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INJECTING ART & LIFE INTO 2020 RIDGE RD., HOMEWOOD, IL

COMPREHENSIVE PLAN

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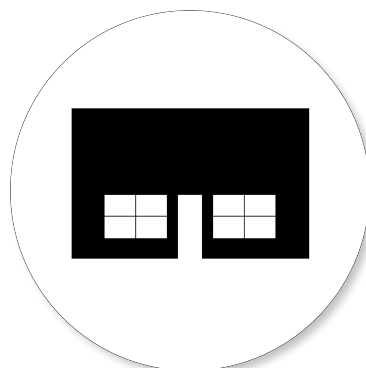
Exterior Facade Render

Executive Summary

Nestled in beautiful and Historic Downtown Homewood, Illinois, lies the structure at 2018-2020 Ridge Rd, a building brimming with untapped potential. Our ambitious vision is to transform this 3,918 sqft landmark into a vibrant, vintage-modern creative arts studio for “Black Awesomeness FilmWorks”, a small creative media company based in Chicago.

Situated at a strategic crossroads, Homewood enjoys convenient access to the booming media industry in Chicago, making it an ideal location for our “Black House Community Studios”. Our development will encompass a large open creative studio for the "Black Awesomeness FilmWorks" production company, state-of-the-art editing & podcast suites and an audio recording/mixing studio doing double-duty both as a creative studio and community-focused educational incubator.

We don't just envision a commercial venture; we see a transformative community space.



The Business

Black House Community Studios - A full-service multimedia production facility and creative arts co-work space home to Black Awesomeness FilmWorks a film/television production company.

