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.

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.

EXPERIENCE/INVOLVEMENT
- Consuella’s Accounting & Tax Firm owner
- Board member of...
  - South Bend Heritage Foundation
  - Dreams.org
  - 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
2201 Lincolnway West
South Bend, IN 46628
hello@svoss2201.com
(574) 287 - 1040

CONSUELLA’S FAMILY

ENGAGEMENT & ECONOMIC EMPOWERMENT TEAM, 2021
CONSUella hopkins

Project in the spotlight

PROJECT OVERVIEW

Swellla'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

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%