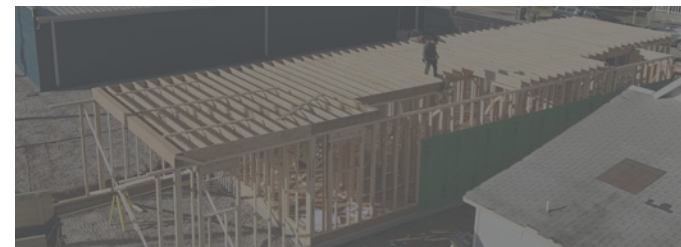
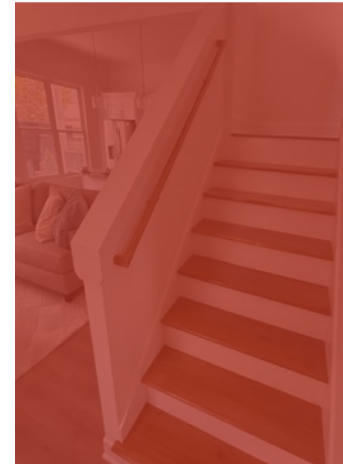
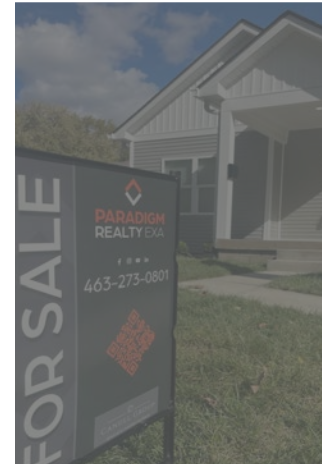




PARADIGM

CONSTRUCTION | DEVELOPMENT
INVESTMENTS | MANAGEMENT



FOR SALE OM BREAKDOWN

FOR MORE INFO, PLEASE CONTACT:

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MISSING MIDDLE HOUSING INITIATIVE

The Missing Middle Housing strategy addresses a crucial gap in the housing market by providing multi-unit homes like duplexes, triplexes, and fourplexes. These developments meet the growing demand for affordable, flexible living options in thriving urban neighborhoods.

Paradigm Construction & Development is at the forefront of this movement, offering a limited-time opportunity as we head into Q1 2025: a select range of pre-designed, pre-permitted, and pre-engineered high-quality units ready for immediate investment and construction. As a homegrown, millennial-owned business, we specialize in developing turn-key multi-family investment properties in fast-growing Indianapolis neighborhoods, ensuring market stability and strong rental demand.

- 1 Next-Gen Builders**
We amplify value for clients and equity investors through our capabilities in land acquisition, entitlements, project design, value engineering and project management.
- 2 Low Overhead**
Our youthful company operates with minimal overhead, allowing us to strategically grow. With ample capitalization, we are well-positioned for sustained expansion and future opportunities.
- 3 Target-Tacklers**
We are target tacklers at heart, consistently meeting project deadlines and ensuring financial viability. Transparency is our cornerstone as we tackle challenges with innovative problem-solving and a relentless drive for success.

PROPERTY - LOTS	NEIGHBORHOOD	ZIPCODE	PHASE	TYPE	GROSS SF	UNITS	TL BEDS	TL BATHS
4521 Norwaldo Ave	Keystone-Monon	46205	SOLD !!	Duplex	2,020	2	4	3
4448 Evanston Ave	Keystone-Monon	46205	SOLD !!	Duplex	1,944	2	4	3
2161 Gent Ave	Riverside	46202	SHOVEL READY	Duplex	2,725	2	6	5
517 Prospect St	Bates-Hendricks	46203	SHOVEL READY	Duplex	2,490	2	6	5
3265 Ruckle St	Mapleton-Fall Creek	46205	SOLD !!	Duplex	2,892	2	6	4
3033 Sutherland Ave	Monon Yard	46205	SHOVEL READY	4-Plex	6,000	4	12	10
2737 Columbia Ave	Monon Yard	46205	SHOVEL READY	4-Plex	5,280	4	12	10
2731 Columbia Ave	Monon Yard	46205	SHOVEL READY	4-Plex	5,280	4	12	10
2526, 2528 N Harding St	Riverside	46208	SHOVEL READY	(2) 3-Plex	7,920	6	18	15
4233 Evanston Ave	Keystone-Monon	46205	SHOVEL READY	Duplex	2,725	2	6	5
4335 Evanston Ave	Keystone-Monon	46205	SHOVEL READY	Duplex	2,725	2	6	5
4237 Evanston Ave	Keystone-Monon	46205	SHOVEL READY	Duplex	2,725	2	6	5
2949, 2953, 2959 Ruckle St	Mapleton-Fall Creek	46205	SOLD !!	8-Plex	10,756	8	16	20
2151 Columbia Ave	Monon Yard	46202	SOLD !!	4-Plex	4,375	4	8	9
3903 & 3909 Winthrop Ave	Keystone-Monon	46205	SOLD !!	8-Plex	7,728	8	16	12

