

MGM

IMPROVEMENT SERVICES, INC.

DEVELOPMENT PROPOSAL & EXPRESSION OF INTEREST

Multi-Family Residential Development Project
Lathrup Village, Michigan

SUBMITTED TO:

City of Lathrup Village & Selection Committee

DEVELOPER / APPLICANT:

MGM Improvement Services, Inc. d/b/a MGM Restoration
Inc.

PRINCIPAL / PRESIDENT:

Steve Muci

ESTIMATED PROJECT BUDGET:

\$4,800,000 USD

DATE OF SUBMISSION:

October 2026

1. Executive Summary & Development Vision

MGM Improvement Services, Inc. is pleased to present this comprehensive qualification and development proposal for the proposed multi-family residential project in Lathrup Village, Michigan. With over 21 years of continuous operation in Southeast Michigan, MGM Improvement Services, Inc. brings a robust track record of high-end residential construction, meticulous project management, and unwavering commitment to quality.

Our proposed target development budget for this landmark multi-family community is \$4,800,000 USD. Our vision integrates modern multi-level luxury townhomes, state-of-the-art site planning, attached two-car garages, and walkable community green space tailored specifically to complement the Lathrup Village Center master planning guidelines.

2. Company Information & Corporate Profile

Company Legal Name	MGM Improvement Services, Inc.
Corporate Headquarters	1232 Combermere Dr, Troy, MI 48083
President / Owner	Steve Muci
Years in Business	Established in 2005 (21+ Years of Continuous Service)
Licensing & Bonding	Licensed Residential Builder & General Contractor (State of Michigan), Fully Insured & Bonded
Core Capabilities	General Contracting, Multi-Family & Single-Family Development, Custom Home Construction, Major Renovations & Commercial Improvements

3. Development Experience & Comparable Completed Projects

MGM Improvement Services, Inc. possesses extensive hands-on experience in custom residential and specialized multi-unit developments across Oakland and Macomb Counties. Below are highlighted current and completed representative projects:

Current Active Construction Projects

- Troy, MI Residential Community Development: Currently constructing four (4) high-end new single-family homes in Troy, MI, demonstrating active operational bandwidth, crew management, and ongoing material sourcing capabilities in Oakland County.
- Roseville, MI Commercial Enterprise: Completing the ground-up construction and finish improvements for Romano's restaurant in Roseville, MI, demonstrating commercial construction expertise, coordinated trade management, and delivery of a fully finished hospitality space.
- Residential Improvements-Oakland, Wayne & Macomb Counties: Completed numerous residential improvement and renovation projects throughout Oakland, Wayne, and Macomb Counties, demonstrating extensive experience in project management, skilled trade coordination, quality craftsmanship, and the successful delivery of residential construction projects across Southeast Michigan.
- Residential Construction: Completing residential construction projects throughout Florida, demonstrating experience managing residential building projects across multiple markets while maintaining consistent standards of quality, craftsmanship, and project execution.

Project Location & Type	Project Highlights	3D Matterport Virtual Tour Link
Farmington Hills, MI Group Home Development	Specialized multi-unit / group residential facility built to institutional & residential codes.	https://my.matterport.com/show/?m=8awu8RBjD4u
Bloomfield Hills, MI Single-Family Custom Home	High-end luxury single-family residence featuring premium structural framing & interior finishes.	https://my.matterport.com/show/?m=ZtYCVUFEKUr

Southfield, MI
Modern Single-Family Home

Contemporary new construction
residential home highlighting modern
layout & exterior facade.

<https://my.matterport.com/show/?m=XzK5BLRH8LN>

Novi, MI
Executive Residence

Custom executive home
development showcasing full-scope
ground-up construction expertise.

<https://my.matterport.com/show/?m=WvNyiDU2U7o>

4. Architect, Engineer & Development Team

- **Developer & General Contractor:** MGM Improvement Services, Inc.

Steve Muci, President & Project Executive
1232 Combermere Dr, Troy, MI 48083

Direct management of site supervision, scheduling, procurement, and construction safety.

- **Architectural & Civil Engineering:**

Artur Kokaj, Architect

Responsible for master site planning, zoning alignment (Village Center Zoning), structural engineering drawings, MEP engineering, and municipal compliance.

