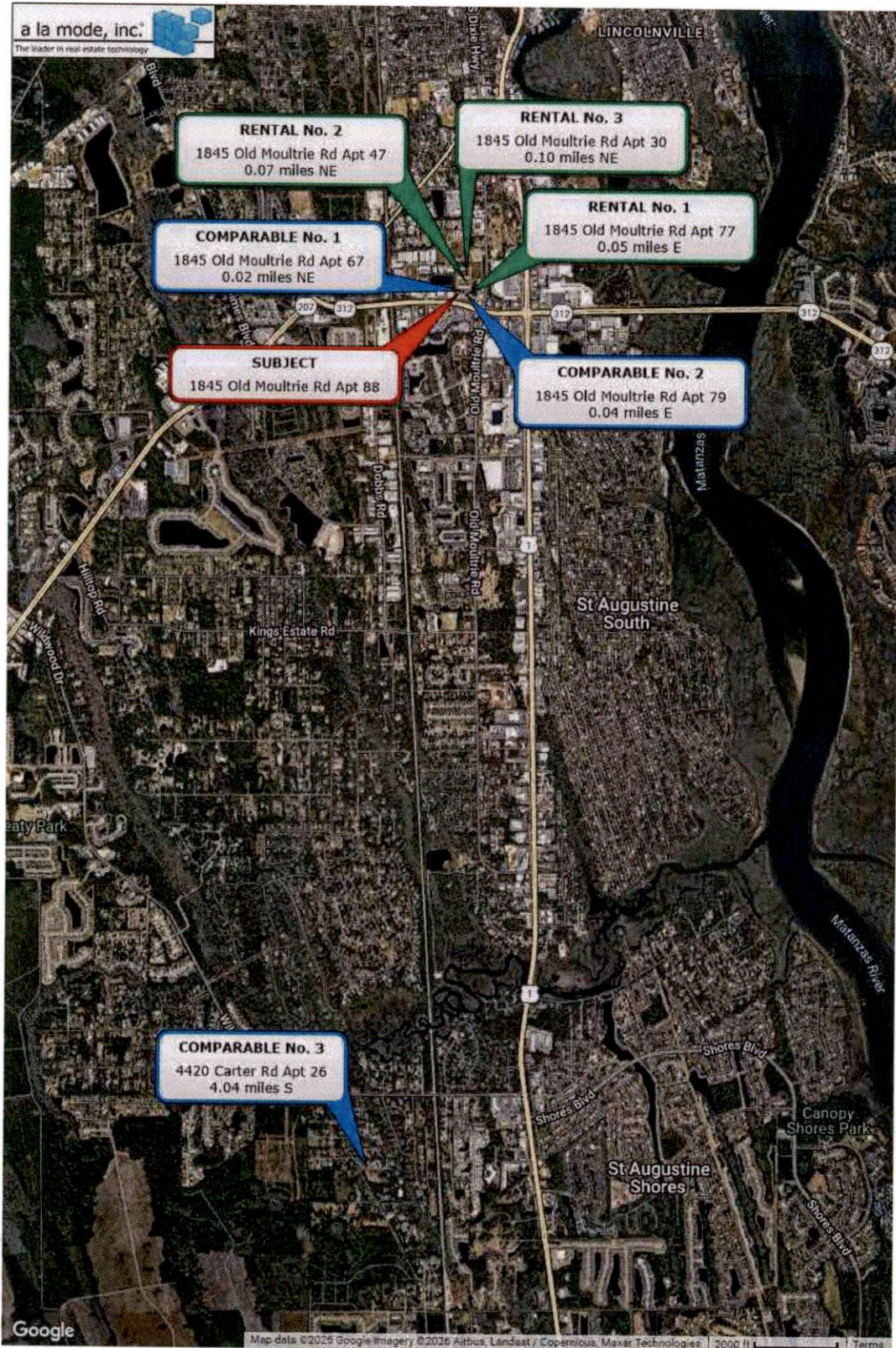


### Comparable 3

4420 Carter Rd Apt 26  
 Prox. to Subject      4.04 miles S  
 Sales Price            144,900  
 Gross Living Area    870  
 Total Rooms           4  
 Total Bedrooms       2  
 Total Bathrooms      1.1  
 Location               Oaks at Wildwood  
 View                    Average Res  
 Site  
 Quality                 Average  
 Age                      44

## Comparable Sales & Rentals Map

Client	Alpha-Omega Miracle Home		
Property Address	1845 Old Moultrie Rd Apt 88		
City	Saint Augustine	County St. Johns	State FL      Zip Code 32084
Client	Alpha-Omega Miracle Home		



