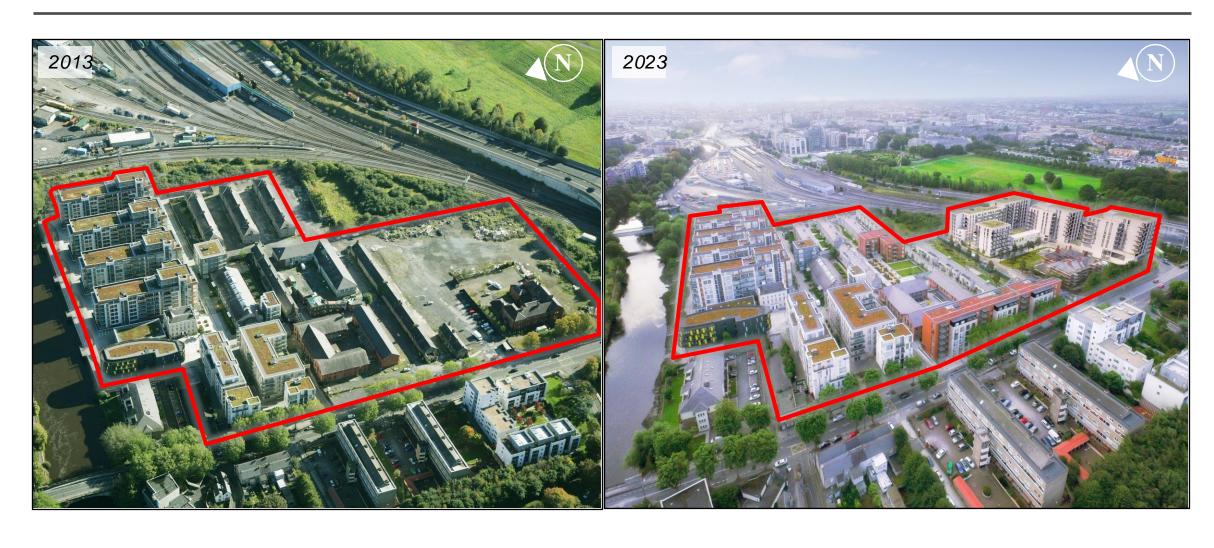


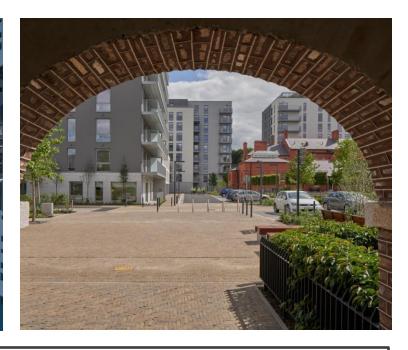
Clancy Quay

Overview of site











Conservation v Contemporary











Cambridge Square









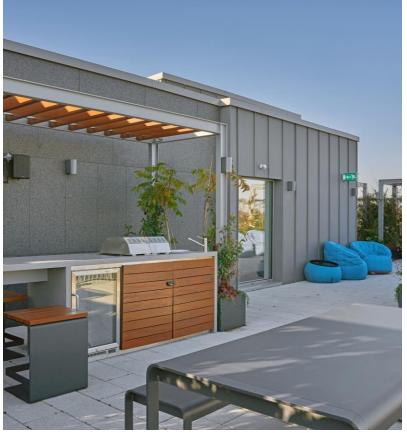






Playground













Roof and Podium Terraces











Other External Amenities
Putting Green, Bark Park, Herb Garden













Events - Summer BBQ



Clancy Quay - The Stables Before





Clancy Quay - The Stables After





HACKING INEQUITY in Real Estate financing

(through crowdfunding)







