Prosperity Property Services Inc.

One Sentence: A minority- and woman-owned union carpentry company training the next generation of carpenters for Chicago's commercial, institutional and public projects.

Location: 1137 W. 127th St., Suite 400, Calumet Park, IL 60827

Founded: 2017

Website: prosperitypropertyservices.com

Contact: Stephanie Benison, Founder & CEO
sbenison@prosperitypropertyservices.com
(773) 245-3446

Certified: WBE · WOSB · DBE · BEP · Section 3

OVERVIEW

Founded in 2017 serving bank-owned properties, PPS entered commercial union carpentry in 2022 and is now bidding public work directly as a prime. We build with our own crews, and through our affiliated nonprofit, Prosperity Building Futures, we train South Suburban residents into union careers. Who runs the job, and who gets on it.

COMPETITIVE ADVANTAGE / SOLUTION

Public work carries DBE, WBE and Section 3 participation goals contractors must meet to get paid. Most certified firms cannot self-perform carpentry at scale; most union subs that can are not certified. PPS is both.

MARKET

$8.8B ORD Next program at O'Hare running into the 2030s; $383M of federally assisted work 2026–2028, of which $62.7M is reserved for DBE firms at the City's 16.39% goal. Healthcare, airports and public education capital programs carry the same requirements.

PRODUCTS / SERVICES

Commercial rough and finish carpentry, self-performed, plus property preservation for bank-owned property. 2025 mix: 61% carpentry, 39% property preservation. Gross margin 25–30%. Property preservation pays on a work-order cycle, not 60 to 90 days with retainage, holding a revenue floor while construction collects.

MILESTONES / MAJOR ACHIEVEMENTS

- Four completed union commercial projects since 2022
- Primes served: Gilbane, Berglund, Glass & Doors — including the pharmacy clean room at Provident Hospital of Cook County
- $1.3M at O'Hare verbally committed as a WBE prime, not yet signed — first prime contract, starting 2027
- 2025 revenue $306,927; $892,249 across both companies
- Goldman Sachs 10,000 Small Businesses, National Cohort 26

FINANCING

Seeking $250,000 in working capital, repaid as a share of revenue. $95,000 carries payroll on the O'Hare package across a 90-day collection cycle; $110,000 funds a second package running alongside it; $45,000 builds estimating capacity and bonding collateral. Growth self-funded to date.

PROBLEMS

Every public and institutional project in Chicago carries participation requirements that general contractors must hit to get paid, but few certified firms are union, carpentry-capable and staffed to run a real scope. So primes recycle the same handful of subs, and the firms that could grow into that work never get the volume to do it.

For a firm like PPS the binding constraint is cash. Carpenters and their fringes are paid weekly; customers pay in 60 to 90 days and hold retainage until closeout. Contracting direct removes the general contractor from the middle, so PPS carries the package until the owner pays. That gap, and the bonding tied to it, decides how large a job we can take — not crews, and not demand.

TEAM

Stephanie Benison, Founder & CEO — strategy, estimating and finance.

Michael Benison, Director of Field Operations — crews, scheduling and field quality; 20 years in the carpenters union.

Union carpenters man up per project out of the hall, on our payroll rather than brokered out, with the same crews returning job to job. Prosperity Building Futures, our affiliated nonprofit, is NCCER-accredited and feeds that pipeline.

Build with purpose, empowering the future.