



CONSUELLA HOPKINS

Incremental Developer

CONSUELLA THE DEVELOPER

Creating Purposeful Opportunities Working Economic Revitalization (C-POWER)

Inspiration

Born and raised in South Bend, Consuella loves her city. Over the years, she has seen business and home owners with integrity and work ethic, people her great grandmother would call "good folk," losing their way of life. As a daughter, wife, mother, businesswoman, and friend, Consuella is motivated to be a part of the solution by rolling up her sleeves, pulling out her check book, and giving of her time. She wants to restore, revitalize, and renew the essence of a beautiful people.

INTERVIEW WITH CONSUELLA

What is the biggest challenge you've faced?

When I started out, it was hard to get concrete information about what I needed to move forward. I received mixed messages and felt I had to know twice as much as everyone else to receive the same benefits. I also had extra hoops to jump through, because of redlining.

What has been your biggest success?

I haven't yet accomplished my biggest success, which will be when my community has achieved economic stability and prosperity, in order to have discretionary income to enjoy life.

What's next?

My long-term vision is to develop town homes, duplexes, quadplexes, and a 130,000 square foot property called "The Village." The Village will host commercial spaces, office spaces, a parking garage, and apartment homes. The building will have 3 rooftops and a courtyard.



CURRENT PROJECTS

- Swella's Ville Office Studios & Suites - renovation of commercial building into 15 office spaces
- Swella's Ville Universities - an education system to teach life and financial skills
 - Includes Tenant University, Landlord University, Kids Play University, & Business University
- Watch a [video](#) about Consuella's projects [here](#).

EXPERIENCE/INVOLVEMENT

- Consuella's Accounting & Tax Firm owner
- Board member of...
 - South Bend Heritage Foundation
 - Dreams.orgs
 - Lincolnway West & Revitalization Committee
 - Economic Development Commission
 - Venues, Parks & Arts for the City of SB
- Founder of Swella's Ville Foundation
- Honored at the Black History Month Awards
- WUBS 89.7FM Person of the Year in 2017

CONTACT CONSUELLA

Swella's Ville Office Studios & Suites
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CONSUELLA'S FAMILY





THE PROPERTY

Size: 7,606 commercial square feet

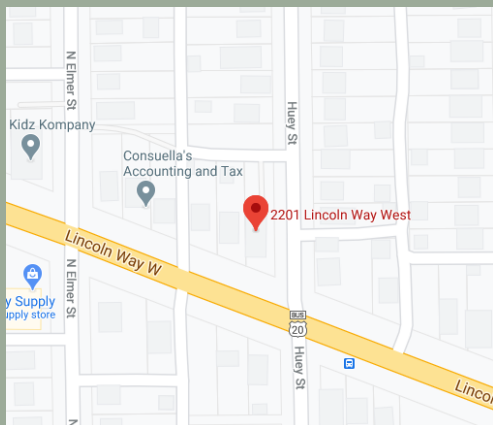
Location: 2201 Lincolnway W

Corner of Huey St & Lincolnway W

Surroundings:

- 2.0 miles from the airport
- 2.2 miles from downtown
- 2.9 miles from Notre Dame

ON THE MAP



FINANCIALS

Project Costs: \$252,600

Land/Acquisition: \$125,000

Hard Costs: \$125,000

Soft Costs: \$27,600

Loan Amount: \$152,060

Gross Potential Income: \$61,200

Net Operating Income: \$31,536

8-Cap Rate: \$394,200

Cash On Cash Return: 18%



CONSUELLA HOPKINS

Project in the Spotlight

PROJECT OVERVIEW

Swella's Ville Office Studios & Suites (SVOSS)

Consuella is renovating 2201 Lincolnway W into 15 private and professional office suites. This investment on the West Side will complement the city's master plan as well as continue the legacy of the property remaining African American owned and operated. SVOSS will offer growing businesses a professional environment and a shared boardroom, waiting area, and breakroom, designed to help companies grow together. Consuella is looking for tenants for SVOSS, as well as investors in SVOSS and her other ongoing and future projects.

PROJECT TIMELINE

Accomplished

- *property acquired*
- *renovations underway*
- *ribbon cutting ceremony*
- *found tenants for office spaces*

Next

- *choose bank for loan*
- *grand opening Spring 2021*



FLOOR PLANS

