



2025

WOODSIDE



OAK RIDGE HOMES



OUR TEAM



SOPHIA HANNA
President



GRACIE CHILDES
Vice President



CARVER WOOD
VP of Construction
Management



CLAYTON ERB
VP of Operations



ZACK HANCOCK
Director of Finance



ETHAN ROSBURY
Director of Estimating



AMELIA JOHNSTON
Director of
Architecture



AMANDA DEUTSCH
Director of Marketing
and Sales



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Director of Land
Development



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EXECUTIVE SUMMARY

Woodside by Oak Ridge Homes is a vibrant and emerging community. Located in Georgetown, Texas, a northern suburb of Austin, Woodside offers a blend of professionals of all ages. We plan to cater to the young adult community and offer homes for growing and new families.

Our site design emphasizes aesthetics and privacy. Each home is carefully placed to ensure the privacy of our homeowners while encouraging a close-knit and neighborly environment. Oak Ridge Homes plans to develop a total of 138 homes across all 40 acres. All homes will be single-family, front-load lots. The first phase will contain 46 homes, the second phase with 45 homes, and the third phase will feature 47 homes.

Each home is designed to follow Georgetown's city requirements, as well as our own design requirements. Our emphasis on sustainability and efficiency allows each home to surpass all expectations. We offer four unique floor plans throughout Woodside. As we prepare to build for young adults, we designed a home tailored to meet their every need. We are building four model homes to represent each of our floor plans.

Oak Ridge Homes-prioritizes productivity and precision throughout the cost estimate and schedule. Our project is set to break ground on March 2025. Each homesite has an average build time of 108 days with the entirety of our schedule lasting 72 months. Our projected construction cost will total \$32 million.

Our thorough finance and risk analysis has addressed any key risks throughout the project. Oak Ridge Homes offers a 15.53% internal rate of return, with a projected profit of \$13,700,511.

Thank you for your consideration,

Sophia Hanna
President

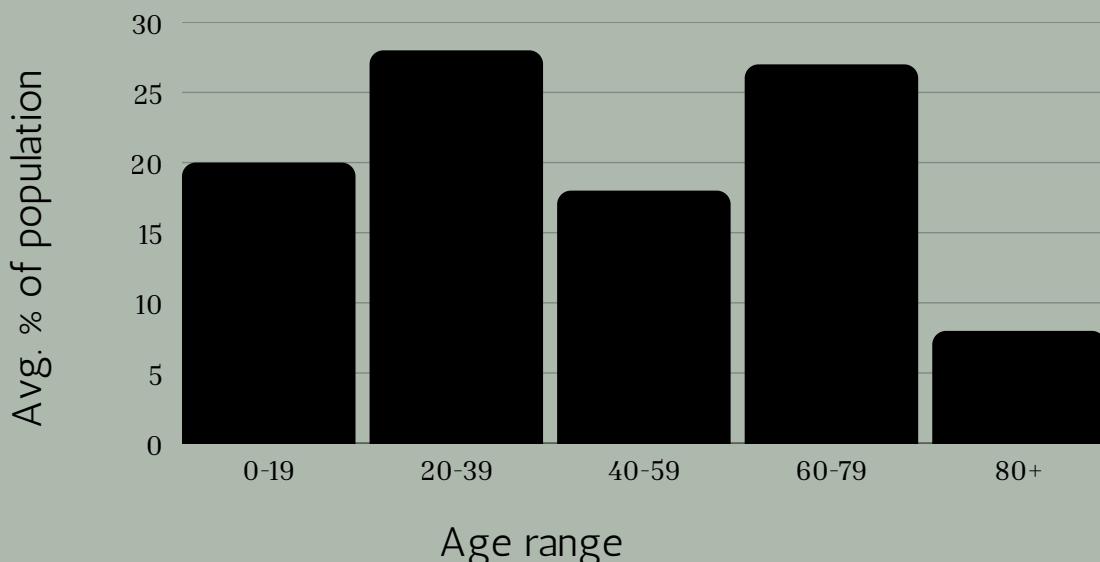


GENERAL OVERVIEW

Woodside by Oak Ridge Homes is a new development just north of Georgetown, Texas. It is located on a scenic 40-acre wooded lot and valued at \$5,500,000. Woodside offers a unique natural setting, with towering trees and gentle hills, making it an ideal location for a serene yet connected community. Residing 40 minutes north of Austin, Woodside will feature a mix of thoughtfully designed homes, giving residents the best of modern living while staying close to nature. With Georgetown's local amenities just a short drive away, Woodside promises the perfect blend of seclusion, style, and convenience.

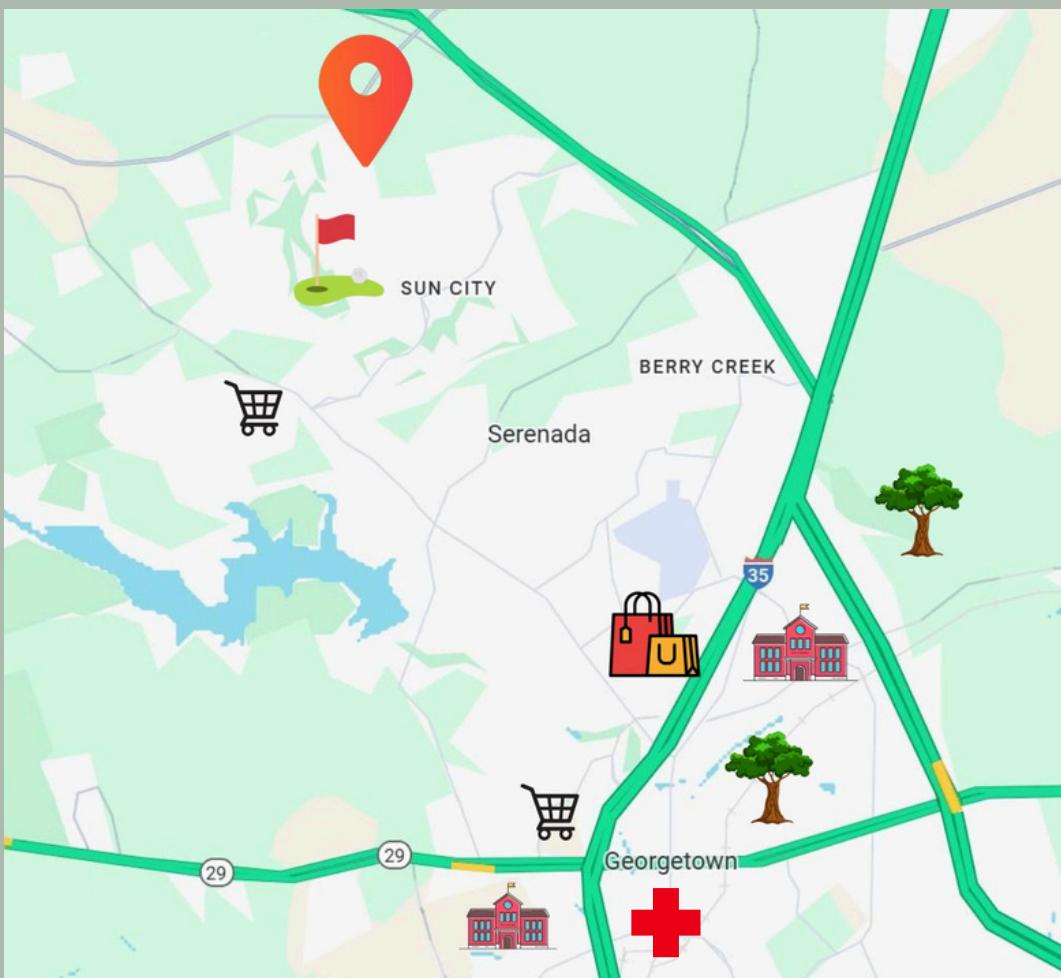
DEMOGRAPHICS

As of 2023, the population of Georgetown, Texas is 96,312, with a projected growth rate of 10.6%. Residents of the rapidly expanding city have a median age of 44.7 years and income of \$87,465. The median property value is \$361,700 and around 30,000 people are employed. The homeownership rate of Georgetown, Texas is 71.6%



NEARBY AMENITIES

Georgetown, Texas offers a wide variety of amenities for residents to enjoy. Just south of Woodside, beautiful public parks surround Lake Georgetown which offer various activities such as hiking, picnicking, and fishing. In addition to the breathtaking landscape, the area offers many entertainment options including several golf courses and convenient access to Austin, just a short drive away. Georgetown also offers numerous high-quality schools within the immediate area and is regarded as one of the best districts in Williamson County. In addition to the many entertainment options, Georgetown also offers an abundance of restaurants and shopping locations. Finally, the community is secured by multiple police and fire stations in the area and offers an elite 4.5-star hospital just south of Woodside.





