

WHAT YOU RECEIVE

Full-Service General Contracting

You bring capital and approve milestones. Southern Cities executes end-to-end on a fixed-price contract with an on-schedule penalty — so budget and schedule risk transfer entirely to us.

PREPARED FOR

Sample Investor · 1,420 sf ranch rehab · Charlotte NC
Fixed-price · NC GC License #107724

EXECUTION PLAN OVERVIEW

You bring capital. We deliver keys.

FIXED PRICE - \$106,000

On-schedule penalty applies. Budget + schedule risk transfer to Southern Cities.

Full GC means we own the whole build — planning, engineering, permits, subs, procurement, scheduling, supervision, draws, inspections, QC, turnover, and warranty. Your role: underwrite the deal, approve milestones, sign the checks.

SAMPLE

CONTRACT + RISK TRANSFER

What the structure protects

MECHANISM	WHAT IT MEANS FOR YOU
Fixed-price contract	Budget overruns are our problem, not yours
On-schedule penalty	Daily credit against fee for missed milestones
Single point of accountability	One licensed GC owns the whole result
Lien-waiver discipline	Subs paid + waived; no surprise liens at sale
Standard NC GC warranty	Defined warranty on delivered work

SAMPLE

MASTER SCHEDULE

Phase plan to delivery

PHASE	WEEKS	MILESTONE
Mobilize + permits	1 – 2	Permits issued
Demo + rough systems	3 – 6	Rough inspections pass
Close-up	6 – 8	Drywall + paint
Finishes	8 – 11	Kitchen/bath/floor
Punch + final	12	CO issued
Turnover	13	Keys delivered

SAMPLE

DRAW SCHEDULE

Milestone-based, lender-ready

DRAW	MILESTONE	AMOUNT
1	Rough-in complete + inspected	\$31,800
2	Close-up complete	\$26,500
3	Finishes complete	\$31,800
4	CO + turnover	\$15,900
	TOTAL (fixed)	\$106,000

SAMPLE

SITE SUPERVISION REPORT

Sample weekly supervision summary

WEEK 7 SUMMARY

Drywall complete, primer up. Cabinets staged for week 8 set. Two subs on-site (tile, trim). Zero safety incidents. Schedule on plan; no penalty exposure. 18 photos in your portal.

QUALITY CONTROL

Pre-finish QC walk complete: drywall finish level verified, plumbing rough re-checked behind tile walls before close, electrical device boxes set to depth. Punch items logged for trades.

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BUDGET ADMINISTRATION

Commitments vs the fixed price

CATEGORY	BUDGET	COMMITTED	STATUS
Systems	\$24,000	\$24,550	Absorbed (fixed)
Kitchen / bath	\$30,000	\$29,400	On budget
Finishes	\$22,000	\$21,800	On budget
Envelope	\$18,000	\$18,000	On budget
Your price (fixed)	\$106,000	—	Unchanged ✓

THE POINT

Systems came in \$550 over. On a fixed-price contract, that's our absorption — your number stayed \$106,000. That's the risk transfer you paid for.

SAMPLE

TURNOVER + WARRANTY

How the project ends

TURNOVER ITEM	DELIVERED
Certificate of occupancy	✓
All permits closed	✓
Final lien waivers (all subs)	✓
Warranty documentation	✓
Appliance + systems manuals	✓
Photo + closeout package	✓

KEYS DELIVERED

You underwrote the deal and approved milestones. We delivered a finished, inspected, warranted property with a clean document trail — ready to list. That's full GC.

This is an anonymized sample; figures are illustrative. Your deliverable covers your specific project. Work performed by a licensed NC General Contractor. Southern Cities Construction · NC GC License #107724.