

LBWN RENT-TO OWN-HOMES



The LBWN Rent-to-Own Homes development is a \$5.8 million investment that will renovate 24 foreclosures into rent-to-own single-family homes and commercial spaces within the Silver City, Burnham Park, Layton Park, Clarke Square, and Muskego Way neighborhoods. The development was one of WHEDA's highest rated 2012 tax credit applications. The foreclosure crisis has had a devastating effect on these neighborhoods and this development will spur new confidence and breathe new life into the foreclosed properties and the surrounding blocks.

COMMUNITY BENEFITS

Transforms 24 vacant, abandoned foreclosed homes into high quality, energy efficient, affordable housing. With an average construction investment of over \$125,000 per unit, these homes include 3-4 bedrooms, 2 bathrooms and off-street parking.

Promotes home ownership through the rent-to-own system, which provides a monthly credit to renters for a down payment, i.e., If the tenant remains in the unit from day 1, he/she will secure a credit of \$36,000 toward the down payment of that house.

Proposed sale prices in today's dollars are anticipated to be very affordable in 15 years. Initial rent levels are expected to be in the range of \$600 to \$700 per month, ensuring quality, affordable housing is available for years to come.

FOR MORE INFORMATION PLEASE CONTACT:

IMPACT SEVEN, INC. FOR RENT-TO-OWN 1-855-316-8967 impact@impactseven.org

Co -Developers:
Layton Boulevard West Neighbors & Impact Seven, Inc.

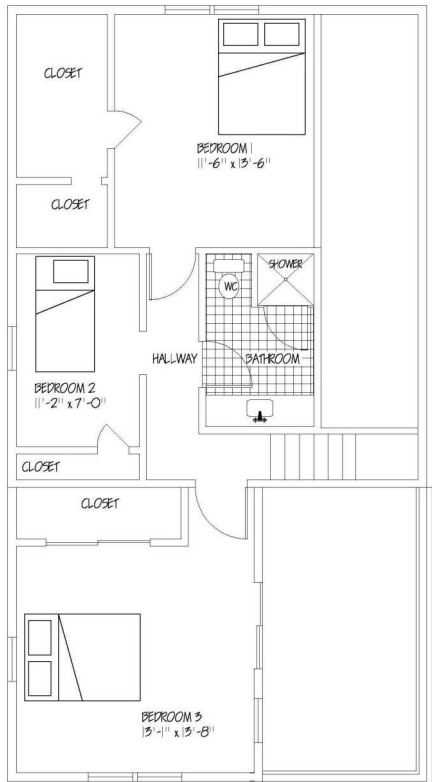
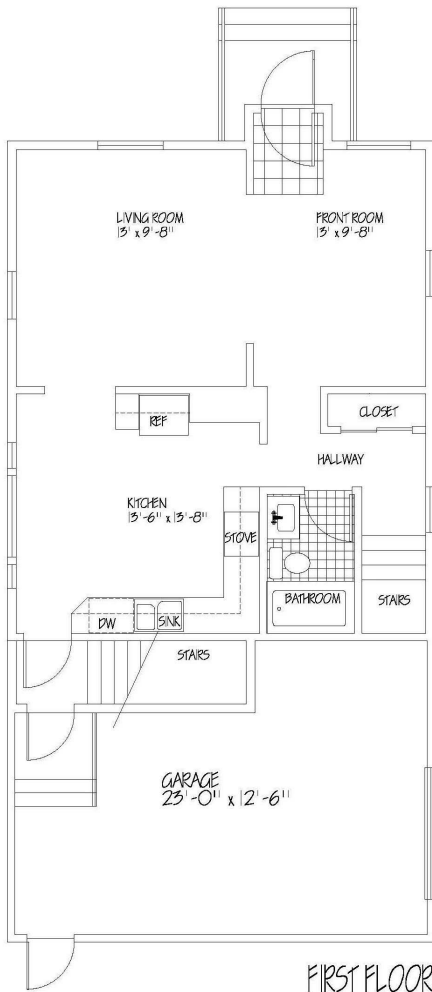
Owner Representative:	Wisconsin Redevelopment
Architect:	SchultzWerk Architecture, Inc.
General Contractor:	Universal Construction Solutions
Tax Credit Provider:	WHEDA
Investor:	National Equity Fund
Construction Lending:	Town Bank
Permanent Lender:	Town Bank
Additional Financial Support:	City of Milwaukee NSP & HOME Federal Home Loan Bank
Legal Services:	LISC Reinhart Boerner Van Deuren



RENT TO OWN OPPORTUNITY IN BURNHAM PARK NEIGHBORHOOD

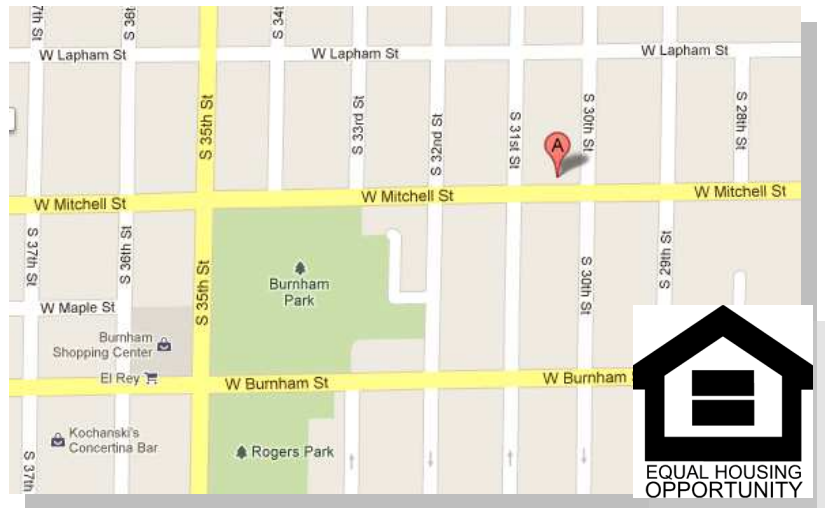
3014 W. Mitchell St., Milwaukee

LOCATED NEAR URBAN ECOLOGY CENTER, HANK AARON STATE TRAIL,
BURNHAM PARK, INTERNATIONAL RESTAURANTS AND MARKETS;
HIGH ACHIEVING SCHOOLS; JOB CENTERS; LOCAL AND NATIONAL RETAILERS



AMENITIES:

- ◆ 4 BEDROOMS, 2 FULL BATHS
- ◆ 2 CAR DETACHED GARAGE
- ◆ FULL BASEMENT
- ◆ FENCED AND LANDSCAPED YARD
- ◆ FRONT PORCH
- ◆ ENERGY EFFICIENT
- ◆ RENT-TO-OWN
- ◆ SECURITY SYSTEM
- ◆ BLINDS
- ◆ STOVE
- ◆ DISPOSAL
- ◆ REFRIDGERATOR
- ◆ DISHWASHER
- ◆ WASHER/DRYER
- ◆ MICROWAVE



Impact Seven, Inc.

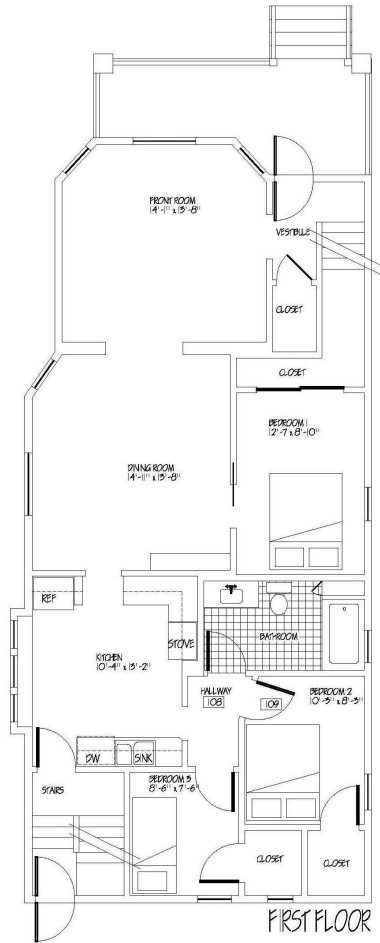
FOR RENTAL INFORMATION CALL:
1-855-316-8967 impact@impactseven.org
1-715-541-2511 (En Español)

DEVELOPED BY LBWN RENT-TO-OWN LLC, A JOINT VENTURE BETWEEN
LAYTON BOULEVARD WEST NEIGHBORS AND IMPACT SEVEN, INC.

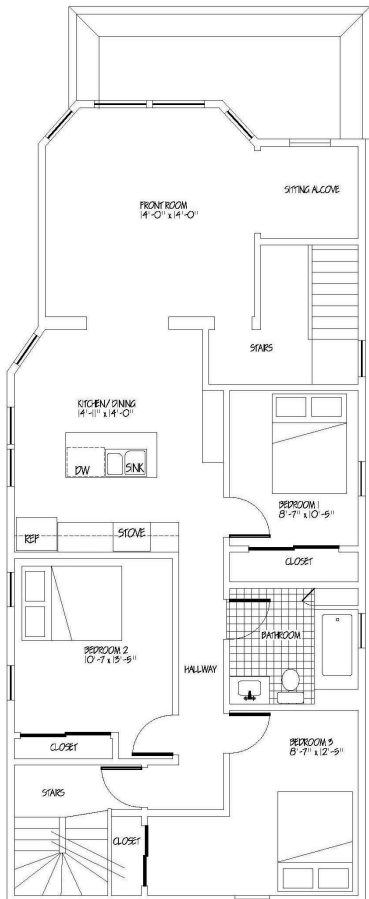
RENT TO OWN OPPORTUNITY IN CLARKE SQUARE NEIGHBORHOOD

723-25 S. 26th St., Milwaukee

LOCATED NEAR URBAN ECOLOGY CENTER, HANK AARON STATE TRAIL,
MITCHELL PARK DOMES, INTERNATIONAL RESTAURANTS AND MARKETS;
HIGH ACHIEVING SCHOOLS; JOB CENTERS; LOCAL AND NATIONAL RETAILERS



FIRST FLOOR



SECOND FLOOR

AMENITIES:

