NASGI Construction, LLC · Gary Shoulders, General Contractor
4579 North Illinois Street, Indianapolis, Indiana 46208 · (812) 360-5131 · Gary@NASGI.com

November 14, 2026

CrossCountry Mortgage
Attn: Lisa Stayon, Loan Originator, and the Loan Review Team

Re: Exit Strategy for 618 N Dequincy St, Indianapolis, IN 46201 (MLS 22127477)
Loan reference: [loan number]

Dear Ms. Stayon and Review Team,

My plan for 618 N Dequincy St is to restore it on a fixed timeline, hold it for one year and one day, and then bring it to market through my own brokerage. This letter explains each step.

- **Renovation timeline.** The renovations should not exceed one year and two days.
- **Market oversight.** I am a Real Estate Broker with Real Brokerage, Inc., and I keep a continuous eye on the market, as I do for all of my clients. NASGI Construction, LLC is my client, so the timing and the price of the sale will follow current market data.
- **Hold period.** We will hold the property for one year and one day, because my CPA advises this is the best way to avoid extra costs.
- **Community partners.** We will work with the Emerson Heights historic board of directors to build a sincere working relationship with the communities we serve, and we will involve the local historical societies for advice and input when needed.
- **Visibility and marketing.** We are launching our first YouTube channel on this home, @618Dequincy, which goes live once we close. The first series of content is already in production, and meetings with our new teams have started. Once the home is showable, we will host community events in it to hear what neighbors think of the property. When we decide when to list, we will hold a private Broker's event so brokers can see the home and give us feedback, in the hope that one of their clients becomes interested and makes an offer.
- **Office use.** Once the home is under roof, NASGI Construction, LLC will occupy part of it as an office, and the company's mail will be directed there.

Together these steps give a clear path from closing to sale, with the renovation, the hold and the marketing all planned in advance. Please call or email me with any questions.

Sincerely,

Gary Shoulders, President · NASGI Construction, LLC