EMPLOYMENT OPPORTUNITIES

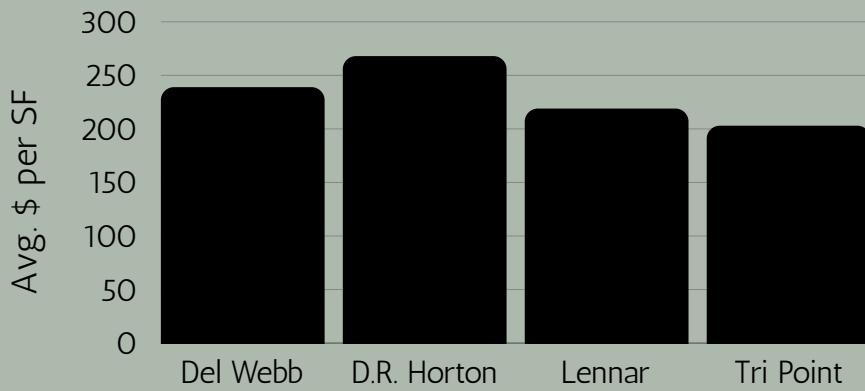
Within the surrounding areas of Woodside, there are many unique job opportunities. With a median income of \$87,465, Georgetown offers a healthy job market no matter what sector you are involved in. Some notable sectors include health care and educational services. The most common career sectors in and around Georgetown Texas are listed in the table below.

Sector	Percent
Other	23.2%
Health Care & Social Assistance	15%
Educational Services	11.5%
Retail Trade	11.2%
Professional Scientific, & Technical Services	9.3%
Construction	6.8%
Manufacturing	6.3%
Accommodation & Food Services	5.9 %
Public Administration	5.8 %
Finance & Insurance	5%



NEARBY MARKET AND COMPETITION

According to Redfin.com, as of September of 2024 the average home sale in Georgetown Texas was \$439,512. The top competitors in the area include Lennar, D.R Horton, Del Webb, and Tri Point. The average price per square foot of these competitors included in the graph below.



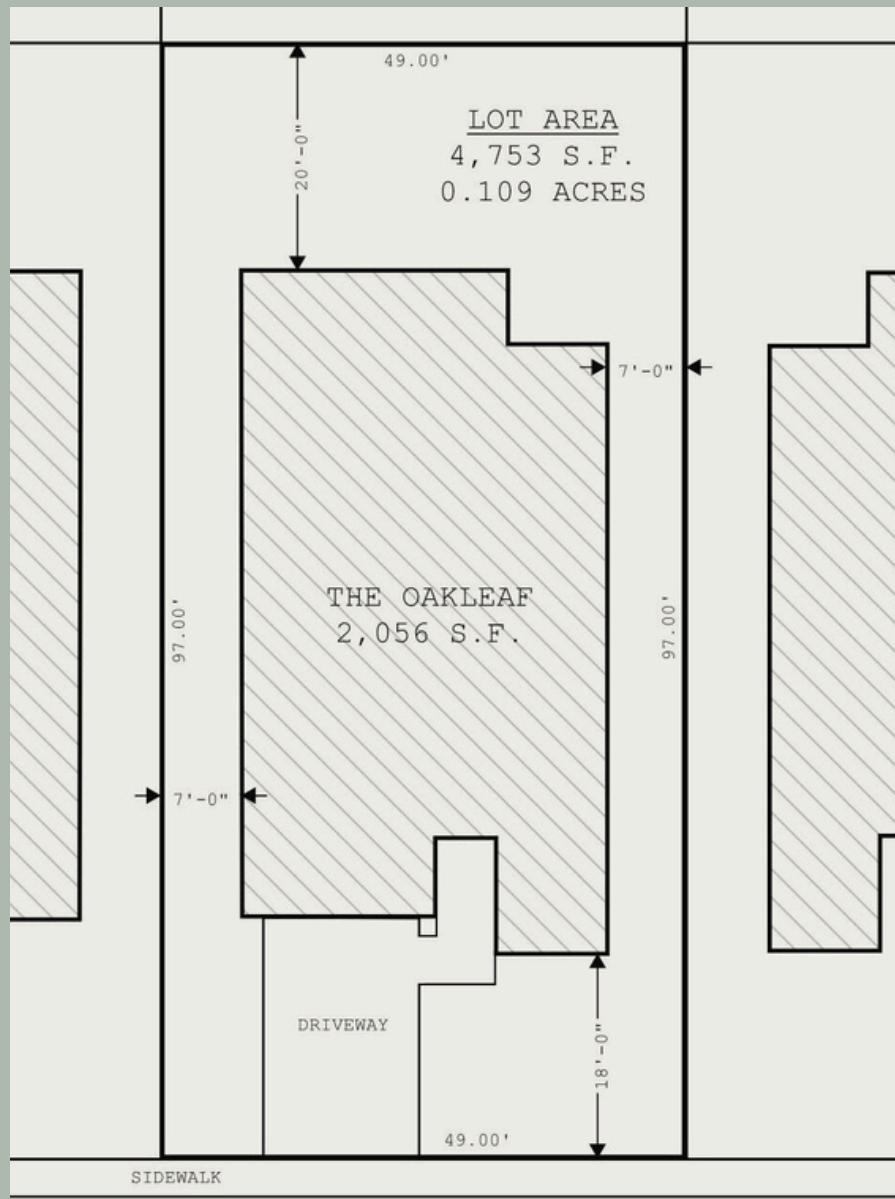
TARGET MARKET

Woodside is the perfect location for new, young families. Only an hour drive from both downtown Austin and Waco, Woodside has the family friendly suburban environment while only a quick trip from these major cities. This is a perfect space for young adults in their late 20s, featuring manageable property size that cater to first-time homeowners with busy lives. We are targeting emerging professionals who are earning the average income for the area and interested in homes in the middle-new market.

As the area continues to grow, we are considering the vicinity to downtown Austin, and how to make Woodside the perfect home to those working in the city. Our goal is to help increase ownership in these individuals and settle down in their own homes. While considering the youth of our target market, we hope to keep easy accessibility to downtown while staying true to the quiet suburban life.

PROPERTY SETBACKS

When designing each lot, we were careful to consider the city of Georgetown's requirements. The width of each home is equal to three quarters of the lot. We determined the width of each lot to be 50 feet, leaving the setbacks on the sides of each home is equal to seven feet. The home will be placed 18 feet from the sidewalk in the front of the home and 20 feet from the back of the property. Each setback line was chosen to prioritize the comfort of our homeowners while also maximizing the space available.





SITE DESIGN

Woodside is the perfect location for new, young families. The manageable property size is great for first-time homeowners with busy lives. We are targeting emerging professionals who are earning the average income for the area and are interested in homes in the middle-new market. As the area continues to grow, we are considering the vicinity to downtown Austin, and how to make Woodside the perfect home for those working in the city. Our goal is to help increase ownership in these individuals and settle down in their own homes. While considering the youth of our target market, we hope to keep easy accessibility to downtown while staying true to the quiet suburban life.

FLOOR PLANS

Between four, carefully designed floor plans, our homeowners will be able to choose the best home for them. The square footage of our homes ranges between 2,056 SF and 2,782 SF. Once lots and floor plans have been chosen, our homeowners will sit down with our sales team to make all color and exterior finish selections. This will include all window and door trim color, garage door color, and masonry selections.