- ◆ 4 BEDROOMS, 2 FULL BATHS
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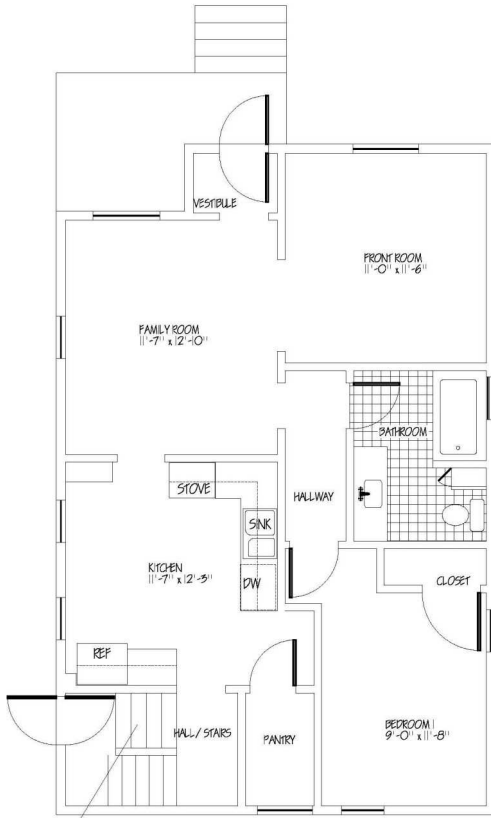
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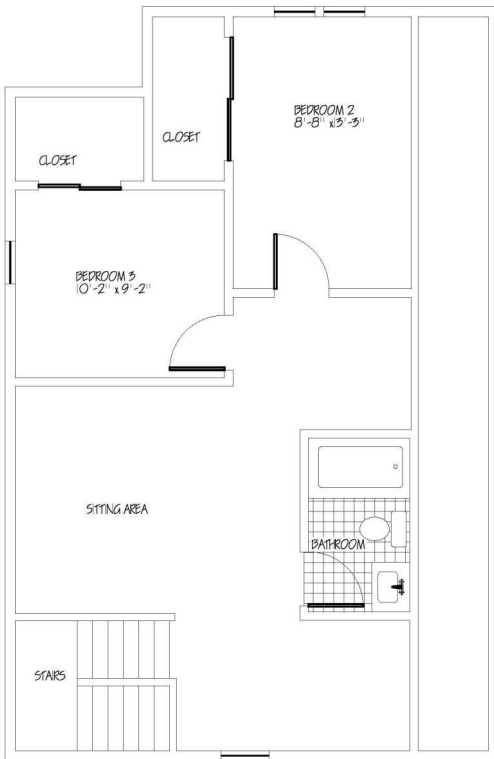
RENT TO OWN OPPORTUNITY IN LAYTON PARK NEIGHBORHOOD

2420 S. 29th St., Milwaukee

LOCATED NEAR URBAN ECOLOGY CENTER, HANK AARON STATE TRAIL,
BURNHAM PARK, INTERNATIONAL RESTAURANTS AND MARKETS;
HIGH ACHIEVING SCHOOLS; JOB CENTERS; LOCAL AND NATIONAL RETAILERS



FIRST FLOOR



SECOND FLOOR

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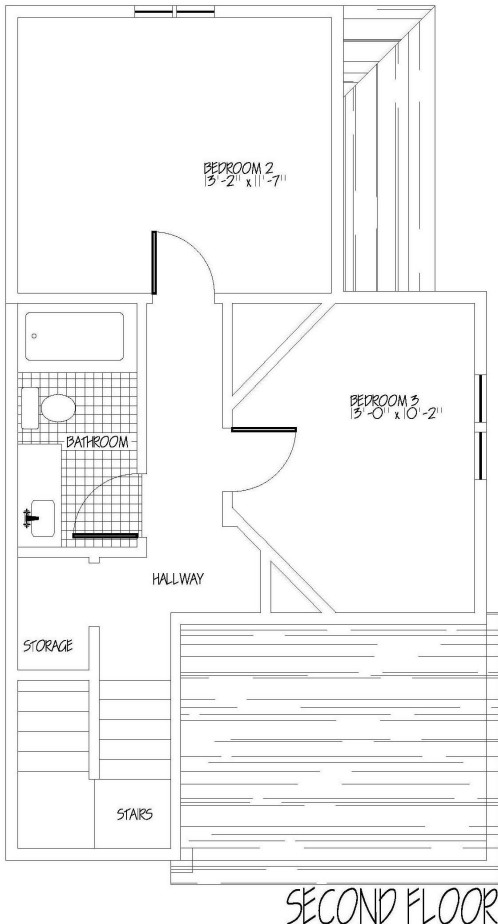
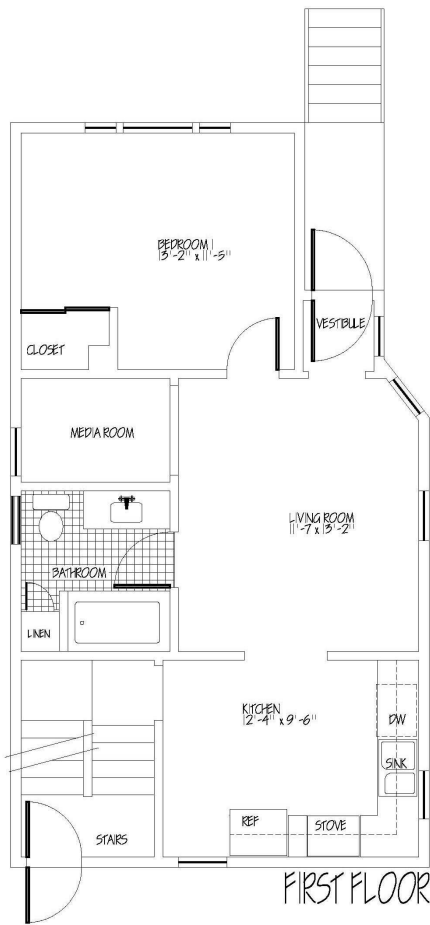
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DEVELOPED BY LBWN RENT-TO-OWN LLC, A JOINT VENTURE BETWEEN
LAYTON BOULEVARD WEST NEIGHBORS AND IMPACT SEVEN, INC.

RENT TO OWN OPPORTUNITY IN MUSKEGO WAY NEIGHBORHOOD

2005 W. Burnham St., Milwaukee

LOCATED NEAR BOYS AND GIRLS CLUB, HANK AARON STATE TRAIL, BURNHAM PARK, INTERNATIONAL RESTAURANTS AND MARKETS; HIGH ACHIEVING SCHOOLS; JOB CENTERS; LOCAL AND NATIONAL RETAILERS



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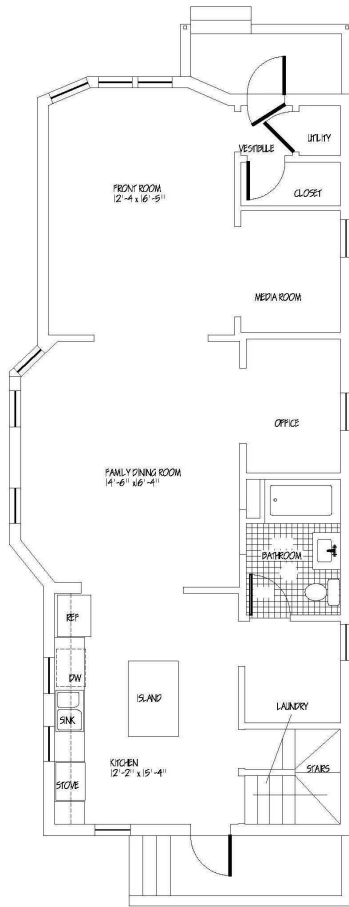
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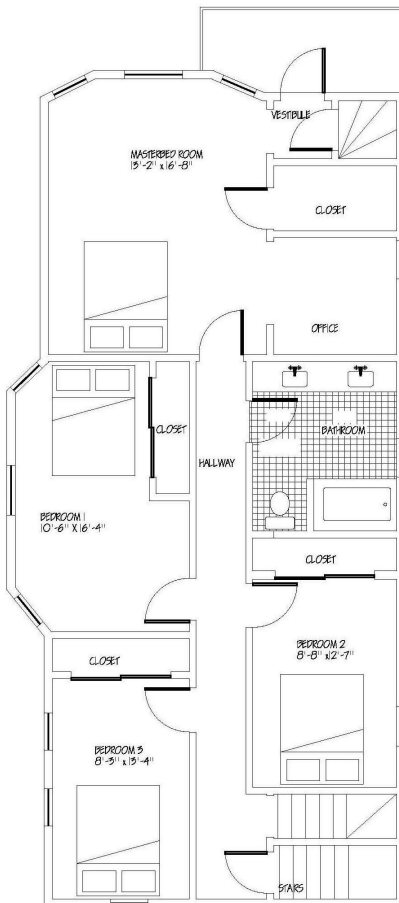
RENT TO OWN OPPORTUNITY IN MUSKEGO WAY NEIGHBORHOOD

2012 W. Lapham St., Milwaukee

LOCATED NEAR URBAN ECOLOGY CENTER, HANK AARON STATE TRAIL, BURNHAM PARK, INTERNATIONAL RESTAURANTS AND MARKETS; HIGH ACHIEVING SCHOOLS; JOB CENTERS; LOCAL AND NATIONAL RETAILERS



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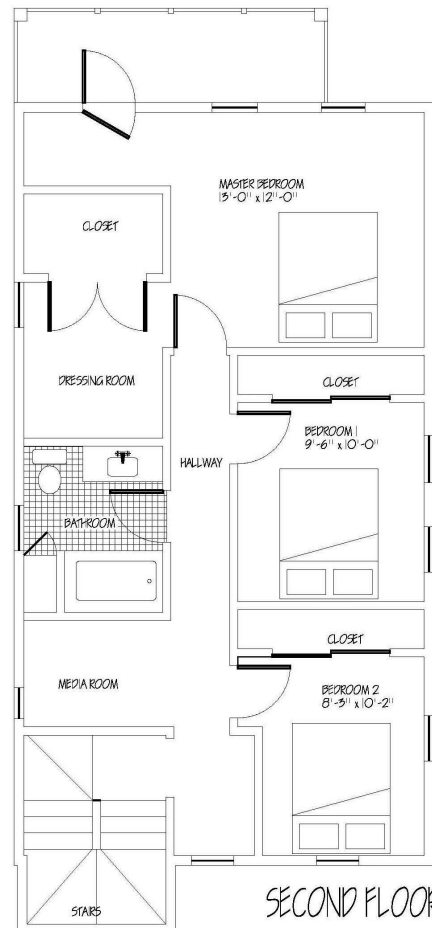
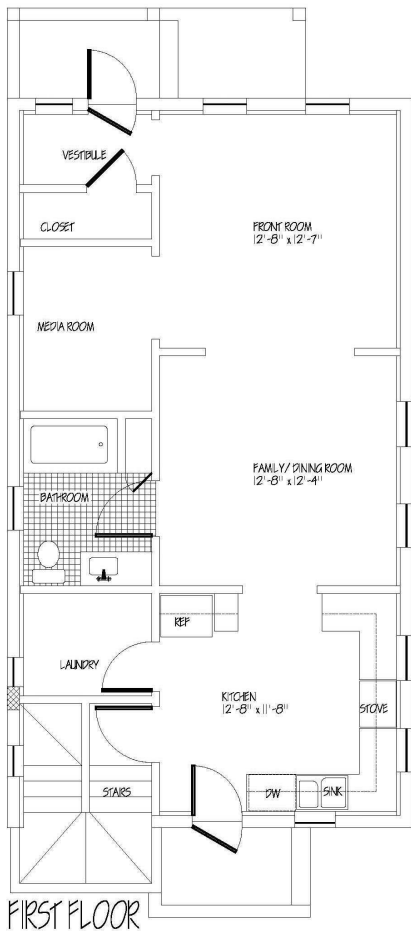
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RENT TO OWN OPPORTUNITY IN MUSKEGO WAY NEIGHBORHOOD

