



# LEGACY 01

RESIDENTIAL & COMMERCIAL  
DEVELOPERS

## THE LEGACY BLUEPRINT

MONTHLY NEWSLETTER - VOLUME 5

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RESIDENTIAL & COMMERCIAL DEVELOPERS

**WE BUY LOTS &  
FIXER-UPPERS**

**407-547-2686**  
Legacy01.org



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# PROJECT HIGHLIGHT

## New Project Builds Launched

Legacy 01 kicked off seven new builds last week, with surveys completed and all plans and permits approved. Land clearing and grading began this week, alongside applications for electric and water service, now in process for underground connections. Each home will feature 3 bedrooms, 2 baths, and a 1-car garage.



## MARKET PULSE

Orlando inventory continued rising through October, with active listings up and homes taking longer to sell. Median prices held near \$420K, showing slight softening but stable demand. Buyers now have stronger negotiating leverage, while sellers must price cleanly and prepare for longer DOM. [FRED, Realtor.com](#), [ORRA Market Narrative](#)

## BUILD SMARTER

- **Focus on livability:** Prioritize features buyers value most—energy-efficient systems, open layouts, and smart-home upgrades.
- **Time your project:** Align builds finishing in spring 2026 with peak buying season to improve returns.
- **Control costs:** Lock in materials and labor early; flat-fee management helps reduce volatility and protect margins.

## INVESTOR Q&A

**Q: With inventory rising, is now a good time to buy a value-add property in Orlando?**

A: Yes—selectively. Higher supply gives buyers more leverage, but returns depend on disciplined pricing and clear renovation upside. Focus on well-located homes needing cosmetic updates, plan for longer hold times, and target strong post-renovation margins to protect returns.

## LEGACY 01 UPDATES

- We're almost done with our new branded website. Make sure to check it out at [www.Legacy01.org](http://www.Legacy01.org).
- We closed on the first of three houses on our Washington project – within 1 month after receiving Certificate of Occupancy!



## QUICK WINS

- **Lock in trade pricing** early to avoid rising labor costs.
- **Use digital marketing**—video, 3D tours, targeted ads—to build interest before listing.
- **Plan for seasonality:** finalize specs and teams now for Q2 2026 delivery.

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

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