



Sterling Village - Final Plat

SBD Capital Development in partnership with Clifton Homes have purchased the remaining 13 lots in the Sterling Village PUD off of Sterling and Sheley, and look forward to building 13 fourplex buildings as was originally planned and engineered for years ago.

SBD Housing is a long time investor based out of Blue Springs that has remodeled over 1500 homes in the Kansas City Metro, including millions of dollars in single family homes in Independence MO, greatly improving the values, and remodeling and leasing or selling the properties. We have a property management company as well and manage over 600 properties for ourselves and other investors.

Clifton Homes has over 25 years of New Construction experience as a developer and builder. Has developed property in Independence in the past from the ground up, and currently has single family homes under construction there as well as all over the Kansas City region. Clifton Homes is developing other property in Lee's Summit, Kansas City, and building extensively all over the metro.

The project at Sterling Village will consist of 13 fourplex buildings with maintenance free exteriors. 30 year architectural shingles, high end vinyl siding, quality windows, Trane brand Hvac systems, and quality building materials. Roofs will be weathered wood color which is quite common in new construction areas. The buildings will have varied colors all along the grey/taupe scale. The fourplex buildings which we have provided architectural plans, match what is out there currently and keeps with the intent of the initial development.

Our group has already discussed the with the current HOA president the situation and we are willing to take over the entire HOA as soon as we begin construction. Sterling Village will all be under one HOA governance, and will be maintenance provided, so exterior will remain in great shape and provide the City of Independence with more quality housing.

The intent of the continuation of this development is for the purpose of providing 3 and 4 bedroom townhomes for lease are right at 1,400 sq ft, and again providing New construction quality housing. Lease rates will be in the \$1,300-\$1,400 range. All units will remain under the management of SBD Housing.

We look forward to the moving ahead with the project and plan to have the entire project done in less than 18 months, so will be building multiple buildings simultaneously. Thank you for the opportunity to improve the revenues, the potential affordable housing, and landscape of the City of Independence.

If I can be of any further assistance to expedite the proposal please don't hesitate to reach out.
Respectfully submitted by:

Marck de Lautour
CEO / Founder
SBD Capital Development
marck@sbdhousing.com
816-994-9498