2033 W. Lapham St., Milwaukee

LOCATED NEAR URBAN ECOLOGY CENTER, HANK AARON STATE TRAIL, BURNHAM PARK, INTERNATIONAL RESTAURANTS AND MARKETS; HIGH ACHIEVING SCHOOLS; JOB CENTERS; LOCAL AND NATIONAL RETAILERS



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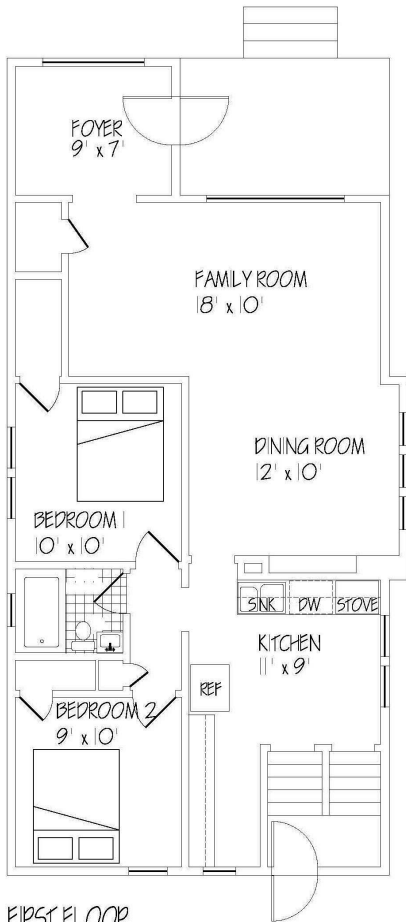
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RENT TO OWN OPPORTUNITY IN BURNHAM PARK NEIGHBORHOOD

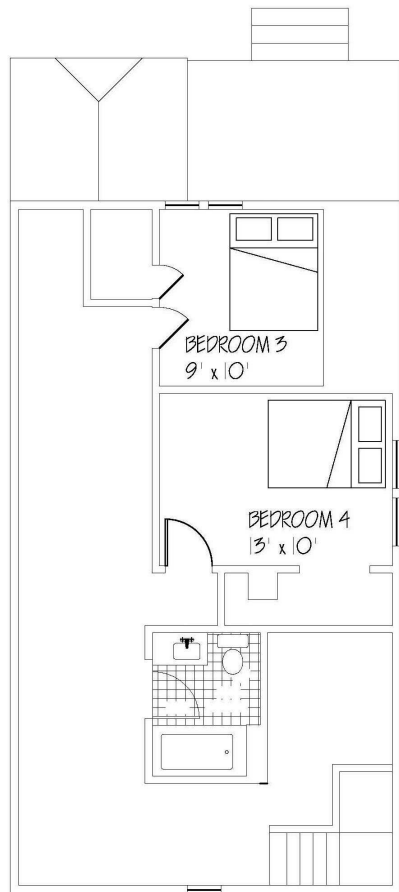
3617 W. Rogers St., Milwaukee

LOCATED NEAR URBAN ECOLOGY CENTER, HANK AARON STATE TRAIL,
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HIGH ACHIEVING SCHOOLS; JOB CENTERS; LOCAL AND NATIONAL RETAILERS



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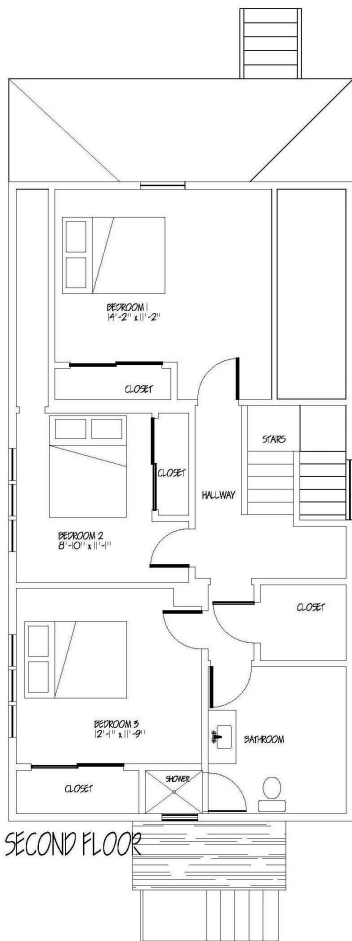
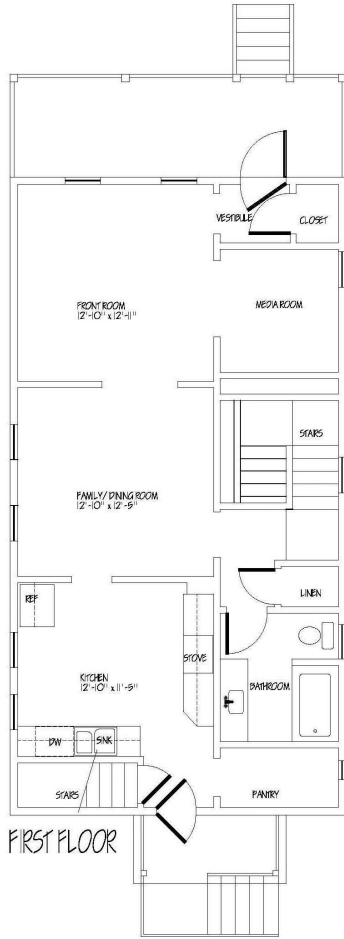
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1-715-541-2511 (En Español)

DEVELOPED BY LBWN RENT-TO-OWN LLC, A JOINT VENTURE BETWEEN
LAYTON BOULEVARD WEST NEIGHBORS AND IMPACT SEVEN, INC.

RENT TO OWN OPPORTUNITY IN SILVER CITY NEIGHBORHOOD

3319 W. Pierce St., Milwaukee

LOCATED NEAR URBAN ECOLOGY CENTER, HANK AARON STATE TRAIL, MITCHELL PARK DOMES, INTERNATIONAL RESTAURANTS AND MARKETS; HIGH ACHIEVING SCHOOLS; JOB CENTERS; LOCAL AND NATIONAL RETAILERS



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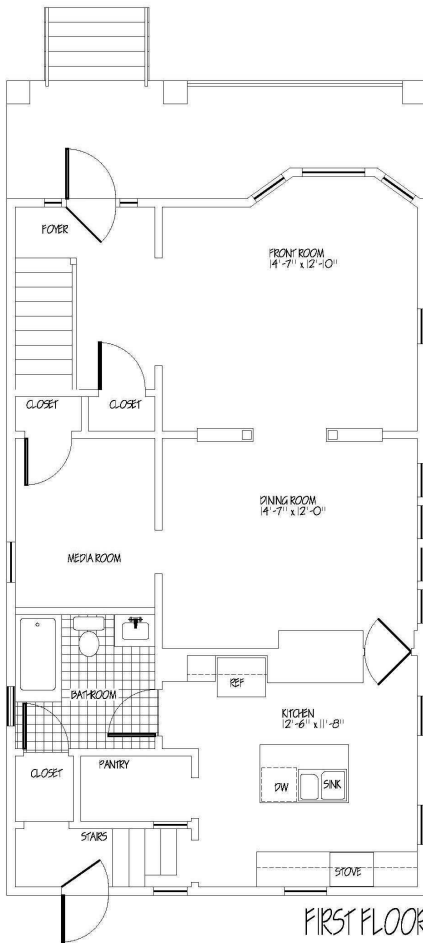
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 1-715-541-2511 (En Español)

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RENT TO OWN OPPORTUNITY IN LAYTON PARK NEIGHBORHOOD

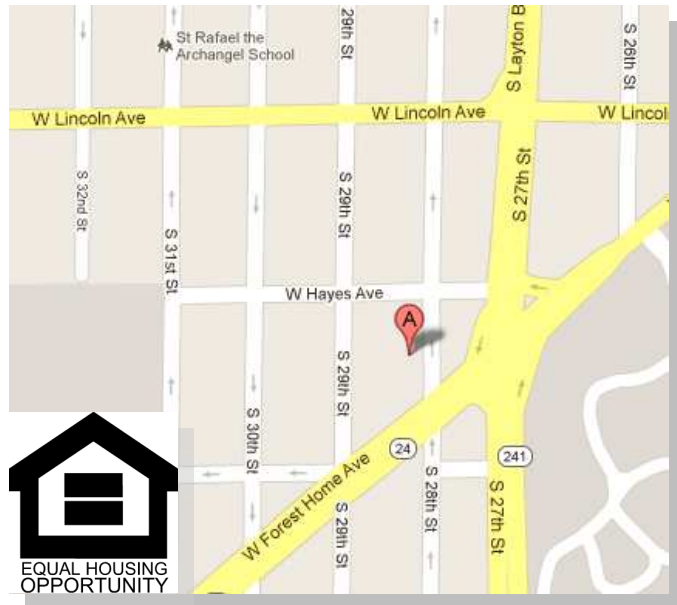
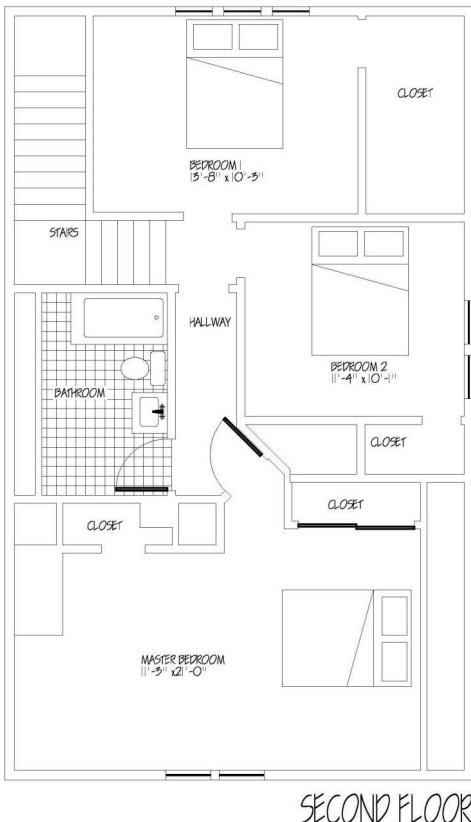
2427 S. 28th St., Milwaukee

