

WORKFORCE HOUSING UNIT

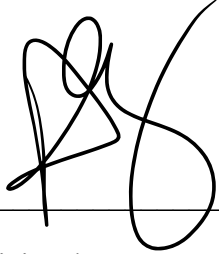
NOTICE OF OFFERING

This NOTICE is made this 20 day of May, 2026, by the **Bluenest Homes 8, LLC, a Florida limited liability company** (“Offeror”), to the Miami-Dade Public Housing and Community Development or any successor agency (the “Department”).

WHEREAS, to assist in providing workforce housing to individuals and families of moderate income, particularly those whose earnings range up to 140% of the area median income for Miami-Dade County as determined by the United States Department of Housing and Urban Development.

NOW, THEREFORE, Offeror states as follows:

1. **Notice of Availability:** Offeror hereby provides notice of its offering for sale of 3 Workforce Housing Units (WHUs) located at the Property. The Offeror will begin selling units at the Property on July 20th, 2026.
2. **Size Range:** The sizes of the WHUs range between 1,270 to 2,388 square feet.
3. **Sales Price:** The sales price of the WHUs will not exceed the maximum Workforce Housing Sales Price as determined pursuant to Implementation Order 3-60 of Miami Dade.
4. **Description of Finishes:** The WHUs may range between 3 to 3 bedrooms and 2 to 2 bathrooms. A rendering depicting the floor plans and renderings for the Property are provided at Exhibit B.

A handwritten signature in black ink, consisting of a stylized 'A' followed by a large, sweeping loop that ends with a long horizontal stroke.

Alicia Ale
A u t h o r i z e d
Representative
**Bluenest Homes 8,
LLC**

**EXHIBIT A
LEGAL DESCRIPTION**

LEGAL DESCRIPTION BLUENEST PALM VILLAS

PARCEL 1

A PORTION OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 57 SOUTH, RANGE 39 EAST, LESS THE NORTH 35.00 FEET AND LYING WEST OF CANAL C- 103, LYING AND BEING IN DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL OF LAND; THENCE N89°34'53"E ALONG A LINE 35.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8 FOR 190.33 FEET; THENCE S01°16'53"E FOR 230.03 FEET; THENCE S89°34'53"W FOR 190.42 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8; THENCE N 01°15'33"W ALONG AT THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8 FOR A DISTANCE OF 230.02 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN DADE COUNTY, FLORIDA.

PARCEL 2

THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION EIGHT (8), TOWNSHIP FIFTY-SEVEN (57) SOUTH, RANGE THIRTY-NINE (39) EAST, CONTAINING TEN (10) ACRES OF LAND, MORE OR LESS. LESS:

A PORTION OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 57 SOUTH, RANGE 39 EAST, LESS THE NORTH 35.00 FEET AND LYING WEST OF CANAL C- 103, LYING AND BEING IN DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL OF LAND; THENCE N89°34'53"E ALONG A LINE 35.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8 FOR 190.33 FEET; THENCE S01°16'53"E FOR 230.03 FEET; THENCE S89°34'53"W FOR 190.42 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8; THENCE N 01°15'33"W ALONG AT THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8 FOR A DISTANCE OF 230.02 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN DADE COUNTY, FLORIDA.

EXHIBIT B
FLOOR PLANS AND RENDERING



Exterior Renders





UNIT CHELSEA

STORY: 1
 TOTAL AREA: 1,270 SQ FT
 TOTAL A/C AREA: 1,225 SQ FT
 BEDROOMS: 3
 BATHS: 2
 GARAGE: 0
 SCHEME: WALNUT





UNIT DIANA

STORY: 1
 TOTAL AREA: 1,302 SQ FT
 TOTAL A/C AREA: 1,272 SQ FT
 BEDROOMS: 3
 BATHS: 2
 GARAGE: 0
 SCHEME: WALNUT



UNIT SONIA

STORY: 1
 TOTAL AREA: 2,388 SQ FT
 TOTAL A/C AREA: 1,959 SQ FT
 BEDROOMS: 4
 BATHS: 3
 GARAGE: 1-CAR GARAGE
 SCHEME: WALNUT

