



# BARBARA TURNER

Incremental Developer

## REVIVE HOMES LLC

To provide beautiful, comfortable homes with some of the luxuries found in expensive homes.

### *Inspiration*

As a child, Barbara visited relatives with a beautiful ranch house and dreamt that one day she would have one of her own. As an adult, she designed and built a ranch home, and she wants to share that blessing with other families. Now that her children are grown, she has taken a leap of faith and started her own business to spread that blessing.

## INTERVIEW WITH DEVELOPER

### Highlights

*What is the biggest challenge you've faced?*

Access to capital.

*What has been your biggest success?*

Completing 24 projects in Chicago in 3 years, one of which was handling environmental issues in the John Hancock Building. She managed the financials, construction, and operations. It was the biggest project of her life, in value and complexity. She delivered, within the budget, in 4 months.

*What's next?*

Now that she is back in South Bend, her next step is to build a subdivision that provides economical, quality housing for young families, with some features found in expensive homes.

## EXPERIENCE/INVOLVEMENT

Spark Program  
Hustle SBE

South Bend Entrepreneurship & Adversity Program  
30 Years Business Experience  
3 Years in Renovation  
Designed & Built Dream Home

## CONTACT DEVELOPER

Revive Homes LLC  
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South Bend IN 46619  
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## WILD CARD INFO

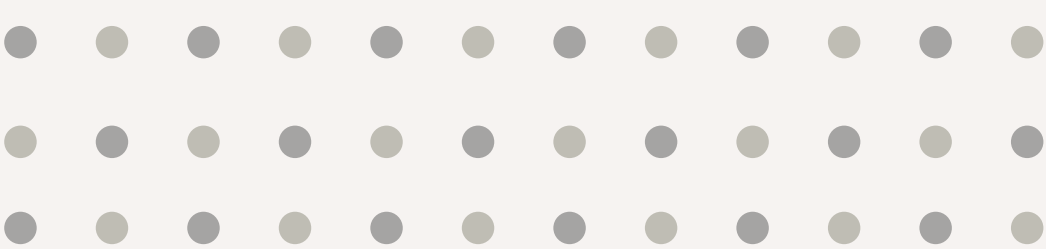
**WORKS WITH THE  
VOLUNTEER  
INCOME TAX  
PROGRAM (VITA)**

**LOVES TO  
ENCOURAGE EACH  
INDIVIDUAL'S SELF  
WORTH -  
EVERYONE HAS  
VALUE**



## CURRENT PROJECTS

- Elmer project, finished by the end of the year
- Western project, finishing renovations in 2 months
- Woodlawn project, last of Chicago projects



# BARBARA TURNER

Project in the Spotlight

## THE PROPERTY

Size: 1286 sq ft

Location: 908 N Elmer St

Surroundings:

- 5 minute walk to Kennedy Water Park
- 10 minute walk to Amtrak Train Station
- 8 minute drive to South Bend Airport

## PROJECT OVERVIEW

908 N Elmer St

Revive Homes takes abandoned and neglected properties and rehabs them to improve neighborhoods and give families beautiful places to enjoy. This home will soon be listed and ready for a young family to move into.

## PROJECT TIMELINE

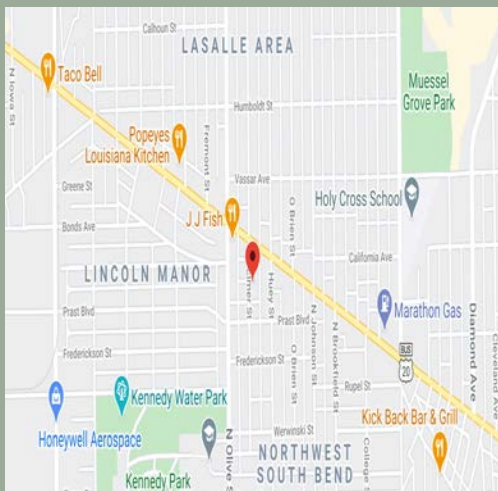
Accomplished

- *created Revive Homes LLC*
- *renovations on 908 N Elmer St complete*

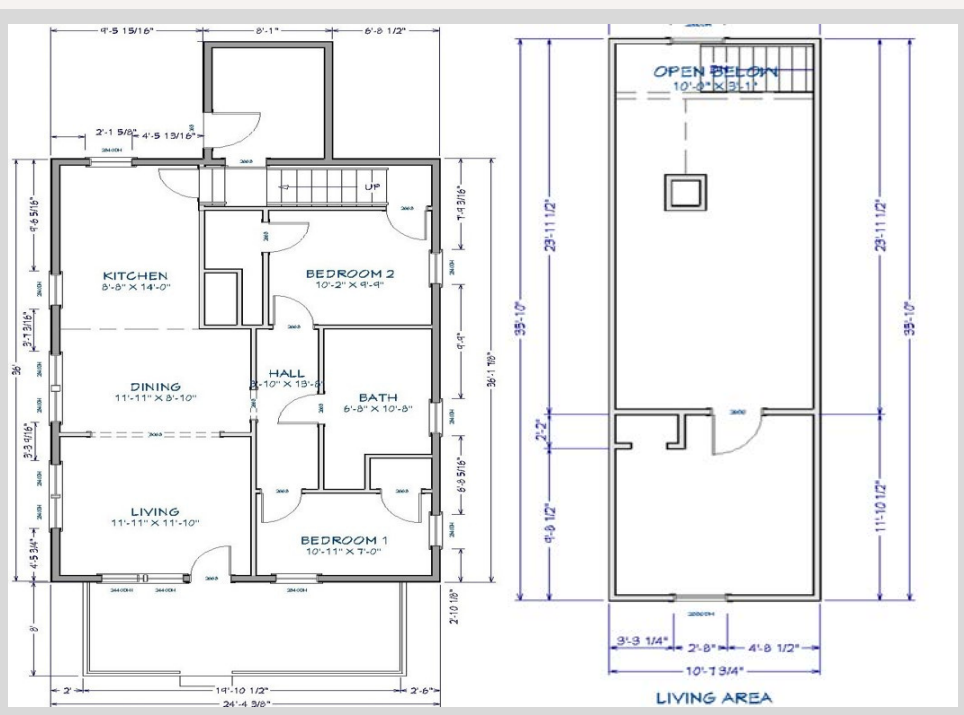
Next

- *sell 908 N Elmer St*
- *continue development of other properties*
- *identify to acquire on the lower west side or western corridor*

## ON THE MAP



## FLOOR PLANS



## FINANCIALS

Project Costs: \$33,817

Land/Acquisition: \$17,282

Hard Costs: \$14,180

Soft Costs: \$2,355

Loan Amount: \$0

Annual Gross Potential Income: \$10,200

