



INVESTORS

15% ROI for debt

22% ROI for equity

<http://willow-creekhomes.com/>



Quality Factory Built Homes

"WE BUILD HOMES IN 60 DAYS!"

We're Combating California's Housing Crisis

LOS ANGELES TIMES

The housing crisis has already happened as home prices soar and affordability plummets.

BUSINESS

2018 house prices and rents will keep growing with no end in sight, economists say

NEWSLETTER NEWSLETTERS LA TIMES

Essential California: The state's housing crisis is killing the dream for millions



By BENJAMIN ORESKES and SHELBY GRAD DEC 25, 2017 | 5:30 AM



By LIAM DILLON

California's housing affordability problems 'as bad as they've ever been in the state's history,' housing director says

A FEW INTERESTING FACTS

- ❖ THE AVERAGE HOME PRICE IN CA IS \$537,315 THATS A MONTHLY PAYMENT OF **\$ 2887.73/MONTH**
- ❖ THE AVERAGE HOUSEHOLD INCOME FOR CA IS \$63,542 THAT'S **\$3,079.04/MONTH**
- ❖ DOWN PAYMENT AND CLOSING COSTS **\$137,328**
- ❖ THE MEDIAN RENT IN SOUTHERN CA IS FOR A 2 BED 1 BATH IS **\$1900/ MONTH**
- ❖ NEW CONSTRUCTION COSTS 250 \$/FT WITH A **1 TO 1.5** YEAR BUILD OUT TIME

We're Capitalizing on California's Housing Crisis by:

- ✓ **Building Quality Affordable Homes in Less Than 60 Days!**
- ✓ **Offering 100% Financing on Completed Homes**
By Offering FHA 100 seller assist , Veterans 100% VA, Seller assist
100% Conventional Financing Programs
- ✓ **Our Homes are Prices at or Below 300k**

Q: HOW DO WE BUILD HOMES IN 60 DAYS?

A: WE PARTNER WITH NATIONAL BUILDERS; LIKE CHAMPION AND CLAYTON THAT SPECIALIZE IN FACTORY BUILT HOMES

Q: HOW MUCH ON-SITE WORK DO YOU DO WITH FACTORY BUILT HOME

A: FACTORY BUILT HOMES ARE DELIVERED 98% COMPLETED: DRYWALLED, PAINTED, CABINETS IN, PLUMBING AND ELECTRIC IN PLACE! OUR SPECIALIZED CREWS PUT THE TWO HALVES TOGETHER AND SET THEM ON THEIR FOUNDATION WITH A FEW OTHER FINISHING TOUCHES. THIS CONCEPT TRANSLATES TO QUICK ON SITE TURN AROUND WITH MOST OF THE TYPICAL CONSTRUCTION VARIABLES BEING ELIMINATED.

Q: WHAT ARE OUR COST FOR THE HOMES?

WE'RE STATE LICENSED AS A DEALER AND APPROVED AS A FACTORY REPRESENTATIVE SO WE HAVE WHOLESALE PRICING OF \$35 TO \$50/FT FOR THE HOMES THAT ARE 98% COMPLETED. PRINCIPLE HAS BEEN WORKING WITH FACTORY BUILT FOR 11 YEARS AND MADE THE PROCESS MORE EFFICIENT.

Our Busniess Model

Our business model is to capitalize on California's housing shortage by using our factory built housing concept to expedite the build process and eliminate construction variables. We're building for 60\$/ft and selling for 200\$/ ft in submarkets and selling 400\$/ft in middle markets.

Our Market Numbers

1) Infill lot acquisition	\$60,000
2) Price of House (comes 98% completed)	\$70,000
3) Remaining work (foundation, utility hookups, steps, place foundation, garage)	<u>\$55,000</u>

Project Costs	\$185,000
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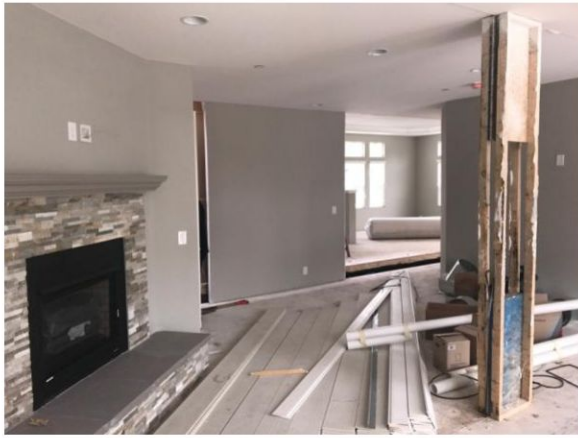
Note: Prime Market home sales get between \$380/ft and \$750/ft for our factory homes however, buildable lots in prime areas are rare and that market is highly competitive.