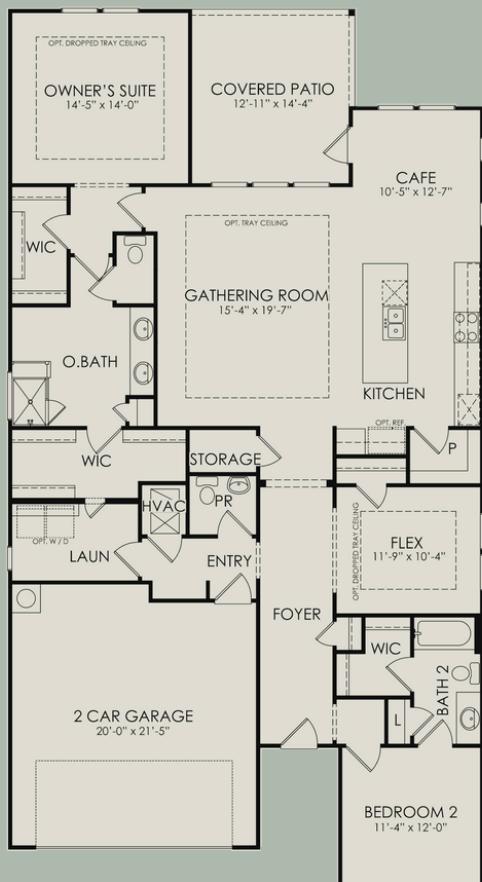
Each floor plan will include two elevations, a right-hand garage or a left-hand garage. This will help the community omit any design monotony. All homeowner color selections will be carefully considered by our sales team to help keep the community consistent while avoiding repetition.

Oakleaf	The Grove	Timberline	Cedar
2056 SF 2 Bedrooms 2.5 Bathrooms 2 Car Garage	2245 SF 2 Bedrooms 2.5 Bathrooms 2 Car Garage + Storage	2740 SF 4 Bedrooms 2 Bathrooms 2 Car Garage	2782 SF 3 Bedrooms 2.5 Bathrooms 3 Car Garage



THE OAKLEAF

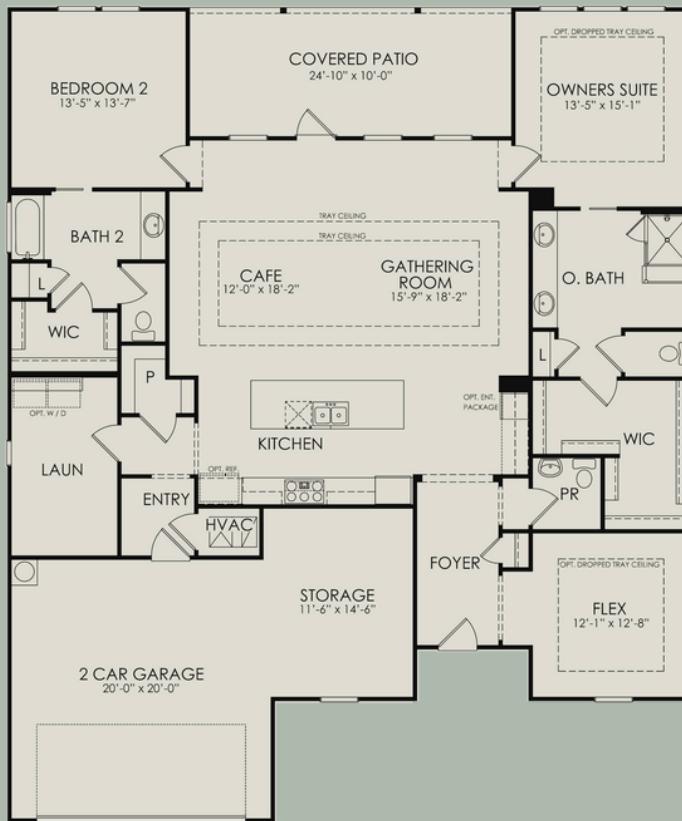
2056 S.F.





THE GROVE

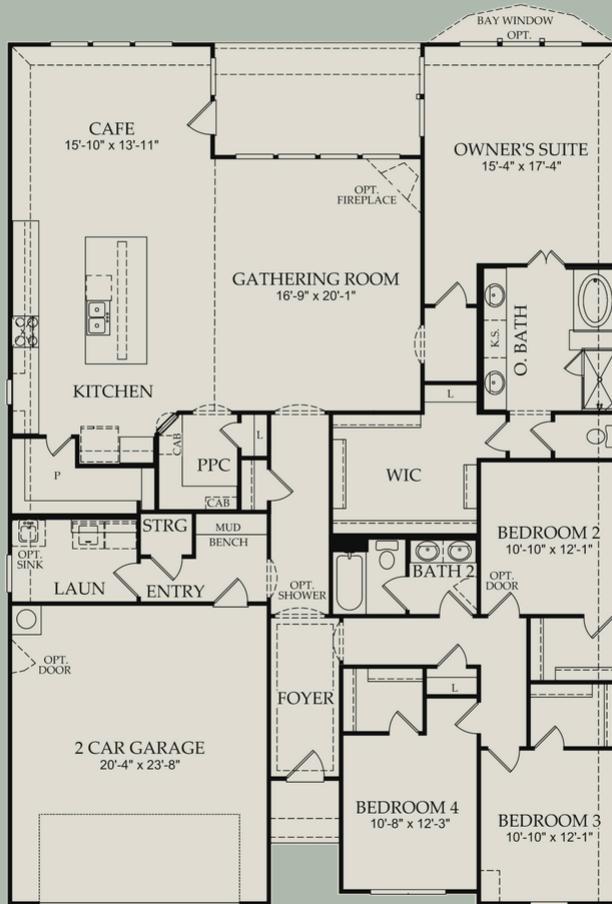
2245 S.F.





THE TIMBERLINE

2740 S.F.





THE CEDAR

2782 S.F.



COMMUNITY FEATURES

We plan to incorporate a family-friendly community environment. With sidewalks on both sides of the street and many common spaces, we hope to encourage our homeowners to enjoy the beautiful Texas sun. We plan to plant Oak trees along these common spaces to replenish the native plant population.

In order to keep the children in the community safe, we have designed each street with slight bends and frequent stops to slow vehicle traffic. We are driven to keep our community safe while inspiring homeowners to enjoy the outdoors.



GRADING PLAN

Throughout the site, the lowest grade is 865 feet and the highest grade is 880 feet, meaning the elevation ranges by about 15 feet. We will keep the lowest grade on the northwest side where there is a floodplain. Each house plot will have less than a 5% slope following the direction of natural drainage. In order to do this, we plan to cut soil from high elevations and fill soil in low elevations, as well as compact the soil to ensure level grading. We will have proper drainage systems such as retention ponds and bioswales to prevent flooding and manage stormwater.

SUSTAINABILITY

We plan to emphasize safety throughout the construction process to ensure each home surpasses industry standards. We will be prioritizing innovative smart home systems, and proper insulation. Prior to being turned over to the homeowner, each home will undergo a duct blaster test to minimize air leakage, as well as a blower door test to reduce air infiltration. Homeowners will also have sustainable upgrade options to choose from throughout the building process.

