



# REBUILDING OUR NEIGHBORHOODS SUSTAINABLY

One step at a time.

# Neighborhood Evolution

Readying locals to take the lead,  
steading the building environment,  
nurturing the small development ecosystem.

Helping you create your neighborhood's future.



# OUR PILLARS



## FORM

Neighborhoods people love to be in follow a pattern. Learn it and continue the tradition of building places that get better with age.

## FARMING

Pick a place, stay there. Walk your fields and get to know how everything interacts. Cultivate the life and beauty that's around you.

## FINANCE

Figure out how to make enough money to sustain yourself, your projects, and your community. Find people who want to invest in a shared vision.

# BERNICE RADLE

Proudly from  
Buffalo, NY



Owner of  
Buffalove  
Development  
and Little Wheel  
Restoration

## **Started Flywheeling:**

- Energy retrofits and property management

## **Known for:**

- Cute renovations on a dime

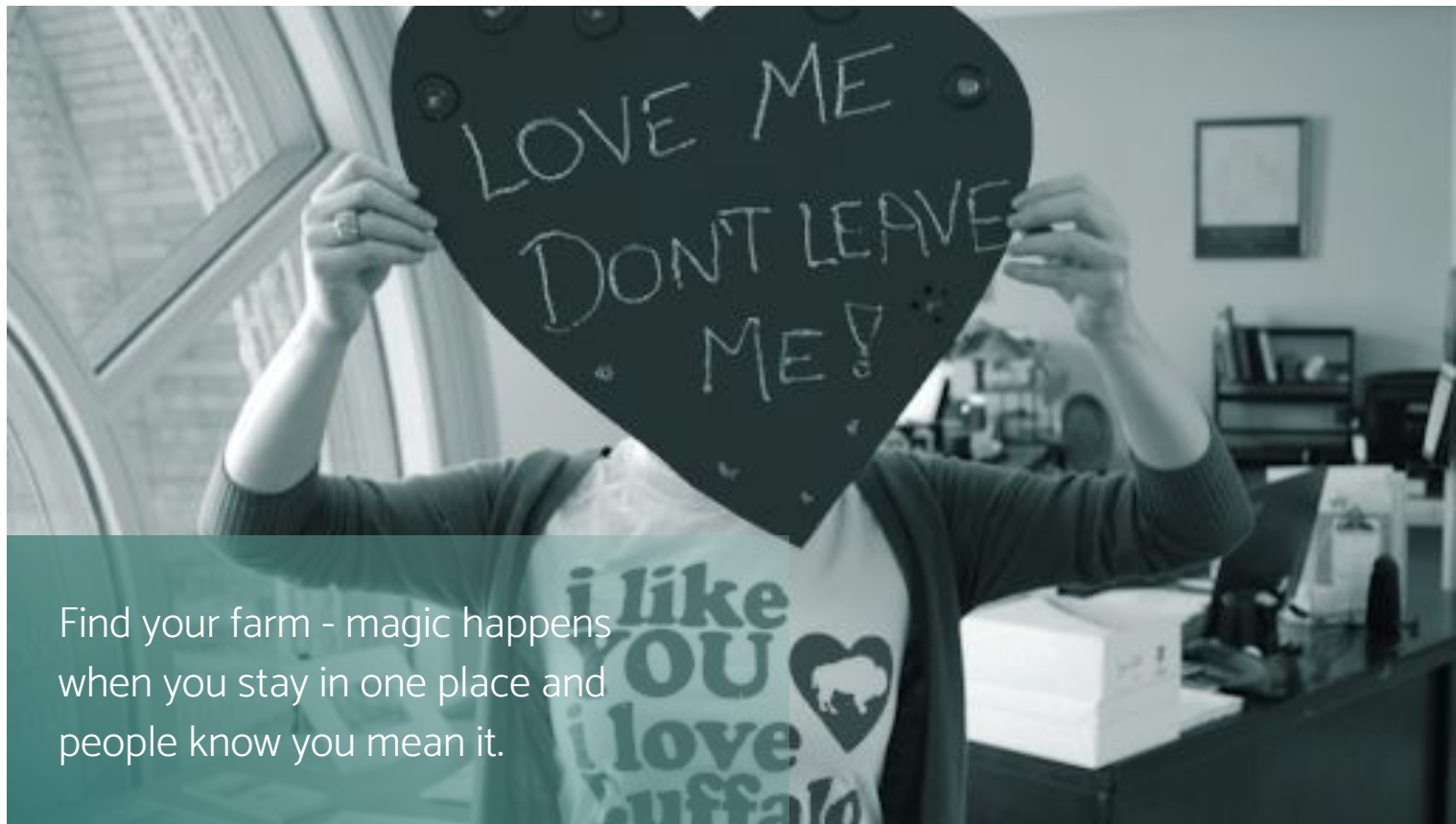
## **Community Involvement:**

- Zoning Board of Appeals for the City of Buffalo

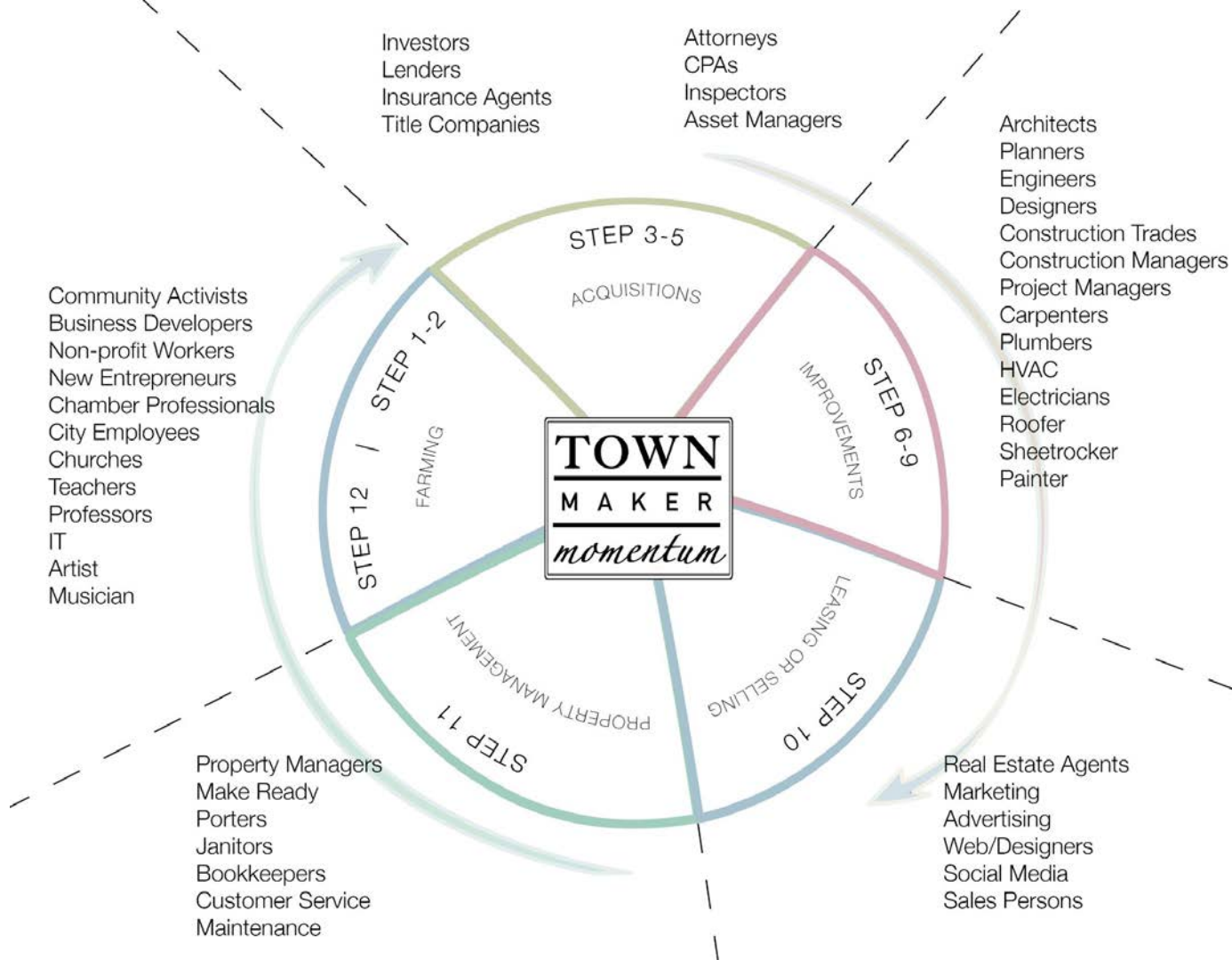


# COMMIT

Find your farm - magic happens  
when you stay in one place and  
people know you mean it.



# FLYWHEEL





# Vacant Properties - Monthly Breakdown

## Income:

3 Bedroom - \$900

3 Bedroom - \$900

2 Bedroom - \$800

**Total Income: \$2600**

Purchase: \$28,000

Renovation: \$100,000

Operating Expenses: \$900

Mortgage : \$750

**Total Expenses: \$1650**

**Gross Profit : \$950**











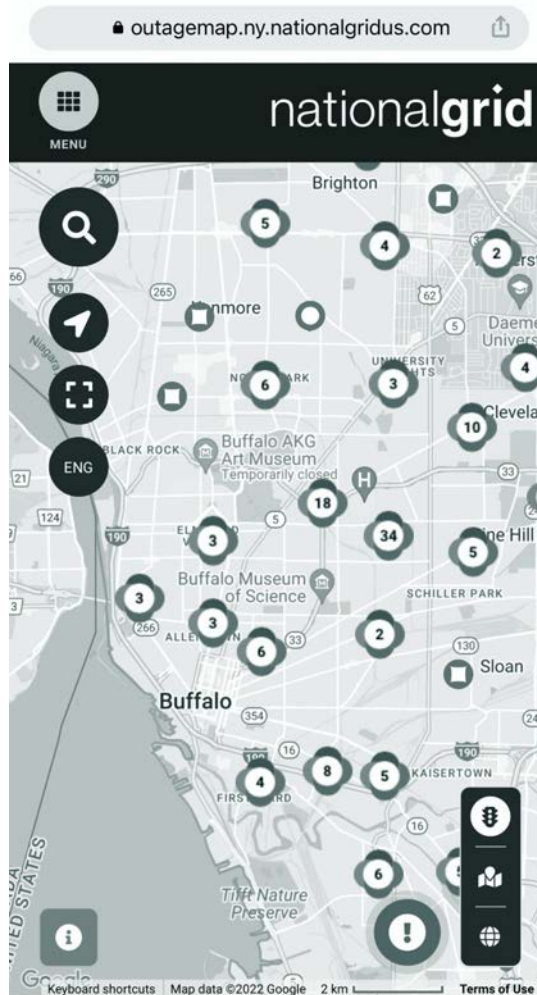


# THE FARM IN A BLIZZARD

Property management in a generational storm, Christmas 2022.







537 West Ferry St - Apartment #5 | 537 West Ferry -  
Apartment #5, Buffalo, NY 14222













Tim Smith

4 hrs · 1

...

I'll add to the warnings/tips about keeping the vents for your high efficiency furnace clear. Ours has been running on schedule but not pumping its usual heat. Cleared the PVC vents outside, but I think snow blew into the intake and I can't reach it. Just talked to my HVAC guy, and he recommended taking the top panel off the furnace so it can "breathe" basement air for now. Already made a huge difference. And we can roast hot dogs and marshmallows.

J/K on that last part, but you know someone out there will do just that.



You, Andrew Schultz and 24 others

3 comments



Andrew Schultz - Dryer vent froze open ye...



Andrew Schultz

4 hrs · 0

...

Dryer vent froze open yesterday while doing laundry. Stepped in water last night. Discovered that the snow was driven in through the vent, round the 90, and down the horizontal portion of the dryer vent.

Check your outside vents. High efficiency appliances like furnaces and hot water tanks, as well as dryers, will all typically vent out to the side of your house and not out the chimney.