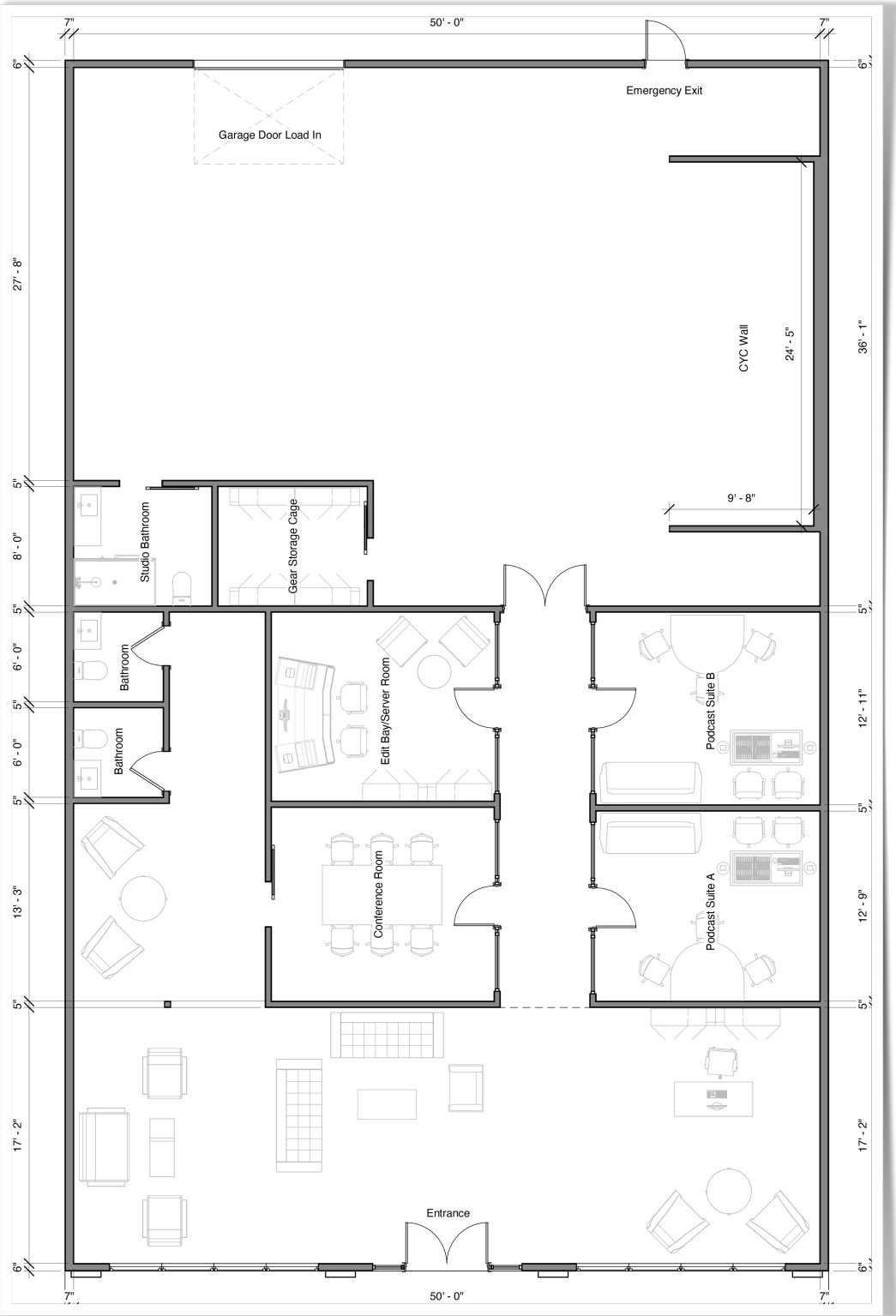
The Goals

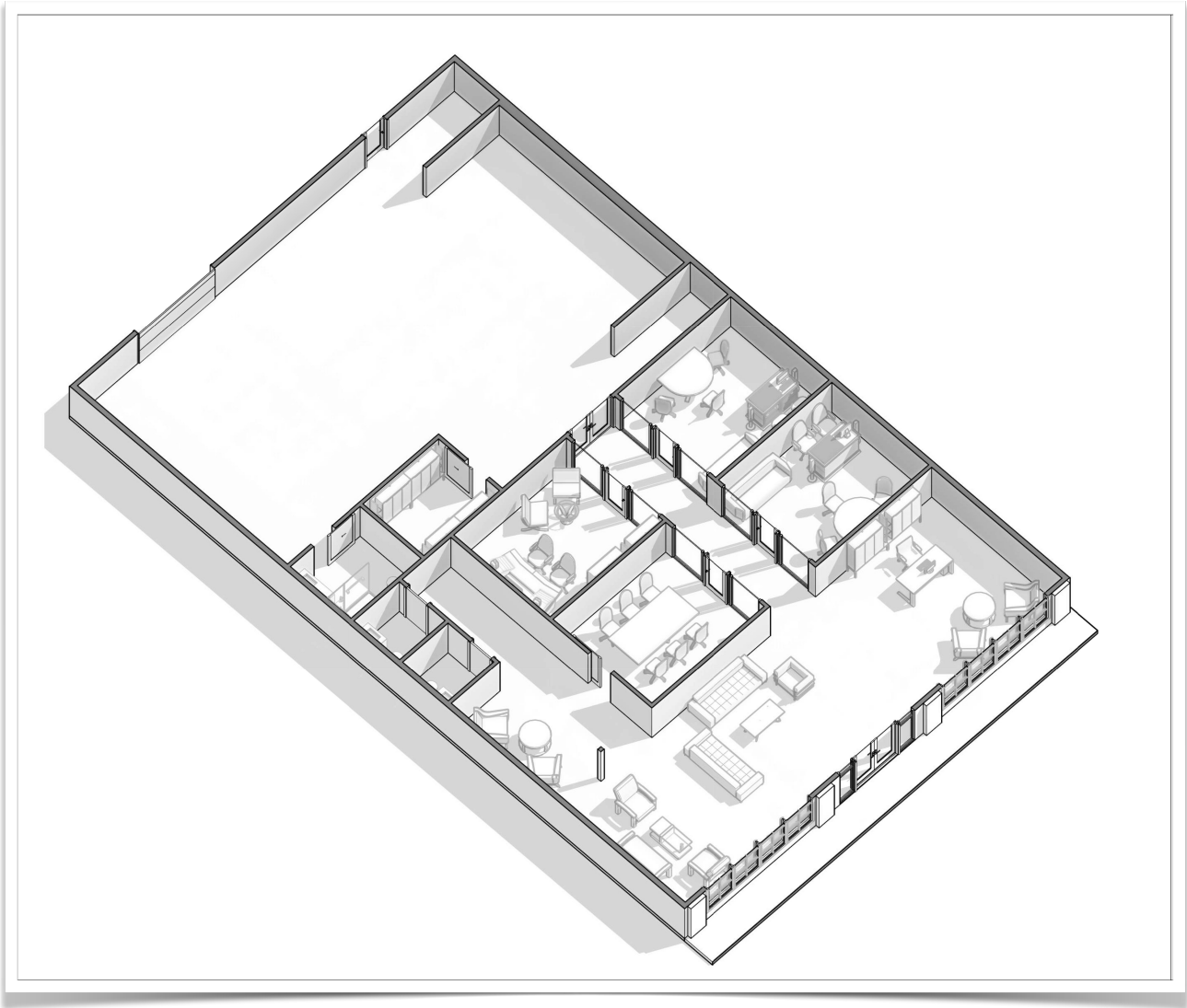
1. To launch a premier creative and film production hub that attracts diverse talents back to the Village of Homewood.
2. To develop an educational incubator, focused on imparting valuable skills in film/television production and the creative arts to the community.
3. To act as one of many catalysts for economic development in Downtown Homewood, generating jobs, and attracting investment.

