



Next Step Homes and Pricing Module



What do Next Step Homes offer?



Next Step Homes

Next Step worked with Clayton Homes to develop a special line of homes, sold exclusively to Network Members at wholesale prices. We now offer homes from additional manufacturers serving different markets and providing a wide range of home models. While maintaining the efficiencies of construction in a home building facility, we give you flexibility by providing **both manufactured and modular** versions of most homes and customization for thermal and wind requirements. Floor plans and exterior styles that fit lifestyles across the US are available.





Next Step Homes

These homes have specific design specifications that exceed ENERGY STAR standards and meet the criteria of the following:

- U.S. Department of Housing and Urban Development;
- U.S. Department of Agriculture Rural Development; and
- Fannie Mae MH Select™





Next Step Specifications

Next Step Home and Foundation Specifications

Manufactured and Modular Home Specifications

Next Step Homes: Multi-Section Specifications

Next Step Homes: Single Section Specifications

Next Step Foundation requirements - Fee Simple

In Community Specifications

Next Step Homes: In Community

Next Step Foundation requirements - Community



Factory Built Options

Single Family Manufactured & Modular Options



- **ENERGY STAR Qualified**
- **High Quality Construction**
- **Affordable Price Points**
- **Wholesale & Transparent Pricing**





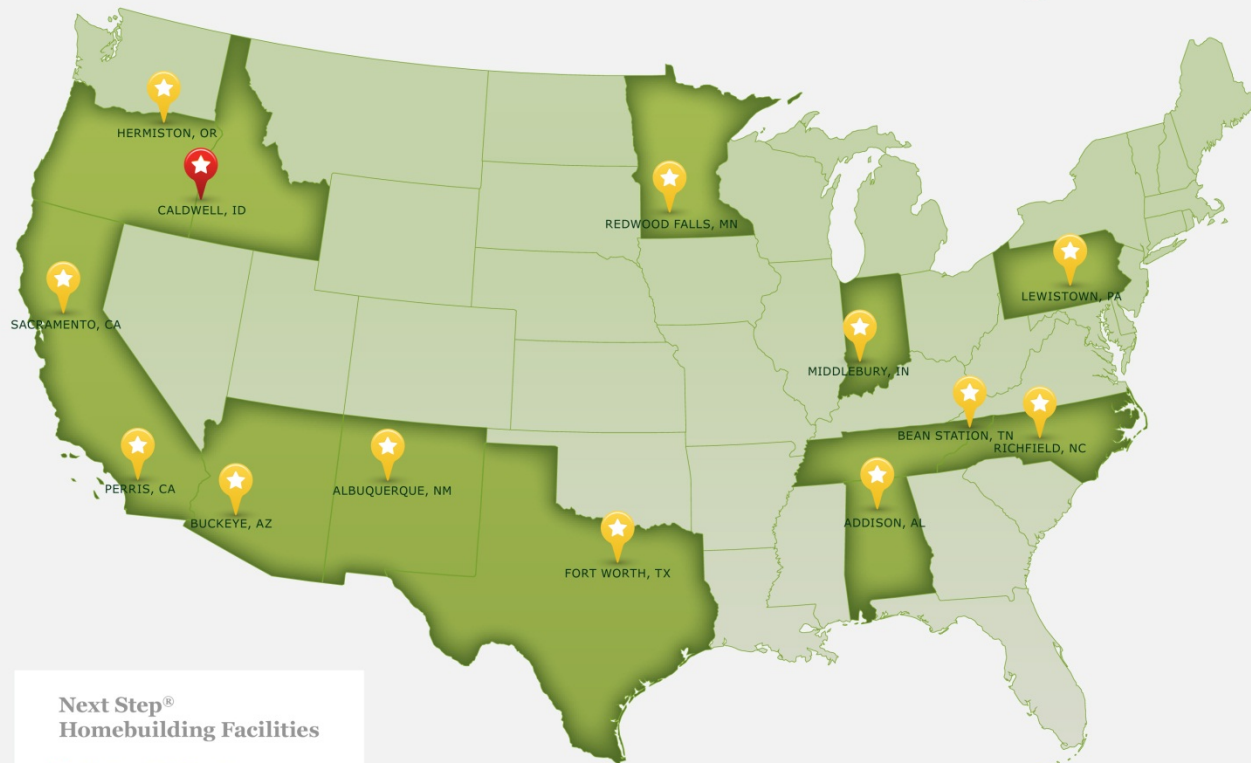
Factory Built Options

Multi-Family Modular Options -

- Custom Multi-Family Construction Available.
- Tax Credit Projects.
- ENERGY STAR Qualified Construction.
- Green Building Construction Techniques.