- **Legal Counsel:**

Ren Nushaj, Attorney-Troy Law Center

Legal counsel for the development, including transactional matters, municipal and zoning coordination, contract review, regulatory compliance, and other legal matters associated with project development and completion.

- **Financial & Accounting Services:** IQ Accounting Services, Inc.

Nevruz Nazarko, CPA / Principal Accountant
22307 Greater Mack, Saint Clair Shores, MI 48080

Financial proforma oversight, project accounting, and audit reporting.

- **Property Management:**

Lurant Nushaj, Urban Property Management

Responsible for property management and operational oversight, including tenant relations, leasing administration, property maintenance coordination, vendor management, and ongoing management of the completed development.

- **Subcontractor & Trade Network:** Vetted Michigan Licensed Subcontractors

Master electricians, licensed plumbers, HVAC technicians, site excavators, and interior finish craftsmen with long-standing operational histories with MGM.

5. Target Budget & Construction Cost Breakdown

Cost Center / Development Phase	Scope Description	Estimated Budget
Pre-Development & Civil Permits	Site surveys, civil engineering, zoning approvals, architectural drawings & municipal fees	\$380,000
Site Work & Infrastructure	Excavation, utility connections (water, sewer, gas, electric), paving & retention	\$420,000
Foundation & Structural Framing	Concrete footings, slabs, wood/steel framing, multi-story structural floor systems	\$1,450,000
Exterior Envelope & Roofing	Modern composite facades, masonry accents, roof systems, doors & energy-efficient glass	\$480,000
MEP Mechanical Systems	Complete HVAC systems, plumbing fixtures/rough-in, electrical panels & lighting	\$680,000
Interior Finishes & Cabinetry	Drywall, flooring, high-end kitchens, bathroom fixtures, tile, trim & paint	\$950,000
Landscaping & Hardscaping	Community lawn areas, pedestrian walkways, outdoor lighting & site amenities	\$220,000
Contingency & General Conditions	Project management, jobsite security, insurance & unexpected material allowances	\$220,000
TOTAL ESTIMATED BUDGET	Complete Turn-Key Construction & Site Development	\$4,800,000

6. Envisioned Development Plan & Architectural Drawings

MGM Improvement Services, Inc. envisions a high-density, modern multi-family community designed to blend seamlessly into Lathrup Village's Village Center zoning framework. The proposal incorporates attached 2-car garages, open-concept living spaces, and luxury master suites.



Figure 1: Overall Project Context & Aerial Site Maps (DFIRM & Aerial Map)

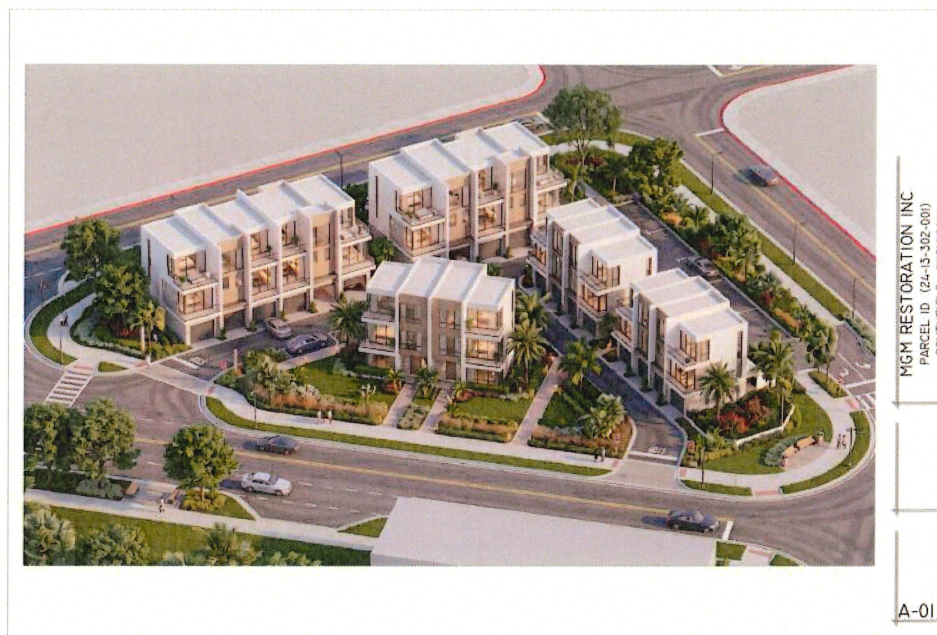


Figure 2: Overall 3D Exterior Architectural Rendering (Sheet A-01)