Like



Comment



Share



14

5 Shares



Tim Smith

Thanks for sharing this, Drew. Already screenshot this and sent to tenants



Alexander Beback's Photos

T-Mark Plumbing Heating & Cooling's posts



T-Mark Plumbing Heating & Cooling

11m · 0

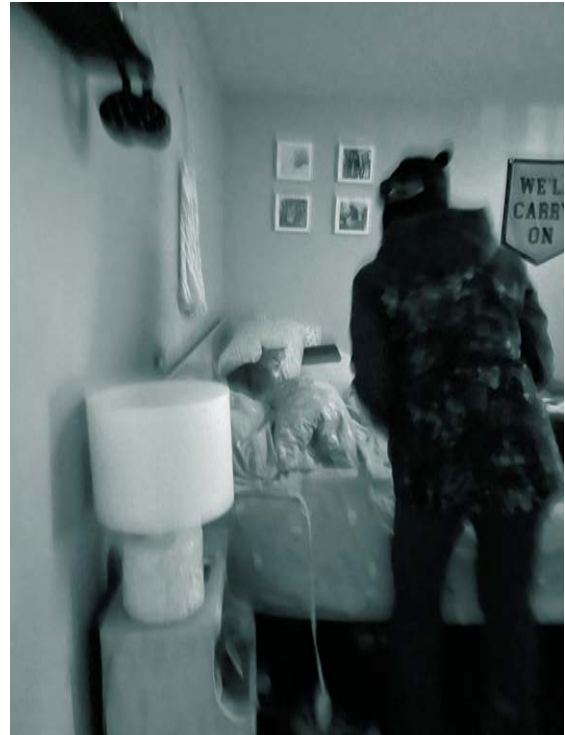
...

We don't normally recommend this, but don't be afraid to reset your power vented HVAC equipment 12 times today. These high winds are causing a lot of nuisance pressure switch errors that will lock out your system until it is reset.

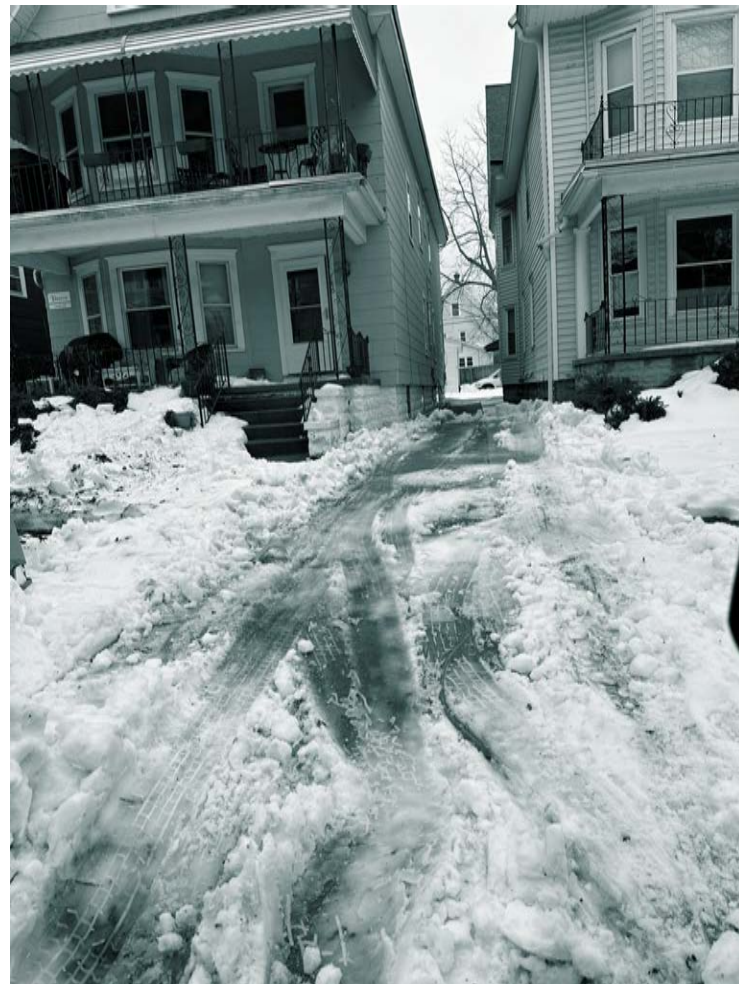
Obviously want to make sure that the vents/intakes are clear, but the blockages aren't causing as many issues as the direct wind is.

You can reset it by either using the switch at your furnace, or by using the circuit breaker.

Stay warm!















Disconcerting image. Until you realize it's kids making snow angels in the middle of the 198 Scajaquada Expressway, Buffalo, NY, December 27, 2022. 🥰



**At least someone  
was having a  
good time**





Never forget... where you invest your love,  
you invest your life.

**And it takes a village!**



President,  
Options Real  
Estate

### **Started Flywheeling:**

- Commercial real estate

### **Known for:**

- Helping entrepreneurs get a foothold

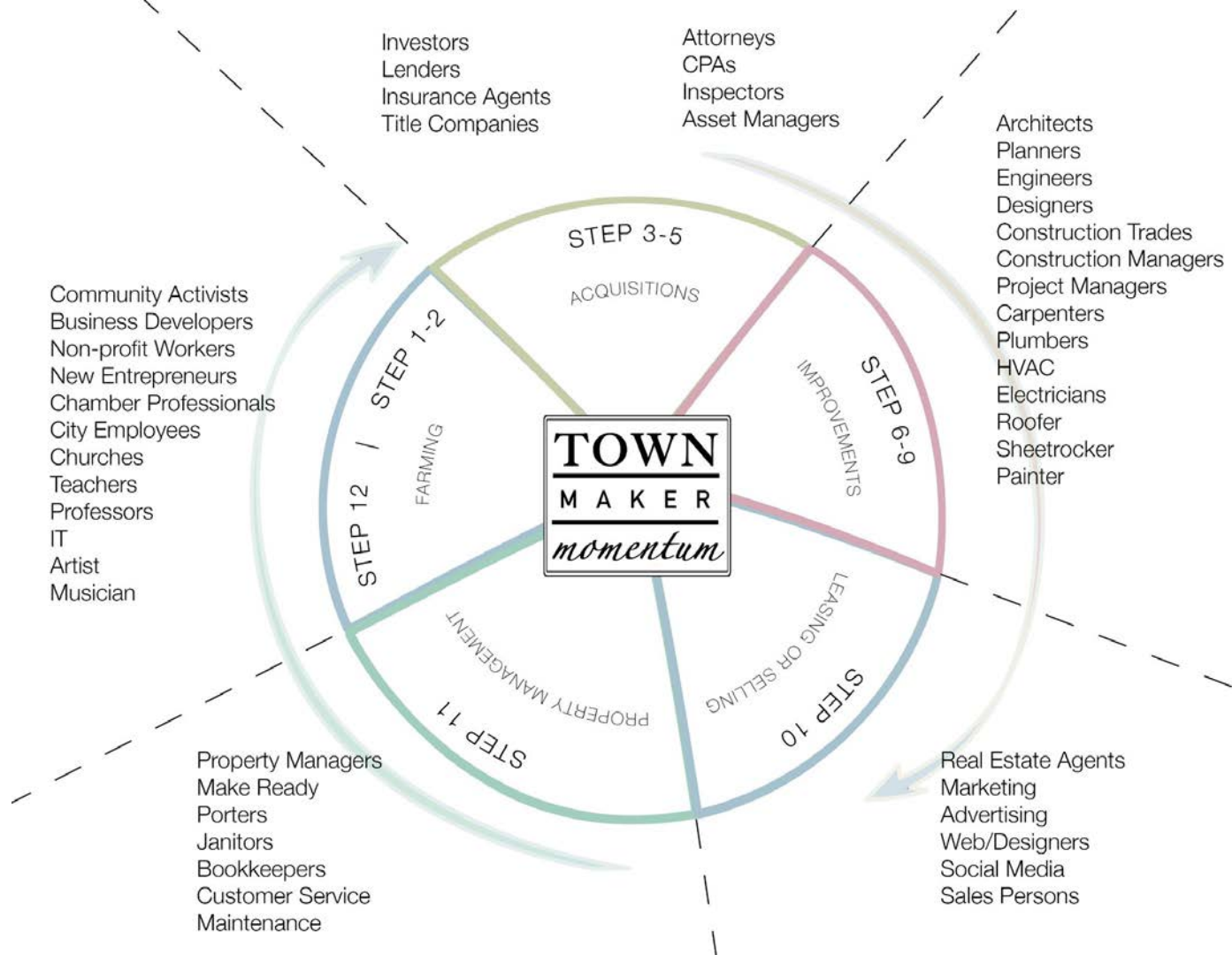
### **Community Involvement:**

- Former Duncanville City Councillor
- Duncanville Design Studio
- President of CNU North Texas Chapter

**MONTE ANDERSON**

Proudly from  
Duncanville, TX

# FLYWHEEL







# **12 STEPS** to Town Making





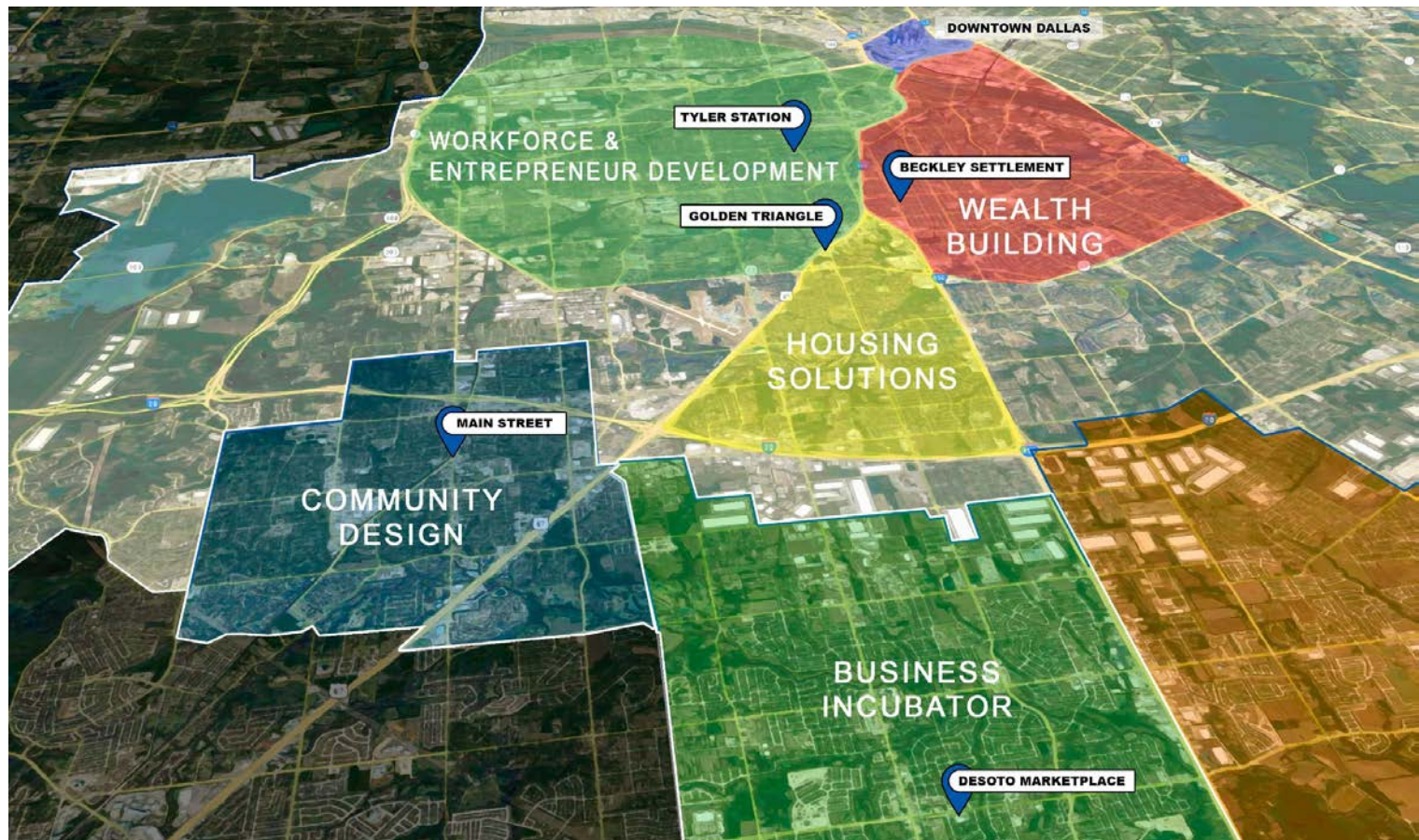
# FIND YOUR FARM.

