

LONGSOUTH CAPITAL
DEVELOPERS & BUILDERS

YEAR 2021 - 2022



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Contact (980).285.3742 www.longsouthcapital.com

BUILDING TOMORROW,
TODAY.

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LONGSOUTH CAPITAL

DEVELOPERS & BUILDERS



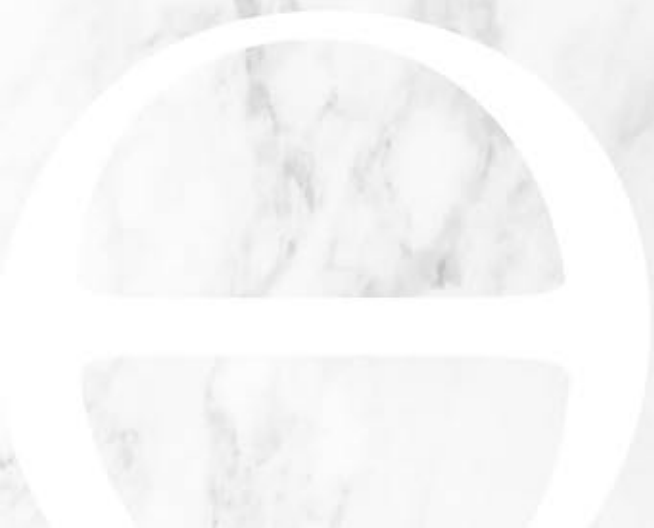
CHOOSING A HOME CAN BE A LIFE CHANGING DECISION;

Whether you're a medium-sized family seeking quality living or a working individual in a transitory phase of life, inhabiting a space that is a reflection of "YOU" becomes tantamount to defining your future.



We are premier developers of single-family and multi-family residence in the Carolinas

LongSouth Capital offers tasteful suburban residential units, turnovers, and flips along with holistic property dealerships to simplify the process of choosing a space that will serve as your personal sanctuary and define the course of your daily life.





NAJAM USMANI

President LongSouth Capital

Najam is the founder of LongSouth Capital, the parent company of Epic 3 Holdings along with a collection of landmark Real Estate projects across the state of North Carolina. Najam has managed combined assets and revenues of over \$100 million. He also hired, trained, and influenced over 2700 employees in a 25-year corporate and entrepreneurial career. To achieve this requires unyielding tenacity for creativity and thoughtful consideration in all matters that result in successful partnerships with happy clients who become friends.

"WE ACQUIRED AND REHABBED OVER 50 PROPERTIES INCLUDING SINGLE-FAMILY HOMES, TOWNHOMES AND MULTI-FAMILY APARTMENTS.

WE WERE BEAUTIFYING NEIGHBORHOODS, BUT WE WERE ALSO CHANGING LIVES".

"It is with great pleasure that I introduce LongSouth Capital - an expert Real Estate engine where clients become family and their home selection process, our personal matter. LSC Homes aspire to distinctly serve customers by building spaces that are loaded with value and providing clients with personalized services at every step of the construction process. The ever-changing market demands are met with our combined strength due to our sound technical team management and efficient resource allocation for each project. These are only some of the unique operational qualities that we offer to our esteemed customers while making their product second to none in these competitive and borderless markets of Real Estate. Welcome to LongSouth Capital!"

-Najam Usmani

TESTIMONIALS



STEVE & DEENA H.

"My wife and I knew exactly what we wanted but our busy schedules and travel restrictions created many challenges for us. Thankfully, Najam and his team at LSC were able to customize their services to suit our hours, also providing us with video tours prior to our purchase. Deena and I want to purchase a vacation home for our family and look forward to working with Najam again!"

JENNIE F.

"I was used to apartment living so the thought of moving into a home was terrifying. It was so reassuring to work with Longsouth Capital as they answered all my questions and everyone in the team made sure I had a clear understanding of each step of the process. Now, I am living in my dream home and couldn't be more grateful!"



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THE SPECTACULAR CAROLINAS



HOME TO THE WOODED TRACTS AND GRASSY PARKS...