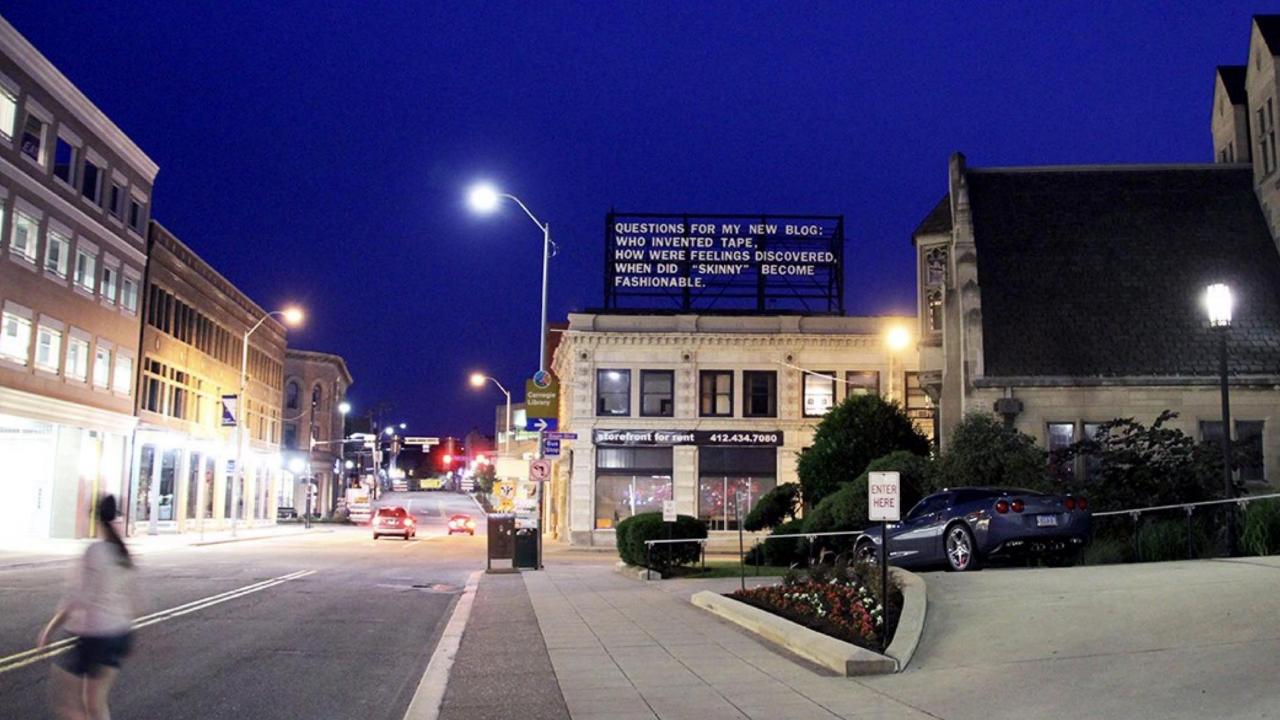






















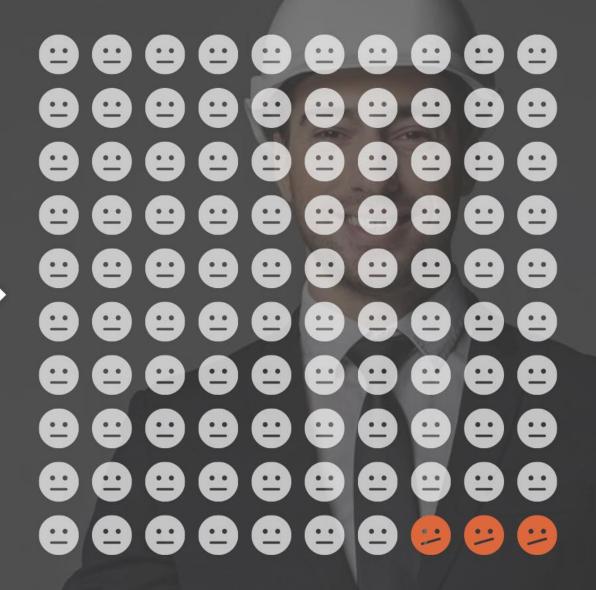


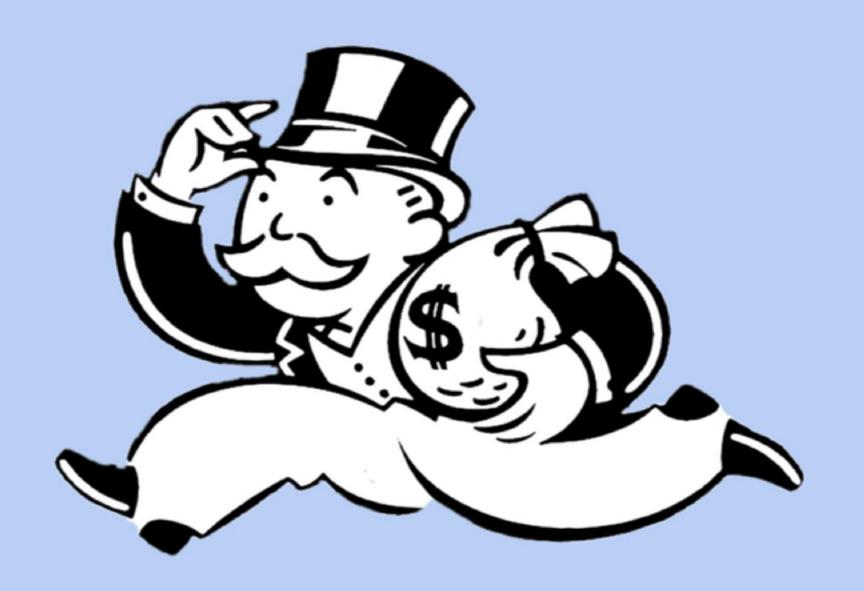
of VC funds were invested in women-led companies in 2022

1%

of VC funds went to minority-led companies.

Is real estate any different?







Small Change is the only equity crowdfunding platform focused on:



Equitable & innovative projects



Emerging minority & women developers



Everyday investors







What we're up against ...







Creative Homies **Enterprise Building Business Plan**

Spring 2023

Cyrus Colomon B. Adversite Aghicuta Countrie Hamiles HQ LLC / Countrie Hamiles LLC

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Development And Operations Team

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CONTRACTOR:

Marketing / Launch Plan

Business Development Plan

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Sources
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Pre-Forma-Operating Company-Launch Year

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Pro-Forma - Real Estate Company- 4 year

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Brinda Devine · 1st

Servant, Commercial Real Estate, Small Build/ ESG/ Sustainabilty Enthusiast, M.B.A, Author, Developer, CEO #Kornr Store, Virtual CRE Services, co-founding member Womens Sustainable Development Initiative (WSDI)

Detroit, Michigan, United States · Contact info

https://www.p8realestatesolutions.com/

686 followers · 500+ connections



28 mutual connections: Rebecca Möller, Mario A. Guel, M. Jur., and 26 others

◄ Message

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More

Providing services

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Larson Center For Leadership - ULI of Michigan

Issued Jan 2014



IREM - Certified Property Manager (CPM)

