



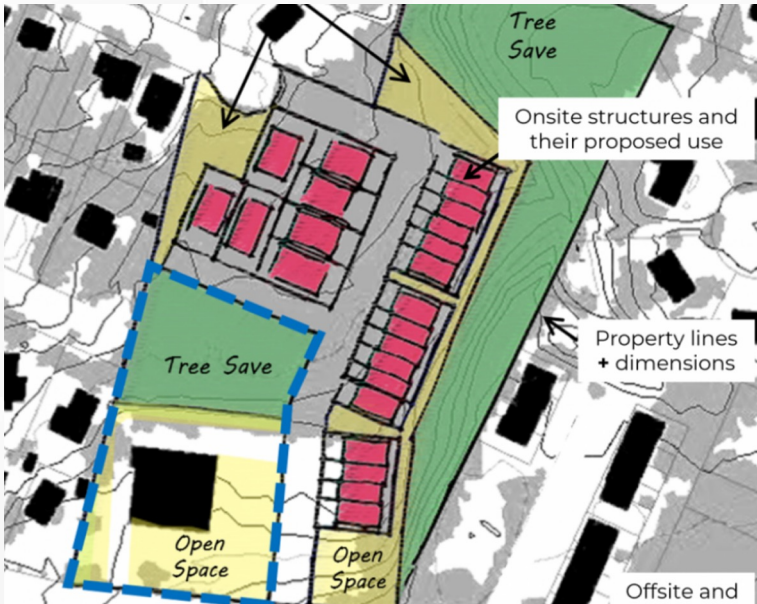
LEGACY FIRST

DEVELOPMENT GROUP

BUILDING YOUR COMMUNITY.

BUILDING YOUR LEGACY.

YOUR PARTNER IN DEVELOPING VIBRANT COMMUNITIES



Legacy First Development Group is committed to creating market-focused, sustainable living and working spaces that are designed to transform communities.

Our team has a deep understanding of affordable and market-rate housing and the flexible commercial development landscape, and we offer comprehensive consulting services to help our partners achieve their goals.

CORE BUSINESS

RESIDENTIAL PROPERTY DEVELOPMENT

Market Rate

New Construction and Rehabilitation

Affordable

New Construction and Planned Communities

COMMERCIAL PROPERTY DEVELOPMENT

Flexible/Business/Industrial Development

Storage Facilities – Acquisition and New Construction



VALUE ADDED SERVICES



DESIGN/CONSTRUCTION/ PROPERTY MANAGEMENT

- Thoughtful Property Acquisition & Development
- Quality, Accessible Housing, & Versatile Commercial Spaces
- Holistic and Collaborative Offering of Services



CONSULTING/ADVISORY SERVICES

- Wide-Ranging Development Consulting Services to both the Public and Private Sector
- Inclusive and Vibrant Community and Economic Development Engagement
- Integration of Public and Private Resources



WORKFORCE DEVELOPMENT SERVICES

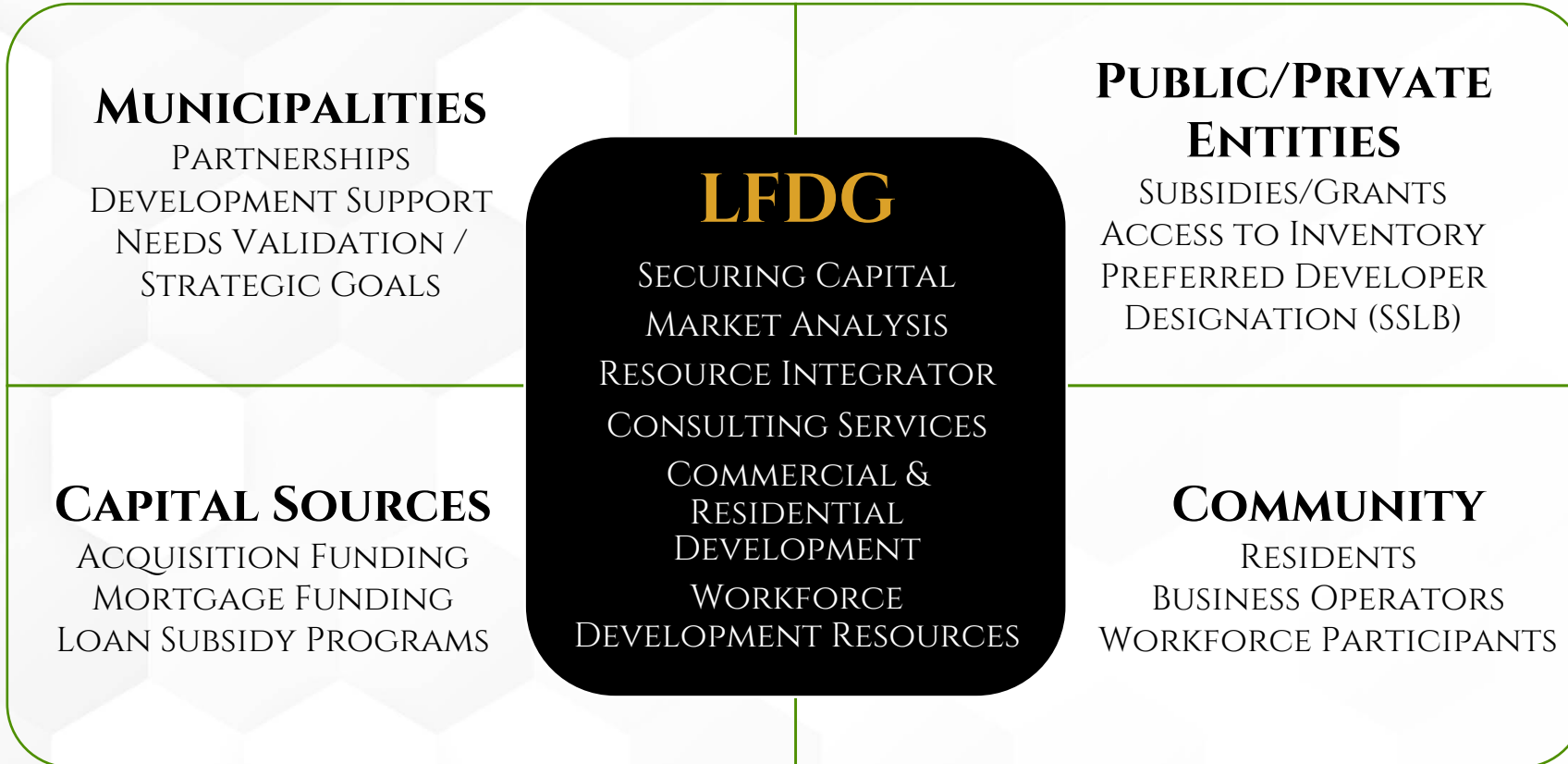
- Investment in Human Capital
Skills Building & Employment
- Resource Aggregation & Integration
Public & Private
- Educate & Train Individuals
Facilitating Economic Sustainability