Our vision is to harmonize economic development with educational and community outreach, creating a vibrant, multifunctional space that speaks to the needs and aspirations of the Village of Homewood. We are committed to leveraging the unique qualities of the village to establish a vital center for creative arts and education in the Midwest.



The Floorplans





The Renovation of 2020 Ridge Rd.

The plan for the buildout of the structure at 2020 Ridge Rd in Downtown Homewood is designed to ensure that operations can commence and sustain throughout the majority of the project's progress. This phased approach will allow us to maximize the utility of the space, generate early revenue streams, and engage the community from the outset.



Current Building Interior

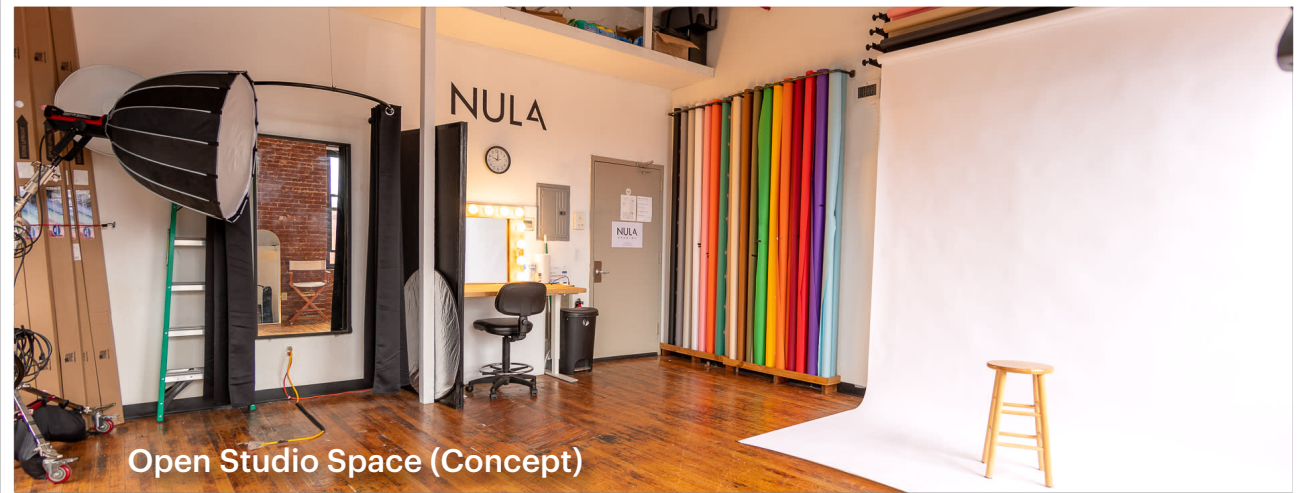
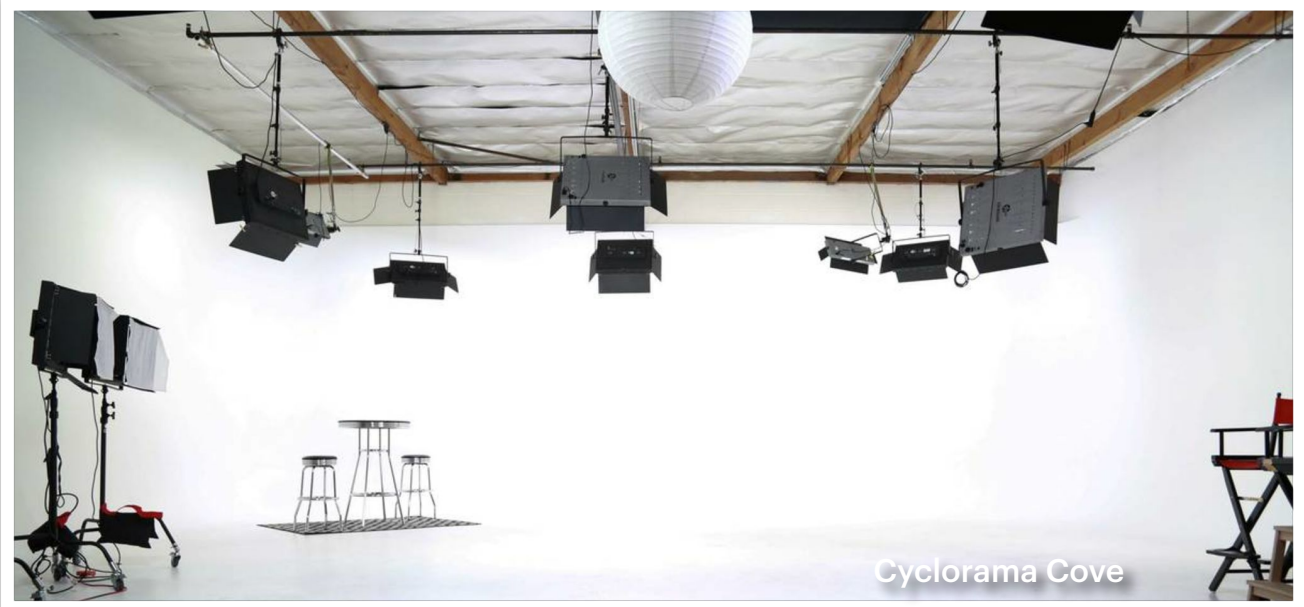