Institute of Real Estate Management (IREM) Issued Jan 2013



2020 Cohort Graduate/EDI/Capital Impact

Capital Impact Partners



Michigan Real Estate Broker's License

State of Michigan



State of Michigan - Real Estate Broker's Licence State of Michigan

Education



Cass Technical High School



Wayne State University - Mike Ilitch School of Business

Master of Business Administration - MBA, Entrepreneurship and Innovation



Change

Projects -

FAQ

Raise funds

Log in

Kornr Store



Black woman developer gets back to basics with Detroit neighborhood marketplace.



\$43,000 raised
OPEN TO EVERYONE
Reg CF

100% of \$25,000 min goal raised

21% of \$200,000 max goal raised

23 investors with 0 days left to invest
Click here to download disclosure packet

Offering Closed

OFFERING HIGHLIGHTS

- > 8% amortizing debt
- > Balance due in approx 5 years
- > Calculate your return here
- > Black female developer





Black homeownership sits at 42%.

White homeownership is <u>almost 1/3</u> higher.















Objectives

- Consider Creative Financing through the lens of a Community Development Financial Institution (CDFI)
 - Healthy Futures Fund overview
- How do Health Equity and Community Development intersect?
- Brief review of Case Study The Conway Center



Together with residents and partners, LISC forges resilient and inclusive communities of opportunity across America—great places to live, work, visit, do business and raise families.



Since 1979

\$29.7 Billion Invested

\$82 Billion Leveraged

489,000 Homes

Affordable homes and apartments built and/or preserved including:

- Multifamily rental
- Supportive housing for special populations such as chronically homeless, LGBTQ, seniors and veterans
- Affordable homeownership

We also emphasize sustainability through green, healthy housing and transit-oriented development.

