

What Can I Expect My Home To Cost?

This is the number one question asked. The cost of a home varies from state to state, county to county, subdivision to subdivision. In general, homes in San Francisco, CA cost more than homes in Chicago, IL, which cost more than homes in Nashville, TN.

So, the cost of your home will be relative to similar new homes which have sold in the area you select to build... Up To 25% Less!

Example: If you plan to build in an area where new homes sell for an average of \$150,000, you could acquire your home of similar characteristics for \$30,000 to \$37,500 less by following the "Builder Assisted" formula...all under the contracted guidance and management of a local builder arranged through the Representative.

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What is an Eagle's Nest Home?

A luxurious, contemporary or traditional house line incorporating high technology features. It's design characteristics, attractiveness and cost will appeal not only to middle income Americans, but also the professional sector.

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How cost effective is an Eagle's Nest Home?

Very. A completed Eagle's Nest House can appraise significantly higher than a purchaser has invested, giving the owner substantial instant equity.

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What types of material are used in construction?

Eagle's Nest Houses are constructed with quality materials; Kiln Dried Studs, Thermopane Windows, Various Sidings, exceeding construction grade. Furthermore, the material is stored under roof and constructed under roof; then delivered in an enclosed vehicle insuring protection from the elements and to provide better weather tight joints.

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What kind of lot will an Eagle's Nest House require?

Because of its unique design the round Eagle's Nest House can go on any lot and is especially suited to small and irregular lots which will not accommodate many other houses. All models can be constructed on any site which can accommodate any foundation.

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Are Eagle's Nest Houses energy efficient?

Absolutely. Standard 2 x 4 walls can have Energy Efficiency Ratings of R-19 sidewall and R-30 ceiling and greater with 2 x 6 sidewalls.

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Does 5-Star Properties offer purchase flexibility?

Certainly! We can offer you a home constructed:

- A. As a package to be erected by the owner at an approximate price of \$9.50 per square foot and up.
- B. Owner/Builders have received appraisals from \$8-25 per square foot higher than construction costs on completed houses.

* Plus lot, interior finishing and site preparation. Costs shown are estimated at Representative's prices and may vary from area to area.

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What is Eagle's Nest Homes?

Eagle's Nest Homes, Inc. is an international company engaged in the design, manufacturing and marketing of quality houses and commercial buildings. Since its inception in 1983, Eagle's Nest has enjoyed an excellent and solid growth rate with representation extending internationally. The management team is well suited to the housing industry, encompassing many years of experience in building, engineering and marketing.

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Do Eagle's Nest Houses have commercial application, too?

Yes. As a result of the unique round design, units can be attached in a cluster formation allowing for use as offices, duplexes, condominiums, etc. Other traditional / commercial packages available.

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How difficult are Eagle's Nest Houses to erect?

An average Eagle's Nest House can be completely ready for interior finishing in five days or less. Because of Eagle's Nest Houses' unique design, many models have no interior load bearing walls. This allows for the interior partition walls to be arranged to suit your individual needs and tastes, offering a truly custom designed house.

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Is any special equipment necessary to erect an Eagle's Nest house?

No!

How long does it take to get delivery after I place my order with 5-Star Properties?

Thirty to forty-five days. This allows you ample time for site preparation.

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If I contract with 5-Star Properties to build an Eagle's Nest home to live in or to pre-sell, how is financing arranged?

A non-refundable house deposit is required when you place your order - with no balance due until after you take delivery. This allows you you a reasonable period of time to arrange financing and select a site. Through our arrangement with the mortgage network, our buyers are preapproved for construction/perm financing and receive priority loan processing. The appraisal is free and 5-Star Properties will contribute another \$500 towards your closing costs if your employer has registered for the mortgage benefit program. Your loan amount will include the required deposit to place your order and pay us the balance of the home package upon delivery.

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Is knowledge of construction necessary to be an Owner/Builder?

Absolutely not! Under our Buider-Assisted Program, 5-Star Properties will find a local builder for site preparation and to erect the shell. Depending on your location, you can include in your loan amount a management fee to retain 5-Star Properties as your Site Supervisor or we can locate one for you. The Site Supervisor will meet with you on a weekly basis onsite to be sure that work is progressing as scheduled and to manage your sub-contractors. No prior knowledge of construction is required of you nor will you be required to participate in the actual construction as is the case with "sweat equity" programs. Our program allows you to create equity by building your home at a cost that is often 25% or more below market.

- B. Custom quotes to panelize your own plans for maximum buyer satisfaction.
- C. Immediate equity creation to meet long term financial objectives
- D. Excellent flexibility in purchasing options

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How many models are available?

Forty basic models. Two-story and single-level models range from 800 to 4,090 square feet of living space. Custom quotes to panelize your own plans are also available.

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Why an Eagle's Nest Home?

- A. Large market appeal resulting from lowered cost, high technology features and design attractiveness.
- B. Custom quotes to meet your buyers personal plan.
- C. Excellent sales profits.
- D. Excellent flexibility in sales options.

How many models are available?

Forty basic models. Many two-story and single-level models ranging from 800 to 4,090 square feet of living space. We also custom quote from a buyers plans.

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Is knowledge of construction necessary to become a representative?

Absolutely not. Most Representatives will associate themselves with local general contractors who will erect the shell or finish the house to the buyer's specifications. This allows the Representative to perform the important task of sales, or assign those tasks to local real estate brokers. Many buyers use the equity created for their down payment by saving up to 25% of local market prices.

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