The Carolinas are world-renowned for their qualities and showcase spectacular houses, a phenomenal climate, unprecedented nature access, and a close-knit community of people. Better known as the Research Triangle for their charming rural areas, superb beaches, magnificent mountains, year-round recreational opportunities, fascinating culture, and exotic vibes, the Carolinas are attracting thousands of potential renters and single-family home buyers every year.



LONGSOUTH CAPITAL

PROJECTS



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MARVIN VILLAS

Waxhaw, NC

The prestigious single-family homes of Marvin Villas are built upwards of 3500 sq. feet as a remarkable addition to the suburban landscape of Waxhaw. Broad floor plans and subtle interior details in the Villas pave the way for togetherness without compromising on the element of privacy for each member of the household. The abundant outdoor space attached to these homes is ideal for residents to take a whiff of the pure Carolina air and savor the spectacular views of the dramatic mountainous terrain. Enjoy your home completely at Marvin Villas!



-  Open foyer
-  Laundry room
-  Morning room
-  Living room

-  Kitchen
-  Study
-  Dining room
-  Half bath



Marvin Villas:

Hemmingway, I & II

The majestic 'Hemmingway' American Tradition home is built on an area of 4831 sq. feet in Union County's #1 rated school district and envelopes four bedrooms including one Master bed with an attached walk-in closet. After being welcomed by a large open foyer on the main floor, you are directed to the wide and comfortable lounging areas including the Great Room, morning room, dining, and living area. The heart of this home is a superb open design kitchen with two islands that make it perfect for hosting sizable events! Your family life and future are all set in this home tailored to an opulent lifestyle for its esteemed owners.

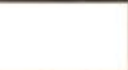


-  Master bedroom with bathroom, walk-in closet and sitting room
- 2x**  Bedrooms with shared bathroom
-  Bedroom with an attached bathroom


-  Loft with attached bathroom and closet
-  Great room



8906 Hemmingway, New Town Road, Waxhaw, NC 28173





-  Open foyer
-  Laundry room
-  Morning room
-  Living room




-  Kitchen
-  Study
-  Dining room
-  Half bath



Marvin Villas:

Ridgewood, II / IV

Our Ridgewood Classic home is generously constructed on an area of 4073 sq. feet and ideally located close to the prestigious Marvin school district. It houses two elite master bedrooms among its six beds - all with vast closet spaces. The massive Great Room and Loft with their abundant surface area are tailored to accentuate an energetic ambiance for various lifestyle activities and social affairs. This timeless home is curated to offer a chic and eventful living experience with a broad-island kitchen that coexists with a very peaceful morning room. The limitless outdoor space is only the cherry on top!



-  Master bedroom with bathroom, walk-in closet and sitting room
- 2x**  Bedrooms with shared bathroom
-  Bedroom with attached bathroom

-  Loft
-  Pantry





- Open foyer
- Laundry room
- Morning room
- Living room

- Kitchen
- Study
- Dining room
- Half bath

Marvin Villas:

Stoneridge:

This bespoke Stoneridge Classic home measures out to just under 3800 sq. feet and is in close vicinity to South Park Mall and Marvin school district. The Master bedroom within this four-bed enclosure is attached to a sitting room, convenient walk-in closet, and bathroom. A lovely front porch invites you into a massive two-story foyer that draws attention to the airy kitchen and a great room soaked in natural sunlight with ample space for large gatherings. Both architecturally pleasing and well-laid out, the Stoneridge Classic is an absolute gem that responds uniquely to the surrounding landscape.



- Master bedroom with bathroom, walk-in closet and sitting room
- 2x** Bedrooms with shared bathroom
- Bedroom with attached bathroom

- Loft
- Pantry





02



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WOODMONT

6628 Woodmont Pl, Charlotte, NC 28211



Woodmont

Woodmont depicts the transformation of an architectural vision guided by design innovation, passion, and endurance into an extraordinarily renovated home spread over 2587 sq. feet. Located in the picturesque neighborhood of Stonehaven next to three of Charlotte's top-rated private schools and the South Park Mall, your future sanctuary is set in a very central location. Woodmont houses four beds including a master bedroom on the main floor with three full baths and an integrated ventilation system in the walls. The bonus room and detached two-car garage are among the main attractions of this stunning home that awaits its esteemed owners.