Sustainable Upgrades

- EV charging in garage
- Double glazed windows
- Indoor environment features
- Eco paint or wallpaper
- Programable lighting

Smart Home Systems

- LED Lighting
- Water-Efficient Fixtures
- Smart thermostat
- Tankless Water Heater
- Natural Gas Generators

Building Envelope

- Fenestration U-Factor: .40
- Glazed fenestration U-Factor: .25
- Door Opaque U-Factor: NR
- Rolled Batt Insulation for Walls R-Value: 19
- Blown Insulation for Ceilings R-Value: 30





NGBS GOLD CERTIFICATION

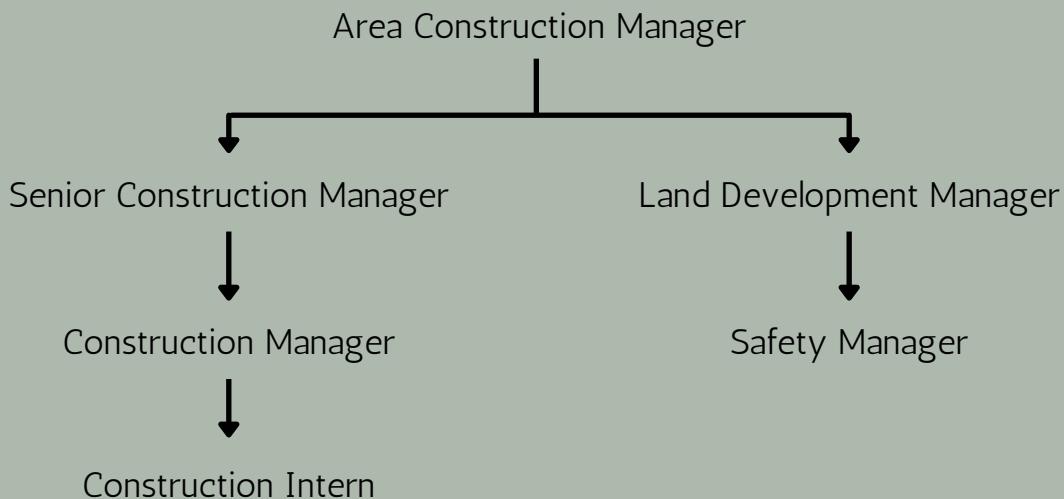
In the past years, Oak Ridge Homes has incorporated sustainable practices in energy efficiency, water conservation, site design, indoor environmental quality and construction materials. After undergoing two third-party inspections for each home, Oak Ridge Homes is proud to be Gold Certified for ICC 700 National Green Building Standard. Our focus is to ensure the design and construction of each homesite surpasses code and all expectations. We are working to make a positive impact on our environment and help our homeowners decrease energy costs.



CONSTRUCTION OVERHEAD

Role	Annual Salary
Area Construction Manager	\$120,000
Land Development Manager	\$115,000
Senior Construction Manager	\$98,000
Construction Manager (3)	\$76,000
Safety Manager	\$76,000
Total Representative Salary	\$637,000

PROJECT MANAGEMENT ORGANIZATIONAL CHART



PROJECT MANAGEMENT TEAM ROLES

Area Construction Manager

The role of the Area Construction Manager is to oversee the Senior Construction Manager, as well as each Construction Manager under them. They will work closely with the Safety Manager to ensure each jobsite is following all the proper SWPPP and safety obligations that Oak Ridge Homes has created.

Senior Construction Manager

Senior Construction Managers will work directly with Construction Managers to assist and guide them in any aspects necessary. They will ensure that all field personnel are remaining within budget and on schedule. They will report to the Area Construction Manager when needed.



PROJECT MANAGEMENT TEAM ROLES

Construction Manager

Each community will have three Construction Managers to oversee the build process. Their main roles will be trade management, scheduling, and homeowner communication. They will report to the Senior Construction Manager, as well as the Area Construction Manager.

Construction Management Intern

Seasonal Construction Management Interns will spend a total of 10-12 weeks with our Construction Management team to see what their roles entail. They will spend a few days with our Land and Safety Managers as well. Oak Ridge Homes hopes to have one intern in Woodside for the upcoming summer.

Land Development Manager

The Land Development Manager will take on the roles of land acquisition, design, and management throughout the construction process. The Land Development Manager will work closely with city officials, the design team, and the construction management team to ensure compliance with laws and regulations.

Safety Manager

The role of the Safety Manager at Oak Ridge Homes goes beyond the safety of our employees. Their role is to promise safety towards all trade partners, citizens, and the environment. They will create an efficient emergency action plan, as well as a stormwater pollution prevention plan for each site. They will work alongside the Land Development Manager throughout the duration of the bidding and build phases.



COMMUNITY ESTIMATE

Description	Quantity	Unit	Unit Cost	Total Cost	Per Lot
Land					
Purchase Price	1	LS	\$ 5,500,000.00	\$ 5,500,000.00	\$ 39,855.07
Management Fees/Legal Cost					
Real Estate Commission	1	LS	\$ 165,000.00	\$ 165,000.00	\$ 1,195.65
Legal/Closing Costs	1	LS	\$ 110,000.00	\$ 110,000.00	\$ 797.10
Environmental Site Assessment	1	LS	\$ 3,500.00	\$ 3,500.00	\$ 25.36
Property Taxes	1	LS	\$ 20,570.00	\$ 20,570.00	\$ 149.06
Insurance	1	LS	\$ 16,560.00	\$ 16,560.00	\$ 120.00
Impact Fees					
Water Impact Fees	138	EA	\$ 11,000.00	\$ 1,518,000.00	\$ 11,000.00
Sewer Impact Fees	138	EA	\$ 6,129.00	\$ 845,802.00	\$ 6,129.00
Building Permits/Fees					
New Residential Building Fee	138	EA	\$ 1,300.00	\$ 179,400.00	\$ 1,300.00
Permanent Sign	2	EA	\$ 110.00	\$ 220.00	\$ 1.59
Building Inspection Fees	138	EA	\$ 800.00	\$ 110,400.00	\$ 800.00
Flood Plain Review	1	EA	\$ 160.00	\$ 160.00	\$ 1.16
Utility Connection Fee	138	EA	\$ 110.00	\$ 15,180.00	\$ 110.00
Electric Connect Fees	138	EA	\$ 320.00	\$ 44,160.00	\$ 320.00
Waste Water Fees/Inspection	138	EA	\$ 800.00	\$ 110,400.00	\$ 800.00
Water Meter Fees/Inspection	138	EA	\$ 850.00	\$ 117,300.00	\$ 850.00
Development Fees					
Site Development Plan	1	EA	\$ 13,890.00	\$ 13,890.00	\$ 100.65
Annexation Fee	1	EA	\$ 1,489.00	\$ 1,489.00	\$ 10.79
Stormwater Permit	1	EA	\$ 2,266.00	\$ 2,266.00	\$ 16.42
Final Plat	1	EA	\$ 7,416.00	\$ 7,416.00	\$ 53.74
Traffic Impact Analysis	1	EA	\$ 6,367.00	\$ 6,367.00	\$ 46.14
Engineering/Surveying					
Civil Engineering	1	LS	\$ 65,000.00	\$ 65,000.00	\$ 471.01
Staking/Layout	40	Acres	\$ 1,900.00	\$ 76,000.00	\$ 550.72
Tree Inventory	40	Acres	\$ 300.00	\$ 12,000.00	\$ 86.96
Protected Tree Removal	1	LS	\$ 25,000.00	\$ 25,000.00	\$ 181.16
Compaction Testing	1	LS	\$ 6,900.00	\$ 6,900.00	\$ 50.00
Total Soft Costs				\$ 8,972,980.00	\$ 65,021.59
Earthwork					
Site Clearing/Grubbing	40	Acres	\$ 8,000.00	\$ 320,000.00	\$ 2,318.84
Cut/Fill	91000	CY	\$ 3.16	\$ 287,560.00	\$ 2,083.77
Grading	138	Lot	\$ 4,000.00	\$ 552,000.00	\$ 4,000.00
Sewer					
Blasting/Hammering Rock	2101	CY	\$ 160.00	\$ 336,160.00	\$ 2,435.94
Sanitary Sewer	7092	LF	\$ 21.00	\$ 148,932.00	\$ 1,079.22
Water					
Blasting/Hammering Rock	1576	CY	\$ 160.00	\$ 252,160.00	\$ 1,827.25
Main Line	7092	LF	\$ 20.00	\$ 141,840.00	\$ 1,027.83
Appurtenances	138	EA	\$ 217.00	\$ 29,946.00	\$ 217.00
Dry Utilities					
Blasting/Hammering Rock	1940	CY	\$ 160.00	\$ 310,400.00	\$ 2,249.28
Electrical, Gas, Fiber	7291	LF	\$ 17.30	\$ 126,134.30	\$ 914.02
Storm Sewer					
Blasting/Hammering Rock	3492	CY	\$ 160.00	\$ 558,720.00	\$ 4,048.70
Storm Sewer	5324	LF	\$ 87.00	\$ 463,188.00	\$ 3,356.43
Curb Inlet	28	EA	\$ 1,850.00	\$ 51,800.00	\$ 375.36
Roadway					
8" Base Aggregate	23403	SY	\$ 14.41	\$ 337,178.72	\$ 2,443.32
3" Binder Course	23403	SY	\$ 12.67	\$ 296,399.00	\$ 2,147.82
2" Wearing Course	23403	SY	\$ 9.65	\$ 225,780.44	\$ 1,636.09
4" Concrete Sidewalk	12794	LF	\$ 20.95	\$ 268,034.30	\$ 1,942.28
Concrete Curbs	14410	LF	\$ 11.82	\$ 170,254.15	\$ 1,233.73
Public Infrastructure					
Street Lights	48	EA	\$ 3,800.00	\$ 182,400.00	\$ 1,321.74
Entry Monument	2	EA	\$ 150,000.00	\$ 300,000.00	\$ 2,173.91
Street Signs	29	EA	\$ 550.00	\$ 15,950.00	\$ 115.58
Fire Hydrants	22	EA	\$ 3,650.00	\$ 80,300.00	\$ 581.88
Street Markings	1	LS	\$ 2,100.00	\$ 2,100.00	\$ 15.22
Entry Landscaping	2	EA	\$ 15,000.00	\$ 30,000.00	\$ 217.39
SWPP					
Silt Fence	6246	LF	\$ 3.97	\$ 24,796.62	\$ 193.72
Inlet Protection	28	EA	\$ 17.40	\$ 487.20	\$ 3.81
Total Hard Costs				\$ 5,512,520.73	\$ 39,945.80
Total Development Cost				\$ 14,485,500.73	\$ 104,967.40
Contingency			5%	\$ 724,275.04	\$ 5,248.37
Total Development Budget				\$ 15,209,775.77	\$ 110,215.77