Work it. Commit to it.  
Make it your life forever.

01



# MONTE'S FARM





# GET TO KNOW YOUR NEIGHBORS

They will occupy, energize, and  
support your spaces.





If it takes a village to raise a child, it takes a whole community to build or rebuild a building.





# DOWNBEAT MUSIC CO.

\*PARTY RENTALS  
C(214) 458-6202

+ SHOE SHINE PARLOR  
H(214) 375-4367

127



## DOWNBEAT SNO CONES

### FLAVORS

PEACH	ROOT BEER	STRAWBERRY
GRAPE	PINEAPPLE	WATERMELON
CHERRY	PINA COLADA	WEDDING CAKE
VANILLA	LEMON-LIME	TUTTI-FRUTTI
COCONUT		
HOURS 2:00PM 7:00PM		CLOSED SUNDAY

a



# FIND SOME INVESTORS

Keep it local. Banks are a good starting place.









# LEARN THE LEGAL & ACCOUNTING

Get a damn good attorney & CPA.  
Trust no one (except your attorney &  
CPA). Study how to form a partnership  
and close a deal.



# THE TEAM



## **MS. SHARON SIMMONS**

Attorney at Law

**Practice area: real estate**



## **MS. CINDY MANNING**

Certified Public Accountant  
Manning & Associates

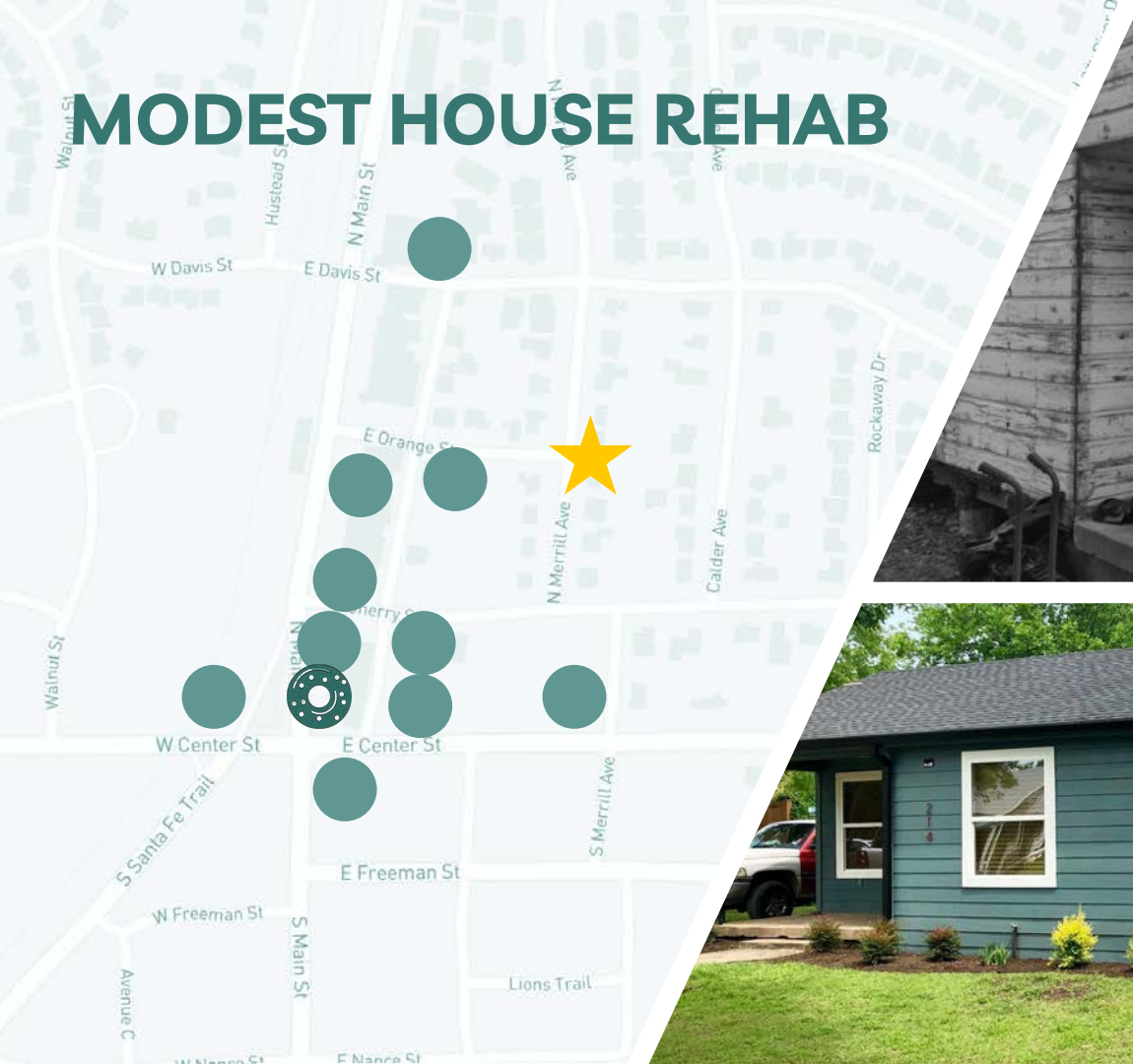


# FIND A PROJECT TO USE AS AN EXPERIMENT

No zoning changes (yet). Learn to  
do a pro forma. Already have that?  
Decide what's next.  
**Keep it moving.**



# MODEST HOUSE REHAB









# **CLEAN, CLEAN, CLEAN, DEMO.**

And then clean some more.  
Know what you're working with,  
(and relieve some stress via  
sledgehammer).









# **BUILD YOUR TEAM/ CREATE YOUR CREW**

Consultants, contractors. Make sure they know you're working on small, incremental projects.





A high-angle, black and white photograph of a group of people sitting around a table, engaged in a collaborative meeting. They are looking at various documents, including a site plan or map. On the table are two cups of coffee, a smartphone, a wallet, and some papers. The scene is brightly lit, suggesting a large indoor space with windows. A semi-transparent teal box is overlaid on the left side of the image, containing white text.

# DECIDE WHAT IS BEST FOR YOUR PROJECT

Learn to plan efficiently, bring your team together, and collaborate. You are no longer alone!



# CONCEPT - 2017

The numbers

4-8-17

House  
 $20 \times 65 = 1300 \text{ sf} -$   
 $\times \$110\text{-psf} = \$143,000$

2731  
 Value

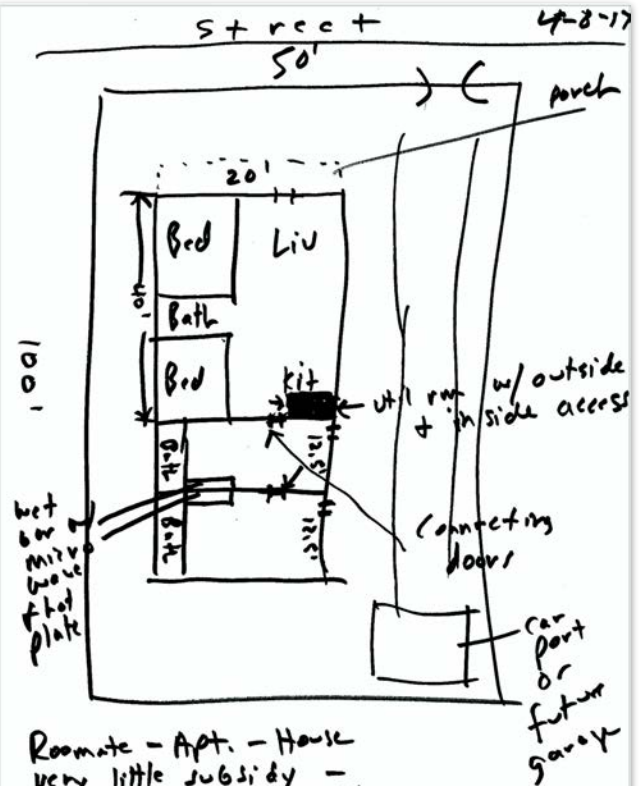
Free land & permits-

30 yr. amortization -  
 2% interest from a foundation  
 No closing costs -

P + I - \$527.68 -  
 Taxes - \$250. -  
 Insurance - \$150 -  
 Total - \$927.68 -

I know - \$250 - per unit -  
 \$500 -

Total cost to owner - \$427.68 -  
 Monthly



Roomate - Apt. - House  
 very little subsidy -  
 Doors to back units stay  
 locked - outside entrances

# ROOMMATE HOUSE - 2019



LAUNDRY



SIDE ENTRANCES

## SHARED BUT NOT

Owner unit + rentable mini unit  
Back entrance to shared  
laundry.



# SET UP A CONSTRUCTION MANAGEMENT SYSTEM

Hire a general contractor? Do it  
yourself?



A general contractor is a **construction manager employed by a client**, usually upon the advice of the project's architect or engineer. Responsible for the overall coordination of a project, general contractors may also act as building designer and foreman (a tradesman in charge of a crew).

A general contractor must first assess the project-specific documents (referred to as a bid, proposal, or tender documents). In the case of renovations, a **site visit** is required to get a better understanding of the project. Depending on the project delivery method, the contractor will submit a fixed price proposal or bid, cost-plus price or an estimate. The general contractor considers the cost of home office overhead, general conditions, materials, and equipment, as well as the cost of labor, to **provide the owner with a price for the project**.

Contract documents may include drawings, project manuals (including general, supplementary, or special conditions and specifications), and addendum or modifications issued prior to proposal/bidding and prepared by a design professional, such as an architect. The general contractor may be the construction manager or construction manager at high risk.



A vintage-style room with a desk, chair, and large windows. The room features a large desk with a chair, a rocking chair, and a small table. The walls are paneled, and there are large windows with multiple panes. The floor is covered in a patterned rug. The overall aesthetic is classic and cozy.

