

*Black Awesomeness FilmWorks LLC*

# STUDIO DEVELOPMENT PLAN

DOWNTOWN CHICAGO HEIGHTS

# A VISION



BLACKHALL STUDIOS

# EXECUTIVE SUMMARY

## **Transformation & Community Rejuvenation** **A Vision for 1525 S. Halsted Street**

The metamorphosis of the “Blackhall Building” at 1525 S. Halsted Street is not just a renovation—it's a revolution for creative expression and communal unity in the heart of Downtown Chicago Heights. By harnessing the raw potential of this historic building, we're crafting an electrifying nexus where artistry blooms, imagination knows no bounds, and community roots deepen. Guided by an ingeniously phased development strategy, this transformative venture is engineered to be a financial catalyst—both accelerating and sustaining its own evolution while enriching the local economy. This isn't just an investment in brick and mortar; it's a groundbreaking commitment to the dreams, conversations, and vibrant cultural tapestry that make Chicago Heights an untapped reservoir of potential.



# ***A PHASED PLAN***

## **Phase 1: Basic Renovations and Live/Work Loft - \$130,000**

- General Renovations: \$30,000 for essential structural changes, electric, and plumbing work.
- Live/Work Loft: \$100,000, including furnishing and setting up the loft space for "Black Awesomeness Filmworks."

## **Phase 2: Green-Screen Studio & Editing Suites - \$80,000**

- Green-Screen Studio: \$50,000 for green screen setup, lighting, and soundproofing.
- Editing Suites: \$30,000 for hardware and soundproofing.

## **Phase 3: New Roof for Open-Concept Creative Studio - \$52,500**

- Installation of a new commercial roof with insulation.

## **Phase 4: Rooftop Green-Space - \$35,000**

- Structural reinforcement and landscaping.

## **Phase 5: Coffee Shop - \$45,000**

- Renovation and initial inventory.

## **Phase 6: Open-Concept Creative Studio - \$25,000**

- Basic renovation and furnishing for multipurpose use.

## **Phase 7: Basement Storage for "MidWest Cinequip" - \$10,000**

- Renovation and security measures.

## **Contingency Fund: \$25,000**

- To account for possible overruns in roof construction.

# REVENUE

## MULTI-STREAMED INCOME



*“Success is not just about making money. It's about making a difference.”*

### ***The Loft: A Win-Win Opportunity for Black Awesomeness Filmworks***

The live/work loft isn't just space—it's a stage set for innovation, vision, and collaboration. By housing Black Awesomeness Filmworks within, we not only save on external leasing costs but create a symbiotic environment that fuels the entire complex. The talent flowing in and out of the loft becomes potential clientele for our coffee shop and studios, creating a virtuous circle of profitability.

#### *Revenue Opportunities:*

- **Lease Savings:** Avoiding market rent can save approximately \$20,000 to \$30,000 per year.
- **Networking:** Being the hub of activity, the loft can attract collaborations and joint ventures, creating additional revenue channels.

### ***Studios: The Heartbeat of Creativity***

Our state-of-the-art studios are more than just rooms with cameras; they're incubators for content creation. With options for both green screen setups and traditional filming environments, we offer an unrivaled utility that's a magnet for filmmakers, vloggers, and digital creators.

### *Revenue Opportunities:*

- Studio Rentals: Filming and editing suites can fetch between \$30,000 to \$50,000 in the first year.
- Workshops: Hosting educational sessions in these spaces can also add a revenue stream.
- Memberships: Monthly Access to Workspaces & Podcast Suites. Could generate \$1000-\$5000 monthly.

### ***Bougie Beans Coffee Company: The Community's Living Room***

Coffee shops are no longer just places to grab a morning brew; they are community landmarks. With premium small-batch coffee and a menu featuring baked goods and breakfast sandwiches, we offer an irresistible mix of comfort and quality that's bound to generate steady foot traffic.

### *Revenue Opportunities:*

- Coffee and Food Sales: Estimated to generate \$50,000 to \$70,000 annually.
- Merchandising: Branded mugs, beans, and apparel can create another revenue line.

### ***Basement Storage: A Cinephile's Vault***

The basement storage space we offer to Midwest Cinema Equipment is not just square footage—it's peace of mind. Secure, climate-controlled, and accessible, it's a tailor-made solution for valuable cinema equipment that can generate consistent revenue.

### *Revenue Opportunities:*

- Gear Rental Fees: This could yield between \$50,000 to \$100,000 annually, depending on the project needs and terms.

### ***The Rooftop: The Sky is the Limit***

Our rooftop green-space is a versatile wonder, fit for anything from yoga classes at dawn to intimate concerts under the stars. It's not just a place to escape; it's a destination.

## Revenue Opportunities:

- **Event Hosting:** From corporate events to private parties, the rooftop could generate a variable yet substantial revenue stream.
- **Memberships:** Monthly access passes for morning yoga or evening unwind sessions can become a steady income source.



*Each of these revenue opportunities isn't just a line item in a budget sheet; they are the lifeblood of a community awaiting revival. With strategic implementation, these streams have the power not only to sustain but to elevate the entire Downtown Chicago Heights area.*

# ABOUT THE FOUNDER



Joshua "Black Awesomeness" Argue is an Emmy-nominated cinematographer with over a decade of experience in the industry. Launching his career with the Baltimore Ravens in 2007, he later served as the lead photographer for the Phoenix Suns before diving into unscripted series. His work includes acclaimed shows like "Real Husbands of Hollywood" and "The Amazing Race." In 2014, Josh founded "Black Awesomeness FilmWorks LLC" to create opportunities for African Americans in entertainment, a milestone that underscored his commitment to inclusivity. Now a member of both the Cinematographers Guild and the Society of Camera Operators, his expertise in capturing authentic moments makes him a sought-after talent in television and cinematography.