



**LEGACY01**

THE LEGACY BLUEPRINT

MONTHLY NEWSLETTER - VOLUME 2

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www.Legacy01.ORG

MARKET PULSE

- **Central Florida Snapshot:** Orlando's July 2025 median sale price was \$434,000 (up 4.8% YoY), with homes averaging 52 days on market and most selling below asking, amid a stabilizing market. → [Rocket](#)
- **Pricing Trends:** Central Florida prices are steady, with slight YoY gains as increased listings meet moderated demand. → [Jared Jones Real Estate](#)
- **Mortgage Outlook:** Mortgage rates hover just below 7%, with affordability challenges prompting longer sale times and more builder incentives → [Moving to Florida Guide update](#)

BUILD SMARTER

- **Plan for Future Expansion:** Design your new home with flexible spaces and room for future additions, making it easy to adapt as your needs change.
- **Build for Hurricanes:** Choose impact-resistant windows, reinforced roofing, and meet Florida's strict hurricane codes to protect your new home from severe storms.
- **Focus on Energy Efficiency:** Choose high-performance windows, insulation, and HVAC systems to reduce long-term utility costs and increase home value.

INVESTOR Q&A

Q: How long will it take to complete my new construction home?

A: Build times typically range from 6 to 12 months, but timelines can vary based on weather, permitting, and material availability.

PROJECT HIGHLIGHT

Repeat Success: Luminary Investment Teams with Legacy 01 for High-ROI Sanford Build.

Luminary Investment partnered again with Legacy 01 to acquire two undervalued infill lots in Sanford, FL, guided by market analysis and ROI-focused design. With pre-construction underway and full project management by Legacy 01, the build is expected to generate \$100,000 profit per home, totaling \$200,000 in ROI through strategic bidding and reinvestment from prior success.



LEGACY 01 UPDATES

- **Our 1st 'Build With Confidence' Conference** was successfully held on 8/7/25. We enjoyed some great conversations and awesome food. Thanks to Bizzy Air for sponsoring! Stayed tuned for our next event!
- **In the coming months, Legacy 01 will undergo an exciting rebrand.** We'll be refreshing our logo, updating our brand colors, and redesigning our website to reflect the dynamic, premium services we provide.

CHALLENGES

- **Labor Shortage:** Florida's construction industry faces a critical shortage of 439,000 skilled workers in 2025, causing significant project delays and rising labor costs.
- **Material Costs:** Ongoing tariffs and supply chain uncertainties continue to drive up prices for key building materials, further increasing overall construction expenses.

Send us your questions or topic ideas – we'll feature one next month.
Forward to colleagues looking to build smarter.

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