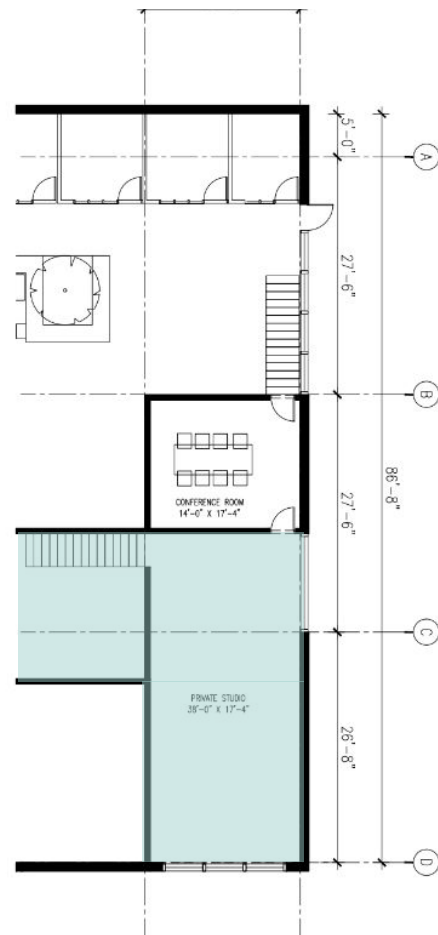
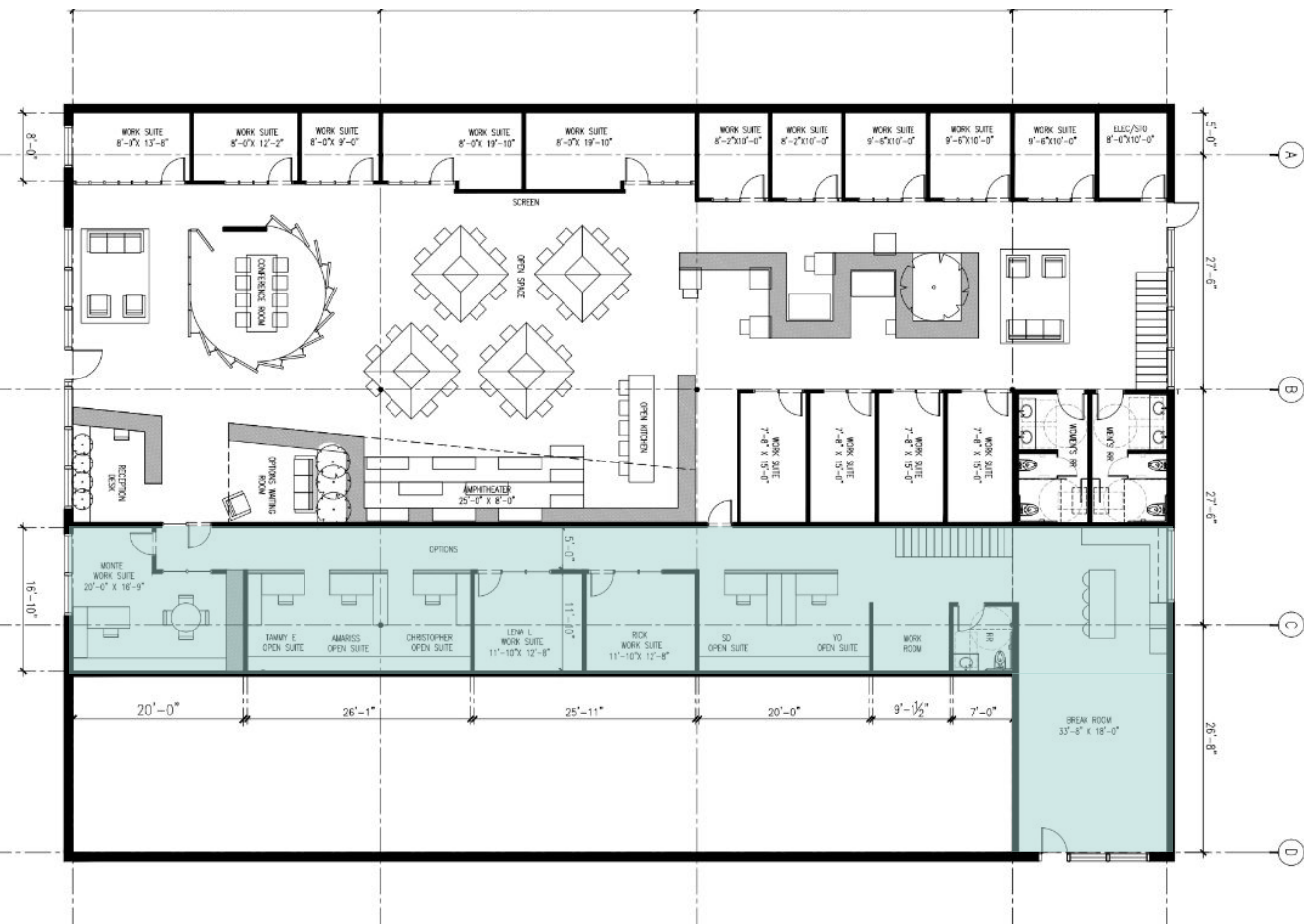
## TIME TO MOVE.

If you have a tenant, move them in. If not, be your own. Make the space your home or office.





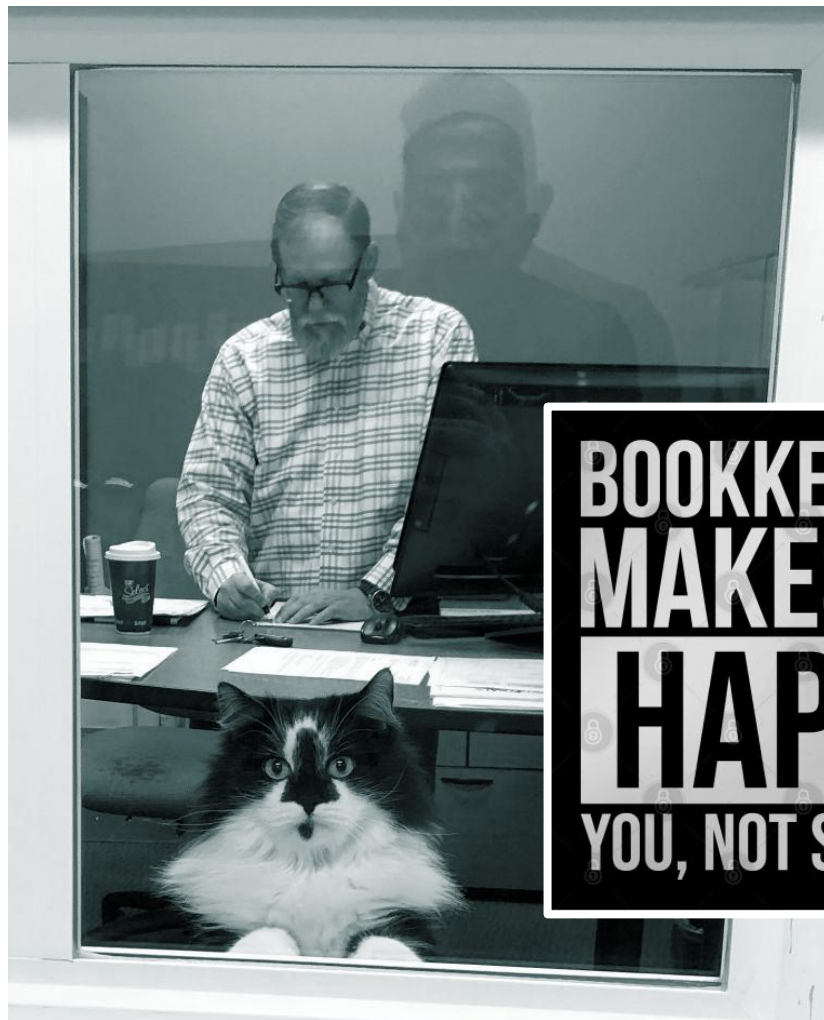






# LEARN TO MANAGE YOUR PROPERTY

It's ok if you're not the best at this. Don't freak out. Hire someone.



**BOOKKEEPING  
MAKES ME  
HAPPY  
YOU, NOT SO MUCH**





## HELP OTHERS

Share these steps with  
other small developers.

12



**DO GOOD.  
MAKE MONEY.**









Managing  
Partner,  
Hometowne  
Development

President, The  
Bakery Group

## Started Flywheeling:

- Chancellor's Professor of Sociology and Sustainability Studies
- LEED AP sustainability consultant

## Known for:

- The Birthday Chair

## Community Involvement:

- Near Northwest Community Meetups
- South Bend Town Makers

Proudly from  
South Bend, IN



# 2016

Professor

My plan was to be a sustainability consultant.  
Build one net zero house in my neighborhood



# BE THE CHANGE

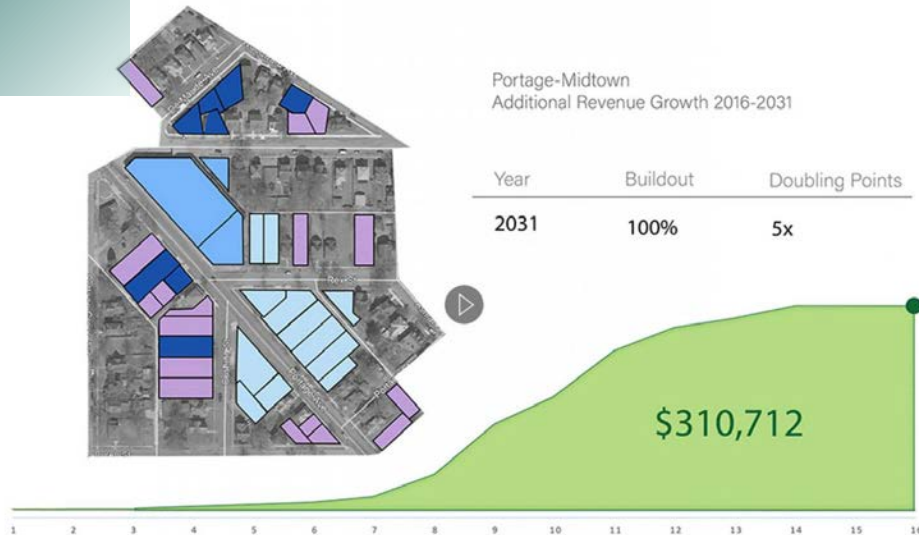


# 2023

Town Maker

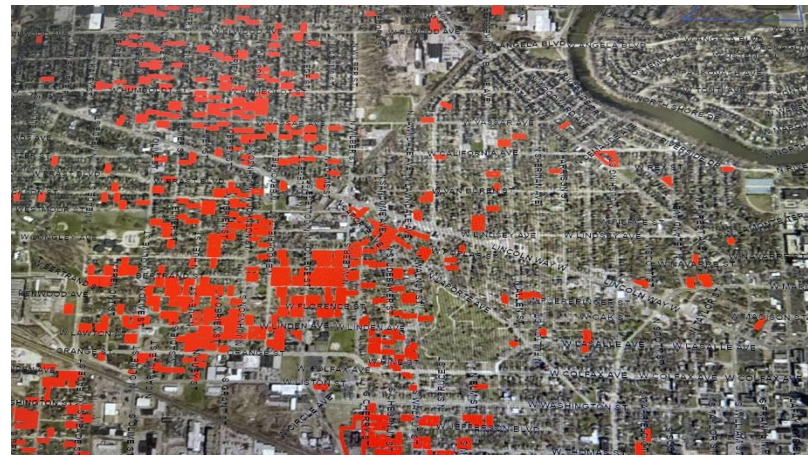
# HOW TO CULTIVATE

Yourself  
Your Farm  
Your Ecosystem





# THE ACCIDENTAL DEVELOPER



Within 6 months I owned 7 vacant lots and had a commitment to build 3 net zero houses in the NNN, which I would soon learn was to be my ‘farm’

# BACK TO SCHOOL

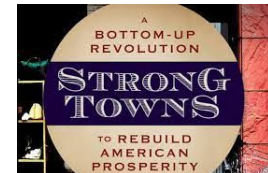
My Farm



I had never heard of a pro forma  
Could not make a spreadsheet  
Never had run a business or owned an LLC  
I thought a farm was out in the country



