



**LEGACY01**

THE LEGACY BLUEPRINT

MONTHLY NEWSLETTER - VOLUME 1

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MARKET PULSE

- **Central Florida Snapshot:** Inventory has surged to its highest level since 2011—nearly 11,000 active listings. → [BrickellSold](#)
- **Pricing Trends:** Median prices are stabilizing despite increased supply. → [Florida Realtors report](#)
- **Mortgage Outlook:** Rates remain in the 6.6–6.8% range, projected to stay above 6% into 2026. → [Norada Real Estate update](#)

BUILD SMARTER

- **Build Budget Buffer:** Plan for 10–15% overruns due to tariffs and labor shortages. → [Reuters market forecast](#)
- **Design for Resilience:** Use hurricane-grade materials and smart layout strategies.
- **Streamline Permitting:** Florida legislation aims to simplify permitting by Oct 2025. → [Citizen Portal article on HB 551](#)

INVESTOR Q&A

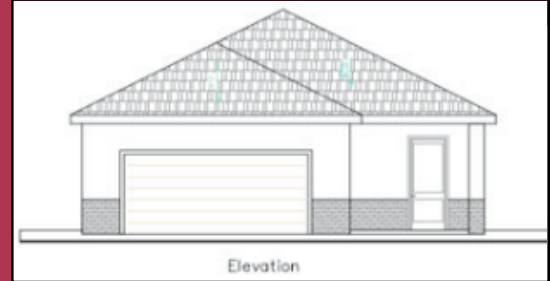
Q: Should I handle permitting and GC management myself?

A: Only if you have experience and time. Flat-fee GC support preserves margins and speeds delivery.

PROJECT HIGHLIGHT

Smart Lot Split & Flat-Fee Build:

A two-lot parcel was rezoned and split into three, enabling profitable new builds. Effective cost of each lot was reduced to \$60K -optimizing for resale value and ROI certainty.



LEGACY 01 UPDATES

- Register now for 'Build With Confidence' Conference (Live Session) on 8/7/25.



- **Ameristar Roofing** is now servicing investor and resale-prep properties.
- Launching 'Investor Deal Reviews' to evaluate your next opportunity.

QUICK WINS

- **Financing:** Lock in construction loan terms while Treasury yields remain stable.
- **Permitting:** Florida is still short over 400,00 skilled construction workers. Build timelines are being delayed 2-4 weeks on average. → [CiberCuba report on labor shortage](#)

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

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