LOCATED NEAR URBAN ECOLOGY CENTER, HANK AARON STATE TRAIL, BURNHAM PARK, INTERNATIONAL RESTAURANTS AND MARKETS; HIGH ACHIEVING SCHOOLS; JOB CENTERS; LOCAL AND NATIONAL RETAILERS



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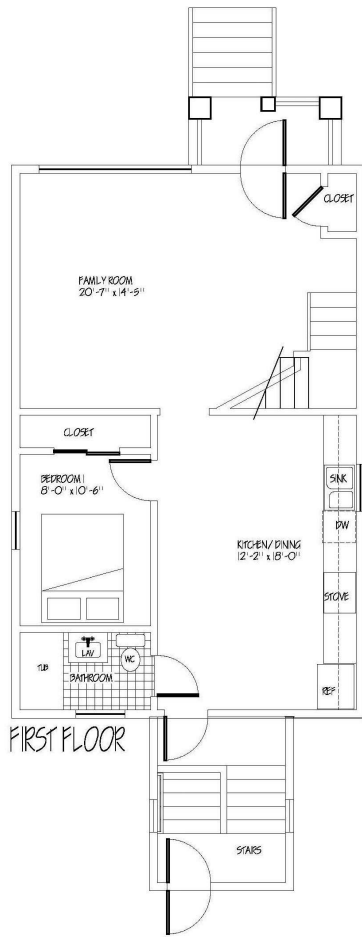
FOR RENTAL INFORMATION CALL:
 1-855-316-8967 impact@impactseven.org
 1- 715-541-2511 (En Español)

DEVELOPED BY LBWN RENT-TO-OWN LLC, A JOINT VENTURE BETWEEN LAYTON BOULEVARD WEST NEIGHBORS AND IMPACT SEVEN, INC.

RENT TO OWN OPPORTUNITY IN MUSKEGO WAY NEIGHBORHOOD

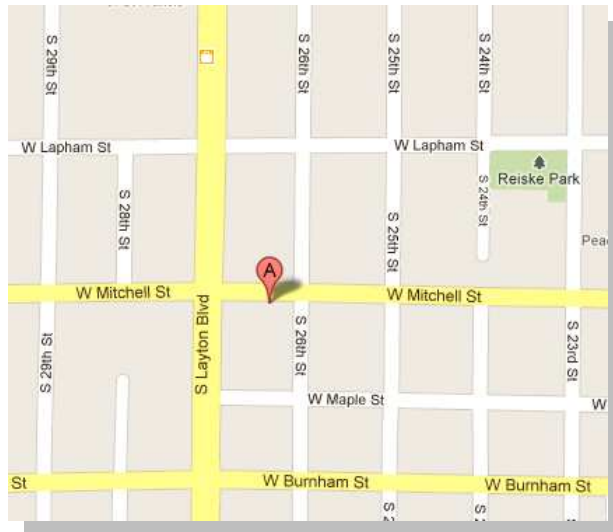
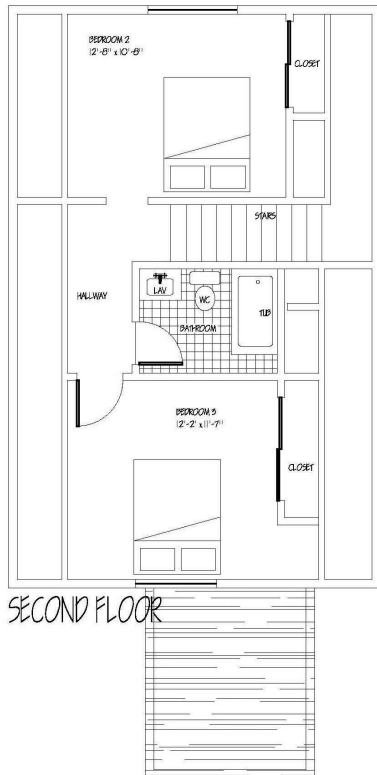
2613 W. Mitchell St., Milwaukee

LOCATED NEAR URBAN ECOLOGY CENTER, HANK AARON STATE TRAIL, BURNHAM PARK, INTERNATIONAL RESTAURANTS AND MARKETS; HIGH ACHIEVING SCHOOLS; JOB CENTERS; LOCAL AND NATIONAL RETAILERS



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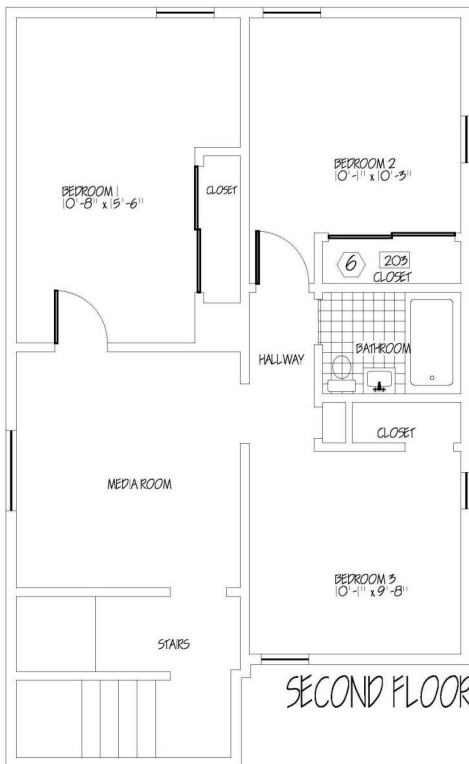
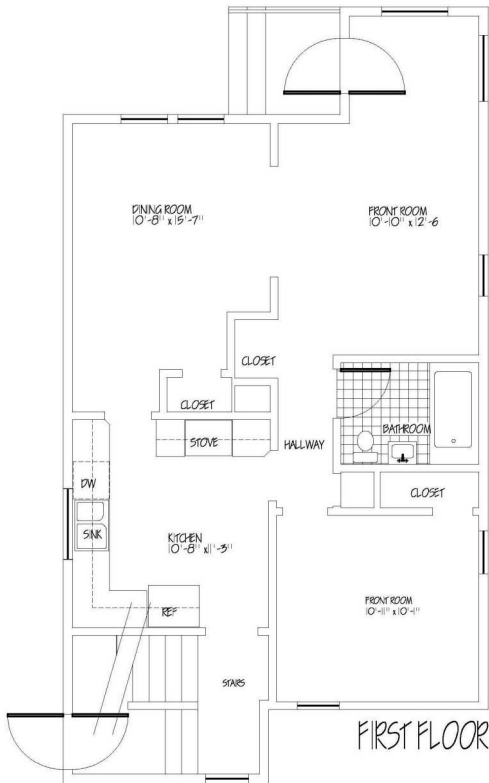
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RENT TO OWN OPPORTUNITY IN BURNHAM PARK NEIGHBORHOOD

2030 S. 37th St., Milwaukee

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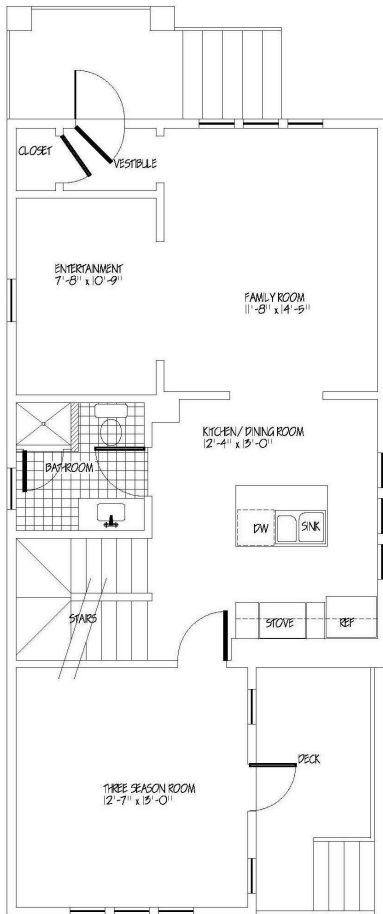
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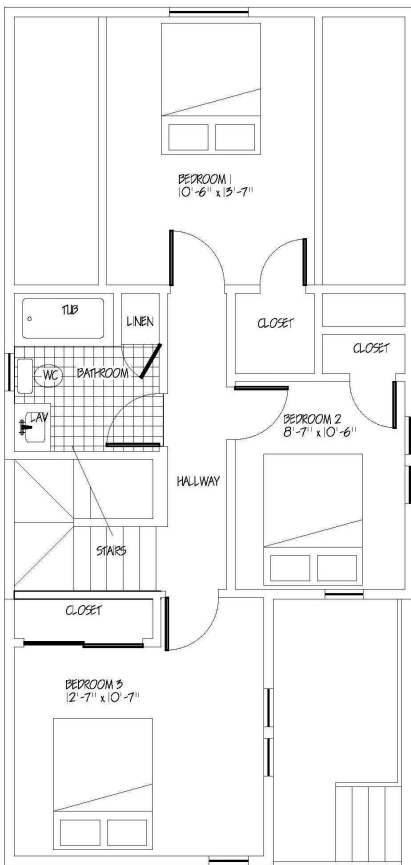
RENT TO OWN OPPORTUNITY IN MUSKEGO WAY NEIGHBORHOOD

2071 W. Vilter Ln., Milwaukee

LOCATED NEAR BOYS AND GIRLS CLUB, HANK AARON STATE TRAIL, BURNHAM PARK, INTERNATIONAL RESTAURANTS AND MARKETS; HIGH ACHIEVING SCHOOLS; JOB CENTERS; LOCAL AND NATIONAL RETAILERS



