



"Providing Quality Affordable Prefab Homes"

URBAN INFILL PROGRAM

COMMUNITY REDEVELOPMENT

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MISSION STATEMENT

Trailhead Homes' most important goal is to provide financially attainable quality housing for both lower and middle class households. Our homes are custom designed to match contemporary trends at an affordable cost for homebuyers.

DEVELOPING VACANT LOTS

The primary focus of our business is allocated towards building homes onto limited sized scattered lots that are commonly located across cities as well vacant lots that be found around the downtown area of smaller towns.

FINANCIALLY BENEFITS COMMUNITIES

We only use locally licensed trades for all of our projects to complete all of the required site improvements for each individual property in order for the house to promptly completed in order to receive an approved Certificate of Occupancy.

LOCAL TRADES INCLUDED IN OUR URBAN INFILL PROGRAM

- Excavation Company
- Concrete Company
- Steel Company
- Plumbing
- Electrician
- Structural Engineer
- Soils Engineer (if soils tests are required for the foundation or if a septic system is required)
- Drywall Company
- HVAC Company
- General Contractor
- Real Estate Company
- Surveyor
- Crane Company

GUARANTEED COMPLETION TIME

Our Off-Site Homes will be built exactly to the local IRC or HUD code. Every house is built in a climate-controlled facility with modern technology meeting all building standards. There are (2) two essential advantages having each home custom built in a controlled environment are the following.

- 1) Eliminates delays in construction due to weather or no shows that are known in the industry to occur with subcontractors. Both situations cause delays and issues with promptly completing each project.
- 2) Each house is built to a fixed cost at the time of each order after the final design, colors, and options have been confirmed. This avoids unexpected overruns that happen to occur when being built On-Site.

ESTIMATED COMPLETION TIME

Each project on average takes between 3 – 5 months from start to completion pending the following three factors.

- 1) Permitting Process
- 2) Excavation, Foundation, and Grading Completion
- 3) Utility Connections (water, sewer, power, and gas)

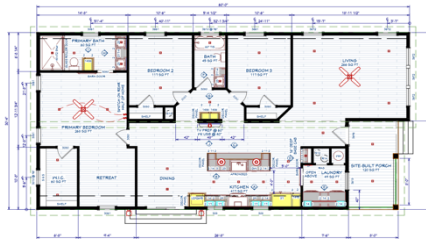
The average turn-time for the house to be completed after ordering is 8 – 12 weeks pending the size of house. More than 40% of our projects Trailhead Homes are holding the house waiting for the foundation to be completed.

WARRANTIES

Every house comes with (2) two separate warranties to ensure our homeowners are provided quality craftsmanship.

- 1) One-Year Warranty for House
- 2) 2-10 Year Structural Warranty (Engineered Foundation Plan required)

SAMPLE HOUSE



FINANCING OPTIONS FOR HOMEBUYERS

Trailhead Homes supports Down Payment Assistance Programs available to homebuyers financing the purchase of our homes and is willing to be involved with any program that helps the homebuyer.

Our homes can be financed with Conventional, FHA, VA, and USDA mortgages.