Homebuilding Facilities



**Next Step[®]
Homebuilding Facilities**

-  Kit Homebuilders West
-  Clayton Homes



Next Step Homes Pricing

The prices shown on the following slides will be base cost estimates for the current **manufactured home** styles and floor plans available to the Network. **Total costs will vary depending on surcharges, additional options, freight charge and manufacturers fees.**

The same homes are available as **modular homes**. The price of the modular unit from the home building facility will be higher in addition to costs associated with a more expensive installation with a crane and HVAC installation which occurs onsite.

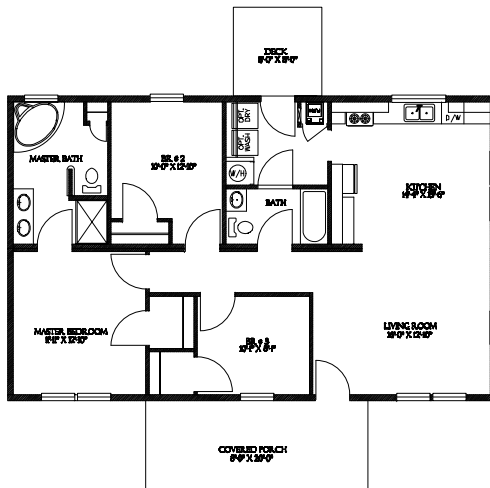
We will guide the **establishment of a relationship** with the nearest appropriate home building facility and provide current pricing for homes, options and upgrades.

Note: Prices are subject to change



Next Step Homes

The Brookdale – 3BR, 2Bath, 1,159 sq. ft. Base Price \$49,000

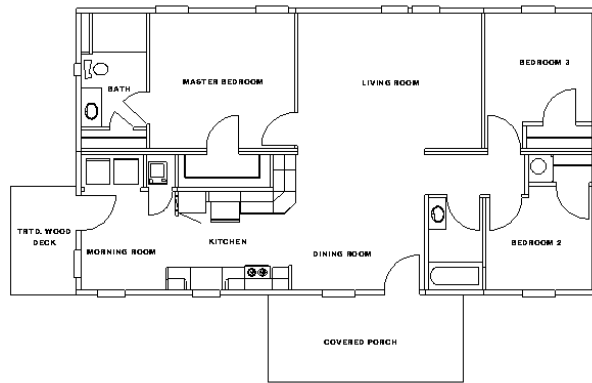


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Next Step Homes



**The Bel-Air – 3BR, 2 Bath, 1,264 sq. ft.
Base Price \$51,500**



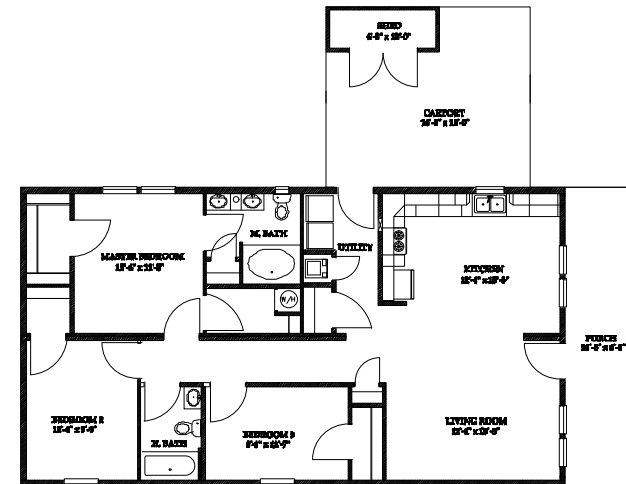
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Next Step Homes