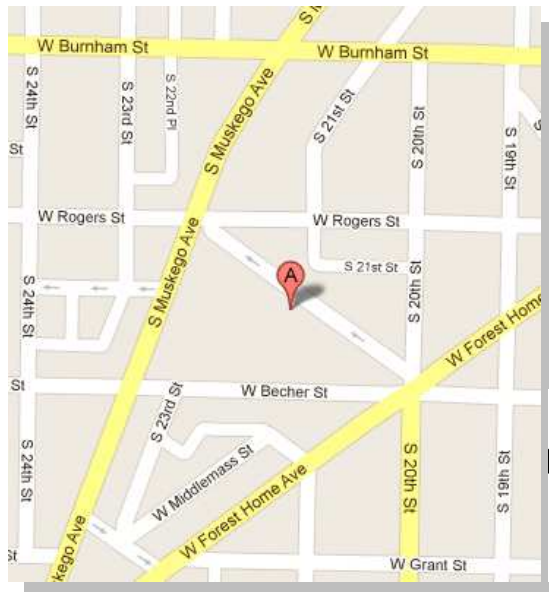
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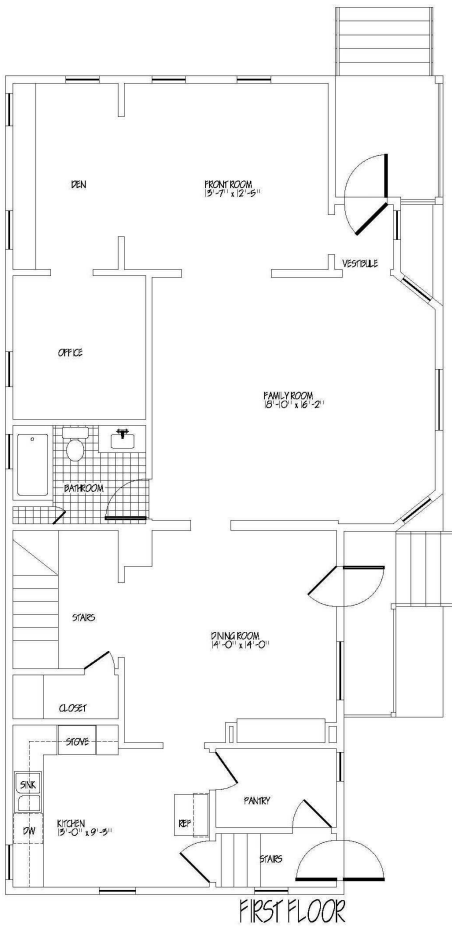
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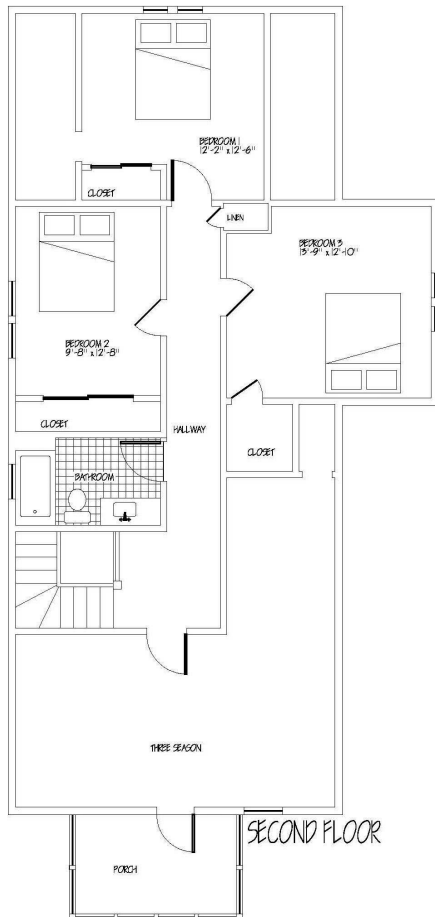
RENT TO OWN OPPORTUNITY IN MUSKEGO WAY NEIGHBORHOOD

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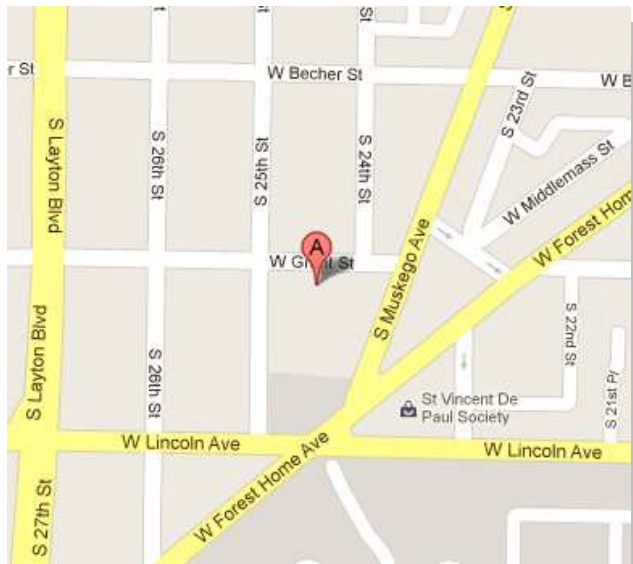
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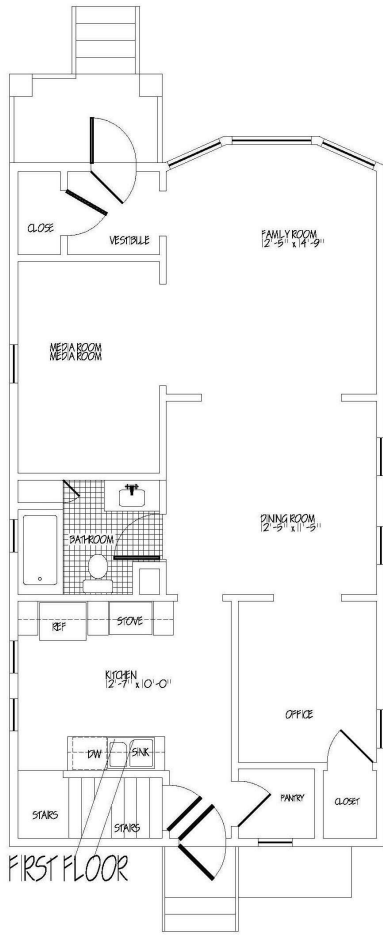
FOR RENTAL INFORMATION CALL:
1-855-316-8967 impact@impactseven.org
1-715-541-2511 (En Español)

DEVELOPED BY LBWN RENT-TO-OWN LLC, A JOINT VENTURE BETWEEN LAYTON BOULEVARD WEST NEIGHBORS AND IMPACT SEVEN, INC.

RENT TO OWN OPPORTUNITY IN BURNHAM PARK NEIGHBORHOOD

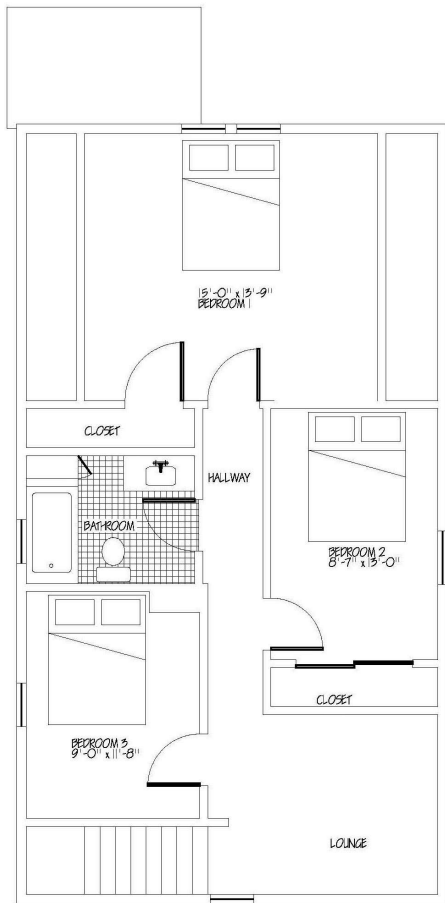
1617 S. 30th St., Milwaukee

LOCATED NEAR URBAN ECOLOGY CENTER, HANK AARON STATE TRAIL,
BURNHAM PARK, INTERNATIONAL RESTAURANTS AND MARKETS;
HIGH ACHIEVING SCHOOLS; JOB CENTERS; LOCAL AND NATIONAL RETAILERS



AMENITIES:

- ◆ 4 BEDROOMS, 2 FULL BATHS
- ◆ 2 CAR DETACHED GARAGE
- ◆ FULL BASEMENT
- ◆ FENCED AND LANDSCAPED YARD
- ◆ FRONT PORCH
- ◆ ENERGY EFFICIENT
- ◆ RENT-TO-OWN
- ◆ SECURITY SYSTEM
- ◆ BLINDS
- ◆ STOVE
- ◆ DISPOSAL
- ◆ REFRIDGERATOR
- ◆ DISHWASHER
- ◆ WASHER/DRYER
- ◆ MICROWAVE



Impact Seven, Inc.

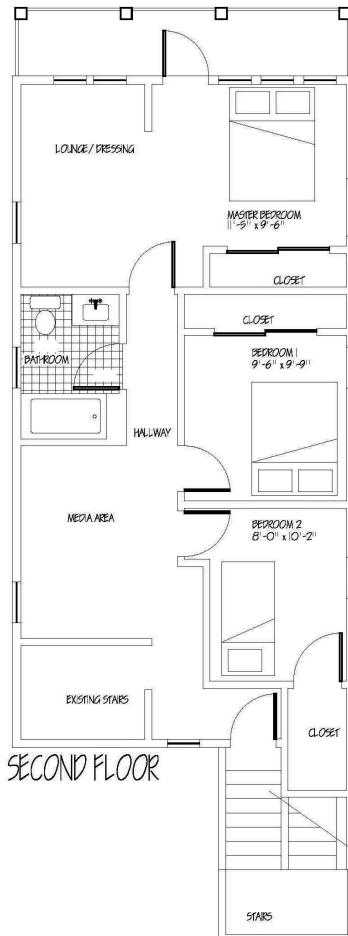
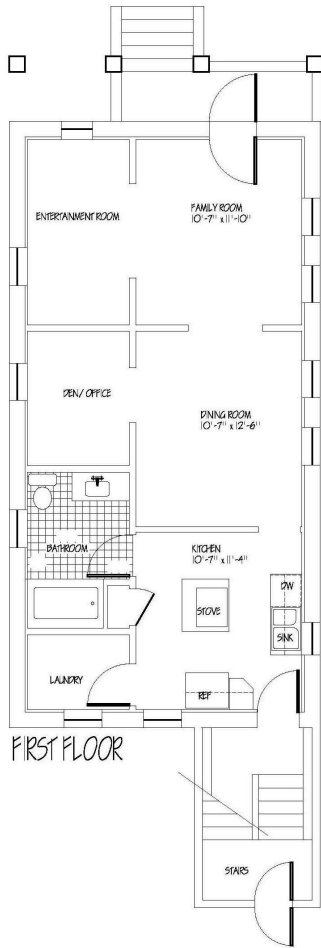
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1-715-541-2511 (En Español)

DEVELOPED BY LBWN RENT-TO-OWN LLC, A JOINT VENTURE BETWEEN
LAYTON BOULEVARD WEST NEIGHBORS AND IMPACT SEVEN, INC.

