



Value Build

CUSTOM BUILT HOMES

**5 WAYS
TO SAVE MONEY
WHEN BUILDING
ON YOUR OWN LAND**





It's no secret **ValueBuild Homes** constructs some of the area's most beautiful, affordable homes. We have the affordability aspect down to a science! We work with you through the entire home building process, and, as always, never charge for design consultations, property evaluations, estimates or budget planning. But did you know there's even more ways to save when building a breath taking new home on land you already own?

Let's roll up our sleeves and peel back the curtain as we reveal a detailed list of **5 Ways To Save Money When Building On Your Own Land.**

I **BANG! - INSTANT EQUITY**

Already own the parcel where you envision building your dream home? Congratulations! You're well ahead of other homebuyers who are just getting started. But how does this provide "Instant Equity"?

If you intended on purchasing an existing new home, or were considering a quality builder to create your house in a neighborhood community, trust us, the land isn't free! You will be paying for the area your new home is going to be built upon, and this can greatly impact the final price of your home. Most homebuyers end up rolling the physical land into their mortgage, which means they are paying interest on the lot itself in addition to the structure.

Also, keep in mind, when you own your own land you have the opportunity to perform a variety of tasks that other builders know you need, allowing them to charge exorbitant fees. We're referring to necessary work such as contract clearing, well drilling, landscaping—even driveway installations. You can save thousands of dollars by selecting your own contractors to perform this work, or, better yet, even do the work yourself!

Here at **ValueBuild Homes** we will happily advise you so you can save more and put equity in your new home!

When you choose to build your home on property you already own, that expense becomes a non-issue. You'll be starting off with more equity right out of the gate!

2

NO LAND TO PURCHASE, LESS OF A COMMISSION TO PAY!

This point ties in directly with the one above. Regardless of whether you're building a new home or purchasing an existing home, someone is getting a commission. It may be the nice guy or gal that works in the sales center, a real estate agent who's showing your properties or the guide who walks you through a community's model home—regardless, they're simply earning a living like all of us. But the higher the price of the sale, the higher their commission will be.

Just like any commodity, the price of a parcel of land can be inflated. When you build on a lot you own, this becomes a non-issue. You'll have peace of mind knowing you're only paying for what is required to construct your new home, not the ground it will be sitting on!



3

YOUR HOME - YOUR PLAN

Owning the land where your new home will be built opens the door to a wide variety of plans that can provide you with all the features you've always dreamed of—without having to pay extra fees! The **ValueBuild Homes** team will be happy to provide a free land evaluation and discuss everything you want to include in your dream home. We will be able to generate an accurate proposal based on the budget you have in mind while incorporating the full benefits of your existing property. It's amazing how even the smallest considerations can save homeowners a huge amount of money! Our team even goes so far as to make suggestions regarding utilizing the lot to best minimize your heating and cooling bills.



4

BUILDING ON YOUR LOT ELIMINATES SURPRISES

Thinking about purchasing an existing home? Consider this: Were you there when the land was cleared? Do you really know how the foundation was instructed? Can you even be certain the proper permits were obtained? If not, you could be exposed to a variety of expensive surprises down the road!

When we build on your existing lot, you can rest assured your new home is being constructed by home building experts! Cutting corners is just something that's not in our DNA. In fact, we're so confident of our product that we offer you an excellent warranty program that backs up our work.



5

IT'S YOUR LAND - MAKE IT WORK FOR YOU!

Regardless of whether you recently purchased a property, inherited some land, or a family member agreed to provide you with an acre or two to build, you already know the abundant savings that are readily available. But have you considered all the other financial benefits that landowners can take advantage of?

Homeowners who live in planned communities don't have the same abilities that those who own a larger parcel of land do. Imagine stepping outside of your new home and there sits your well-maintained garden, simply filled with the freshest fruits and vegetables! Imagine creating your own private pond—a relaxing area to fish, swim or simply admire. Owning your own land is

also great for outdoor activities such as hunting, hiking and camping.

Best of all, when building on your own land, you'll have the opportunity to enjoy the scenic beauty of nature everyday, on the exact spot you decided on—with the full knowledge that you saved a great deal of money on your new dream home!

These are a few of the reasons that building with **ValueBuild Homes** on your own land, or land that you will purchase, can create more equity and provide you with the home of your dreams!





Value Build

CUSTOM BUILT HOMES

Trust ValueBuild Homes to provide you with –

- More choices...
- More savings...
- More quality...
- More Value.

Come visit our sales center and showroom in Sanford, NC and see for yourself why ValueBuild Homes offers the best value in a new home today

Visit our website:

<http://www.valuebuildhomes.com>

See more plans:

RALEIGH

CHARLOTTE

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