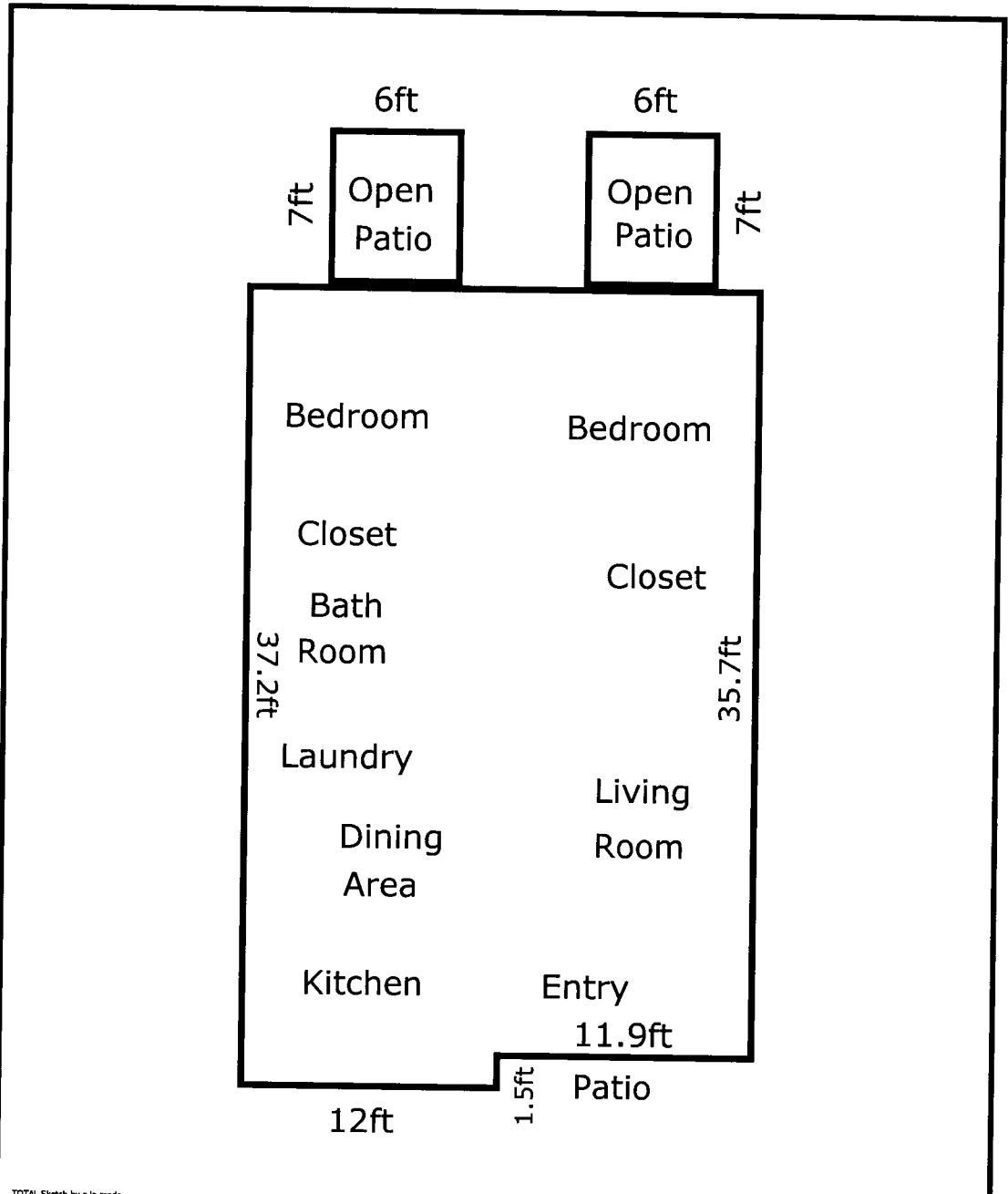
# Flood Map

Client	Alpha-Omega Miracle Home		
Property Address	1845 Old Moultrie Rd Apt 88		
City	Saint Augustine	County St. Johns	State FL      Zip Code 32084
Client	Alpha-Omega Miracle Home		



### Building Sketch

Client	Alpha-Omega Miracle Home		
Property Address	1845 Old Moultrie Rd Apt 88		
City	Saint Augustine	County St. Johns	State FL Zip Code 32084
Client	Alpha-Omega Miracle Home		



TOTAL Sketch by a la mode

#### Area Calculations Summary

Living Area		Calculation Details
First Floor	871.23 Sq ft	$23.9 \times 35.7 = 853.23$
		$1.5 \times 12 = 18$
<b>Total Living Area (Rounded):</b>	<b>871 Sq ft</b>	
<b>Non-Living Area</b>		
Open Patio	42 Sq ft	$6 \times 7 = 42$
Open Patio	42 Sq ft	$6 \times 7 = 42$

**Appraisers License**



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



**STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**FLORIDA REAL ESTATE APPRAISAL BD**

THE CERTIFIED RESIDENTIAL APPRAISER HEREIN IS CERTIFIED UNDER THE  
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

**HARWICK, JENNIFER HAYS**

21213 HARBOUR VISTA CIRCLE  
ST AUGUSTINE FL 32080

**LICENSE NUMBER: RD3883**

**EXPIRATION DATE: NOVEMBER 30, 2026**

Always verify licenses online at [MyFloridaLicense.com](http://MyFloridaLicense.com)