LFDG — OUR EXPERTISE

THE VALUE-ADDED DIFFERENTIATOR



OUR OPERATING ENVIRONMENT



OUR APPROACH

THE CHALLENGE

- Developing properties, neighborhoods, and communities in an ever-changing environment impacted by market forces, housing, and commercial property demand/supply issues.

THE OPPORTUNITY

- Meeting the challenge by leveraging existing relationships and forging new partnerships.
- Developing a deep understanding of the local market with detailed analysis and a strategic approach to projects.

THE RESULTS

- Relevant, timely, sustainable projects that meet the community's needs.

OUR COMMITMENT

Legacy First Development Group:

Where Two Centuries of Expertise Meet Value Creation and Innovation.



- We are more than real estate developers; we are your partners in creating sustainable, vibrant communities. Leveraging two centuries of extensive experience in real estate, finance, and community and economic development, we bring innovative solutions to every project.
- LFDG is committed to place-based solutions that meet the community's needs. Our holistic approach includes workforce development, facilitating training, and skills enhancement contributing to economic empowerment of the community.
- We're not just building spaces; we're crafting legacies of progress and prosperity, transforming places into vibrant, thriving communities. In doing so, we help equip your community with the tools for sustainable success.



SHELDON WATTS

**PRESIDENT
& CHIEF EXECUTIVE OFFICER**

Real Estate Construction & Development
Strategic & Operational Management
Community & Economic Development



CORNELL LURRY, SR.

**VICE PRESIDENT &
CHIEF FINANCIAL OFFICER**

Finance/Banking Industry Management
Partner & Stakeholder Relations
Community Development Resources



SHERMAN NEAL

**CHIEF DEVELOPMENT
OFFICER**

Financial Information Systems
Project Budgeting and Strategy
Real Estate Construction &
Development



KENDALL JACKSON

**CHIEF OPERATING
OFFICER**

Development Entitlements
Operations & Strategic Planning
Market Analysis & Site Planning

OUR LEADERSHIP TEAM

HomeEase

OWN/LEASE-TO-OWN DEVELOPMENT COMPONENTS



Identify Property Sources

- Village of Hazel Crest
- South Suburban Land Bank and Development Authority
- Municipal Relationships
- MLS / Open Market



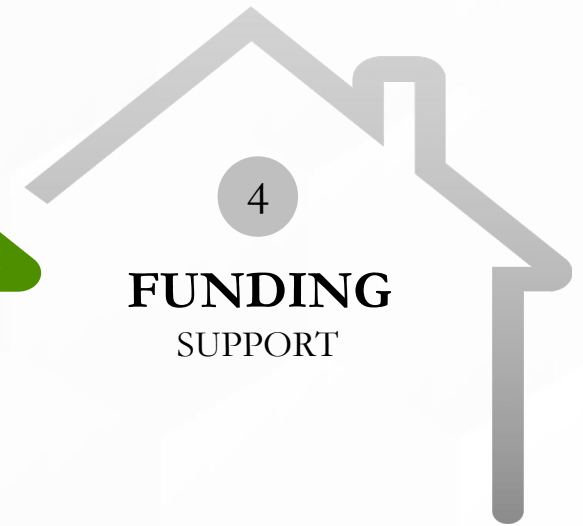
Project Costs/Delivery

- Acquisition: TBD**
 - Rehabilitation: \$50k-\$60k
 - After Rehab Value: \$150k-\$200k
 - Construction Soft Cost: ~\$10k
- ** Acquisition cost dependent on property source



Prospect Preparation

- Housing Counseling Partnerships
- Housing Action Illinois
- Respond Now
- South Suburban Housing Center
- Spanish Coalition for Housing



Mortgage Products

- Believable Banking Home Mortgage
- Federal Home Loan Bank of Chicago
- Government Down Payment Assistance Programs
- Illinois Housing Development Authority
- Traditional Mortgage



CONTACT US

Let's discuss how LFDG can assist your organization with achieving its goals.

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