HOMESITE ESTIMATE

THE GROVE

2245 SF				
Description	Quantity	Unit	Unit Cost	Total Cost
Concrete				
Concrete Slab	72.59	CY	\$ 205.00	\$ 14,880.95
Concrete Foundation Wall	8.23	CY	\$ 205.00	\$ 1,687.15
Concrete Footings	6.17	CY	\$ 205.00	\$ 1,264.85
Concrete Driveway	7.41	CY	\$ 205.00	\$ 1,519.05
Concrete Walkway	1.11	CY	\$ 205.00	\$ 227.55
Footing Rebar	23	EA	\$ 17.60	\$ 404.80
Welded Wire Fabric	36.3	CSF	\$ 33.50	\$ 1,216.05
Formwork				
Footing Formwork	334	SFCA	\$ 10.65	\$ 3,557.10
Foundation Wall Formwork	667	SFCA	\$ 12.00	\$ 8,004.00
Driveway Formwork	26.7	SFCA	\$ 11.00	\$ 293.70
Walkway Formwork	13.3	SFCA	\$ 11.00	\$ 146.30
Framing				
Framing	2600	SF	\$ 12.00	\$ 31,200.00
Trusses	2600	SF	\$ 5.00	\$ 13,000.00
Exterior Sheathing	2500	SF	\$ 2.23	\$ 5,575.00
Roof Sheathing	3100	SF	\$ 1.71	\$ 5,301.00
Exterior Finishes				
Weather Barrier	2500	SF	\$ 0.38	\$ 950.00
Exterior Masonry	1875	SF	\$ 23.00	\$ 43,125.00
Fiber Cement Siding	625	SF	\$ 4.61	\$ 2,881.25
Soffits and Gutters	150	LF	\$ 14.55	\$ 2,182.50
Roofing	31	SQ	\$ 450.00	\$ 13,950.00
Windows and Doors	1	LS	\$ 26,000.00	\$ 26,000.00
Insulation	2500	SF	\$ 4.79	\$ 11,975.00
MEP				
HVAC	2245	SF	\$ 3.85	\$ 8,643.25
Electrical	2245	SF	\$ 3.45	\$ 7,745.25
Plumbing	2245	SF	\$ 5.35	\$ 12,010.75
Interior Finishes				
Drywall	2500	SF	\$ 4.17	\$ 10,425.00
Painting	5000	SF	\$ 1.36	\$ 6,800.00
Interior Trim	340	LF	\$ 5.10	\$ 1,734.00
Doors and Mirrors	1	LS	\$ 13,200.00	\$ 13,200.00
Tile Flooring	126	SF	\$ 15.20	\$ 1,915.20
LVP Flooring	1874	SF	\$ 4.14	\$ 7,758.36
Fixtures	1	LS	\$ 11,400.00	\$ 11,400.00
Appliances	1	LS	\$ 5,100.00	\$ 5,100.00
Landscaping				
Sodding	4500	SF	\$ 0.90	\$ 4,027.50
Planting	1	LS	\$ 3,000.00	\$ 3,000.00
Trees	3	EA	\$ 710.00	\$ 2,130.00
Total Costs				\$ 285,230.56
Cost Per SF				\$ 127.05

OAKLEAF

2056 SF				
Description	Quantity	Unit	Unit Cost	Total Cost
Concrete				
Concrete Slab	67.2	CY	\$ 205.00	\$ 13,776.00
Concrete Foundation Wall	7.82	CY	\$ 205.00	\$ 1,602.79
Concrete Footings	5.86	CY	\$ 205.00	\$ 1,201.61
Concrete Driveway	7.04	CY	\$ 205.00	\$ 1,443.10
Concrete Walkway	1.11	CY	\$ 205.00	\$ 227.55
Footing Rebar	22	EA	\$ 17.60	\$ 387.20
Welded Wire Fabric	34.49	CSF	\$ 33.50	\$ 1,155.25
Formwork				
Footing Formwork	328	SFCA	\$ 10.65	\$ 3,493.20
Foundation Wall Formwork	613	SFCA	\$ 12.00	\$ 7,356.00
Driveway Formwork	26.7	SFCA	\$ 11.00	\$ 293.70
Walkway Formwork	13.3	SFCA	\$ 11.00	\$ 146.30
Framing				
Framing	2450	SF	\$ 12.00	\$ 29,400.00
Trusses	2450	SF	\$ 5.00	\$ 12,250.00
Exterior Sheathing	2450	SF	\$ 2.23	\$ 5,463.50
Roof Sheathing	3000	SF	\$ 1.71	\$ 5,130.00
Exterior Finishes				
Weather Barrier	2500	SF	\$ 0.38	\$ 950.00
Exterior Masonry	1875	SF	\$ 23.00	\$ 43,125.00
Fiber Cement Siding	625	SF	\$ 4.61	\$ 2,881.25
Soffits and Gutters	145	LF	\$ 14.55	\$ 2,109.75
Roofing	30	SQ	\$ 450.00	\$ 13,500.00
Windows and Doors	1	LS	\$ 22,000.00	\$ 22,000.00
Insulation	2500	SF	\$ 4.79	\$ 11,975.00
MEP				
HVAC	2056	SF	\$ 3.85	\$ 7,915.60
Electrical	2056	SF	\$ 3.45	\$ 7,093.20
Plumbing	2056	SF	\$ 5.35	\$ 10,999.60
Interior Finishes				
Drywall	2400	SF	\$ 4.17	\$ 10,008.00
Painting	4500	SF	\$ 1.36	\$ 6,120.00
Interior Trim	328	LF	\$ 5.10	\$ 1,672.80
Doors and Mirrors	1	LS	\$ 13,200.00	\$ 13,200.00
Tile Flooring	116	SF	\$ 15.20	\$ 1,763.20
LVP Flooring	1940	SF	\$ 4.14	\$ 8,031.60
Fixtures	1	LS	\$ 11,400.00	\$ 11,400.00
Appliances	1	LS	\$ 5,100.00	\$ 5,100.00
Landscaping				
Sodding	4500	SF	\$ 0.90	\$ 4,027.50
Planting	1	LS	\$ 3,000.00	\$ 3,000.00
Trees	3	EA	\$ 710.00	\$ 2,130.00
Total Costs				\$ 272,328.70
Cost Per SF				\$ 132.46



