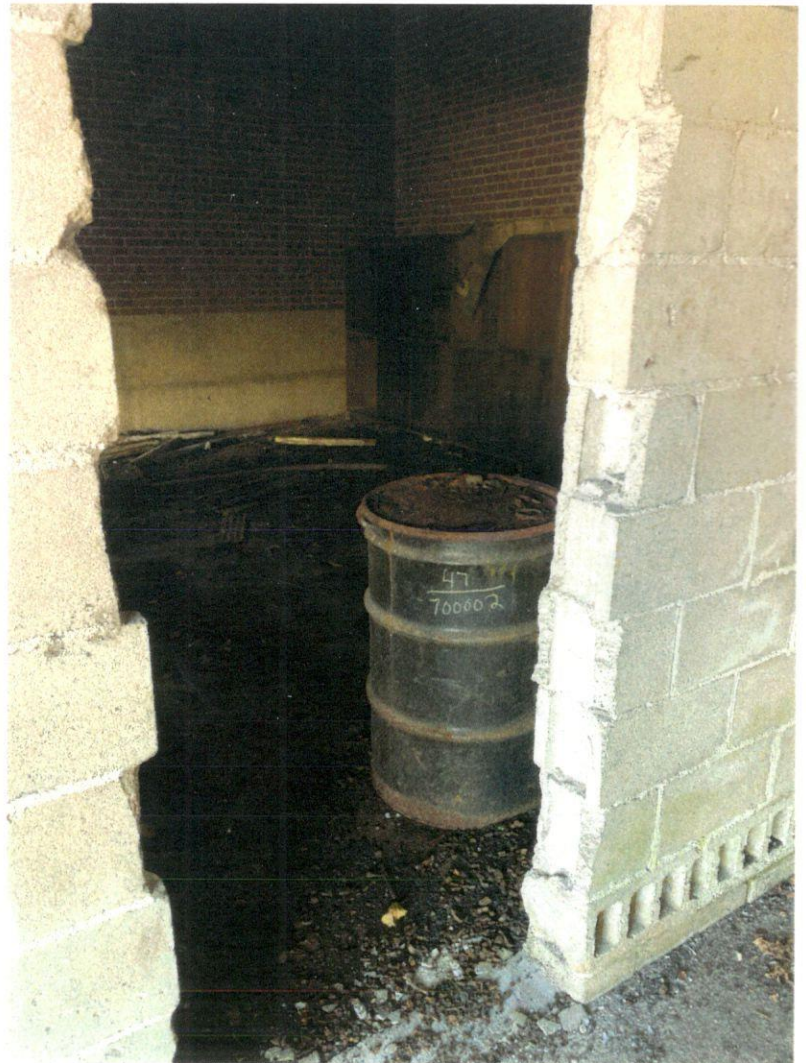
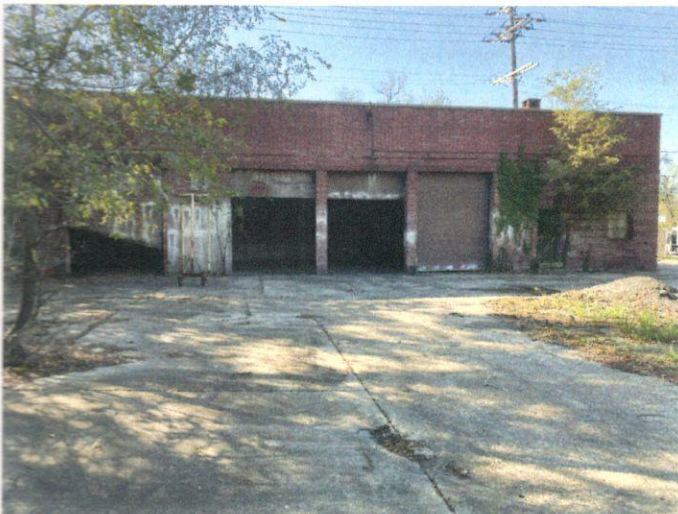


L & D FAMILY, LLC  
RFP RESPOND TO  
900-912 BALTIMORE AVENUE  
BLOCK 7274, LOT 001  
BALTIMORE, MARYLAND



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410.297.7400 | Indfamilyllc@gmail.com | P.O. Box 33284  Baltimore, MD 21218

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October 19, 2019

Ms. Dearth Eggleston

Department of Real Estate

Room 204 City Hall

Baltimore, Maryland 21202

Ref: 900-912 Baltic Ave (Block 7274, Lot 001)

Dear Ms. Eggleston,

This is in response to the RFP Issue on September 26 for the development  
Of 900-912 Baltic Ave. We would like to offer with a purchase price of \$44,500.00.