03



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EAST JONES

1414 E. Jones St, Raleigh, NC 27604



East Jones

Our regal East Jones residence is built on 2093 sq. feet and located just 15 minutes from the Triangle Town Shopping Center and a reputable school district. This 1958 vintage remodel with its four bedrooms and three bathrooms is a juxtaposition of traditionalism and modernity by virtue of the widespread layout. Once you enter the home, you are greeted by a spacious lounging area and a kitchen with deluxe cabinets, a quartz countertop, and stainless steel appliances that are adjacent to the multipurpose bonus room. All these features along with the purity and apparent simplicity of this home make it an extraordinary retreat for large families.







04



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GREYSTONE

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611 Greystone Road Charlotte, NC 28209



Greystone

Nestled in the lush embrace of the renowned North Carolina hills, this mid-century 2874 sq. feet home on Charlotte's South End sits close to Sedgefield Elementary school and South Park Mall. It encloses three beds including the Master bedroom attached to a spacious bathroom with a free-standing soaking tub. The breathtaking space harbors a subdued lifestyle in a dynamic, open floor concept. A timber-lining entrance connects you to the warm and inviting living area overlooking the sizable kitchen inclusive of a gas stove, and stainless steel appliances. A large flex/office area leads onto the brand new deck making this home a functional sanctuary for today's sophisticated professional.



- 2x Car garage
- Laundry room
- Mud room
- Family room

- Kitchen
- Office
- Dining room
- Powder room

- Sun room
- Loft with attached bathroom and closet
- Attic storage
- Master bedroom

- Master bath
- His and her walk-in closet
- Guest bath
- 2x Bedroom with shared bathroom





. . .
PINNEVILLE MATTHEWS
. . .

105 Pinneville-Matthews Matthews NC 28105



Pinneville Matthews, NC


Our splendid 3620 sq. feet property on Pinneville Matthews, NC has been recently renovated into a gorgeous boutique home close to three different school districts and the famous Galleria Shopping Mall. It has a perfect ratio of four bedrooms on the second floor with a vibrant chef's kitchen featuring a generous center island on the main floor that extends to a radiant sunroom. Take advantage of the circular driveway, covered front porch, and backyard that is tailored to give you an exclusive and private experience. Experience serenity in this large yet down-to-earth home that serves as an ideal sanctuary for medium-sized families!



4x Bedrooms

 Circular driveway

 Front porch

 Family room with attached fireplace



Kitchen



Dining room



4x Bathrooms





06



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NORTH UNION

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260 N Union Street Concord, NC 28025



North Union

North Union covers an area of 6812 sq. feet and is located within a 4-mile radius of Coltrane Webb Elementary School and the Village Shopping Center. It includes five bedrooms and offers a generous spatial division made aesthetically pleasing by the vintage fireplaces around the house. The contemporary-styled kitchen is detailed with a subway tile backsplash, granite countertops, and stainless steel appliances that are all included with the property. Enjoy the dramatic terrain from the large yard and backyard attached to our inviting North Union residence. This home is for people who value nature as it overlooks meadows of breathtaking loveliness.



5x Bedrooms

Large yard

Front porch

Family room with attached fireplace



Kitchen



Dining room



4x Bathrooms



Backyard





07



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SOUTH EAST • •

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1115 S. East ST, Raleigh, NC



South East

Tucked beautifully in the scenic landscape of North Carolina, everything about this home is absolutely ideal. Built on an area of 904 square feet, South East exemplifies functional living at its best! With three bedrooms and one bathroom, this compact home is the perfect sanctuary for close-knit families; it is placed in close vicinity to the Wake school district and is 15 minutes away from the shops at Erwin Mall. Benefit from the wide surface area in the living rooms and a large island in the kitchen that reserves ample walking space all around it. This is a lovable and modest home that serves as the perfect getaway for small families.







