



We are celebrating 25 years executing real estate and construction solutions for clients

Urban Equities, Inc. & Urban Equities Construction LLC, together provide a full service program and project management platform to deliver integrated results for Residential and Commercial development.

- We know and understand the development process from vision through completion. Our services help consolidate critical functions to a single management team, maximizing value and reducing total cost of delivery.
- Our team identifies sustainable ways to drive financial alignment with the client's spend forecast and establish strategies to minimize interruptions to the customer experience while the client reinvests in the asset.



Cost savings through value engineering



Expert resources that save time, reduce costs, and minimize risks



We are a practical extension of in-house teams



Extensive experience managing projects in emerging markets



Successful completion of projects with client interface



We provide complete transparency through reporting



Plan

- Scope Development
- Schedule Development
- Risk Analysis/ Assessment



Design

- Budgeting Analysis
- Financial Analysis
- Cost Estimation



Pre-Construction

- Set review cadence
- Obtain site approval
- General conditions and preparation



Procurement

- Bid analysis and recommendations



Construction

- Monitor construction schedule
- Coordinate construction inspections
- Construction reporting and inspections

Our core mission, vision and value drive every project.



MISSION

make a difference in your project



VISION

reliable advice and SMART goals to execute your project



VALUE

professional excellence delivered with positive energy

SEGMENTS SERVICED

- New Construction
- Building Rehabilitations
- Retail Store Remodels
- Corporate Roll-out Programs
- Planned Capital Improvement Programs

SAMPLE CLIENT BASE

- Real Estate Investors
- Commercial Lenders
- Retailers
- Governmental Entities
- Institutional Investors

NAICS CODES

- 2361: Residential Building Construction
- 2362: Nonresidential Building Construction
- 2381: Foundation, Structure, and Building Exterior
- 54161: Management Consulting Services

NIGP CODES

- 907: Architectural and Engineering Services, Non-Professional
- 909: Building Construction Services, New
- 914: Construction Services, New
- 918: Consulting Services
- 958: Management Services



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MBE Certifications

City of Chicago
State of Illinois Central Management Services



Illinois Department of
Central Management Services



Real Estate Advisory Services



URBAN EQUITIES CONSTRUCTION LLC

Respecting Ordinary · Pursuing Extraordinary



Small Business Enterprise
MBE-Certified



Illinois Department of
Central Management Services

MBE-Certified

Delivering a Platform of Integrated Solutions

Who We Are

Established in 1993, Urban Equities, Inc. is a real estate development & advisory service firm recognized for executing real estate & construction solutions for its clients. We deliver Project & Development Services during both the pre-construction and construction execution phases for our client's physical assets.

We work to maximize value creation through our focus on reducing the total cost of ownership of the client's assets.

Our team identifies sustainable ways to drive financial alignment with the client's spend forecast, and we establish strategies to minimize interruptions to the customer experience while the client reinvests in the asset.

We are celebrating!



What We Do



We program, plan and execute real estate & construction solutions.

With a team of professionals having over 80 years of industry experience, we have the knowledge and expertise that only comes with a proven track record.

Depending on the need, we can act as Owner's Representatives; Program & Project Managers; or, General Contractors. Whatever role we play, we value your interest and design ways to streamline the process, getting to project completion quickly.

Real Estate Development

- New construction of market-rate & mixed-use housing developments.
- New construction of affordable family or senior rental housing.
- Acquisition/rehabilitation of existing multifamily housing properties or portfolios.
- Recapitalization of existing multifamily properties.

Program & Project Management

- End-to-end project & construction management services from our national network of construction contractors, fixture installers, refrigeration installers, and suppliers.

Construction Services

- Collaborate with architects and subcontractors to accomplish the client's objectives.
- Execute projects consistent with its standard of excellence.
- Maintain project control and visibility.
- Avoid deviations from scope, schedule and budget.

How We Work

Our staff augmentation capabilities cover:

New Construction
 Building Rehabilitations
 Retail Store Remodels
 Corporate Roll-out Programs
 Planned Capital Improvement Programs.