HOMESITE ESTIMATE

TIMBERLINE

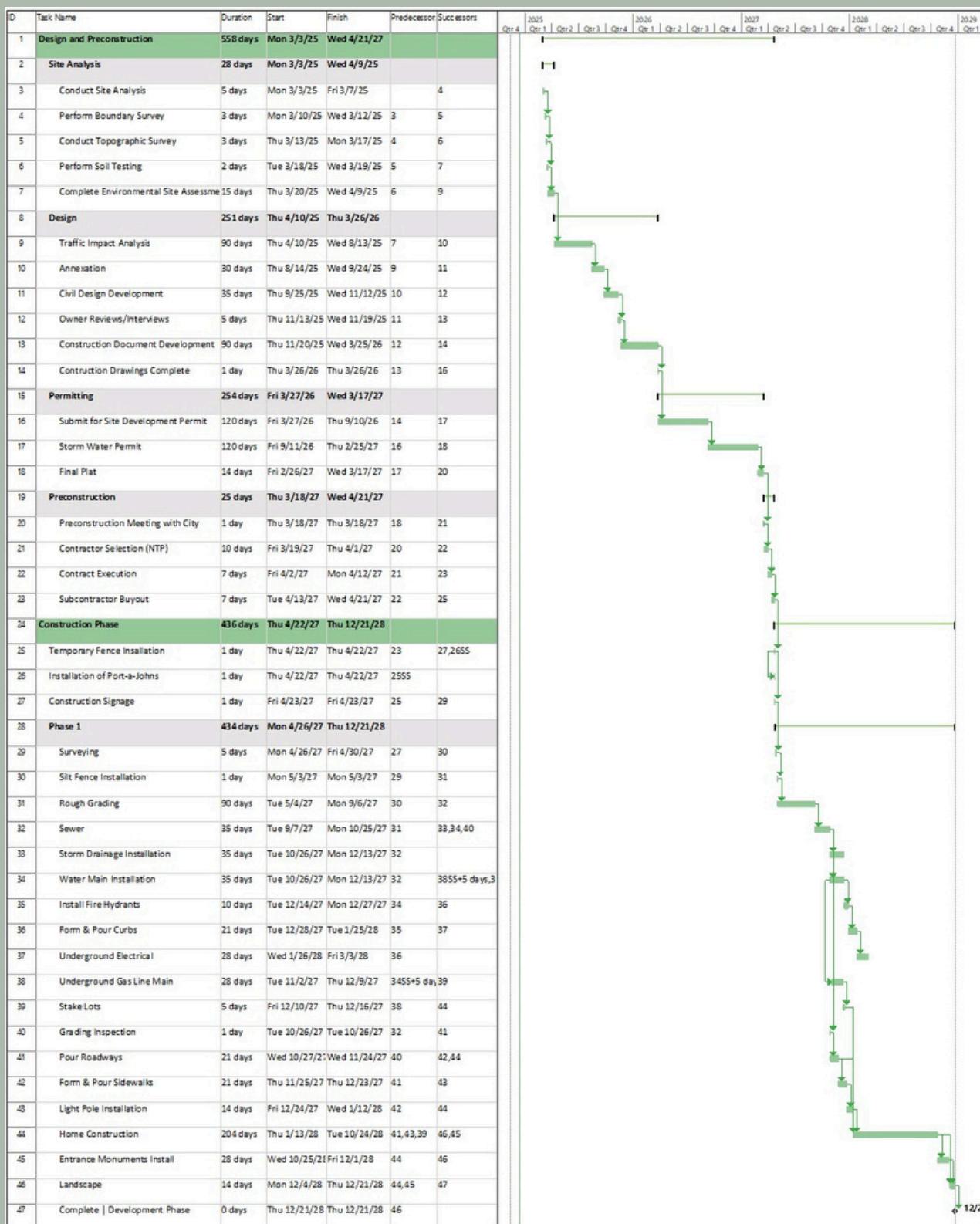
2740 SF				
Description	Quantity	Unit	Unit Cost	Total Cost
Concrete				
Concrete Slab	88.56	CY	\$ 205.00	\$ 18,154.76
Concrete Foundation Wall	10.04	CY	\$ 205.00	\$ 2,058.32
Concrete Footings	7.53	CY	\$ 205.00	\$ 1,543.12
Concrete Driveway	7.41	CY	\$ 205.00	\$ 1,519.05
Concrete Walkway	1.11	CY	\$ 205.00	\$ 227.55
Footing Rebar	28	EA	\$ 17.60	\$ 492.80
Welded Wire Fabric	43.92	CSF	\$ 33.50	\$ 1,471.32
Formwork				
Footing Formwork	415	SFCA	\$ 10.65	\$ 4,419.75
Foundation Wall Formwork	830	SFCA	\$ 12.00	\$ 9,960.00
Driveway Formwork	26.7	SFCA	\$ 11.00	\$ 293.70
Walkway Formwork	13.3	SFCA	\$ 11.00	\$ 146.30
Framing				
Framing	3250	SF	\$ 12.00	\$ 39,000.00
Trusses	3250	SF	\$ 5.00	\$ 16,250.00
Exterior Sheathing	2710	SF	\$ 2.23	\$ 6,043.30
Roof Sheathing	3780	SF	\$ 1.71	\$ 6,463.80
Exterior Finishes				
Weather Barrier	2710	SF	\$ 0.38	\$ 1,029.80
Exterior Masonry	2050	SF	\$ 23.00	\$ 47,150.00
Fiber Cement Siding	660	SF	\$ 4.61	\$ 3,042.60
Soffits and Gutters	160	LF	\$ 14.55	\$ 2,328.00
Roofing	38	SQ	\$ 450.00	\$ 17,100.00
Windows and Doors	1	LS	\$ 30,000.00	\$ 30,000.00
Insulation	2710	SF	\$ 4.79	\$ 12,980.90
MEP				
HVAC	2740	SF	\$ 3.85	\$ 10,549.00
Electrical	2740	SF	\$ 3.45	\$ 9,453.00
Plumbing	2740	SF	\$ 5.35	\$ 14,659.00
Interior Finishes				
Drywall	3250	SF	\$ 4.17	\$ 13,552.50
Painting	6000	SF	\$ 1.36	\$ 8,160.00
Interior Trim	408	LF	\$ 5.10	\$ 2,080.80
Doors and Mirrors	1	LS	\$ 16,200.00	\$ 16,200.00
Tile Flooring	184	SF	\$ 15.20	\$ 2,796.80
LVP Flooring	2406	SF	\$ 4.14	\$ 9,960.84
Fixtures	1	LS	\$ 11,400.00	\$ 11,400.00
Appliances	1	LS	\$ 5,100.00	\$ 5,100.00
Landscaping				
Sodding	4500	SF	\$ 0.90	\$ 4,027.50
Planting	1	LS	\$ 3,000.00	\$ 3,000.00
Trees	3	EA	\$ 710.00	\$ 2,130.00
Total Costs			\$ 334,744.51	
Cost Per SF			\$ 122.17	