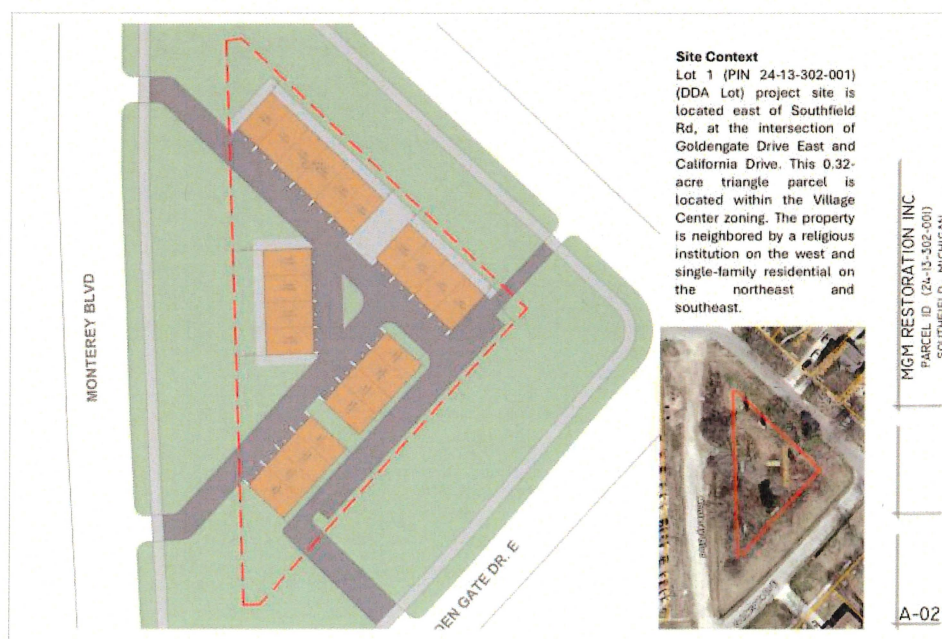


Figure 3: Master Site Plan Context & Zoning Overlay (Sheet A-02)

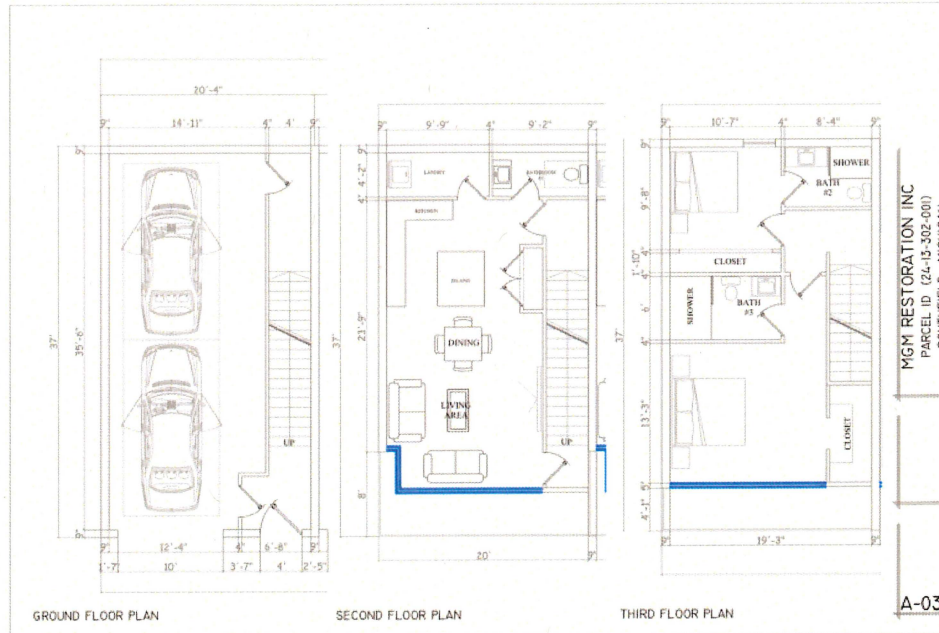


Figure 4: Individual Unit 3-Story Floor Plans (Sheet A-03)