Future Open Entryway & Suites

The Studio Spaces

Cyclorama Wall/Open Studio Space: The Heartbeat of Creativity

The main studio space will be more than just a 2000 sq/ft room with fancy cameras and bright lights; it's an incubator for content creators. With options for both green screen setups and traditional filming environments, we offer an unrivaled utility that's a magnet for filmmakers, producers, and digital creators.



Premium Podcast Suites & Sound Recording Booth: The Voice of the People

The dual 200 sq/ft rentable podcast suites and sound proofed audio recording booth offer immense value by providing professional-grade equipment, accessible and affordable recording space, and a convenient location near the Metra SE line. These suites enable creators, both local and visiting, to produce high-quality audio/video content, enhance their brand, and engage with a vibrant community. Flexible booking options and expert support further empower podcasters to focus on content creation, making Downtown Homewood a thriving hub for podcasting and creative expression.



Studio Coffee Cart: In The Community's Living Room

This IS NOT just places to grab a morning brew; it's at the center of a space to engage and express your creativity. With premium small-batch coffee, tea and locally sourced baked goods, we offer an irresistible mix of comfort and quality that's bound to generate steady foot traffic.

Gear Rental Cage: A Cinephile's Vault

We will offer a wide array of technical gear and equipment that suits productions large and small, all available with daily and weekly rates.

Phased Costs

Phase 1: Basic Infrastructure Setup - \$102,500

During this initial phase, we will prioritize essential infrastructure upgrades + various permits/licenses, including electrical and plumbing work for the bathrooms, the installation of a comprehensive HVAC system, and the construction of a loading dock in the rear of the building. These foundational improvements will ensure that the building is equipped to handle subsequent phases without major disruptions.

Phase 2: Core Construction & Studio Buildout - \$25,000

The focus of Phase 2 will be on constructing the cyclorama wall and designing the 2000 sqft open studio space. This phase will also integrate the gear storage and photography backdrop areas. By completing these core components early, we can begin offering studio rentals and related services to generate revenue and attract local creatives.

Phase 3: Accessibility - \$85,000

Phase 3 will involve constructing the podcast suites, audio recording booth, edit bays, and conference room, as well as completing the bathrooms. This stage will expand our service offerings, allowing us to cater to a broader range of creative needs and further increase operational capacity.

Phase 4: Community Gathering Space - \$77,500

The final phase will include constructing the kitchenette, hallway, public lounge area with a coffee stand, and applying vintage-modern interior finishes. We will also renovate the front façade to enhance the building's aesthetic appeal. By this stage, the facility will be fully operational, offering a comprehensive range of services and spaces for the creative community.