● FOR SALE: BUILD COMPLETE or PERMIT READY, FINANCE REQUIRED

● SOLD / PENDING !!

\$1,600-2k /mo

AVG RENT ROLL

9

TOTAL PROPERTIES

54

TOTAL UNITS

DESIGN

TIMELINE

MONTHS 1-2

MONTHS 3-4

MONTHS 5-6

MONTHS 7-8

MONTHS 9-10

DUPLEX

PRE-DEV

INTERIOR
EXTERIOR

3-PLEX

PRE-DEV

INTERIOR
EXTERIOR

4-PLEX

PRE-DEV

EXTERIOR

INTERIOR

6-PLEX

PRE-DEV

INTERIOR
EXTERIOR

8-PLEX

PRE-DEV

INTERIOR
EXTERIOR



Accessory Dwelling

Single Family

Duplex

Triplex

Courtyard Apt

Garden Cluster

Rowhouse

Multiplex

Adu

Sf

Du

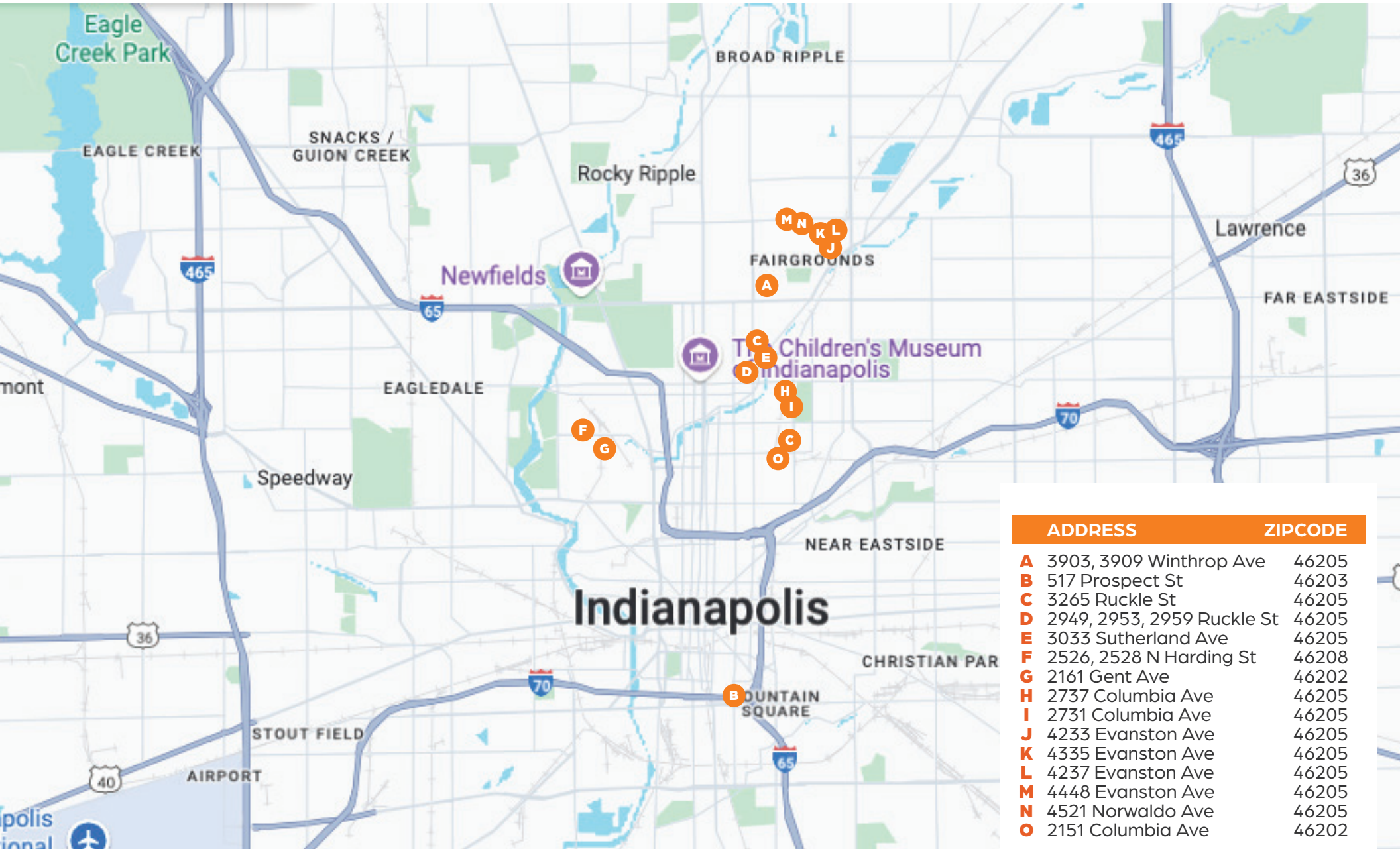
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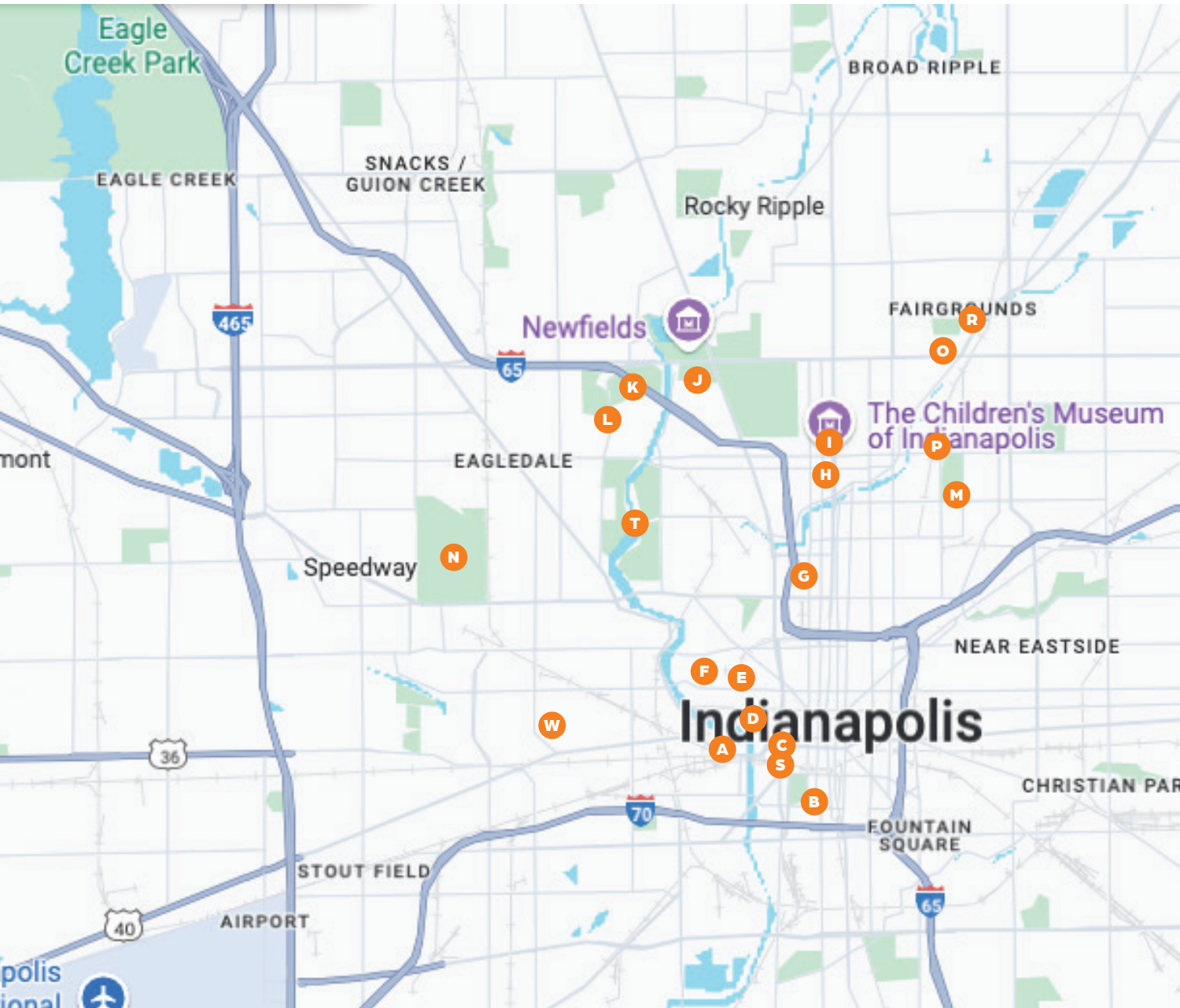
Co