RENT TO OWN OPPORTUNITY IN SILVER CITY NEIGHBORHOOD

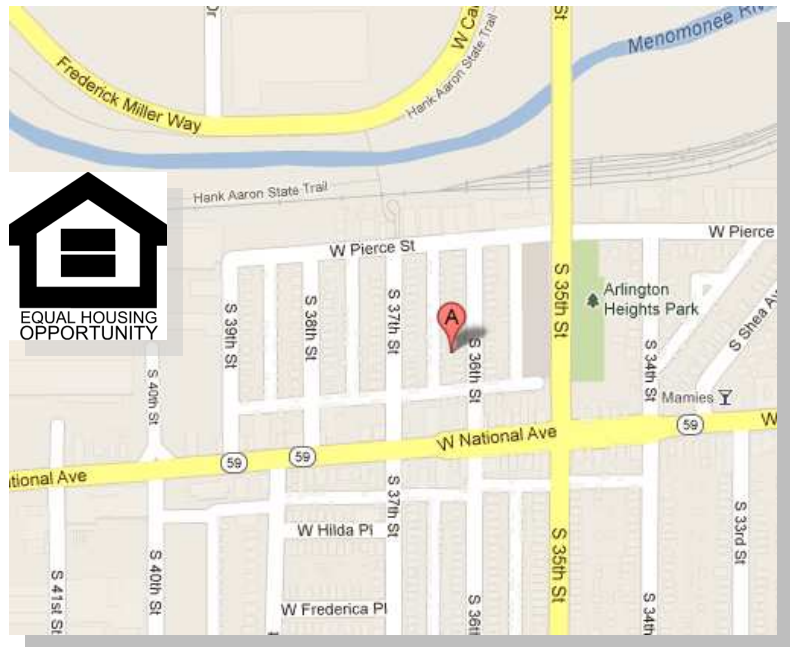
807 S. 36th St., Milwaukee

LOCATED NEAR URBAN ECOLOGY CENTER, HANK AARON STATE TRAIL, MITCHELL PARK DOMES, INTERNATIONAL RESTAURANTS AND MARKETS; HIGH ACHIEVING SCHOOLS; JOB CENTERS; LOCAL AND NATIONAL RETAILERS



AMENITIES:

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- ◆ FULL BASEMENT
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Impact Seven, Inc.

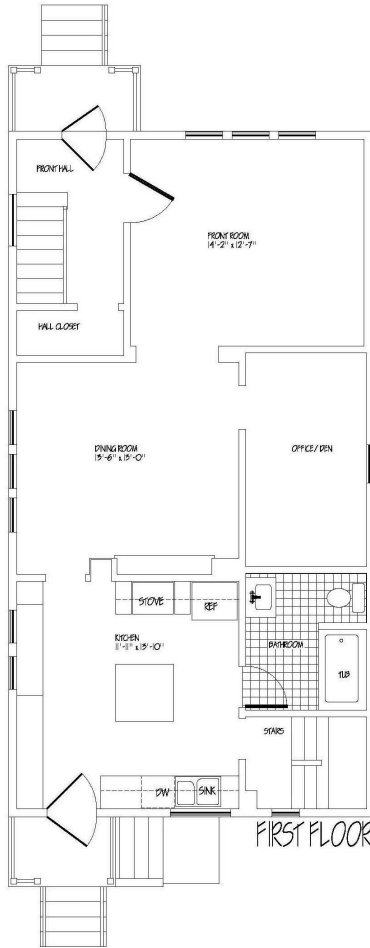
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1-715-541-2511 (En Español)

DEVELOPED BY LBWN RENT-TO-OWN LLC, A JOINT VENTURE BETWEEN LAYTON BOULEVARD WEST NEIGHBORS AND IMPACT SEVEN, INC.

RENT TO OWN OPPORTUNITY IN LAYTON PARK NEIGHBORHOOD

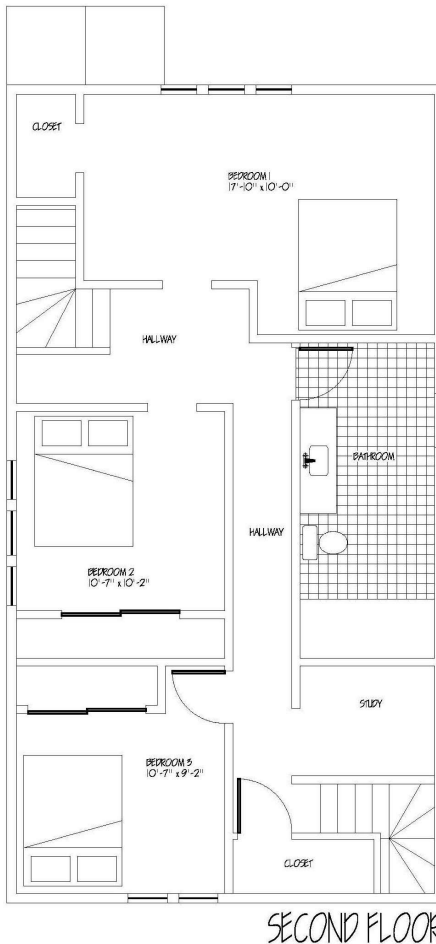
2470 S. 28th St., Milwaukee

LOCATED NEAR URBAN ECOLOGY CENTER, HANK AARON STATE TRAIL, BURNHAM PARK, INTERNATIONAL RESTAURANTS AND MARKETS; HIGH ACHIEVING SCHOOLS; JOB CENTERS; LOCAL AND NATIONAL RETAILERS



AMENITIES:

- ◆ 4 BEDROOMS, 2 FULL BATHS
- ◆ 2 CAR DETACHED GARAGE
- ◆ FULL BASEMENT
- ◆ FENCED AND LANDSCAPED YARD
- ◆ FRONT PORCH
- ◆ ENERGY EFFICIENT
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- ◆ DISHWASHER
- ◆ WASHER/DRYER
- ◆ MICROWAVE



Impact Seven, Inc.

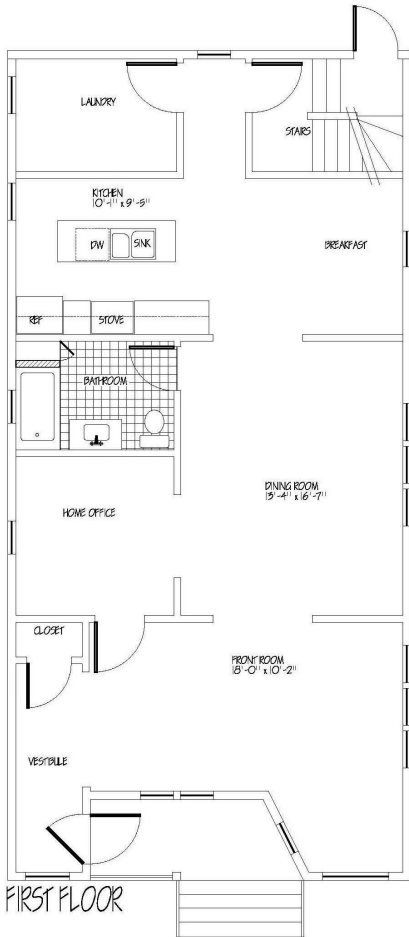
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 1-855-316-8967 impact@impactseven.org
 1-715-541-2511 (En Español)

DEVELOPED BY LBWN RENT-TO-OWN LLC, A JOINT VENTURE BETWEEN LAYTON BOULEVARD WEST NEIGHBORS AND IMPACT SEVEN, INC.

RENT TO OWN OPPORTUNITY IN MUSKEGO WAY NEIGHBORHOOD

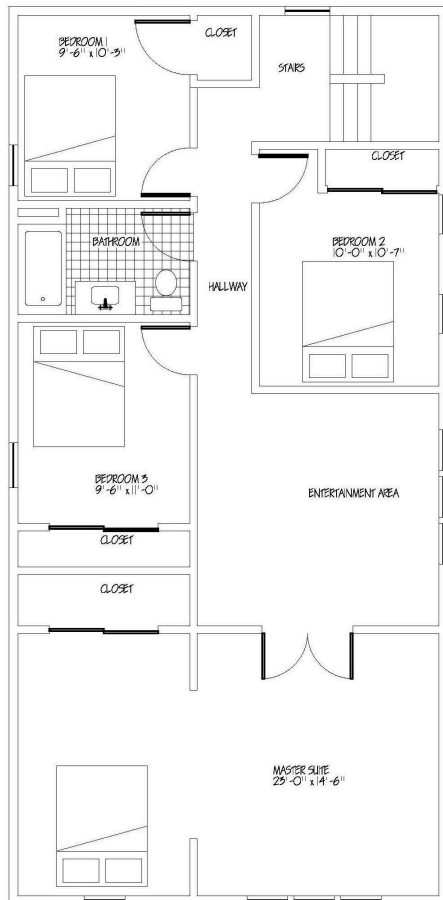
2400 W. Burnham St., Milwaukee

LOCATED NEAR URBAN ECOLOGY CENTER, HANK AARON STATE TRAIL, BURNHAM PARK, INTERNATIONAL RESTAURANTS AND MARKETS; HIGH ACHIEVING SCHOOLS; JOB CENTERS; LOCAL AND NATIONAL RETAILERS



AMENITIES:

- ◆ 4 BEDROOMS, 2 FULL BATHS
- ◆ 2 CAR DETACHED GARAGE
- ◆ FULL BASEMENT
- ◆ FENCED AND LANDSCAPED YARD
- ◆ FRONT PORCH
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Impact Seven, Inc.

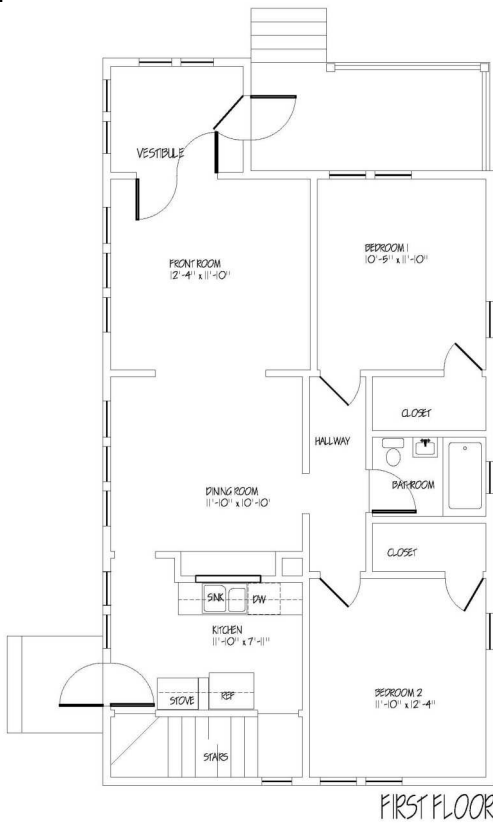
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 1-715-541-2511 (En Español)

DEVELOPED BY LBWN RENT-TO-OWN LLC, A JOINT VENTURE BETWEEN LAYTON BOULEVARD WEST NEIGHBORS AND IMPACT SEVEN, INC.