81.5 Million Square Feet

Square feet of commercial, retail and community space, including:

- Early childhood centers
- Schools
- Fields/recreational spaces
- · Healthcare centers
- Grocery stores
- Financial Opportunity Centers

\$548 Million

Total Net Assets

- Net worth has increased 90% in the past 5 years
- Raised \$192 million in private revenue in 2021

S&P 'AA-' Rating

LISC was the first CDFI to tap the general obligation bond market, with a \$100 million issuance in 2017



Our Reach

2,200+ Partners

Our national network includes nonprofits, businesses and government agencies in both rural and metropolitan areas

National Affiliates

National Equity Fund

www.nefinc.org

New Markets Support Company

www.newmarkets.org

LISC Strategic Investments

www.liscstrategicinvestments.org

38 Office Locations

Atlanta, GA	Honolulu, HI
Boston, MA	Houston, TX
Buffalo, NY	Indianapolis, IN
Charlotte, NC	Jacksonville, FL
Chicago, IL	Kalamazoo, MI
Cincinnati, OH	Kansas City, MC
Cleveland, OH	Los Angeles, CA
Denver, CO	Louisville, KY
Detroit, MI	Memphis, TN
Duluth, MN	Milwaukee, WI
Flint, MI	Minneapolis/
Greenville, SC	St. Paul, MN
Hartford, CT	New York, NY

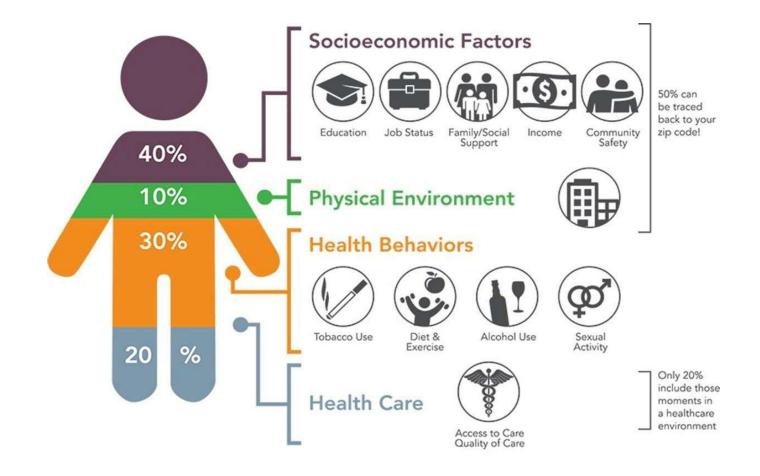
Newark, NJ Norfolk, VA Oakland, CA Peoria, IL Philadelphia, PA Phoenix, AZ Providence, RI Richmond, VA San Antonio, TX San Diego, CA Seattle, WA Toledo, OH Washington, DC



Advancing Health Equity at LISC

LISC advances health opportunity through investments in affordable housing, inclusive economic development, community safety, food access and more.

at structural racism and related barriers to health equity as a core part of this work. Our Project 10X is one of our most ambitious efforts to close racial health, wealth and opportunity gaps.





The Conway Center

Mixed-use, transit-oriented hub including a health center, affordable and transitional housing and job training center



Location: Washington, DC

Sponsor: So Others Might Eat (SOME)

Partner: Unity Health Care

Project Completion: 2018

Total Project Cost: \$89,000,000

HFF Loan Amount: \$13,500,000 (NMTC)

\$20,300,000 (LIHTC)

Grant: \$100,000 to support staff to integrate services among tenants and patients

Total Square footage: 195,300

FQHC: 37,700

Affordable Housing: 110,900 Transitional Housing: 12,000

Center for Employment Training: 21,000

SOME administrative office space:

13,700

Community Need:

25.9% poverty rate

Family income: 35% of area median

Federally designated medically

underserved area

Impact Measures:

8,700 new patients served50 new permanent jobs182 units of affordable housing20 units of transitional housingDirect access to public transportation

Erin Kelley LISC | Director of Health Initiatives ekelley2@lisc.org