Gc

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Mu





Points of Interest

- A** Indianapolis Zoo
- B** Lucas Oil Stadium
- C** Indiana State Museum
- D** Indiana University Natatorium
- E** IU Health
- F** Riley Hospital
- G** IU Health Methodist Hospital
- H** Ivy Tech Community College
- I** The Children's Museum of Indianapolis
- J** Woodstock Club
- K** Riverside Golf Academy
- L** Marian University Indianapolis
- M** Douglass Golf Course
- N** Indianapolis Motor Speedway (IMS)
- O** Indiana State Fairgrounds
- P** Monon 30
- Q** Indianapolis Int'l Airport
- R** The Track of Champions
- S** White River State Park
- T** Coffin Golf Course
- W** Indiana Medical History Museum

PROVEN DEVELOPMENT EXPERTISE

PCD has a track record of delivering high-quality, market-ready projects with a strong network of subcontractors, suppliers, and investors.

TRANSPARENT & INVESTOR-FOCUSED PROCESS

- Milestone-based tracking & weekly documented updates ensure full visibility into project progress
- Multiple exit strategies allow for flexibility based on market conditions and investor goals
- Legal protections, including first lien mortgages & promissory notes, safeguard lender capital

HIGH DEMAND MARKET & STRONG EXIT OPPORTUNITIES

By leveraging our established relationships with REITs, institutional investors, and private buyers, we proactively position each project for maximum market exposure and liquidity at completion.

Let's **Build** Together.

Reference	Address	Contact	Phone #
Tozai Architecture	PO Box 36629, Cincinnati, OH 45236	Charles Ellis	513-225-7320
Anchor Point Mgmt	1111 West 39th St, Vancouver, WA 98660	Matt Weymouth	503-308-5710
The Cincy Hat Project	5707 Lawton Loop E Dr, Indianapolis, IN 46216	Matt Renie	317-513-7595
Reese Wholesale	1155 E 54th St, Indianapolis, IN 46220	Dave Smith	317-202-8223
Consistent Capital	3427 W Montague Ave STE#1, SC 29418	Matt Howard	317-902-8624
CDH Heating and Cooling	4830 Valley Vista Dr, Avon, IN 46123	Drew Hernandez	317-851-6338
Old National Bank	4805 E 96th St, Indianapolis, IN 46240	Matt Reynold	615-516-3723
J & D Rack Co, Inc	5033 N Bend Rd, Cincinnati, OH 45211	Cody Rack	513-484-8559
Metzcor	2859 Boudinot Ave, Cincinnati, OH 45238	Mike Metz	513-502-4325



PARADIGM

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2204 Duke St.
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 317-674-5031
 office@buildwithparadigm.com
 www.buildwithparadigm.com

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build now



Company Legal Name:

Paradigm Construction & Development LLC

Business Address: 2204 Duke St. Indianapolis, IN 46205

Business Phone: 317-674-5031

Federal Employer ID #: 85-4008297

Year Founded: 2020

Managing Partners:

Zach Douglas, Rick Michaelis, Ted Karras

Insurance Company Name:

Evanston Insurance Company

Insurance Broker Name: Ralph Wize

Insurance Broker Number: 317-581-6167

Surety Company: Propeller Bond Inc.

Surety Broker Name: Ken Morotto Jr.

Surety Broker Phone Number: 860-989-4601

Bonding Capacity:

Per Job \$750k ; Aggregate = \$750k

Bond Rate (Per Thousand): \$30 per thousand