02



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MILBURNIE, EAST RALEIGH

2416 Milburnie Road Raleigh, NC 27610



Milburnie, East Raleigh

Spread over 1556 sq. feet, 2416 Milburnie in Raleigh is a marvelous actualization of a storybook home located close to three prominent school districts and the mall. This home offers a vintage outlook in contrast to its contemporary and freshly painted interior. The smartly composed layout features four bedrooms painted in a monotone color palette along with three spacious bathrooms; a cutting-edge HVAC electrical connection has been installed around the house and includes a tankless water heater with fool-proof plumbing. Scenic views can be enjoyed from the tall glass windows around the house that showcase the spectacular outer landscaping of the residence. This home is comfortable, compact, and extremely desirable!







09

BELMONT, CHARLOTTE, NC

842 Belmont Ave Charlotte, NC 28205



Belmont Charlotte, NC

Ideally located between Plaza Midwood and NODA, this chic two-story home in Belmont has been remodeled on an area of 2238 square feet with an open floor plan. It is set close to three schools and is a mere 17-minute drive to South Park Mall. Four sizable bedrooms have been spread between the first and second floor of the house, featuring a brand new HVAC electrical system within the thick walls. The kitchen speaks a contemporary language with its sheer expanse of white and smooth granite countertop over a broad island. Perched on the backside of the structure are two decks that offer a much-needed exposure to the natural surroundings. The lucky owners of this residence are bound to fall in love with it at first sight!







10



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GOTHIC COURT, NC
• • •

6243 Gothic Ct. Charlotte, NC 28210



Gothic Court, NC

This South Park home is set apart from neighboring residences with its 3964 sq. feet and a 1000 sq. feet cabin made with natural wood acquired from the Appalachian mountains of Tennessee. It is placed near three exceptional school districts at 15 minutes distance from South Park Mall. The four-bedroom home offers unparalleled comfort, particularly the master suite on the main floor that has its own private den and fireplace. A large, walk-in pantry complements the wide kitchen that is adjacent to a communal area perfect for hosting events. This supreme enclosure mirrors the mountains beautifully while boasting views of the tall and mature trees; it is a phenomenal sight that leaves a lasting impression on its owners and their guests.







COMMUNITY INVOLVEMENT

Najam enjoys bringing people together to accomplish something tangible. He found his purpose through the joy and success that resulted from helping others. Whether supporting education initiatives from the Governor's office or serving local charities like Loaves and Fishes, Allegro Foundation, A Champion for Children with Disabilities, or Steve Smith Family Foundation, it was more satisfying than any other bottom-line benefit he knew in corporate America. To him, THIS was the American dream.

METROLINA REAL ESTATE INVESTORS ASSOCIATION

Najam has been recognized on several platforms for his humble attitude in sales and high success rate in terms of closing deals. He spoke on the topic of "Who is Your Tribe" for the Metrolina Real Estate Investors Association as part of their TED TALKS. In this talk, he emphasized the importance of networking skills as they play into forming connections and navigating through the real estate industry.

THE NEXT FACTOR

Unveiling 'The Next Factor'; a first of its kind initiative that knows no boundaries! Najam is devoted to improving corporate life all over the world, especially in the United States and South Asia. This initiative is geared towards training future and current employers to implement a more refined corporate model to ultimately boost economic success. The neXt Factor aims to optimize peak performance, teamwork, and maximum productivity to inspire stronger corporate structures.

Visit www.najam-usmani.com and book a session to experience greatness!

SESSIONS BY THE NEXT FACTOR:

Najam delivered his most popular entrepreneurial sessions to students at Davidson College, UNC Charlotte, and Wingate University in the US on 'Power of Connections' & 'A Winning Mindset'. He also spoke on corporate development at LUMS and NED University in Pakistan.

CHAMP CAMP

Founded by Najam himself, The Champ Camp is a free-of-charge seminar organized for high school students from South Charlotte. The goal was to equip students with tools to effectively navigate the complex world of business. Najam believes that it is our responsibility to train the next generation with professional and interpersonal skills that are left out in their mainstream educational curriculum.

Explore the website and enroll your children today!
<https://www.thechampcamp.org/>