Sample Client Base:

Real Estate Investors
 Commercial Lenders
 Retailers
 Governmental Entities
 Institutional Investors

Due Diligence	Drawing Reviews	Communications	Pre-Construction	Back-Office Administration	Field Execution	Project Close-Out
Review Project Location List	Plans, Bulletins, Specs	Bi-Weekly Progress Reports	Create Bid Package	Review and Approve Pay Requests	Supervise Field Operations	Supervise Field Operations
Fixture Review	Bid Phase	Attend Weekly Meetings	Issue Bid Package	Complete Capital Forecasting	Punchlist	
Data Analysis	Contracting Phase		Review and Qualify All Bids	Vendor Billing	Review & Approve RFCs	
Review Schedule	GC Contract Awards		GC Award Process	KPI Tracking		
			Coordinate GC Training	Track Actual GC Costs		
			Confirm Team Coordination			
			Permitting and other Approvals			

The matrix describes our process and illustrates a menu of service solutions that equip the client with the ability to integrate our services during critical work streams, thereby reducing risks and optimizing speed-to-market opportunities.



Real Estate Advisory Services



URBAN EQUITIES CONSTRUCTION LLC
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Why We Do It



Our Mission

To be difference makers for clients who trust us with their vision.

- ***Integrity is not a theoretical concept, It matters.*** Our clients can rely on honest stewardship of both their vision for success and their investment assets. We are careful to treat their resources as if they belonged to our firm.
- ***Be nimble, but focused:*** The global business landscape is fluid and constantly changing. We think through your strategy end to end identifying risks to remain flexible and adaptable, driving strong execution.

Our Vision

- Clear Recommendations
- Reliable advice
- SMART Goals

Our Values

Professional excellence with respect and positive energy for all clients and partners.



How We Give Back

From our success, we have wholeheartedly embraced the privilege of giving back to the communities that have supported us. Community Service is not only essential to our business; it is a direct link to our success.

We have

- Put smiles on kids faces with Christmas toy donations the Pediatric Units of St. Bernard Hospital and Provident Hospital, in Chicago.
- Dedicated efforts to local hiring initiatives creating jobs for community residents.
- Supported AIDS/HIV education & research at the pediatric ward of the Ruth M. Rothstein CORE Center – Cook County Health & Hospital Systems.
- Supported The Coalition for Improved Education in South Shore, a Chicago not-for-profit
- Purchased boys basketball uniforms for Ariel Community Public School Academy
- Purchased baseball uniforms for the Hyde Park Neighborhood Club
- Coached and Volunteered – Hyde Park Neighborhood Club Pee Wee Baseball League

We continue to look for other ways to support the community!



Experience Profile

Project Scope / Description: Commercial

Kindred Hospital - North Shore

Client: JLL/ Kindred

Location: Chicago, IL

Construction Cost : \$12,489

Project Scope / Description: Commercial

Demolition and tenant office improvement for an architectural firm in a 20-story historic building in downtown Chicago, IL.

Construction Cost Value: \$439,000

Project Scope / Description: Residential

Rehab of a single-family home for low-to-moderate-income buyers in Chicago, IL.

Construction Cost Value: \$60,000

Project Scope / Description: Commercial

Excavation, removal and replacement of a deteriorated 26,300 SF asphalt parking lot with bituminous concrete in Schaumburg, IL.

Construction Cost Value: \$78,000

Project Scope / Description: Residential

Special needs housing renovation. Work scope encompassed new bathrooms on multiple floors.

Construction Cost Value: \$8,000

Project Scope / Description: Commercial

General contracting services for expansion of a 24-Hour BP Amoco Gas Station. Work scope: framing; masonry; roofing; and complete interior build-out.

Construction Cost Value: \$34,000

Project Scope / Description: Commercial

Design-Build services for a 2-bedroom apartment and 1,000 SF space. Work scope: new plumbing, electrical, low voltage, HVAC trim and finishes.

Construction Cost Value: \$64,000

Project Scope / Description: Commercial

Program management for gut renovation of a 4-story mixed use building. Work scope: owner representation on all architectural, construction, and financing.