Monte and Jim pay it forward  
Mike gets them to South Bend



# The first real deal



**Fall 2016**

\$26,000, a leap of faith, two partners



**Fall 2017**

Total Cost \$180,000

Appraised \$150,000

Today \$220,000



And an LLC

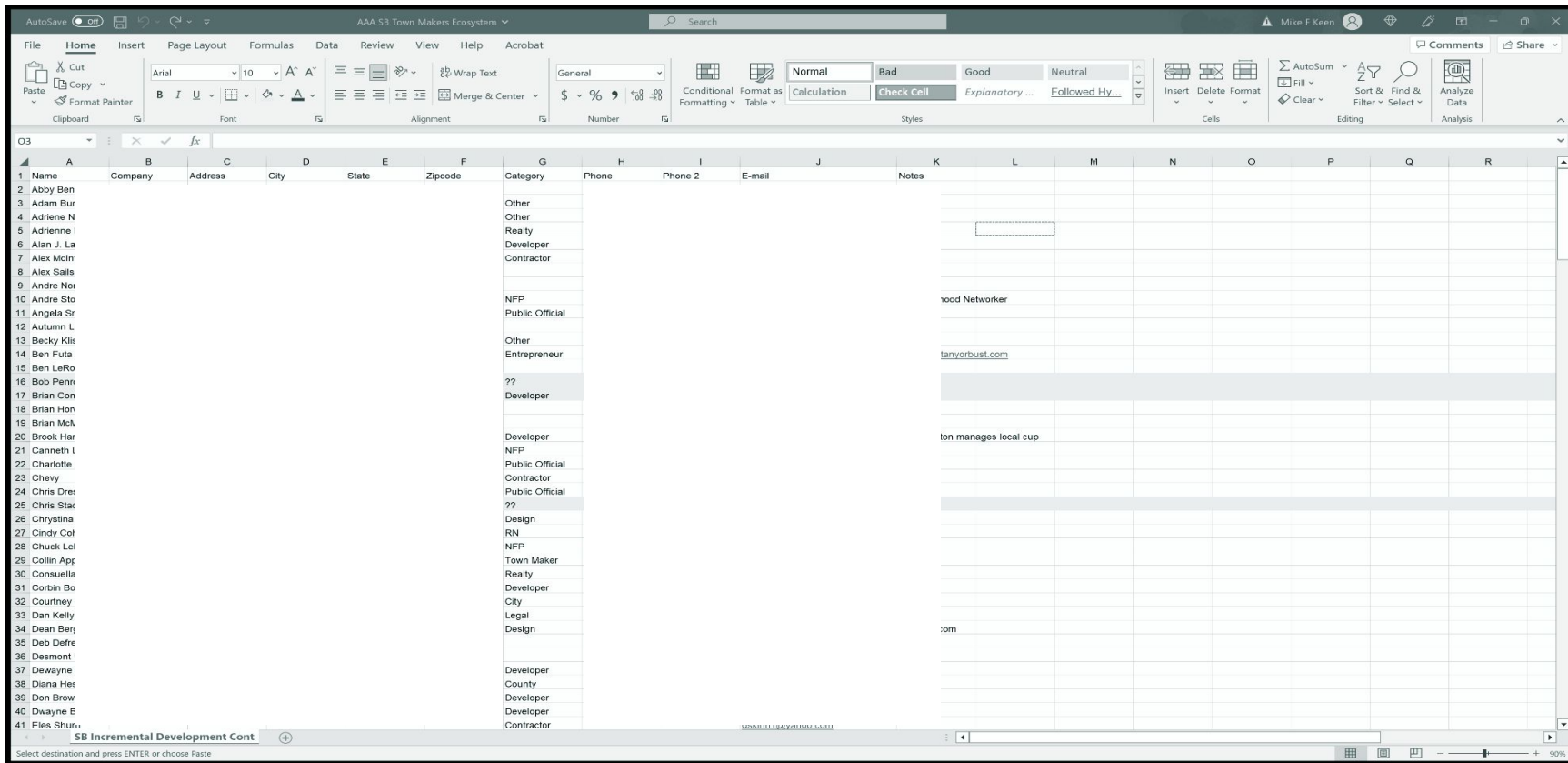


# Create an ecosystem



Nibbles, beverages and an invitation

# All it takes is a little KISS



And I began to learn how to do a spreadsheet

# Help with Habitat



Spring 2017



Spring 2018

 **Habitat for Humanity**  
of St. Joseph County

**Jimmy & Rosalynn Carter Work Project**

St. Joseph County, Indiana | 2018



# The deals continue

Winter 2018  
\$20,000



Fall 2019  
Cost \$135,000  
Appraised \$110,000  
Today \$160,000+



Summer 2019  
\$20,000



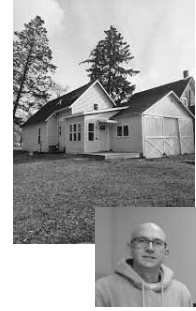
Spring 2020  
Cost \$135  
Sold Spring '22  
\$149,500



# The ecosystem grows: Public



# Private





# Not for Profit



South Bend Heritage



Near Northwest  
Neighborhood  
INCORPORATED



SOUTH BEND | ELKHART  
REGIONAL PARTNERSHIP



# Financial



LLSC INDY





# TINY THINGS MAKE A DIFFERENCE

Two more deals  
Winter-Summer 2021  
\$160,000 each  
First private new build in half  
a century.





## WHAT TO DO WITH A BAKERY?

The deal I did not plan to make...

# DEAL STRUCTURE

Begun October 2021

**(Estimated total cost: \$4,200,000)**

- New LLC, The Bakery Group LLC
- \$900,000 Partner capital and loans invested to date
- \$200,000 Partner capital to be placed in reserves
- \$300,000 City of South Bend TIF Grant (approved)
- City of South Bend Tax Abatements (approved)
- \$2,200,000 Construction Loan (to be made in 3 phases)
- \$600,000 IRF Loan City of South Bend
- The Bakery Group Partner Equity investment second to bank
- Debt guaranteed by The Bakery Group LLC Partners

More  
partners



# Hustle, Heart (persistence & patience), Humor



20 months and counting

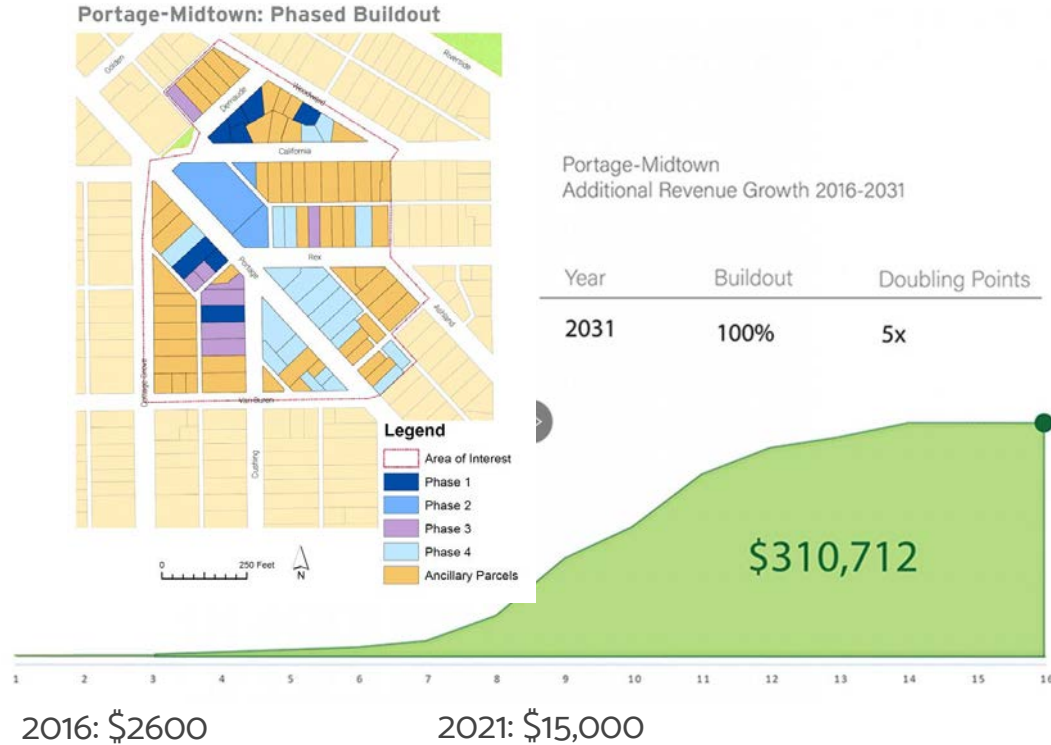




# **SOUTH BEND TOWN MAKERS**

Meets first Wednesday of every month,  
5:30-6:45 pm  
Classroom C, DTSB branch of St. Joseph  
County Library

# Incremental development counts

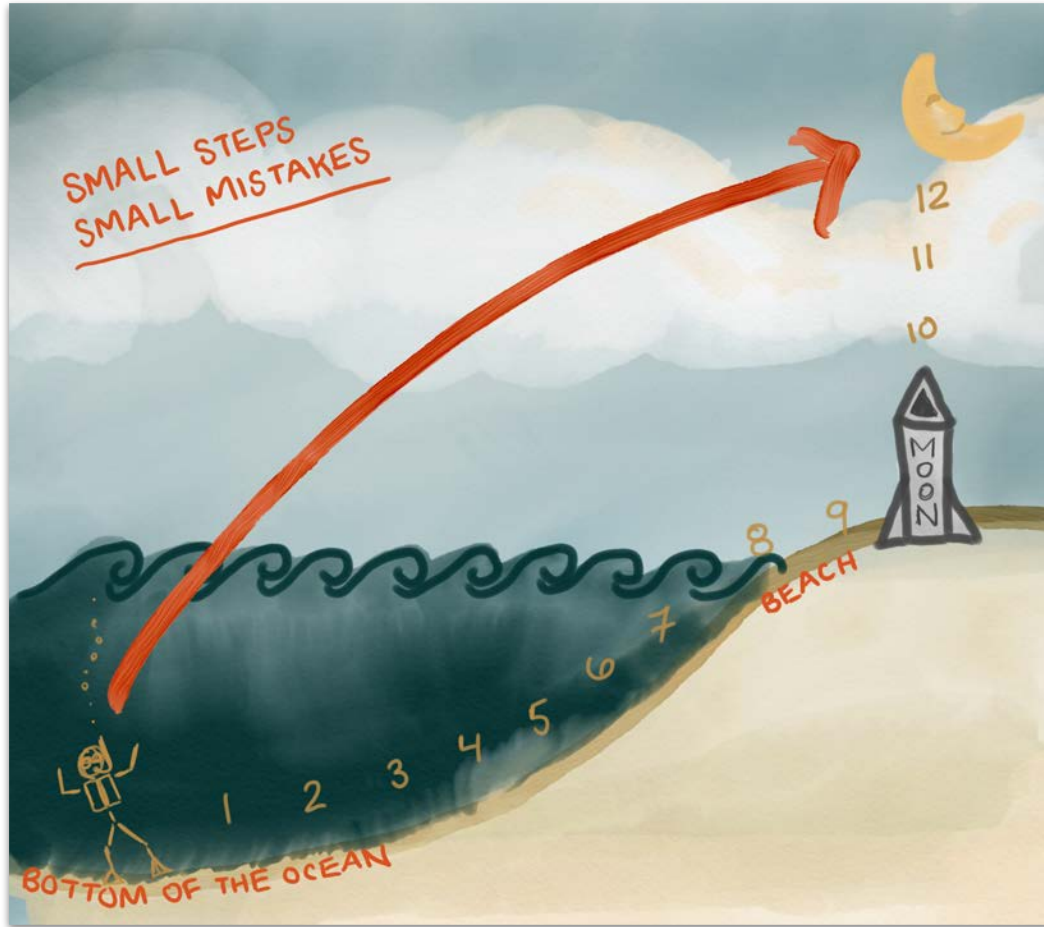


# So how do you get your flywheel turning...



**You Can Do It!**  
**One Step at a Time!!**





## YOU CAN MAKE IT TO THE MOON

Don't start building the rocket ship when you're still on the bottom of the ocean.

