



## EXPERIENCE

SPARK graduate  
owner of Oxfox Carriers  
IUSB graduate  
Riley High School graduate

## CONTACT MARICELA

Oxfox Carriers LLC  
630 West Indiana Avenue  
South Bend, IN 46613  
navarro1226@gmail.com  
(574) 485 - 7206

## MARICELA'S TEAM: FAMILY

Maricela Navarro



Victor Navarro



# MARICELA NAVARRO

## Incremental Developer

### MARICELA AS A DEVELOPER

#### Community Building Through Development

##### *Inspiration*

Maricela grew up on the south side of South Bend, east of Riley high school. When the school in her neighborhood closed, Maricela saw houses abandoned and, eventually, demolished. This saddened her and motivated her to one day build the neighborhood back up. Maricela believes her development projects will create opportunities in communities outside of downtown South Bend. She envisions a neighborhood with better schools and a stronger sense of community.

### INTERVIEW WITH MARICELA

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

Finding the right people to help with the job--land surveyors, architects, lawyers, plumbers, etc. Also, finding guidance on the project. However, with the help of the city and city's IncDev program, I was able to do more than I imagined.

#### *What has been your biggest success?*

Completing the Incremental Development program!

#### *What's next?*

Finding the right bank or investors to begin the project.



### CURRENT PROJECTS

- 630 W Indiana Ave - Renovation of a three level, mixed-use apartment building.
- 620 W Indiana Ave - This lot is currently used as parking for 630 W. but could eventually like to construct mixed-use building here, as well.
- 601 E Indiana Ave - New floors are being installed in this residential property. It will be on the market soon!



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# MARICELA NAVARRO

## Project in the Spotlight

### THE PROPERTY

**Size:** 4,071 square feet

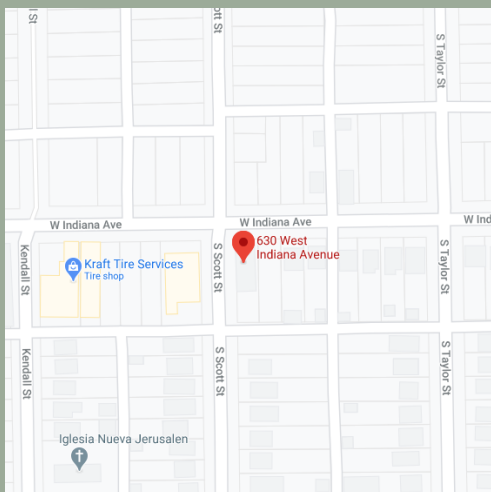
- **Residential:** 1,422 square feet
- **Commercial:** 2,355 square feet

**Location:** 630 W Indiana Ave, corner of Scott & Indiana, in the Studebaker Corridor

**Surroundings:**

- <1 mile from Ignition Park
- <2 miles from Rum Village
- 2 miles from downtown

### ON THE MAP



### FINANCIALS

**Project Costs:** \$180,000

**Land/Acquisition:** \$0

**Hard Costs:** \$160,000

**Soft Costs:** \$20,000

**Loan Amount:** \$180,000

**Gross Potential Income:** \$54,840

**Net Operating Income:** \$34,381



### PROJECT OVERVIEW

#### 630 West Indiana Avenue

This three level, mixed-use apartment building will host 4 retail/office spaces, 2 apartments, 1 studio, and 4 storage units. The building's interior and exterior design will be simple and elegant. The target market for this property is small business owners looking to expand and move their businesses out of their homes.

### PROJECT TIMELINE

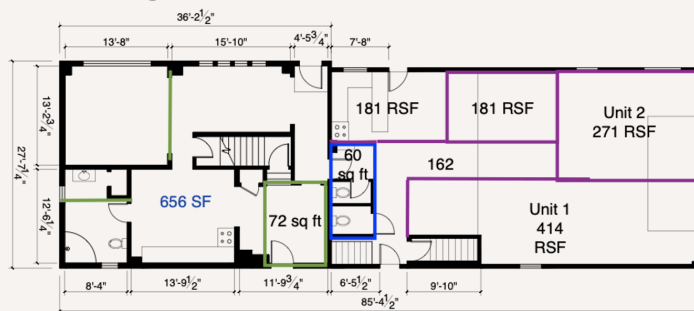
#### Accomplished

- owns property
- architectural design complete
- LLC contract drawn up

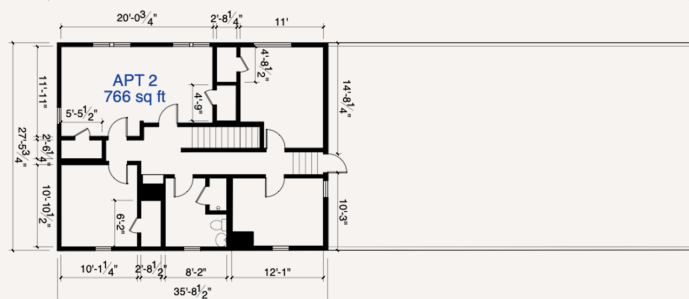
#### Next

- prepare bank package
- choose bank for loan
- grand opening

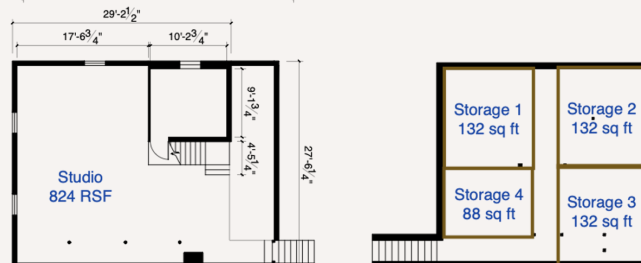
### FLOOR PLANS



1st Floor



2nd Floor



Basement