ISSUED: 09/26/2025

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



## **Jennifer Hays Harwick**

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### **QUALIFICATIONS**

#### **Education**

Real Estate Broker Licensure Course – 72 Hours – April 2007  
Florida Real Estate Institute, Jacksonville, FL

Course AB II – Residential Course II – 45 Hours – October 2001  
Steve Williamson's Real Estate Education Specialists, Orlando, FL

Course AB I – Licensed Residential Course I – 75 Hours – April 2000  
Florida Real Estate Institute, Jacksonville, FL

Real Estate Pre-Licensing Course – 1985  
Florida Real Estate Institute, Jacksonville, FL

#### **Professional**

- Appraiser, Sunshine Realty & Appraisal Services, LLC. 2000-2018
- State-Certified Residential Real Estate Appraiser 2002-Present RD3883 (Florida)
- Licensed Real Estate Salesperson 1985-2007 SL443531 (Florida)
- Licensed Real Estate Broker 2007-Present BK443531 (Florida)

#### **Experience**

##### **State Certified Residential Real Estate Appraiser Serving St. Johns County**

2007-Present, Jennifer Hays Appraisal Services PA, P.O. Box 840228, St. Augustine, FL 32080-0228

December 2002 – 2007 staff appraiser, 2010-2018 appraisal manager, Sunshine Realty & Appraisal Services, LLC 741 A1A Beach Boulevard, St. Augustine, FL 32080

State Registered Assistant Appraiser, Sunshine Realty & Appraisal Services, Inc.  
April 2000 – December 2002. 741 A1A Beach Boulevard, St. Augustine, FL 32080

Licensed Realtor, 40 years, 1985-Present, Sunshine Realty, 741 A1A Beach Blvd. St. Augustine, FL

## Jennifer Hays Harwick

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### Professional Memberships

- St. Johns County Board of Realtors
- National Association of Realtors

### Continuing Education

30 Hours Required – USPAP, Florida Law Updates & Specialty Courses October & November 2002, 2004, 2006, August 2008, Steve Williamson's Real Estate Education Specialists; Oct 2010  
Appraisal Institute Required USPAP, McKissock 30 Hours Required – completed Nov 2012  
Gold Coast School of Real Estate 30 Hours Required – completed Nov 2014  
McKissock 30 Hours Required – completed Nov 2016  
McKissock 30 Hours Required – completed Nov 2018  
McKissock 30 Hours Required - completed April 2020 (USPAP) & October 2020  
McKissock 30 Hours Required - completed Nov 2022  
McKissock 30 Hours Required – completed Oct 2024

30 Hours Required – Broker Post-Licensing – Florida Essentials of Real Estate Investments  
Completed June 2008; 30 Hours Required – Broker Post-Licensing – Florida Real Estate  
Brokerage, A Management Guide – Completed March 2009; 14 hr cont Ed FREI 03/2011  
14 Hours Required Cont Ed Broker Lic – Florida Real Estate Institute – completed 03/2013  
14 Hours Required Cont Ed Broker Lic – Florida Real Estate Inst – completed 03/2015  
14 Hours Required Cont Ed Broker Lic – Bob Hogue School of RE – 03/2017  
3 Hours Required Florida Real Estate Ethics & Business Practices 12/2018  
14 Hours Required Cont Ed Broker Lic – Florida Real Estate Institute – 03/2019  
14 Hours Required Cont Ed Broker Lic – Florida Real Estate Institute – 04/2021  
14 Hours Required Cont Ed Broker Lic – Florida Real Estate Institute – 03/2023  
14 Hours Required Cont Ed Broker Lic – Kaplan Real Estate Education– 3/2025

FHA & The Appraisal Process – Appraisal Institute – Completed August 2008

Valuation of Green Residential Properties – Appraisal Institute – Completed February 2009

The New Residential Market Conditions Form – Appraisal Institute – Completed March 2009

Appraisal Institute – Online Business Practices and Ethics – Completed April 2009

Appraisal Institute – Appraisal Challenges: Declining Markets & Sales Concessions – May 2009

Appraisal Institute - Fannie Mae 2009 Selling Guide Updates – September 2009

Appraisal Institute - Residential Development: Valuation Trends, Issues & Challenges – Oct. 2009

Appraisal Institute - Mortgage Fraud and Real Estate Valuation – Completed April 2010

Appraisal Institute – Business Practices and Ethics-Completed Oct 2011

## **Jennifer Hays Harwick**

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McKissock – The New FHA Handbook 4000.1 – Completed Oct 2015

National Association of Realtors – Code of Ethics Training – January 2022

Florida Real Estate Institute – Ethics for Florida Real Estate Professionals – Dec 2024

### **Service Experience**

Single Family Residential, 2-4 Family, Condominiums  
Vacant Land, Construction-Perm, Final Inspections  
Date of Death Valuation  
Divorce & Estate Appraisals  
FHA, USDA  
Reverse Mortgage Appraisals  
Waterfront – Ocean Front, Intracoastal Waterway, Canal Front  
Construction Draw Inspections  
Pre-Listing Appraisals  
Court Testimony  
Catastrophic Disaster Area Property Inspections  
Casualty Loss Valuations  
Appraisal Review  
Compliance Reviews