



Shared Special Needs Housing

An All Inclusive Therapeutic Shared Rental Housing Program



Steward Redevelopment is a local real estate investment company which is focused on providing all inclusive therapeutic shared housing for New York's special needs community. Steward Redevelopment acquires its units by saving properties from going into foreclosure and from becoming run down and forgotten dwellings which decrease a neighborhood's property values and turns them into newly renovated gems. This allows the area to maintain its values, saves the homeowner from foreclosure, puts them in a better financial position as well the properties provide the perfect situation for giving those in need a place to live and grow amongst society. These properties are fully furnished and newly renovated single or multi family dwellings with all utilities and housekeeping included, rolled all into one low monthly below market rental payment.

3 OF THIS WEEK'S NEWLY ACQUIRED PROPERTIES.(Week Of 10/12/2015)



STEWARD REDEVELOPMENT, LLC

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ALL INCLUSIVE HOUSING PACKAGE

**NEWLY FURNISHED BEDROOM,
NEWLY FURNISHED LIVING ROOM
NEWLY FURNISHED KITCHEN AND BATHROOM
FREE PHONE & INTERNET/WIFI
ALL UTILITIES
FREE CABLE TV with ALL PREMIUM CHANNELS
FREE HOUSEKEEPER (EVERY 10 DAYS) COMES IN TO CLEAN COMMON AREAS
ALL HOUSEHOLD SUPPLIES INCLUDED
ALL RECENTLY RENOVATED INSIDE & OUT**

SHARED ALL INCLUSIVE UNIT PRICING BETWEEN \$966-\$1,272 PER MONTH

ACCEPTANCE

ALTHOUGH WE DO USE A SIMILAR PROGRAM FOR WORKING PROFESSIONALS WHO TRAVEL A LOT & FOR COLLEGE STUDENTS AS WELL, THIS PROGRAM IS SPECIFICALLY FOR THOSE IN NEED AND THOSE WITH SPECIAL NEEDS. WE ACCEPT ANYONE RECEIVING ASSISTANCE OF ANY KIND / ANY VOUCHER / ANY AGENCY. AS OF NOW THE PROGRAM IS LIMITED TO SINGLES AND TO COUPLES. WE ARE PUTTING TOGETHER A PROGRAM FOR FAMILIES AS WE SPEAK BUT IT IS IN IT'S DEVELOPMENT STAGE AND WE HOPE TO HAVE IT READY BY JANUARY OF THIS COMING YEAR. WE WILL ALLOW SOME PETS SO LONG AS THEY ARE SERVICE ANIMALS, WILL NOT BE A BOTHER TO OTHERS WHOM THE TENANT WILL BE LIVING WITH AND ARE FRIENDLY WITH HUMANS AND ANIMALS ALIKE. WE TRIED TO MAKE ACCEPTANCE AS EASY AS POSSIBLE AS OUR GOAL IS TO HOUSE AS MANY FOLKS AS WE POSSIBLY CAN WITH HAVING TOO MANY RESTRICTIONS. OBVIOUSLY THERE HAS TO BE SOME RULES AND RESTRICTIONS TO KEEP IT FAIR AND PLEASANT FOR EVERYONE IN THE UNIT BUT AGAIN WE WANTED TO KEEP IT AS SIMPLE AS POSSIBLE SO WE COULD JUST CONCENTRATE ON GIVING PEOPLE THE PROPER HOUSING THEY NEED AND DESERVE.

CURRENT POSITION AND FUTURE PLANS

CURRENTLY WE ONLY PROVIDE HOUSING WITH ZERO CARE. WE DO HAVE PLANS TO PUT SOME SUPPORT THINGS IN PLACE SUCH AS MEETINGS ON SITE, GROUPS ON SITE, PRIVATE ONE ON ONE COUNSELING ON SITE WITH A SCHEDULE TYPE SET-UP, SOME EMPLOYMENT OPPORTUNITIES THROUGH AND WITH OUR COMPANY AND SEVERAL OTHER THINGS WE ARE BEGINNING TO EXPLORE. SOME OF THESE IDEAS WE WILL BE ABLE TO IMPLEMENT IN A SHORT TIME PERIOD AND OTHER IDEAS / PLANS WILL TAKE A BIT LONGER, BUT OUR CURRENT GOAL IS TO KEEP OFFERING & PROVIDING EXCELLENT, TOP NOTCH HOUSING, WITH FUTURE PLANS TO INCLUDE ADDITIONAL SERVICES TO HELP OUR SPECIAL NEEDS COMMUNITY GROW AND LIVE AS NORMAL A LIFE AS THEY POSSIBLY CAN. ALTHOUGH ONE OF THE THINGS WE ARE KNOWN FOR IS ACQUIRING PROPERTIES RAPIDLY AND HOUSING THOSE IN NEED QUICKLY, WE ARE IN PROCESS OF STARTING ON OUR FIRST 36 UNIT MULTI FAMILY SPECIAL NEEDS COMMUNITY. THE COMMUNITY WILL LOOK LIKE ANY OTHER COMMUNITY THAT YOU WOULD SEE WITH TOWNHOMES OR CONDOS IN IT, EXCEPT OUR COMMUNITY WILL BE GEARED AND USED FOR ONLY HOUSING OUR DISABLED VETERANS AND THOSE IN OUR SPECIAL NEEDS COMMUNITY. WE ARE ALSO PLANNING TO IMPLEMENT A CLIENT / TENANT CAR SERVICE ONLY FOR OUR TENANTS TO GET AROUND BUT NOT IN A BIG MEDICAL VAN BUT ACTUAL CARS WITH A DRIVER TO TAKE THEM TO FAMILY OR MEDICAL APPT. AND WE ARE ALSO PLANNING TO DO WEEKLY PRE-COOKED, PRE-PLANNED HEALTHY MEALS FOR THEM. THIS IS ALL TO MAKE THEIR INTEGRATION AS EASY AS POSSIBLE. THEY CAN DO EVERYTHING WE DO BUT WITH JUST A LITTLE MORE HELP. WE HAVE OTHER PLANS AS WELL BUT THOSE ARE STILL IN DEVELOPMENT AND STRUCTURING PHASES. WE PLAN TO DO, INTEGRATE AND OFFER THINGS TO THOSE IN NEED THAT NO HAS EVER OFFERED NOR OFFERED IN THE WAYS WE WILL OFFER IT. WE HAVE SET A NEW STANDARD AND STRATEGY IN REAL ESTATE AND WE WILL DO THE SAME HERE.