Construction Cost Value: \$40,000

Project Scope / Description: Commercial

Design-Build services for a 1,200 SF commercial space. Work scope: new plumbing, electrical, low voltage, HVAC, trim and finishes.

Construction Cost Value: \$35,000



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Experience Profile

Project Scope / Description: Residential Property Management

Property trash-out, repair, and on-going over-sight of a 6-unit REO multi-family unit for a private banking institution.

Construction Cost Value: On-Going

Project Scope / Description: Residential

Design and construction of (2) for-sale luxury residences. Work scope encompassed new, high-end plumbing, electrical, low voltage, HVAC, trim and finishes.

Construction Cost Value: \$600,000

Project Scope / Description: Residential

Program management & value engineering services for the renovation of an historic 4-unit building in Bronzeville.

Construction Cost Value: \$849,000

Project Scope / Description: Commercial

Program management services for substantial renovation of a Chicago-based dental office. Work scope: encompassed redesign and build-out of approximately 1,000 SF of office space.

Construction Cost Value: \$43,000

Project Scope / Description: Residential

Marous Brothers-Urban Quest JV, LLC (includes Urban Equities, Inc., Member), the general contractor, built 433 units of For-Sale condominiums at the Roosevelt Square project site. Construction types included: mixed-use, stand-alone retail, single-family town homes, three-, six- and nine-flats and multi-unit condominium mid-rise elevator buildings.

Site Remediation Project Value: \$3.0 million

Construction Cost Value: \$59.0 million

Project Scope / Description: Residential

Roosevelt Square (Rental) is part of the Chicago Housing Authority's Plan for Transformation (HOPE VI) to replace high-rise public-housing with mixed-income communities. The development will comprises 2,441 affordable and market-rate condominiums, town homes and rental units. As a general contractor, Urban Quest II, LLC (includes Urban Equities, completed the construction of (57) low-income housing tax credit rental units, representing a portion of 229 units in Phase I.

Construction Cost Value: Urban Quest completed \$10 million of a total Phase I budget of \$93 million.

Project Scope / Description: Residential

Park Village provided 16 Safe Homes for Kids and 24 affordable homes in the City of Chicago. This development was built in conjunction with SOS Children's Village and is the first of its kind in the United States. Park Village features single-family and multi-unit buildings.

Construction Cost Value: \$11 million



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Experience Profile

Project Scope / Description: Residential

Langston Cove: provided affordable homes in the City of Chicago. As the general contractor, URBAN EQUITIES CONSTRUCTION LLC broke ground on the first set of 25 new two-unit homes offering three distinct dwelling units consisting of a two-story, three-bedroom owner's unit and a two-bedroom ground-level rental unit.

Construction Cost Value: \$5.3 million

Project Scope / Description: Commercial

Design-Build services for the corporate headquarters of Star Detective & Security Agency, 30-year old privately held family business. Work scope: 2-story 6,000 SF office space. Chicago, IL

Construction Cost Value: \$750,000

Project Scope / Description: Residential

Bernard Place: market-rate and affordable homes in the City of Chicago. As general contractor, URBAN EQUITIES CONSTRUCTION LLC built 41 units of for-sale housing with each home offering three distinct designs. This development resulted from the collaboration of Urban Equities, Inc. and St. Bernard Catholic Hospital.

Construction Cost Value: \$6.3 million

Project Scope / Description: Residential

Design and construction of (3) for-sale residences in the Bronzeville community under the auspices of Alpha Phi Alpha Fraternity, Inc. (National Board of Directors)

Construction Cost Value: \$900,000

Project Scope / Description: Institutional

Consulting, Design/Build, and General Contracting services for Canaan A.M.E. Church in the village of Maywood. Work scope encompassed adding a second floor onto an existing office annex, along with the re-design and build-out of the sanctuary and pulpit.

Construction Cost Value: \$396,000

Project Scope / Description: Residential

Design and construction of (18) turnkey scattered site housing units in the Lawndale community under the auspices of The Habitat Company and in conjunction with St. Agatha's Catholic Church.

Construction Cost Value: \$1.5 million



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Contact Information

For purposes of maintaining confidentiality, all questions or concerns regarding this information shall be directed to:

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