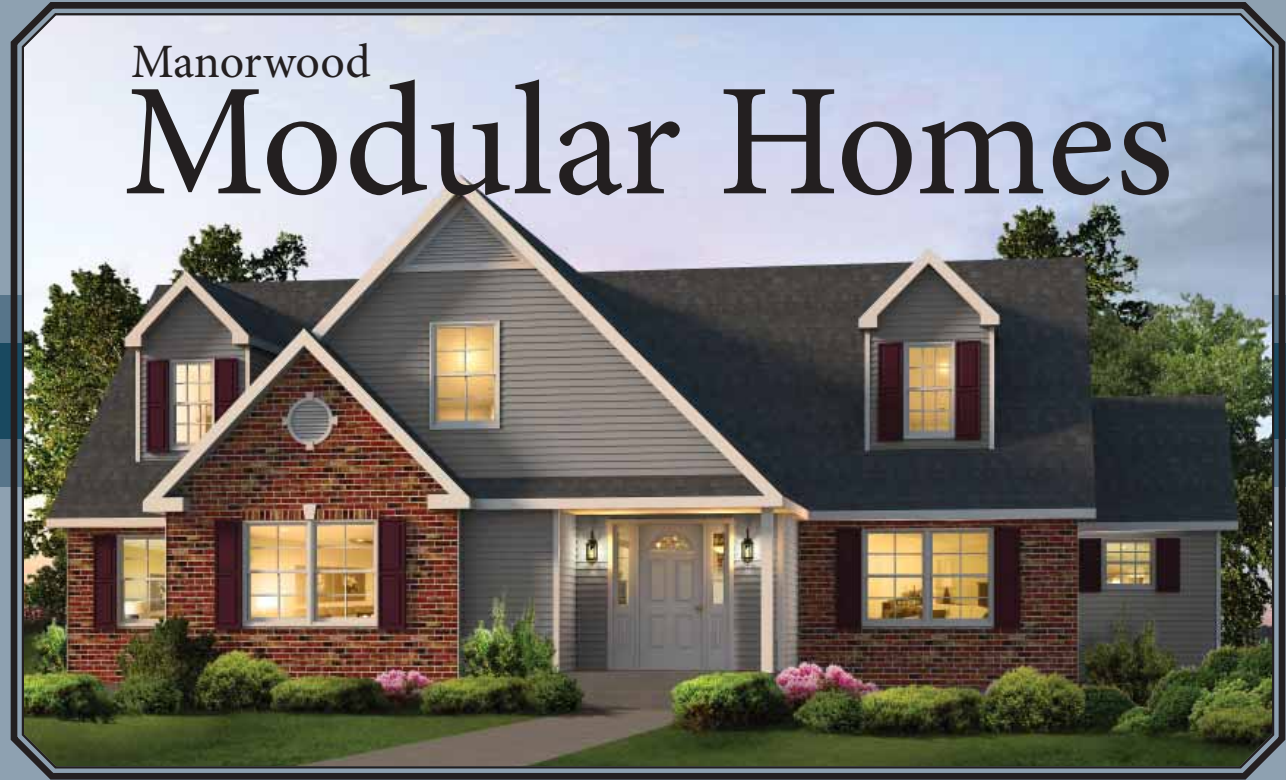


Considering On-Site Building a Home?
Have you considered Modular Construction?
Here's Why You Should...



compared to



Modular homes (Systems-built homes): homes constructed to the same state, local or regional building codes as site-built homes. Other types of systems-built homes include panelized wall system, log home, structural insulated panel, and insulated concrete form.

	<u>On-Site Built Home</u>	<u>Manorwood Modular Home</u>
<i>Foundation</i>	Masonry Foundation Crawlspace, Basement or Slab	Same (<i>slab not available</i>)
<i>Strength</i>	Structure Secured to Anchor Bolted Sill Plate	Same
<i>Floors</i>	2x10 Floor Joist	Same
<i>Walls</i>	2x6 Exterior Walls	Same
<i>Cabinets</i>	KCMA Box Cabinet Construction	Same
<i>Interior Wall Finish</i>	1/2" Drywall with Taped and Mudded Joints	Same
<i>Interior Trim</i>	Residential Mouldings	Same
<i>Personalization</i>	Custom Floorplans and Features	Same
<i>Financing</i>	Traditional Mortgage Financing Products	Same
<i>Insuring</i>	Traditional Homeowners Insurance Products	Same

* Not all on-site builders or modular builders use the same materials as above. These are the general building industry standards.