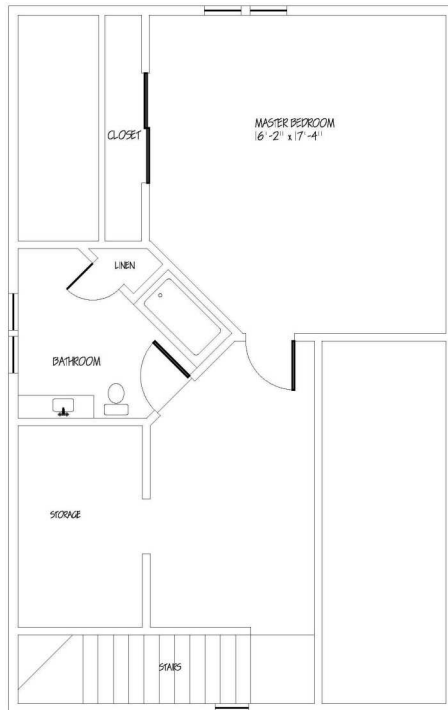
RENT TO OWN OPPORTUNITY IN BURNHAM PARK NEIGHBORHOOD

3314 W. Branting Lane, Milwaukee

LOCATED NEAR URBAN ECOLOGY CENTER, HANK AARON STATE TRAIL,
BURNHAM PARK, INTERNATIONAL RESTAURANTS AND MARKETS;
HIGH ACHIEVING SCHOOLS; JOB CENTERS; LOCAL AND NATIONAL RETAILERS



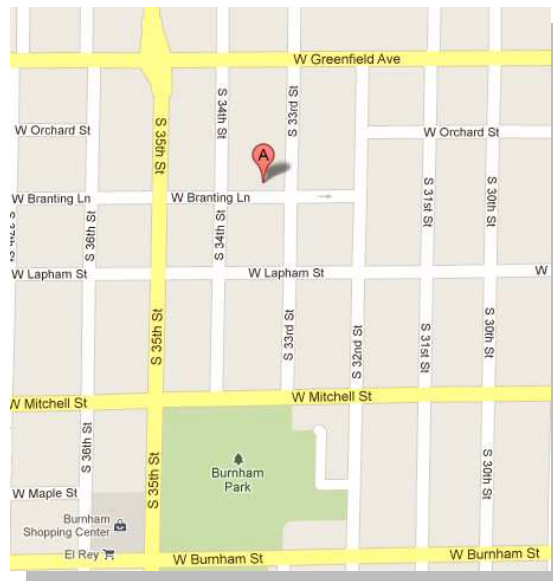
FIRST FLOOR



SECOND FLOOR

AMENITIES:

- ◆ 4 BEDROOMS, 2 FULL BATHS
- ◆ 2 CAR DETACHED GARAGE
- ◆ FULL BASEMENT
- ◆ FENCED AND LANDSCAPED YARD
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Impact Seven, Inc.

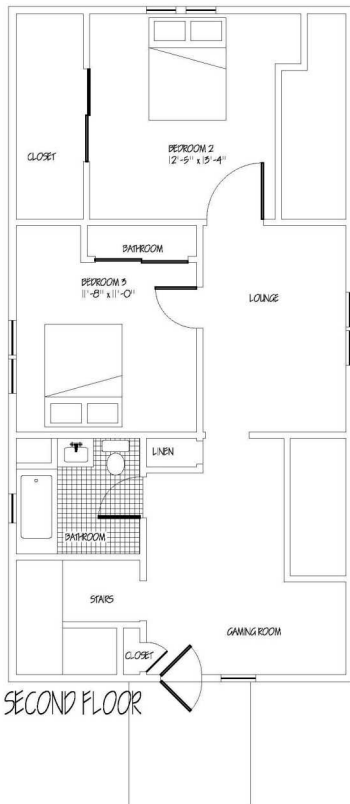
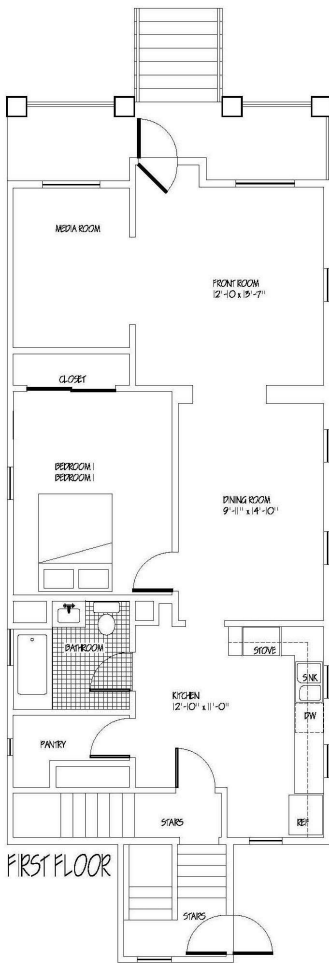
FOR RENTAL INFORMATION CALL:
1-855-316-8967 impact@impactseven.org
1-715-541-2511 (En Español)

DEVELOPED BY LBWN RENT-TO-OWN LLC, A JOINT VENTURE BETWEEN
LAYTON BOULEVARD WEST NEIGHBORS AND IMPACT SEVEN, INC.

RENT TO OWN OPPORTUNITY IN MUSKEGO WAY NEIGHBORHOOD

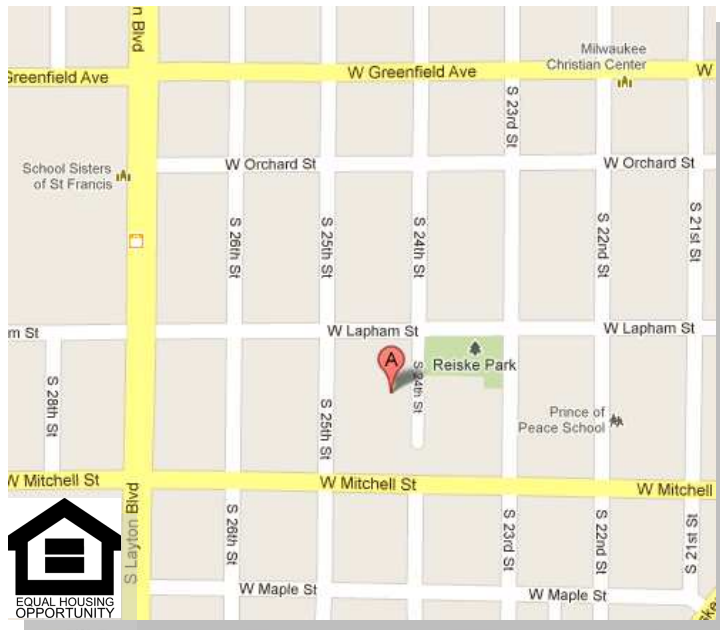
1629 S. 24th St., Milwaukee

LOCATED NEAR URBAN ECOLOGY CENTER, HANK AARON STATE TRAIL, BURNHAM PARK, INTERNATIONAL RESTAURANTS AND MARKETS; HIGH ACHIEVING SCHOOLS; JOB CENTERS; LOCAL AND NATIONAL RETAILERS



AMENITIES:

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Impact Seven, Inc.

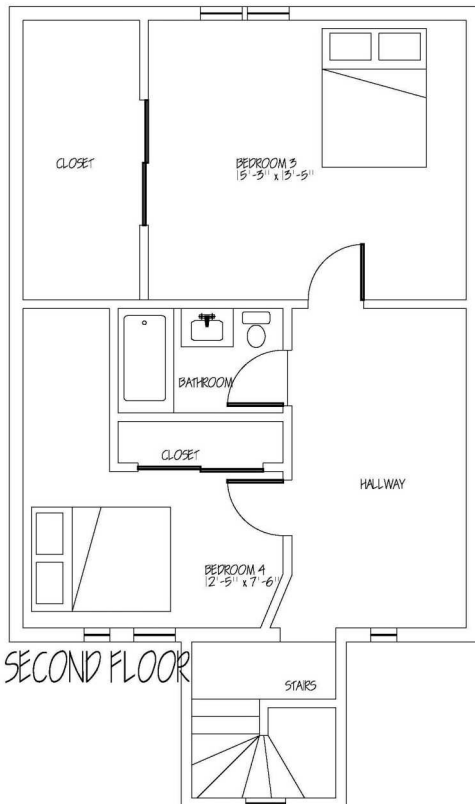
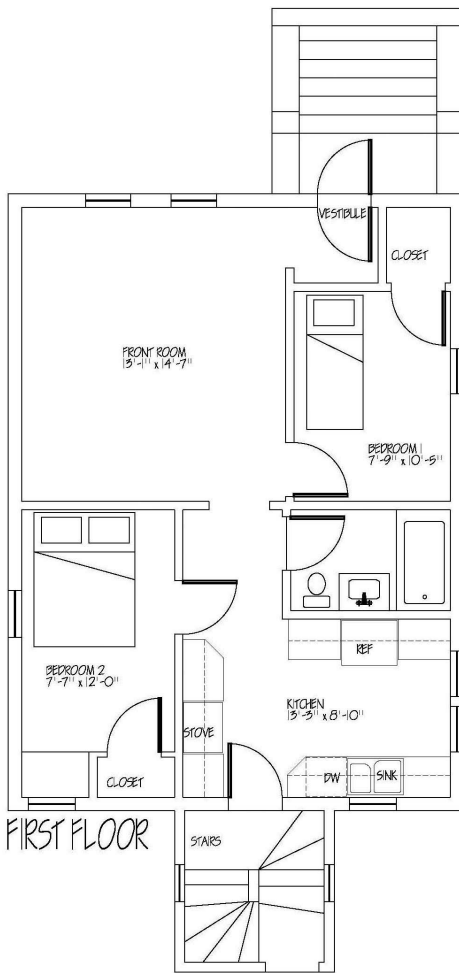
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 1-715-541-2511 (En Español)

DEVELOPED BY LBWN RENT-TO-OWN LLC, A JOINT VENTURE BETWEEN LAYTON BOULEVARD WEST NEIGHBORS AND IMPACT SEVEN, INC.

