



10606 S. Langley Ave, Chicago, IL

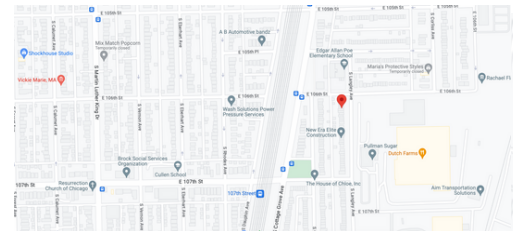
3 Bed | 1.5 Bath | 1,520 sqft

10606 S. Langley Ave is a three bedroom house conveniently located near community parks, public transportation, and schools. The borrower owns the property free and clear of any liens.

Total Equity Raise: \$115,115

Deal Model: [Link](#)

PROJECTED KEY METRICS		
20% Projected IRR	\$185K Est Resale Value	12 Month Hold Period



DEAL HIGHLIGHTS

Structure

Upon successful completion of the deal, you will receive your return of deal capital and 50% of the upside (the other 50% is split with our partner in exchange for managing the deal. Project upside is projected to be ~\$33k. This has already been factored into the above IRR).

Neighborhood

10606 S Langley Ave is located in the Roseland neighborhood in Chicago, Illinois. Chicago boasts world-renowned museums, theaters, and iconic architecture, while the serene shores of Lake Michigan offer an array of waterfront leisure activities, making Chicago a vibrant metropolis.

Planned Renovations

The renovation plan involves comprehensive updates across the property. Key highlights include new windows, double-pane, in various rooms, along with upgraded stainless steel appliances, backsplash, and hardwood flooring in the kitchen. Throughout the interior, there will be consistent insulation, drywall, neutral color trim, and paint, accompanied by contemporary light fixtures and ceiling lighting. The bathrooms will showcase new double-pane windows, neutral color tile flooring, and fixtures, while the exterior improvements entail roofing repairs, concrete front steps with railings, new windows, and landscaping enhancements with mulch, flowers, and fresh sod.

SOURCES	USES
\$115K Crowd Equity	\$105K Renovations
	\$10K Listing Fee

Renovation Equity FAQ:

Click [here](#) for the broader Groundfloor Labs FAQ

What is renovation equity?

The ability to participate in the upside (or downside) of renovations on an existing structure.

How do I earn a return?

Net proceeds (house sale price minus selling costs) will be paid out via the waterfall listed in the PDF tear sheet. Typical waterfall structures are as follows: 1) Groundfloor investors receive their return of capital (i.e. if you invest \$10, you get \$10 back) and 2) additional upside is divided by the agreed upon % split (also listed in the PDF). Returns will be distributed into your Groundfloor account.

How is equity different from debt?

Equity differs from debt in a few key ways. Equity is paid back after debt. Equity typically does not have a fixed return and can capture more of the value creation of the completed property. Equity investments are typically thought of as riskier-than-debt with higher earning potential.

How will I receive updates about my investment? Where will the reporting be?

Currently, you will receive updates on your investment via email at the end of every month. There will not be real-time reporting on Groundfloor's reporting dashboard at this time. We are working hard on making this experience as seamless as possible in the future.

What are my tax considerations?

We will be issuing a 1099 for these investments.

Will we use financing?

Debt will be evaluated on a case-by-case basis when the opportunity presents itself. This will be highlighted in the sources & uses table on the tear sheet. Generally, when a project uses debt, there is a higher IRR.

How do we price the renovation & the eventual sale of the home?

This will be a conversation between Groundfloor & our trusted renovators. We will actively remain involved in the conversation with the goal of maximizing investment returns, building great homes, and maintaining the correct stakeholder incentives.

What is the expected hold period & liquidity considerations of this investment?

Each pre-renovation timeline will be different & listed on the first page of the PDF tear sheet. Typically, construction equity projects will range between 12-24 months. You are locked into your investment for the duration of the build & sell.

How & when will I receive my payouts?

You will receive a one-time payment of your earnings directly into your Groundfloor account upon liquidation of the asset.

What happens if the builder goes over budget/time?

The builder agrees to cover the first 15% of overages. Any additional budget overages will be handled on an ad hoc basis by Groundfloor's servicing team. At the end of the day, we will not ask you for any additional capital to complete the deal as part of this investment.

What is the legal structure of this investment?

Groundfloor will go into an agreement with the builder and contribute capital via a special purpose vehicle (typically, an LLC). Groundfloor will then create a security that reflects the potential returns of this agreement.

For any questions/concerns/new product recommendations: please email labs@groundfloor.us

Property Links

- [Google Maps Link](#)
- [Redfin Link](#)