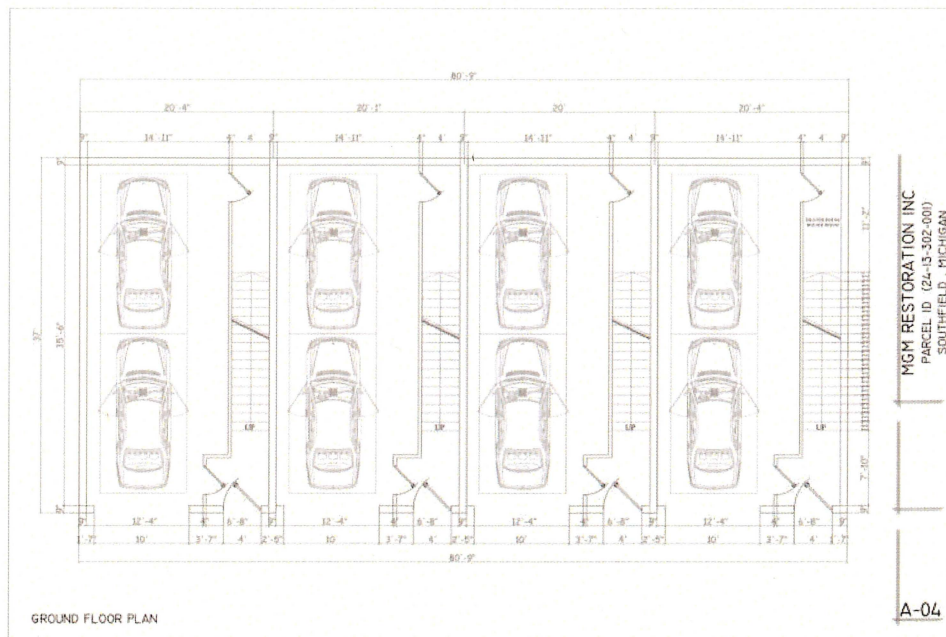


Figure 5: Ground Floor Garage & Entrance Plan (Sheet A-04)

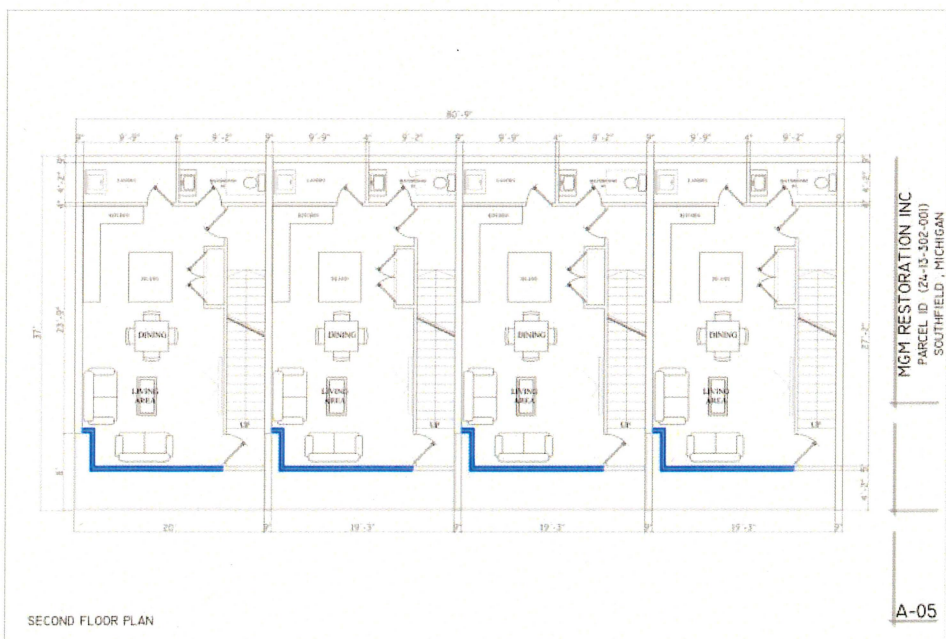


Figure 6: Second Floor Living & Kitchen Floor Plan (Sheet A-05)