Working Capital - \$25,500

– Reserved for unforeseen expenses, cost overruns, or strategic adjustments to the project plan.

Total Investment to Project Completion- \$315,500

Operational Continuity

Throughout each phase, we will strategically schedule construction activities to minimize disruptions to ongoing operations. Early completion of key areas, such as the open studio space and basic infrastructure, will allow us to commence partial operations and gradually scale up as additional spaces become available. This approach ensures a continuous revenue stream and maintains community engagement throughout the buildout process.

Revenue Projections

Studio Rentals

Rental Rate: From \$150/hour

Utilization: 30 hours/week

Monthly Revenue: $\$150 \times 30 \text{ hours/week} \times 4 \text{ weeks} = \$10,800$

Audio Recording Booth Rentals

Rental Rate: From \$75/hour

Utilization: 25 hours/week

Monthly Revenue: $\$75 \times 25 \text{ hours/week} \times 4 \text{ weeks} = \$5,000$

Podcast Suite Rentals

Rental Rate: From \$150/hour

Utilization: 20 hours/week

Monthly Revenue: $\$150 \times 20 \text{ hours/week} \times 4 \text{ weeks} = \$12,000$

Conference Room/Desk Rentals (Co-Work Space)

Rental Rate: \$60/hour

Utilization: 20 hours/week

Monthly Revenue: $\$60 \times 20 \text{ hours/week} \times 4 \text{ weeks} = \$4,800$

Public Lounge Area with Coffee Stand

Average Daily Sales: \$150/day

Monthly Revenue: $\$150 \times 30 \text{ days} = \$4,500$

Gear Rentals

Rental Rate: From \$100/day - \$1500/day (depending on gear)

Utilization: 25 days/month

Monthly Revenue: $\$100 \times 25 \text{ days} = \$2,500$ (conservative)

Community Film Production Education

Class Fee: \$20/person/class

Participants: 10 people/class

Classes: 6 classes/month

Monthly Revenue: \$20 x 10 people x 6 classes = \$1,200

Production Services

Service Fee: From \$125/hour

Utilization: 15 hours/week

Monthly Revenue: \$125 x 15 hours/week x 4 weeks = \$7,500

Total Studio Annual Revenue (once completed): \$579,600.00

Total Annual Tax Revenue Projection: \$63,756.00

Social Impact

1. Enhancing Cultural Vibrancy.
2. Fostering Education and Skill Development
3. Promoting Community Engagement
4. Stimulating Economic Development
5. Attracting Talent and Investment
6. Providing a Platform for Underrepresented Voices

By offering a space dedicated to creative arts and film production, the studio will provide a platform for underrepresented voices to tell their stories. This inclusivity can lead to a richer, more diverse cultural dialogue and inspire others in the community to pursue their artistic ambitions.

Comparable Facilities

1. Black Experience Studios (North Side)

Location: North Side, Chicago

Size: 4,000 sq/ft

Features: Multimedia studios, open-concept space, and a cafe

Community Programs: Offers classes, workshops, and collaborative events

Studio Rentals: \$100/hr x 30 hrs/week x 52 weeks = \$156,000

Community Programs: \$20/person x 20 people/class x 2 classes/week x 52 weeks = \$41,600

Cafe Revenue: \$400/day x 365 days = \$146,000

Total Estimated Annual Income: **\$343,600**

2. The Art House (West Loop)

Location: West Loop, Chicago

Size: Approximately 4,500 sq/ft

Features: This facility offers a mix of co-working spaces, art studios, and a small event area.

Community Programs: Frequent art workshops, galleries, and art education initiatives for the local community.

Studio Rentals: \$90/hr x 25 hrs/week x 52 weeks = \$117,000

Co-working Space: \$300/desk/month x 10 desks x 12 months = \$36,000

Community Programs: \$25/person x 15 people/class x 2 classes/week x 52 weeks = \$39,000

Total Estimated Annual Income: **\$192,000**

Conclusion

This is more than a renovation; it's the birth of a legacy that carries the spirit and promise of Downtown Homewood into a new era of innovation and community engagement, fostering a generation that is grounded in its rich history while reaching for the stars with bold and fresh ideas. It is a canvas where dreams are not just conceived but realized, embodying the vibrant rebirth of a community soaring on the wings of collective dreams and aspirations.