Our offer is based on the following:

1. Cleanup & Demolition of site = \$7,800.00
2. Reconstruction of Garage = \$132,000.00
3. Land / Road Improvement = \$68,800.00

Total investment cost of \$253,100.00

We are prepared to pay cash for the property.

If you have any question, please feel free to call me directly at 410-297-7400.

Sincerely,

Lenzie Johnson Jr

L & D Family is an East Baltimore owned and operated Commercial Real Estate / Development Company Created in 2011.

We are experienced and uniquely qualified to redevelop 900-912 Baltic Ave.

It is our plan to cash acquires the site for the development of a high-quality commercial truck service depot and truck storage facility for the companies L & J Waste Recycling and Morgan Construction. Both companies are minority owned certified and collect trash in the city of Baltimore.

L & D Family successfully cash purchased the 222 North Calverton Rd location from the city of Baltimore. This was an abandoned property and within 8 years we have turned it into a 4.5 million dollar a year operation. This establishes we have the resources and experience for the redevelopment of 900-912 Baltic Ave.

We employ ex-offenders and have had great success.

This year L & J Processing Facility has taken in 60,000 ton of construction and demolition waste with a recycling rate of 75%.

The Facility is the first MDE permitted minority owned Waste Recycling Plant in Baltimore City. This has prevented waste from going to the landfill and has helped with reducing some of the illegal dumping in west Baltimore.

L & D Family cash purchases its properties without financing. We have more than enough resources and are prepared to invest in the 900-912 Baltic Ave project to make it a success.

L & D Family Development team Consist of the following members.

L & J Waste Recycling ----- Our General Contractor

MBE Cert No 10-357955

Morgan Construction Services ----- Our Debris Removal

WBE Cert No 05-004638

G & W Trucking Corp. ----- Our Concrete Paving

MBE Cert No 19-376422

Brooks Contracting ----- Our Asphalt Paving

MBE Cert No 16-370705

Note:

With this team we will have achieve 100% African American Minority and women-owned businesses certified by the city of Baltimore.

L & D Family's proposed investment in 900-912 Baltic Ave location fits perfect into our company long-term growth due to its industrial zoned location. And this will allow us to take another vacant city owned property putting it back on the city property tax roll.

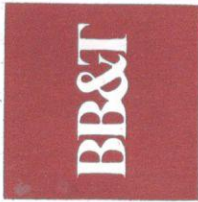
L & J current staffing consists of the following:

19 full-time & 1 part-time employees

Sixteen (16) are Baltimore city Residents.

Having this location will allow L & J to offer 5 new mechanic jobs to ex-offenders just graduating from a back to work program with a starting salary of \$25.00 per hour.





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## CSC COMMERCIAL FUNDING, INC.

L & D Family, LLC

C/O Pamela and Lenzie Johnson

P.O Box 33284

Baltimore, Md., 21218

REFERENCE: Credit approval for the purchase of the property at 900 – 912 Baltic Avenue, Block 7274, Lot 001 Baltimore, Maryland

Dear Applicant:

The letter serves as a notice that we have credit approved your application for the purchase of the property known as 900 – 912 Baltic Avenue, Block 7274, Lot 001, Baltimore, Maryland. You have been credit approved for a loan not to exceed \$255,000 based on an acceptable appraisal of \$255,000.

This credit approval is not a commitment to lend and should not be considered a loan commitment. We have attached our underwriting check list of items that we will need to complete our underwriting process. Once we receive these items, we will begin the final commitment process.

Thanks for choosing CSC COMMERCIAL FUNDING to fund your purchase and we look forward to completing your purchase.

Please contact me with any questions: 410-456-7942.

Sincerely,



Isaiah McKenzie, President

CSC Commercial Funding

410-456-7942

**808 Reisterstown Road, 3<sup>rd</sup> Floor, Pikesville, Md., 21208**