The Stacey II - 3BR, 2Bath, 1,264 sq. ft. \$56,800

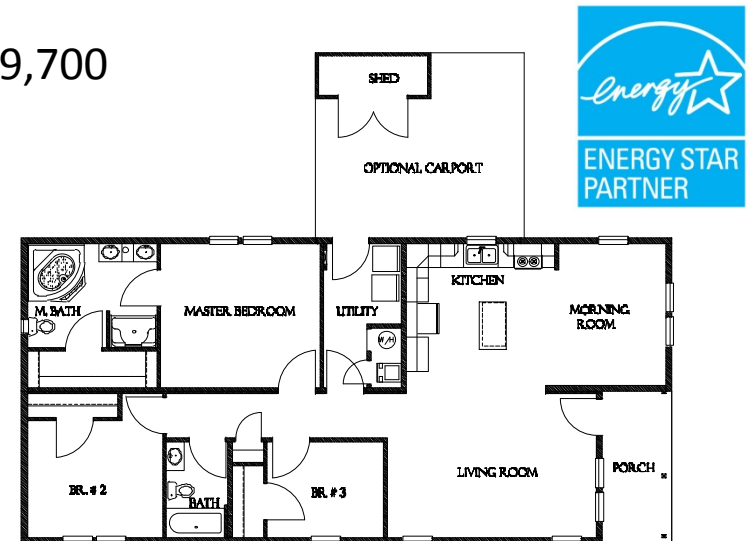


Note: Prices are subject to change



Next Step Homes

The Cottage - 3BR, 2Bath, 1,396 sq. ft., Base Price \$59,700

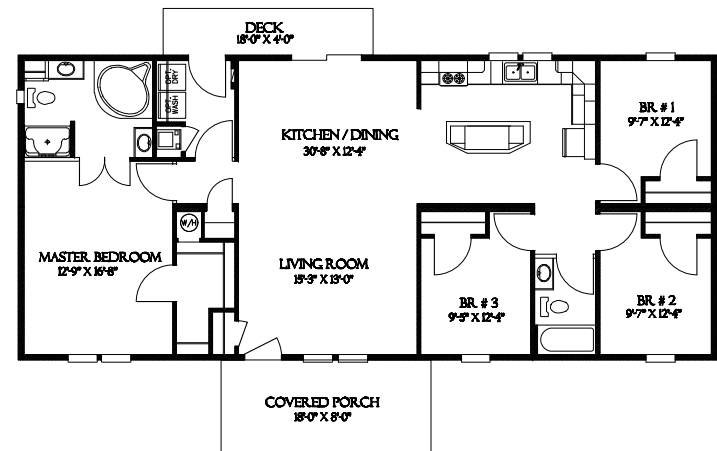


Note: Prices are subject to change



Next Step Homes

The Aspen – 4BR, 2 Bath, 1,580 sq. ft. \$60,800

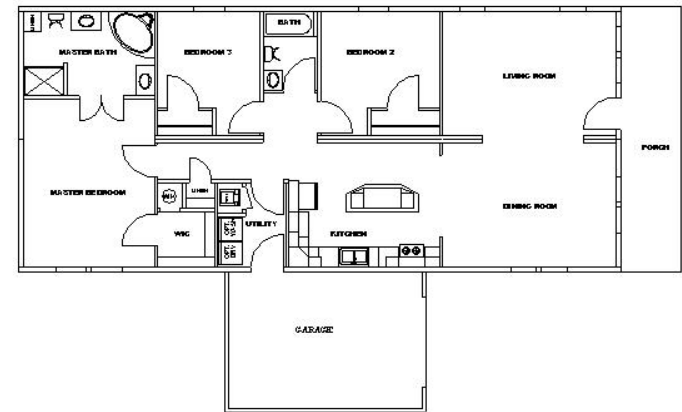


Note: Prices are subject to change



Next Step Homes

The Wilson – 3BR, 2Bath, 1,580 sq. ft. \$63,900



Note: Prices are subject to change



Next Step Homes

The Countryside – 3BR, 2Bath, up to 1,100 sq. ft. \$ To be determined



Note: Prices are subject to change

Base Options -

- 2 x 6 Exterior Walls-2 x 4 Interior Walls
- R-22 Floor Insulation
- R-19 Wall Insulation
- R-40 Ceiling Insulation
- ENERGY STAR Rated



Base Options –

- Solid Wood Cabinetry
- ENERGY STAR Appliances
- Formica Counters w/ Ceramic Backsplash
- Drywall Throughout
- 25 oz. Carpet
- Vinyl Flooring



Upgrades -

- Appliance Packages
 - Stainless Steel
- Cabinets
- Composite Decking
- Custom Built-Ins
- Exterior Facades
 - Crane Board, Shakes, Hardi-Plank
- Homes in some regions will require upgrades for thermal or wind loads.



Many more options available upon request ...