CEDAR

2782 SF				
Description	Quantity	Unit	Unit Cost	Total Cost
Concrete				
Concrete Slab	90	CY	\$ 205.00	\$ 18,450.00
Concrete Foundation Wall	11	CY	\$ 205.00	\$ 2,255.00
Concrete Footings	7.75	CY	\$ 205.00	\$ 1,588.75
Concrete Driveway	11.92	CY	\$ 205.00	\$ 2,443.60
Concrete Walkway	1.11	CY	\$ 205.00	\$ 227.55
Footing Rebar	30	EA	\$ 17.60	\$ 528.00
Welded Wire Fabric	45.16	CSF	\$ 33.50	\$ 1,512.86
Formwork				
Footing Formwork	426	SFCA	\$ 10.65	\$ 4,536.90
Foundation Wall Formwork	854	SFCA	\$ 12.00	\$ 10,248.00
Driveway Formwork	38.7	SFCA	\$ 11.00	\$ 425.70
Walkway Formwork	13.3	SFCA	\$ 11.00	\$ 146.30
Framing				
Framing	3300	SF	\$ 12.00	\$ 39,600.00
Trusses	3300	SF	\$ 5.00	\$ 16,500.00
Exterior Sheathing	2760	SF	\$ 2.23	\$ 6,154.80
Roof Sheathing	3905	SF	\$ 1.71	\$ 6,677.55
Exterior Finishes				
Weather Barrier	2760	SF	\$ 0.38	\$ 1,048.80
Exterior Masonry	2070	SF	\$ 23.00	\$ 47,610.00
Fiber Cement Siding	690	SF	\$ 4.61	\$ 3,180.90
Soffits and Gutters	160	LF	\$ 14.55	\$ 2,328.00
Roofing	39	SQ	\$ 450.00	\$ 17,550.00
Windows and Doors	1	LS	\$ 26,000.00	\$ 26,000.00
Insulation	2760	SF	\$ 4.79	\$ 13,220.40
MEP				
HVAC	2782	SF	\$ 3.85	\$ 10,710.70
Electrical	2782	SF	\$ 3.45	\$ 9,597.90
Plumbing	2782	SF	\$ 5.35	\$ 14,883.70
Interior Finishes				
Drywall	3300	SF	\$ 4.17	\$ 13,761.00
Painting	6150	SF	\$ 1.36	\$ 8,364.00
Interior Trim	414	LF	\$ 5.10	\$ 2,111.40
Doors and Mirrors	1	LS	\$ 16,200.00	\$ 16,200.00
Tile Flooring	196	SF	\$ 15.20	\$ 2,979.20
LVP Flooring	2425	SF	\$ 4.14	\$ 10,039.50
Fixtures	1	LS	\$ 11,400.00	\$ 11,400.00
Appliances	1	LS	\$ 5,100.00	\$ 5,100.00
Landscaping				
Sodding	4500	SF	\$ 0.90	\$ 4,027.50
Planting	1	LS	\$ 3,000.00	\$ 3,000.00
Trees	3	EA	\$ 710.00	\$ 2,130.00
Total Costs			\$ 336,538.01	
Cost Per SF			\$ 120.97	