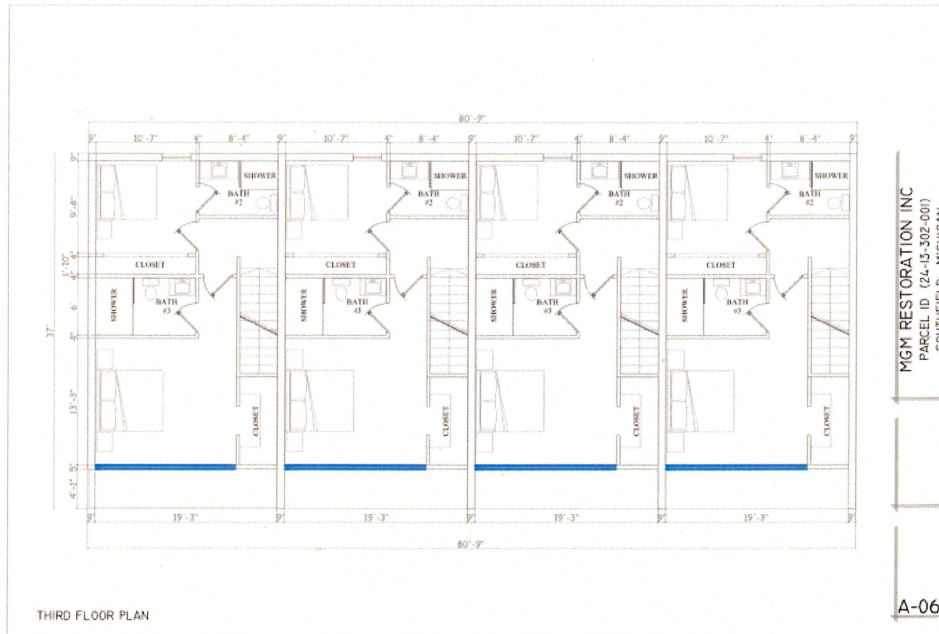


Figure 7: Third Floor Bedroom & Bathroom Floor Plan (Sheet A-06)

7. Financial Capability & Accountant Proforma Letter

IQ ACCOUNTING SERVICES, INC.

22307 Greater Mack, Saint Clair Shores, MI 48080

Name: Rovená Mataj, Accountant / Principal

CONFIRMATION OF FINANCIAL STANDING & PROFORMA ATTESTATION

Date: October 2026

To: City of Lathrup Village / Selection Committee

Re: Financial Solvency & Development Capacity — MGM Improvement Services, Inc.

To Whom It May Concern,

IQ Accounting Services, Inc. serves as the primary accounting and financial advisory firm for MGM Improvement Services, Inc., located at 1232 Combermere Dr, Troy, MI 48083, under the leadership of President Steve Muci.

We have reviewed the historical financial records, corporate tax filings, working capital position, and ongoing project cash flows for MGM Improvement Services, Inc., operating continuously in Michigan since 2005.

Based on our accounting oversight and ongoing financial reviews, we hereby attest to the following:

1. Financial Solvency: MGM Improvement Services, Inc. maintains a healthy balance sheet with solid liquidity, low leverage, and active working capital reserves.
2. Banking & Credit Relationships: The company maintains good standing with its commercial banking institutions and trade vendors, demonstrating exemplary credit payment histories.
3. Development Capacity: MGM Improvement Services, Inc. possesses the requisite financial backing, bonding capability, and operational equity required to successfully undertake and complete the proposed \$4.8 Million Multi-Family Residential Development in Lathrup Village, MI.

In our professional opinion, MGM Improvement Services, Inc. is financially sound, fully capable, and well-positioned to fulfill all financial obligations associated with this development proposal.

Sincerely,

/s/ Rovená Mataj

Rovená Mataj

IQ Accounting Services, Inc.

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