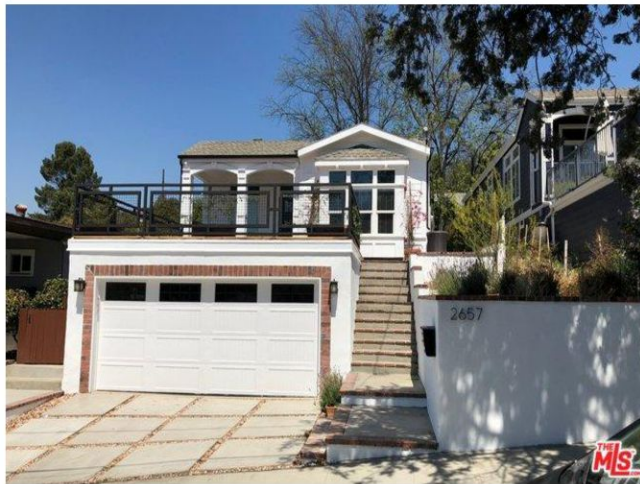


This homes sold within 30 d ays with multiple offers

98% COMPLETE ON ARRIVAL





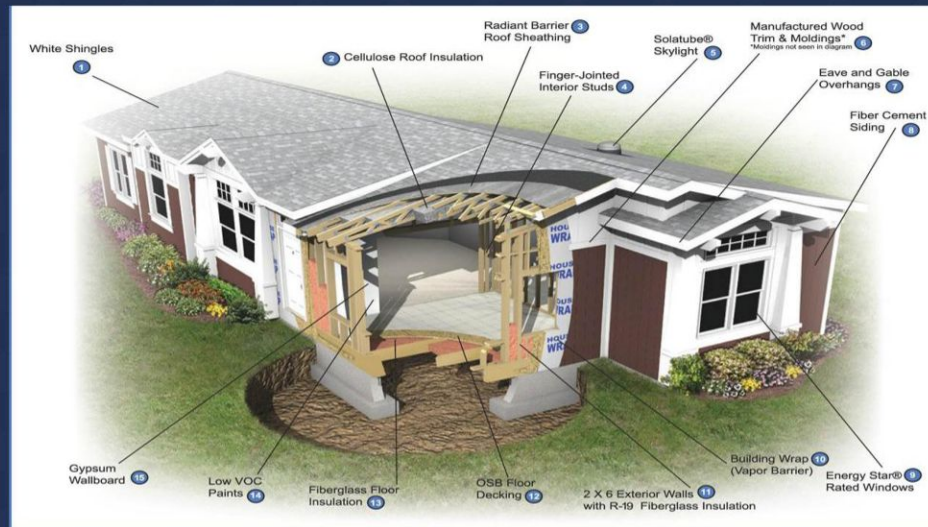


A FEW MORE HOUSING OPTIONS



HOW THE HOMES ARE BUILT

BUILDING GREEN WITH *Silvercrest*™



INSIDE OUR HOMES...

- 1 White Shingles: White shingles reflect heat and keep the surface of your roof cooler while saving energy in the process.
- 2 Cellulose Attic Insulation: Made from recycled newspaper, this insulation fully encapsulates utility runs while saving energy and reducing sound and air infiltration.
- 3 Radiant Barrier Roof Sheathing (Optional): Offering heat reflection, radiant barrier roof sheathing can help in lowering attic temperature and improve energy efficiency.
- 4 Finger-Jointed Interior Studs: Finger-jointed studs are made by bonding shorter sections of lumber together with adhesives. Reducing waste, this row longer lumber offers superior strength and lessens the chance of warping.
- 5 Solatube® Skylight (Optional): Provides an abundance of natural light for any interior space. By allowing you to switch off electric lights during the day, our Solatube® Skylight helps you save money on your energy bills.
- 6 Manufactured Wood Trim & Moldings: Manufactured from recycled wood, these materials are also resistant to warping and splitting.
- 7 Eave and Gable Overhangs: Protect your windows, doors, and siding from an onslaught of dripping rain. The eaves also provide added shade for your windows, saving energy on keeping your home cool. Optional per plan.
- 8 Fiber Cement Siding: Durable, easy to maintain, and is available in a variety of colors. Because this material is long lasting, it requires fewer resources for replacement. Fiber cement siding is also resistant to moisture, termites and more. Optional per plan.
- 9 Vinyl Framed, Dual Pane, Low-E Windows: Truslow Energy Star rated dual pane windows provide both sound and thermal insulation. Low-E glass reduces heat loss and helps minimize ultra-violet (UV) rays that can fade fabrics and carpet in your home.
- 10 Building Wrap w/Vapor Barrier (Optional): Helps to keep drafts and moisture out while allowing the home to breathe. This wrap also prevents the occurrence of condensation in the walls.
- 11 2 X 6 Exterior Walls with R-19 Fiberglass Insulation: These walls help create a more quiet and energy efficient home and allow room for thicker wall insulation, saving you money on your heating and cooling bills. Optional per plan.
- 12 OSB Floor Decking: Made from recycled wood chips, this decking is glued and fastened to the floor joists to reduce the chance of floor squeaks, also provides superior durability and strength.
- 13 Fiberglass Floor Insulation: Provides insulation for plumbing and acts as an insect and moisture barrier. Our floor insulation also offers increased energy efficiency and comfort.
- 14 Low VOC (Volatile Organic Compound) Paints: Less harmful to the environment, these high-quality paints release minimal pollutants and are virtually odor free.
- 15 Gypsum Wallboard: Made with recycled paper, gypsum wallboard improves fire protection and provides support for the insulation volume overhead, keeping our homes quiet and comfortable.

Building GREEN with Silvercrest

By purchasing a more energy-efficient Silvercrest home, you can help save valuable energy resources and at the same time save money on your monthly operating costs. For additional information on our building process and the homes we offer, please visit www.silvercrest.com

Silvercrest™

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CASE STUDIES

A



Lot & Improvements 330K
House 90K
SOLD 770k

B



Lot & Improvements 330K
House 90K
SOLD 860k

C



Lot & Improvements 140K
House 115K
SOLD 475k

D



Lot & Improvements 110K
House 55K
SOLD 279K

E



Lot & Improvements 300k
House 95K
SOLD 825K

F



Lot & Improvements 350K
House 125K
SOLD 935k

HIGH END OPPORTUNITIES

With additional funding we can would like to do Prime Market Opportunities that present themselves. Our partnerships with Modular Home Fabricators offer the same factory built benefits - Low onsite management, accelerated completion schedule, Green building credits and reduction in cost variations. High end modulares are \$150/ft To \$225/ft but But offer 40% quicker build with little onsite management and cost over runs. Best of all they sell for top



