



# Rebuild Detroit Initiative

131.5 Neighborhood Development  
City of Detroit and beyond



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# CONCEPT VISION

- Highest & Best
- Mixed Use
- Obsolete Property
- Air Rights

# CAPITAL PLAN

- EQUITY SKIN in the Game
- DEBT BANK LOAN
- CREDIT TAX
- PACE
- CROWD
- GRANTS
- FEE
- 100% and above







# COMMUNITY

- Downtown Midtown
- Corktown Woodbridge
- Brushpark
- Pitey Hill
- Northend Woodward/Grand
- Dexter Elmhurst Pleasant Heights
- Rosedale Park Palmer Park
- Bagley Winship Blackstone



# CODE

- Low
- Medium
- High
- R2
- R5
- SD1



# COLLABORATION

- Government (Elected / Appointed)
- Community
- Foundation
- Non-Profit



## AUTHOR

- 10Steps to Real Estate Millions  
101509
- Developers Toolkit 101514
- Vision Strategy Execution  
101519





## WHAT ELSE

- Capacity Building
- Commercial Loan Officer
- Government Procurement
- Real Estate Investing
- Commercial Credit
- Commercial Real Estate Development



# HOW TO BEGIN

- Define Scope
- Draft Contract
- Secure Payment
  - Monthly \$400.00
  - Commission 10%
  - Bonus set fee or percentage
  - Equity 10%



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