PRO FORMA

Retail/Office | Apartments

Income		
Suite	Size	Rent
Office 1	1,250	\$2,600
Office 2	1,250	\$2,600
Apartment 1	1,250	\$1,625
Apartment 2	1,250	\$1,925
Total	5,000 SF	\$8,750
Gross Potential Income		\$ 105,000
		\$/SF/YR \$21.00

Expenses	
Item	Cost
Taxes	\$9,727
Maintenance	\$3,000
Insurance	\$4,351
Property Mgmt	\$4,890
Reserves	\$2,500
Total Expenses	\$24,468
\$/SF/YR	\$4.89

Adjusted Gross Income	\$99,750
Total Expenses	\$24,468
NOI	\$75,282
NOI	\$75,282
Debt Service*	\$55,108
CASH FLOW	\$20,174

Gross Potential Income	\$105,000
Less Vacancy (5%)	\$5,250
Adjusted Gross Income	\$99,750

Building Cost	\$850,000
Down Payment (30%)	\$255,000
Amount Financed*	\$595,000

NOI	\$75,282
CAP Rate	7.00%
VALUE	\$1,075,457

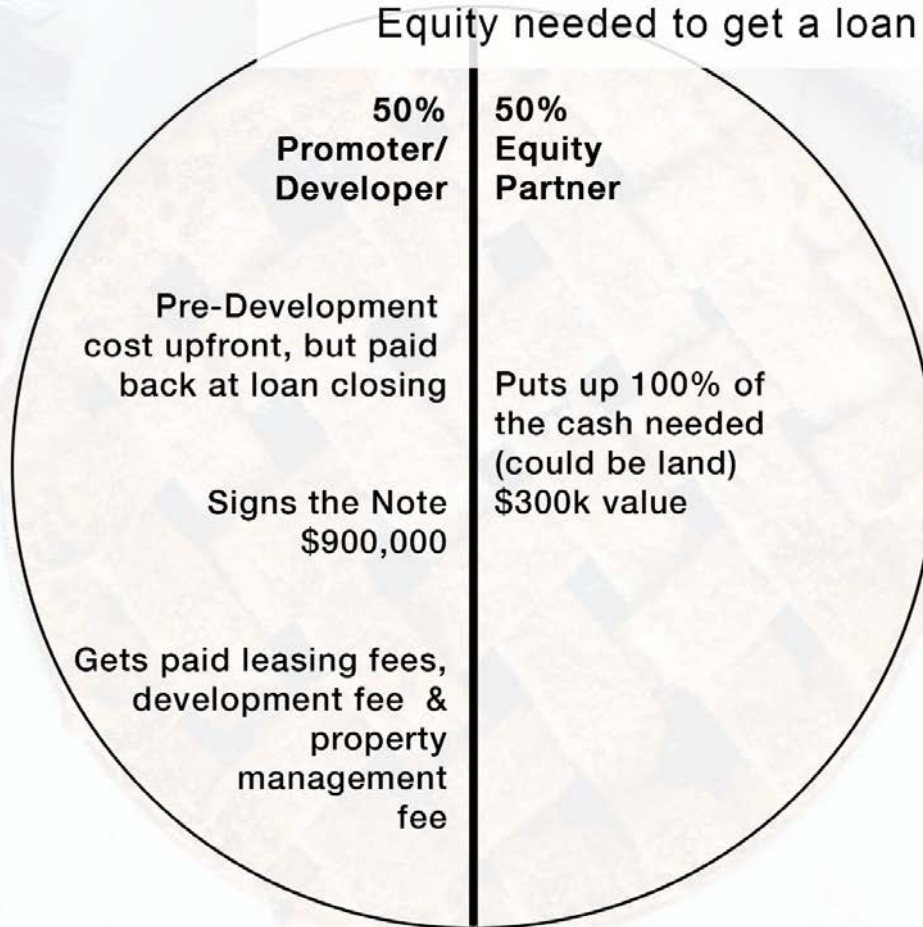
\*25 Year Loan @ 8% Interest

# WHOLE PIE

## The Whole Pie / Property

\$1.2 million total cost including land

Equity needed to get a loan 25% - \$300,000



## Cash Flow

1) Debt Service

2) Expenses  
(including fees)

3) 100% cash flow goes to equity partner until paid in full

4) 50-50 split between developer/equity



# CREDITS

- Content by [Neighborhood Evolution LLC](#)
- Design support from [Shophouse Studio Inc.](#)
- Presentation template by [Slidesgo](#)

# WHAT WE ARE WORKING ON

## ROAD BRIDGES

Despite being red, Mars is a cold place, not hot. It's full of iron oxide dust, which gives the planet its reddish cast

## INDUSTRIAL BUILDINGS

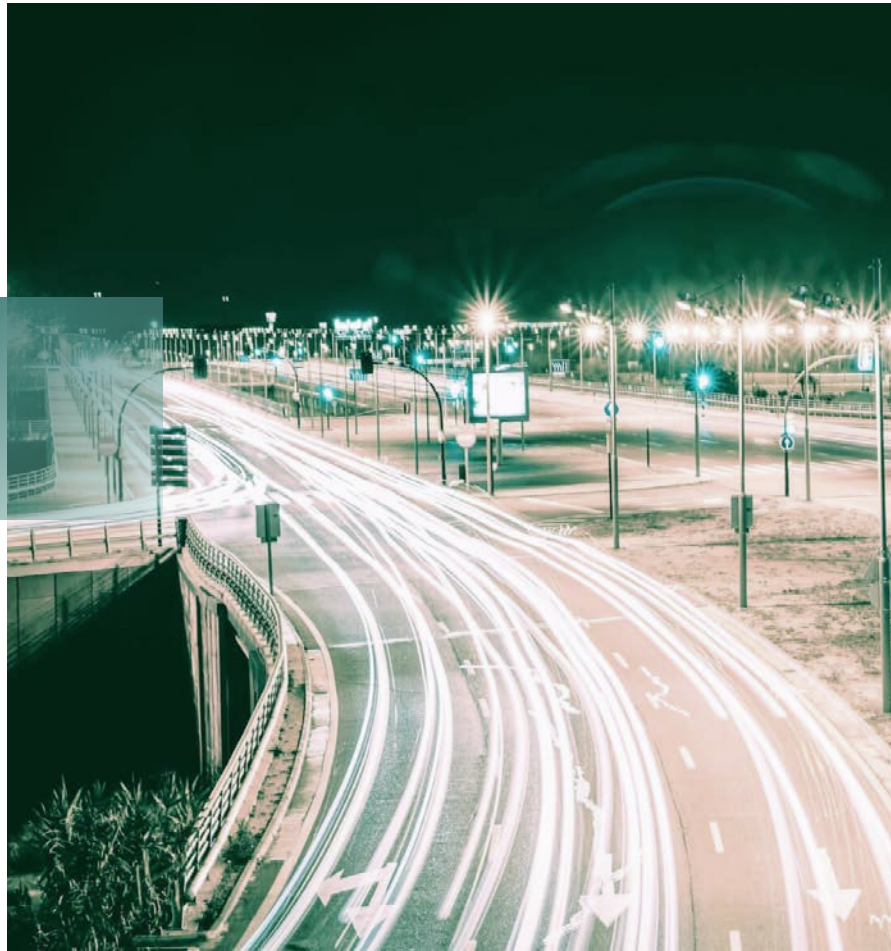
Jupiter is a gas giant and the biggest planet in our Solar System. It's the fourth-brightest object in the sky

## SUBWAY STATIONS

Yes, Saturn is the ringed one. This planet is a gas giant, and it's composed mostly of hydrogen and helium

## THERMAL POWER STATIONS

Venus has a beautiful name and is the second planet from the Sun. It's terribly hot, even hotter than Mercury



# ABOUT THE PROJECT

Mercury is the closest planet to the Sun and the smallest one in the Solar System—it's only a bit larger than our Moon. The planet's name has nothing to do with the liquid metal since it was named after the Roman messenger god, Mercury



A photograph of the Manhattan Bridge, showing its iconic steel structure and suspension cables. The bridge spans a body of water, with a red brick building visible on the right side. A teal-colored semi-transparent rectangle is overlaid on the center of the image, containing the text "AWESOME WORDS" in white, bold, sans-serif capital letters. The overall image has a slightly desaturated, artistic feel with a teal tint.

# AWESOME WORDS





# MAJOR REQUIREMENTS

01




“Here comes the quote. Words full of wisdom that someone important said and can make the reader get inspired.”

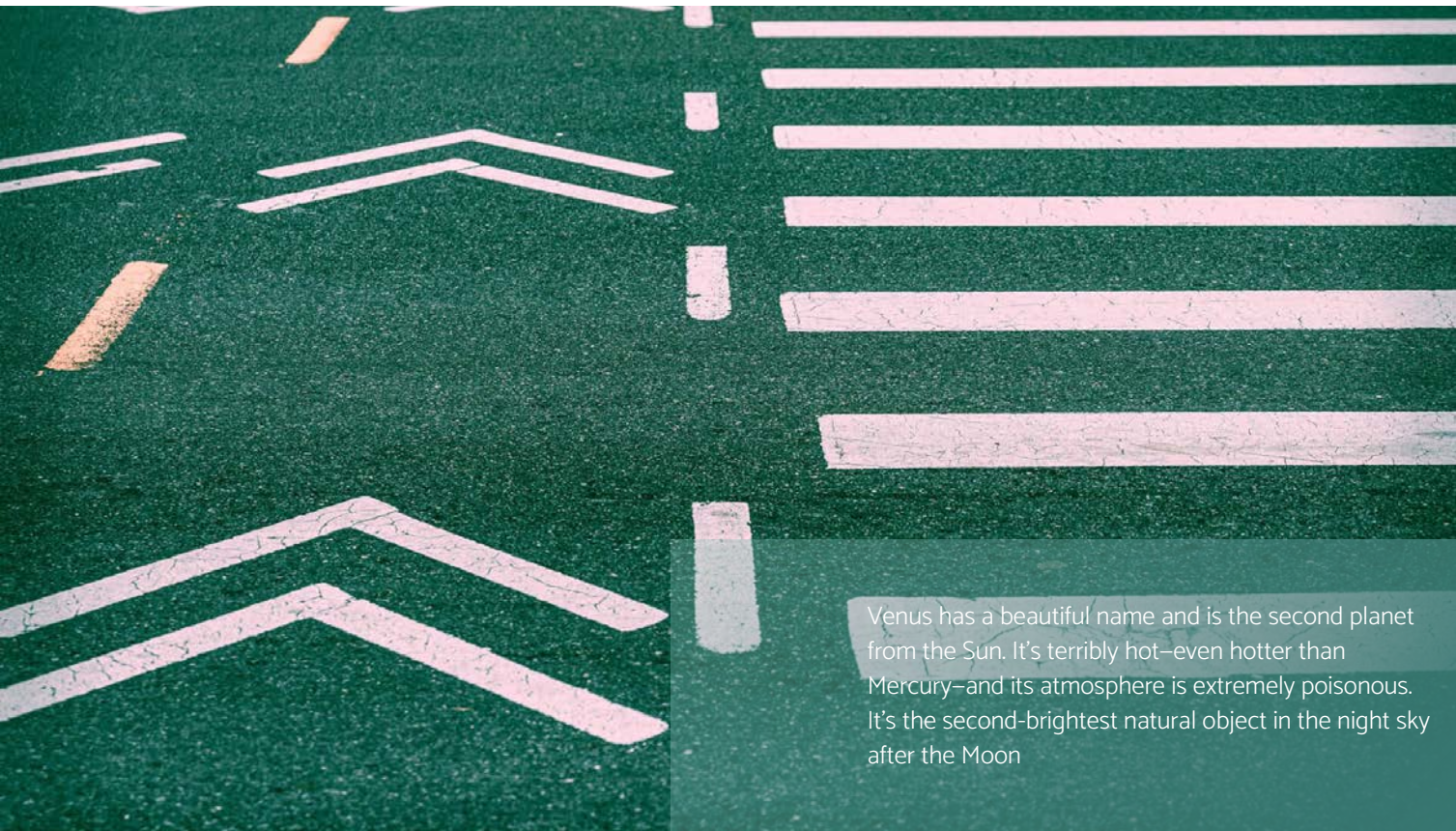
—SOMEONE FAMOUS



# NOW




Mercury is the closest planet to the Sun and the smallest one in our Solar System—it's only a bit larger than our Moon. The planet's name has nothing to do with the liquid metal, since it was named after the Roman messenger god



Venus has a beautiful name and is the second planet from the Sun. It's terribly hot—even hotter than Mercury—and its atmosphere is extremely poisonous. It's the second-brightest natural object in the night sky after the Moon

# FUTURE





# AWESOME WORDS





# MAJOR REQUIREMENTS

01

# MAJOR REQUIREMENTS



## MARS

Despite being red, Mars is a cold place, not hot. It's full of iron oxide dust



## JUPITER

It's a gas giant, the biggest planet in our Solar System and the fourth-brightest object in the sky



## SATURN

Yes, this is the ringed one. It's a gas giant, composed of hydrogen and helium



## MERCURY

Mercury is actually the smallest planet in our Solar System



## NEPTUNE

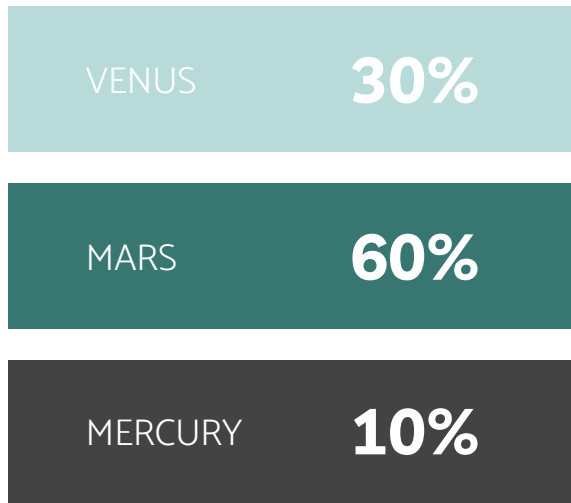
Neptune is the fourth-largest planet in our Solar System and the farthest from the Sun