RENT TO OWN OPPORTUNITY IN BURNHAM PARK NEIGHBORHOOD

1607 S. 35th St., Milwaukee

LOCATED NEAR URBAN ECOLOGY CENTER, HANK AARON STATE TRAIL,
BURNHAM PARK, INTERNATIONAL RESTAURANTS AND MARKETS;
HIGH ACHIEVING SCHOOLS; JOB CENTERS; LOCAL AND NATIONAL RETAILERS



AMENITIES:

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Impact Seven, Inc.

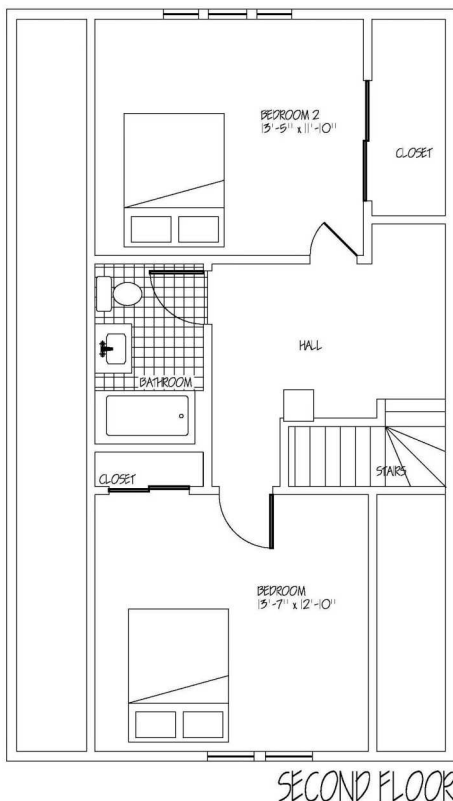
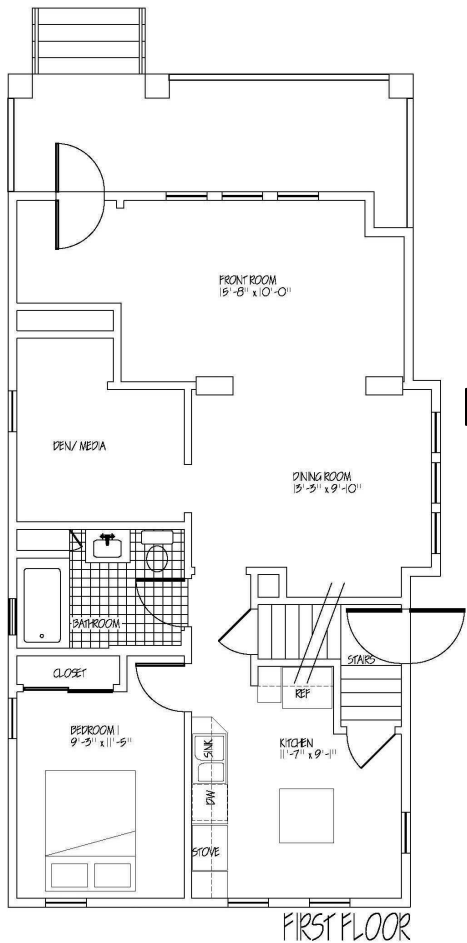
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1-715-541-2511 (En Español)

DEVELOPED BY LBWN RENT-TO-OWN LLC, A JOINT VENTURE BETWEEN
LAYTON BOULEVARD WEST NEIGHBORS AND IMPACT SEVEN, INC.

RENT TO OWN OPPORTUNITY IN SILVER CITY NEIGHBORHOOD

1327 S. 37th St., Milwaukee

LOCATED NEAR URBAN ECOLOGY CENTER, HANK AARON STATE TRAIL, BURNHAM PARK, INTERNATIONAL RESTAURANTS AND MARKETS; HIGH ACHIEVING SCHOOLS; JOB CENTERS; LOCAL AND NATIONAL RETAILERS



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Impact Seven, Inc.

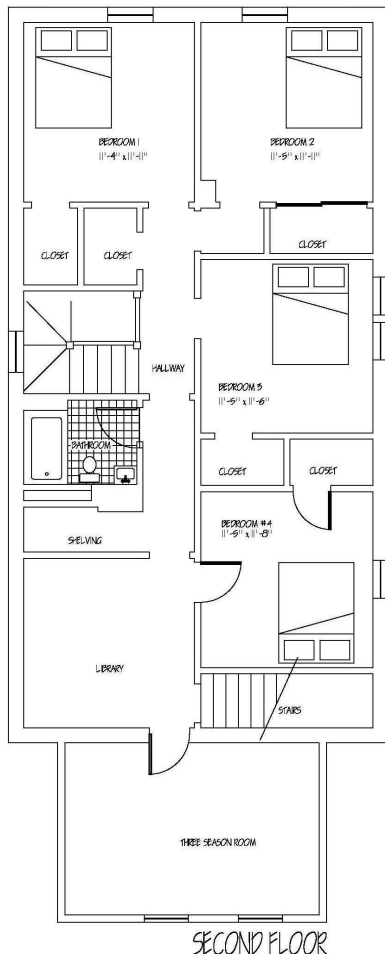
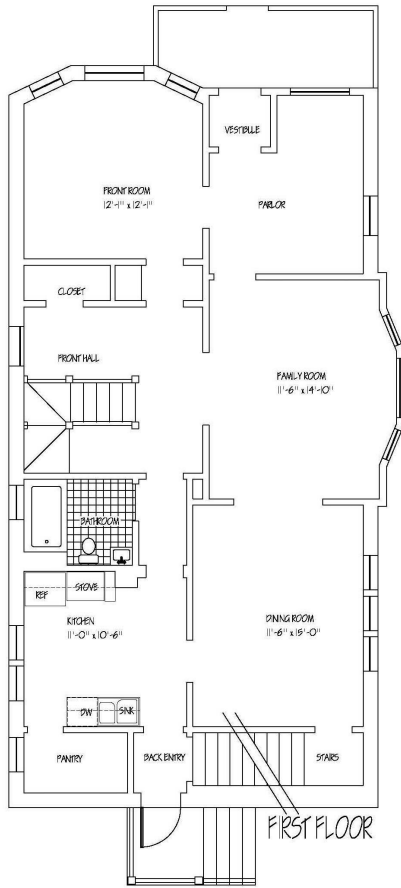
FOR RENTAL INFORMATION CALL:
 1-855-316-8967 impact@impactseven.org
 1-715-541-2511 (En Español)

DEVELOPED BY LBWN RENT-TO-OWN LLC, A JOINT VENTURE BETWEEN LAYTON BOULEVARD WEST NEIGHBORS AND IMPACT SEVEN, INC.

RENT TO OWN OPPORTUNITY IN SILVER CITY NEIGHBORHOOD

3319 W. National Ave., Milwaukee

LOCATED NEAR URBAN ECOLOGY CENTER, HANK AARON STATE TRAIL, MITCHELL PARK DOMES, INTERNATIONAL RESTAURANTS AND MARKETS; HIGH ACHIEVING SCHOOLS; JOB CENTERS; LOCAL AND NATIONAL RETAILERS



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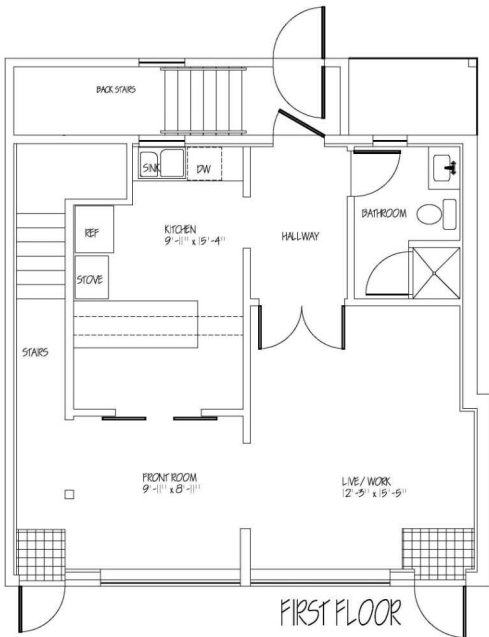
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RENT TO OWN OPPORTUNITY IN SILVER CITY NEIGHBORHOOD

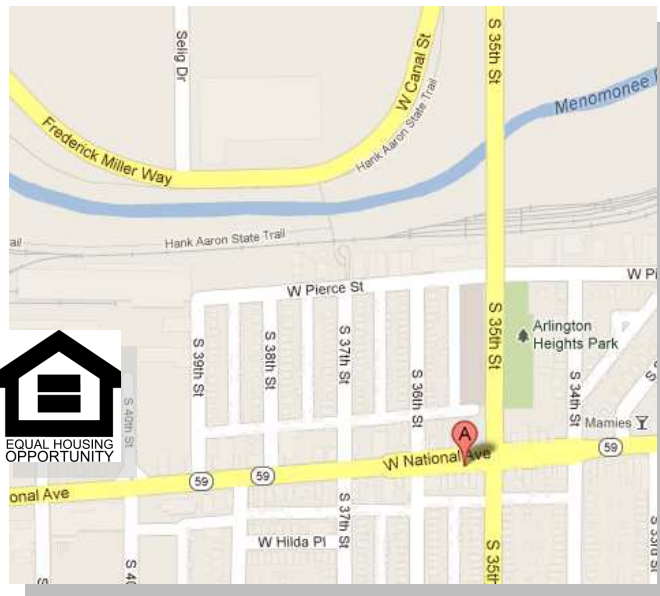
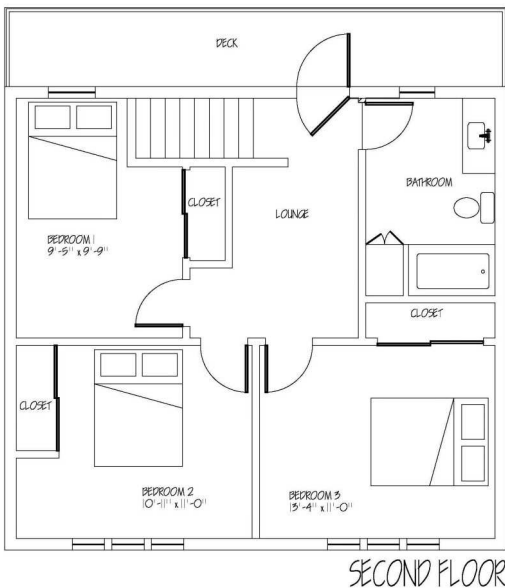
3513 W. National Ave., Milwaukee

LOCATED NEAR URBAN ECOLOGY CENTER, HANK AARON STATE TRAIL, MITCHELL PARK DOMES, INTERNATIONAL RESTAURANTS AND MARKETS; HIGH ACHIEVING SCHOOLS; JOB CENTERS; LOCAL AND NATIONAL RETAILERS



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