If the building requirements, materials and financial products are the same, then why does traditional on-site building cost you more than building a modular home?

- Regardless of your building site location, building a Manorwood modular home cost is fixed based on the plan and features you select. By on-site building, your builder will have to factor in costs associated with each tradesman's daily travel to your site and elements of weather delays.
- On-site builders purchase materials from local building supply stores, purchasing materials as needed. Manorwood modular homes take advantage of purchasing materials in bulk and purchasing some materials directly from the manufacturer paying less for the same product.
- When on-site building a home, labor costs are typically half of the total home cost. Building homes more efficiently by using an assembly line and long term employees, the labor rate is greatly reduced.
- When pricing your project, on site builders factor in additional costs based on history; such as theft, weather damage and unforeseen cost overruns. Since modular materials are stored indoors, built in a controlled environment and delivered to you nearly complete, the costs protecting the builder's profit margin are not necessary.

Modular compared to On-Site Built

Modular Lumber - Neatly Stored Indoors



On-Site Built Lumber - Outdoor Storage



Modular Building Weather



On-Site Built Building Weather



Which would YOU prefer?

Time is Money!



Time to build a home on-site can range from 6 to 18 months depending on size and complexity. Modular homes are completed significantly quicker.

Time is Money... Why?

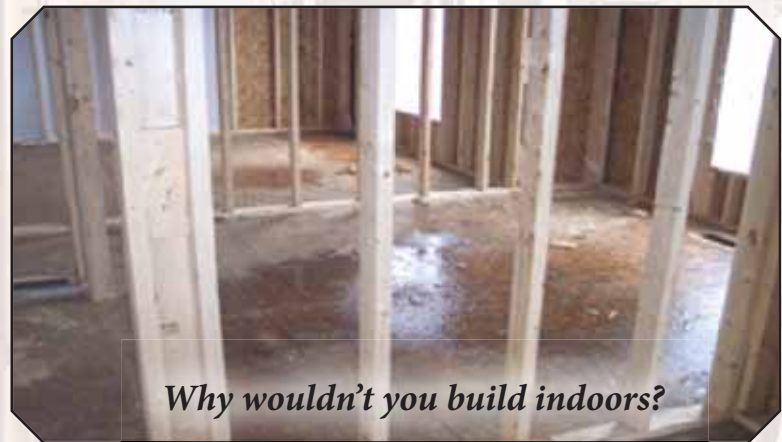
Most builders require a construction loan. Construction loans pay builders at pre-determined milestones during the project, named draws. You pay interest on the draw balance until the project is complete. In addition to construction interest, you may be paying to live elsewhere (rent, utilities) while your home project is being completed. So, quicker construction time saves you money.

When appraising a modular home, on-site built homes are used as comparables and vice-versa. Not only does on site-building costs you more money to build, it also doesn't have any additional appraised value compared to a modular home. As a result, you have increased the equity in your home today and in the future by making a wise decision to build using modular construction.

<u>Example</u>	<u>On-Site Built Home</u>	<u>Manorwood Modular Home</u>
<i>Square Footage</i>	1800	1800
<i>*Appraisal per Square Foot</i>	\$120	\$120
<i>*Total Appraisal</i>	\$216,000	\$216,000
<i>*Cost to Build per Square Foot</i>	\$100	\$ 80
<i>*Total Building Cost</i>	\$180,000	\$144,000
<i>**Instant Home Equity</i>	\$36,000	\$72,000

Figures are for illustration purposes only, actual results may vary
Considering money spent for construction draws and living elsewhere, the equity difference can increase.

*A Manorwood modular home is also backed by a 10-Year structural warranty.
Will your on-site builder provide you a structural 10 year peace of mind?*



When considering these facts, you can only conclude on-site built building is more expensive now and in the future.

Why pay more..... for the same?



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