## VENUS

Venus has a beautiful name and is the second planet from the Sun. It's terribly hot

# BUDGET



If you want to modify this graph, click on it, follow the link,  
change the data and replace it



# OUR NUMBERS

**\$50,000,000**

REVENUE LAST YEAR

**2,000**

NEW CLIENTS LAST YEAR

**75**

EMPLOYEES

# PROJECT GOALS



## GOAL 1

Mercury is the closest planet to the Sun and the smallest one in the Solar System—it's only a bit larger than our Moon



## GOAL 2

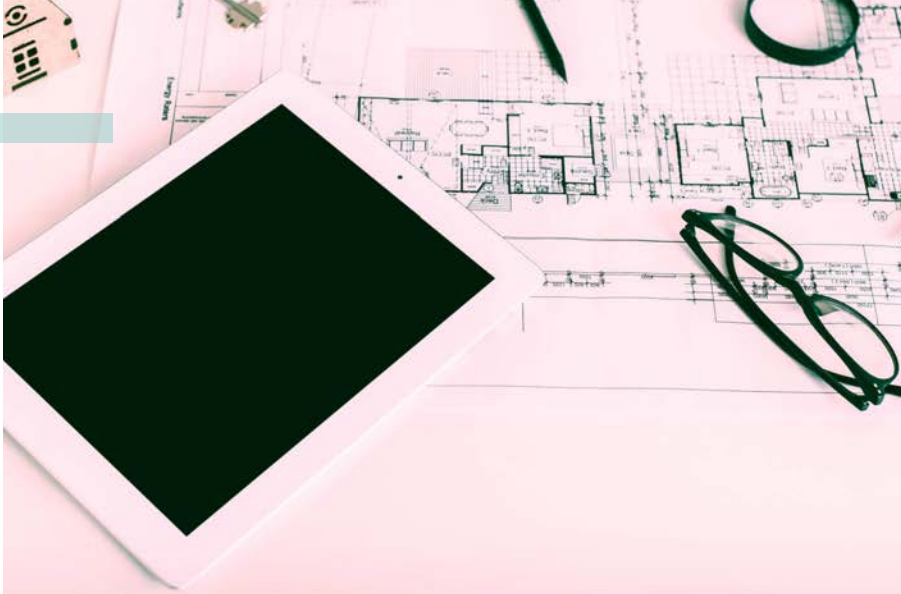
Venus has a beautiful name and is the second planet from the Sun. It's terribly hot, even hotter than Mercury

# PREDICTED RESULTS

	VENUS	MARS	MERCURY	JUPITER
AREA 1	50	100	20	30
AREA 2	23	34	45	56
AREA 3	234	45	65	56



# SNEAK PEEK

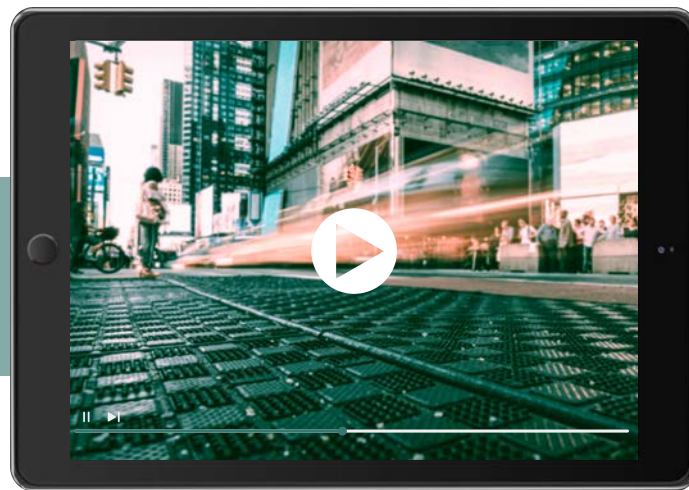


Mercury is the closest planet to the Sun and the smallest one in the Solar System—it's only a bit larger than our Moon. The planet's name has nothing to do with the liquid metal, since it was named after the Roman messenger god, Mercury

# SNEAK PEEK



Insert your  
multimedia  
content here



# PROJECT STAGES



## STAGE 1

Venus has a beautiful name and is the second planet from the Sun. It's terribly hot



## STAGE 2

Mercury is the closest planet to the Sun and the smallest one in the Solar System



## STAGE 3

Despite being red, Mars is a cold place, not hot. It's full of iron oxide dust, giving the planet its reddish cast



# FUTURE PROJECTS

## MERCURY

Mercury is the closest planet to the Sun and the smallest one in the Solar System

## MARS

Despite being red, Mars is a cold place, not hot. It's full of iron oxide dust



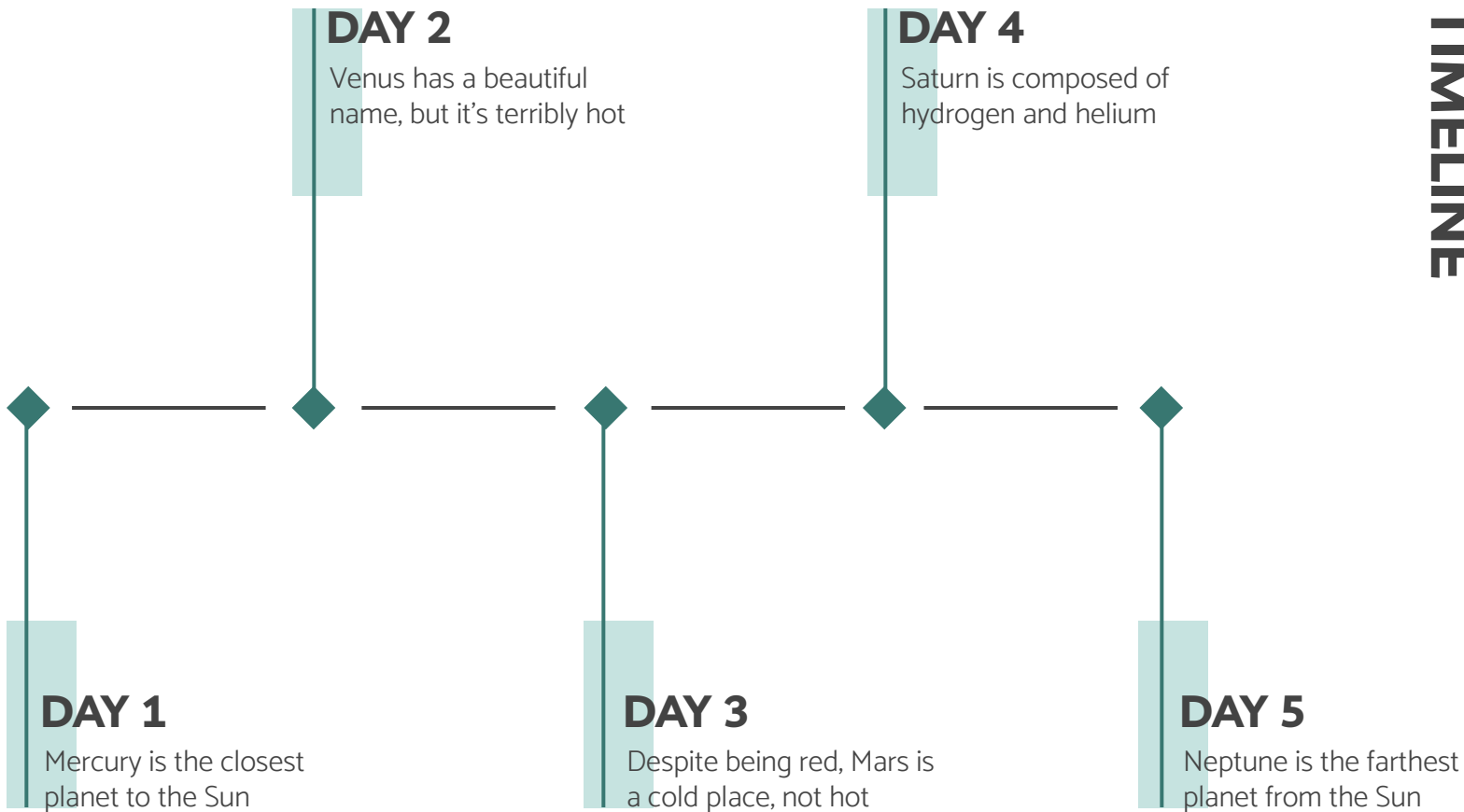
Venus has a beautiful name and is the second planet from the Sun

## VENUS

Saturn is the ringed planet. It's a gas giant, composed mostly of hydrogen and helium

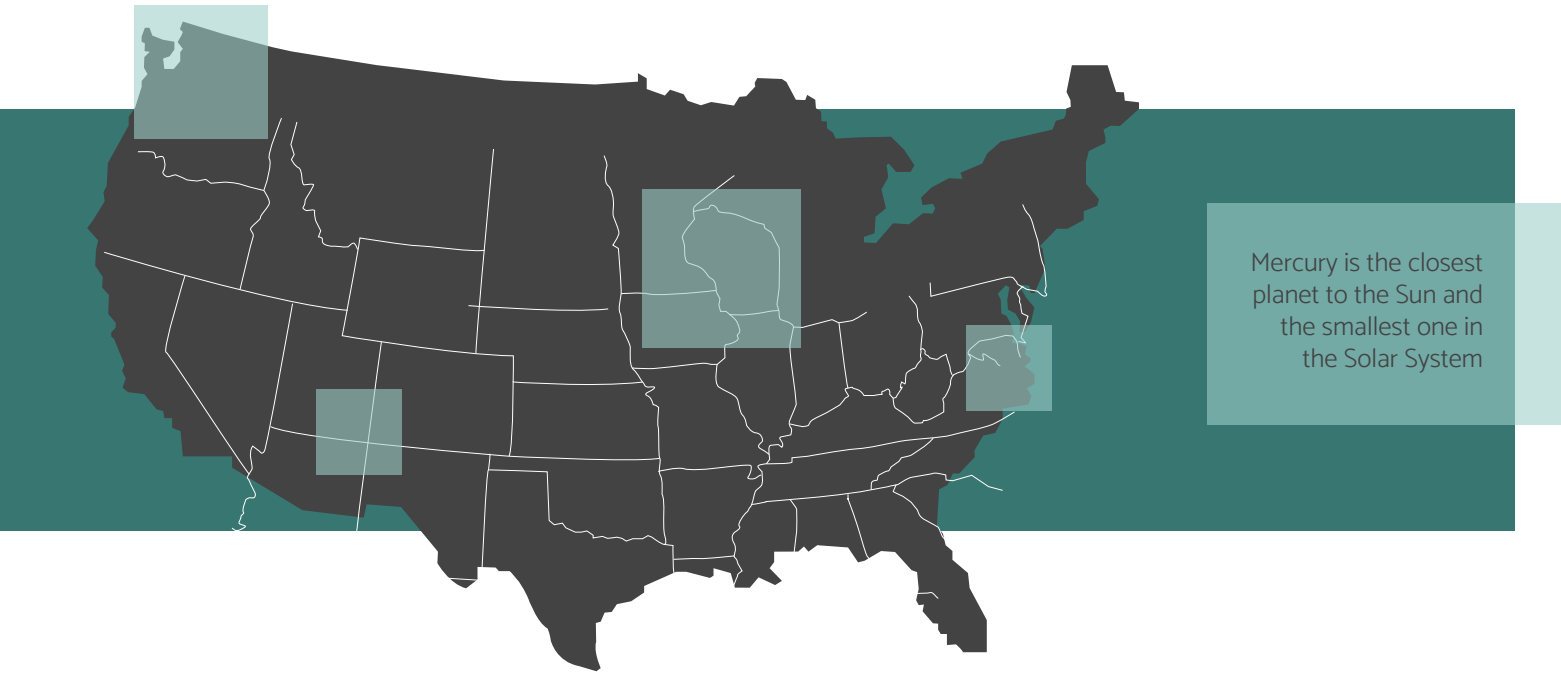
## SATURN

# TIMELINE



# OUR LOCATIONS

Mercury is the closest planet to the Sun and the smallest one in the Solar System





# OUR PARTNERS



## MERCURY

Mercury is the closest planet to the Sun and the smallest one in our Solar System—it's only a bit larger than our Moon. The planet's name has nothing to do with the liquid metal, since it was named after the Roman messenger god



## VENUS

Venus has a beautiful name and is the second planet from the Sun. It's terribly hot—even hotter than Mercury—and its atmosphere is extremely poisonous. It's the second-brightest natural object in the night sky

# THANKS

Does anyone have any questions?  
Follow the project updates

addyouremail@freepik.com  
+91 620 421 838  
yourcompany.com



# ALTERNATIVE RESOURCES

Here's an assortment of alternative pictures within the same style of this template.

- Airplane window with sky and sea landscape
- Railway train station long shot
- One way road sign in the city
- Sunset at bay
- Old foot bridge over the river near alesund; norway
- Tropical road with desert background
- Modern woman riding bike in city
- Harbor with boats and blue sea
- City roads at night
- Brooklyn bridge and new york

If you want to apply the same filter as the pictures already included in the template, follow these instructions.

## In Photoshop:

1. Open the picture in Photoshop.
2. On the Layers panel, click the Create New Adjustment Layer button.
3. Select Photo Filter and click Color.
4. Paste this hex code: #908269
5. Adjust the density to increase or decrease the filter effect.

## In Google Slides / PowerPoint:

1. Create a new shape with the same shape as the photo to which you want to apply the filter.
2. Select the color for the filter (#908269) and reduce the opacity until you're happy with the result.
3. If you want to modify the photo, move the filter to a side first.





Did you like the resources on this template? Get them for free at our other websites.

## VECTORS

- Usa map
- Gradient logo with abstract shape

## PHOTOS

- Elevated view of road with trees growing in forest
- Foggy weather in city with channel
- American flag on brooklyn bridge in new york
- Brightly illuminated city street
- Blurred traffic lights on street at night
- Road block signs closeup
- Crosswalks in the city closeup
- Manhattan bridge in new york
- Contemporary buildings on waterfront of river
- Brooklyn bridge over east river in new york
- Motion in the city intersection
- Architecture project and tablet mockup
- Railways closeup with blurred background
- Train on railway closeup
- Man in black t-shirt standing in front of railway train
- Portrait of a female architect writing on book at workplace
- Portrait of smiling architect man holding cellphone and hard hat with blueprint at construction site
- Elevated view of straight and curve road in forest

# Instructions for use (free users)

In order to use this template, you must credit [Slidesgo](#) by keeping the Thanks slide.

## You are allowed to:

- Modify this template.
- Use it for both personal and commercial purposes.

## You are not allowed to:

- Sublicense, sell or rent any of Slidesgo Content (or a modified version of Slidesgo Content).
- Distribute this Slidesgo Template (or a modified version of this Slidesgo Template) or include it in a database or in any other product or service that offers downloadable images, icons or presentations that may be subject to distribution or resale.
- Use any of the elements that are part of this Slidesgo Template in an isolated and separated way from this Template.
- Delete the “Thanks” or “Credits” slide.
- Register any of the elements that are part of this template as a trademark or logo, or register it as a work in an intellectual property registry or similar.

For more information about editing slides, please read our FAQs or visit Slidesgo School:

<https://slidesgo.com/faqs> and <https://slidesgo.com/slidesgo-school>

# Instructions for use (premium users)

In order to use this template, you must be a Premium user on [Slidesgo](#).

## You are allowed to:

- Modify this template.
- Use it for both personal and commercial purposes.
- Hide or delete the “Thanks” slide and the mention to Slidesgo in the credits.
- Share this template in an editable format with people who are not part of your team.

## You are not allowed to:

- Sublicense, sell or rent this Slidesgo Template (or a modified version of this Slidesgo Template).
- Distribute this Slidesgo Template (or a modified version of this Slidesgo Template) or include it in a database or in any other product or service that offers downloadable images, icons or presentations that may be subject to distribution or resale.
- Use any of the elements that are part of this Slidesgo Template in an isolated and separated way from this Template.
- Register any of the elements that are part of this template as a trademark or logo, or register it as a work in an intellectual property registry or similar.

For more information about editing slides, please read our FAQs or visit Slidesgo School:

<https://slidesgo.com/faqs> and <https://slidesgo.com/slidesgo-school>



# Fonts & colors used


This presentation has been made using the following fonts:

**Livvic**

(<https://fonts.google.com/specimen/Livvic>)

**Catamaran**

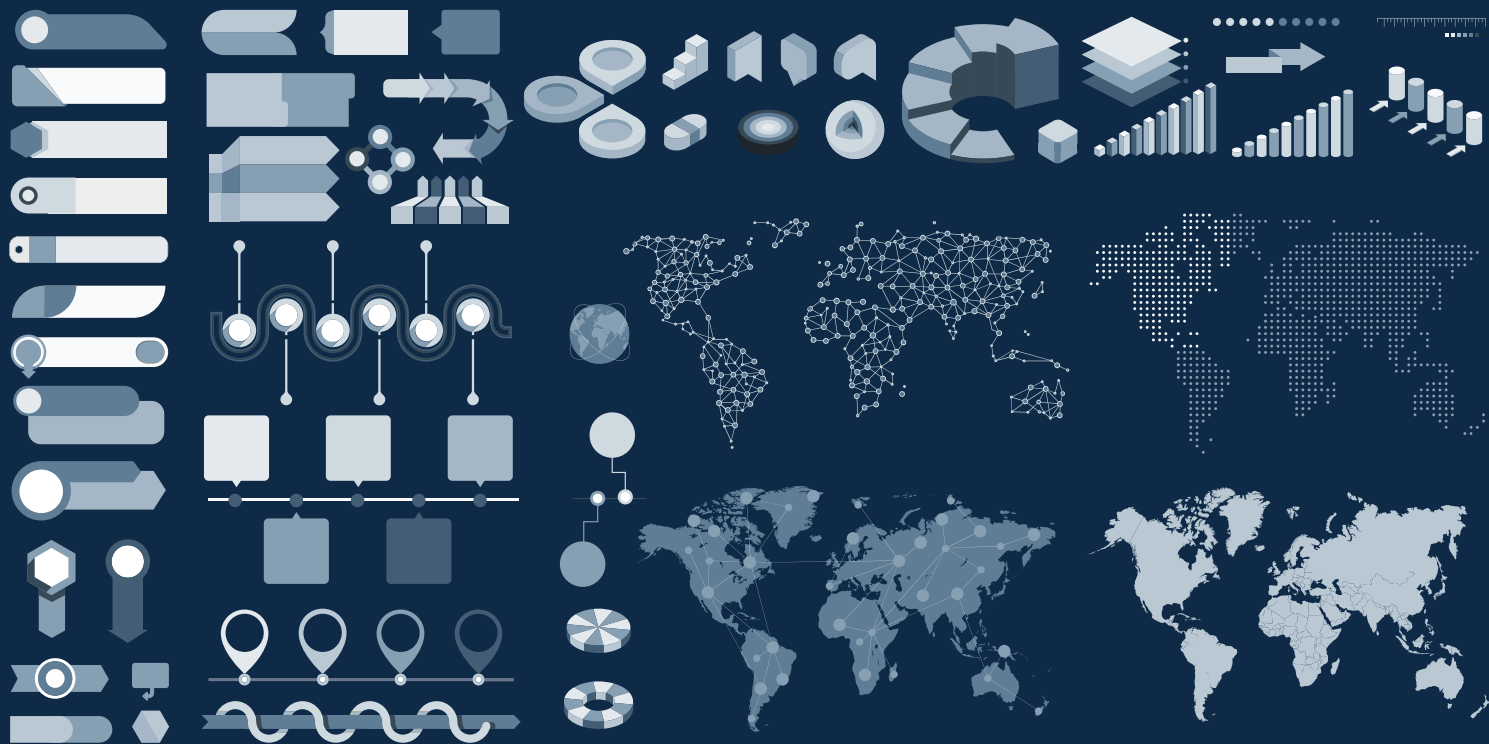
(<https://fonts.google.com/specimen/Catamaran>)

A dark brown color swatch with a white border and rounded corners.

#434343

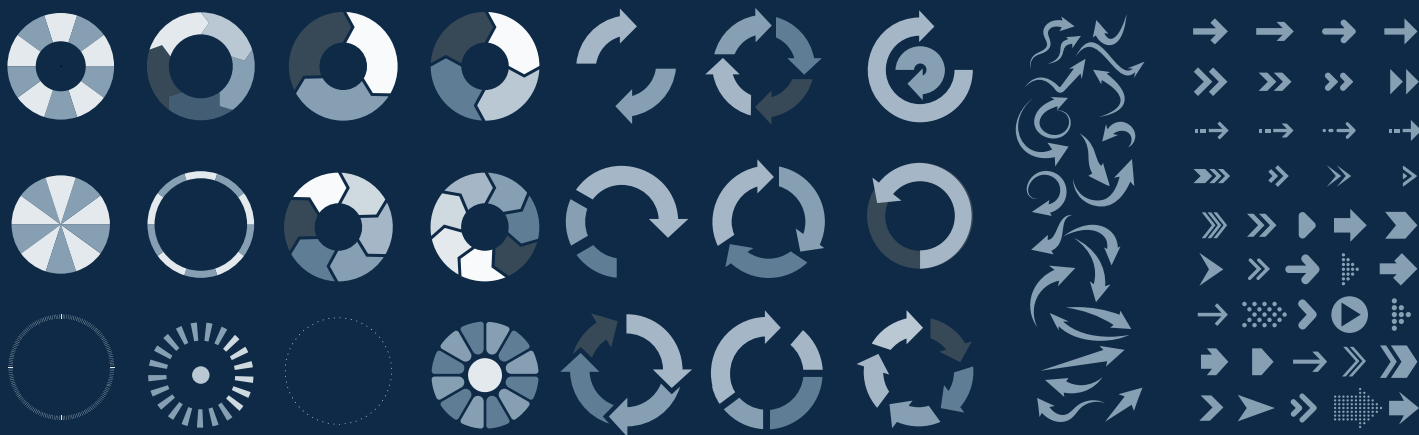
A teal color swatch with a white border and rounded corners.

#387771



# Use our editable graphic resources...

You can easily **resize** these resources, keeping the quality. To **change the color**, just ungroup the resource and click on the object you want to change. Then, click on the paint bucket and select the color you want. Don't forget to group the resource again when you're done.





## ...and our set of editable icons

You can resize these icons, keeping the quality.

You can change the stroke and fill color; just select the icon and click on the paint-bucket/pen.

In Google Slides, you can also use Flaticon's extension, allowing you to customize and add even more icons.



# Educational Icons



# Medical Icons



## Business Icons



## Teamwork Icons





## Help & Support Icons



## Avatar Icons



# Creative Process Icons



# Performing Arts Icons



# Nature Icons





# SEO & Marketing Icons



# CONTENTS OF THIS TEMPLATE

Here's what you'll find in this Slidesgo template:

1. A slide structure based on a Project Proposal, which you can easily adapt to your needs. For more info on how to edit the template, please visit **Slidesgo School** or read our **FAQs**.
2. An assortment of pictures to use in the presentation can be found in the **alternative resources** slide.
3. A **credits slide**, which you must keep so that proper credits for our design are given.
4. A **resources slide**, where you'll find links to all the elements used in the template.
5. **Instructions for use**.
6. Final slides with:
  - The **fonts and colors** used in the template.
  - More **infographic resources**, whose size and color can be edited.
  - Sets of **customizable icons** of the following themes: general, business, avatar, creative process, education, help & support, medical, nature, performing arts, SEO & marketing, and teamwork.

You can delete this slide when you're done editing the presentation.