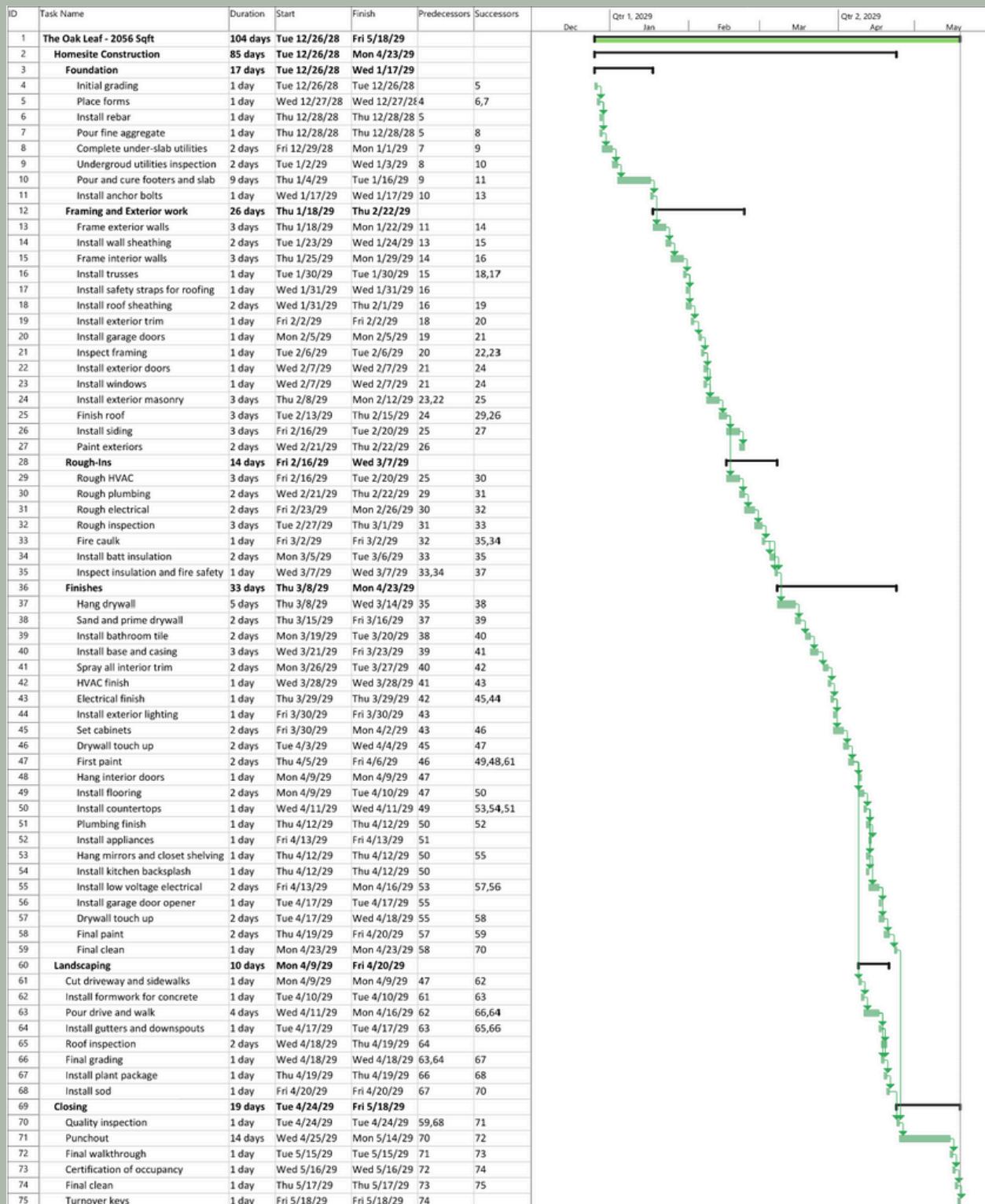


COMMUNITY SCHEDULE



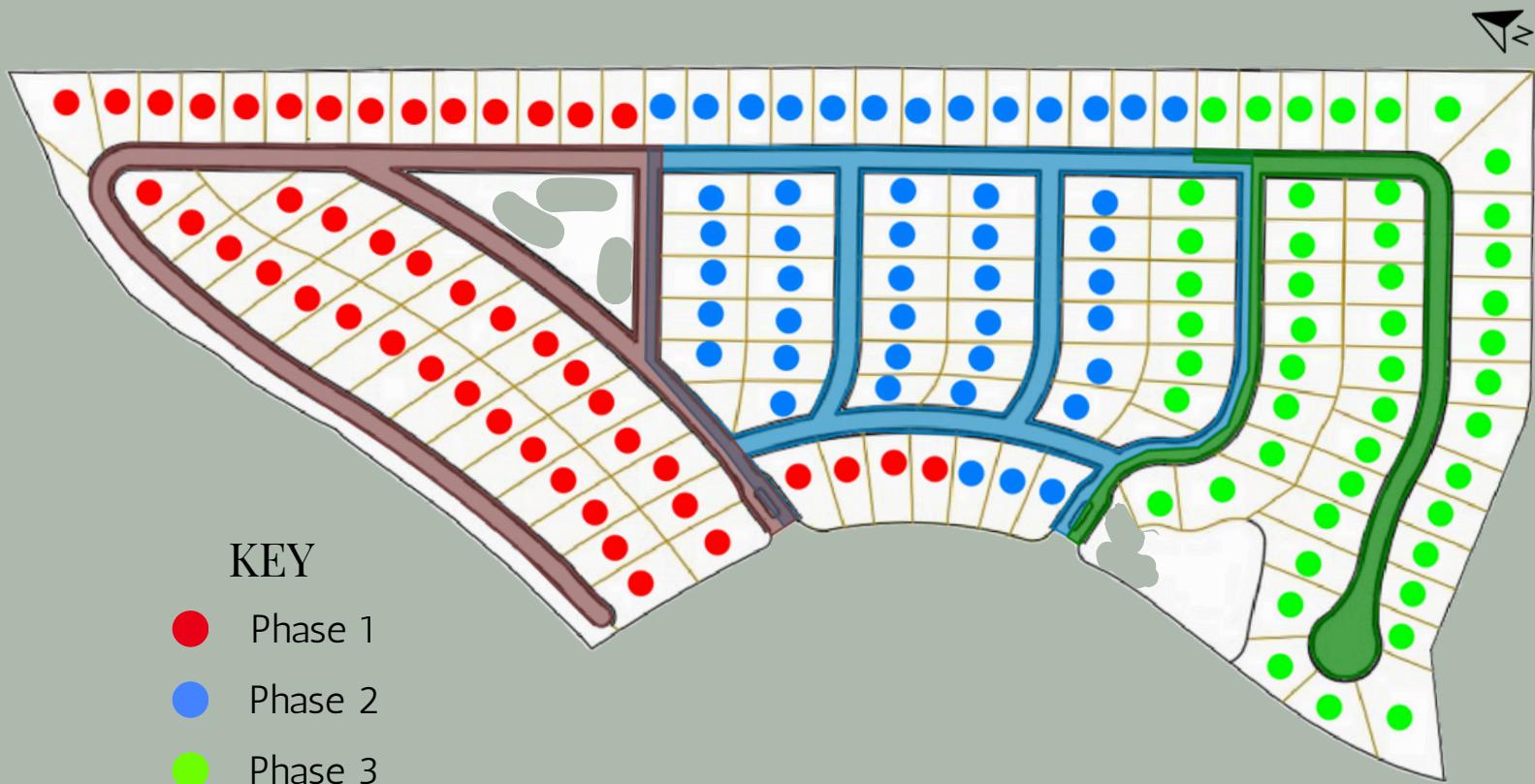


HOMESITE SCHEDULE



LOT PHASING

The construction of Woodside will proceed in three phases to maximize construction efficiency and minimize disturbance to residents. Each phase will include approximately 46 homesites. Phase one begins on the north side of the parcel. Phase two consists of 46 homesites in the middle of the parcel, and phase three will complete construction of the southern homesites. Construction traffic will be heavily monitored and controlled through designated entrances in order to minimize disturbances to homebuyers. Phasing will be impacted by the rate of sales per month, which requires our sales and construction teams to closely collaborate throughout the duration of the development.



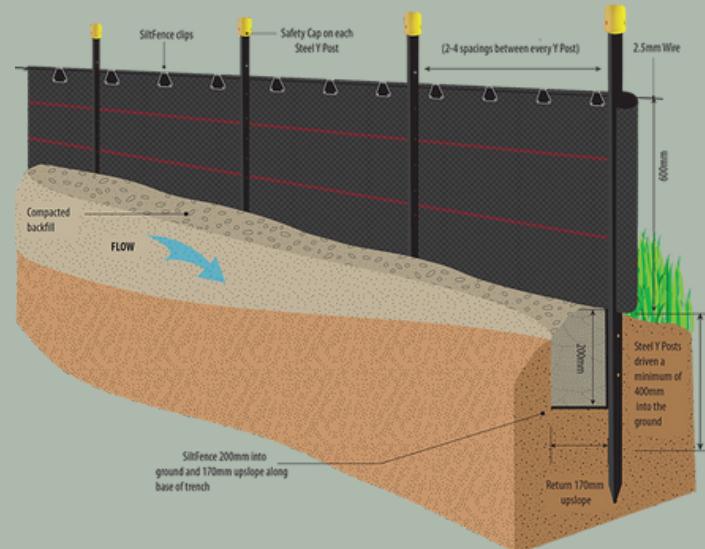
TRADE PROCUREMENT

Oak Ridge Homes holds its trade partners to the same standard of excellence embodied within our company. While planning a complete and comprehensive construction plan, Oak Ridge Homes searched for subcontractors that had relevant experience, and close proximity to the site. Local contractors were selected in accordance with ratings and credibility. All subcontractors contacted operate in accordance with all local, national, and OSHA regulations. Using *Building Connected* and *Tradetapp*, we were able to locate and communicate with our trade partners.



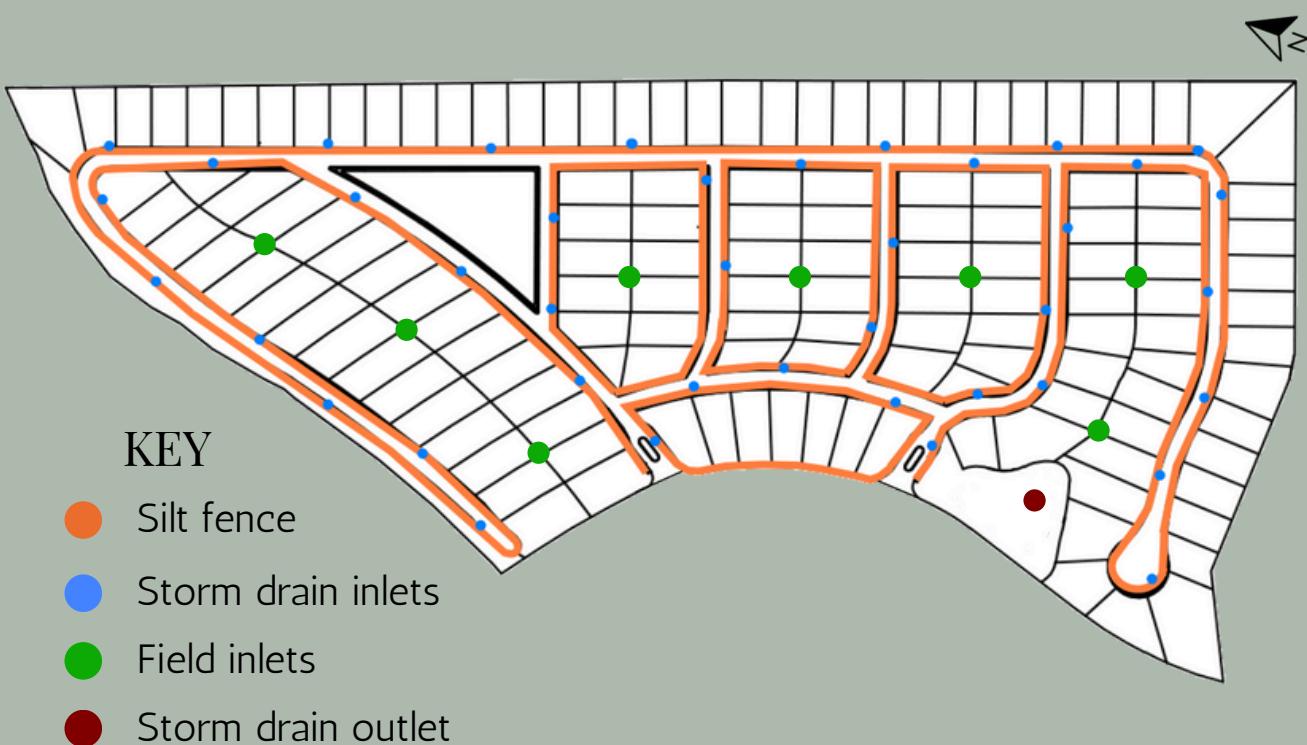
DUST CONTROL PLAN

To minimize dust emissions during the construction process, Oak Ridge Homes ensures compliance with the Texas Commission of Environmental Quality and federal regulations to ensure the health of workers, residents, and the environment. Gravel application will be used for temporary roads and parking lots to reduce dust. A 15 mph speed limit will be enforced for any moving vehicles. When applicable, water trucks will be used to keep dust from rising. After lots are developed, leftover disturbed areas will be covered in sod, mulch, or vegetation. When construction is active, silt fencing will be installed. All dust control practices will follow OSHA standards and an Oak Ridge Homes supervisor will be responsible for implementing and overseeing these measures.



STORMWATER POLLUTION PREVENTION PLAN

Our proposed stormwater pollution prevention plan (SWPPP) aims to redirect rainfall to the sewer system and runoff drains. We will be maximizing the underground drainage system to reroute stormwater to a designated area that will hold water. This is due to the drought levels in Texas, that make it difficult to maintain a retention pond for water to sit. We will also be providing areas of natural vegetation, specifically on the western line of the property which allows the natural slope of the property, to flow water into these areas. With the terrain here at Woodside, we expect this approach to be the most efficient and sustainable plan to control the rainfall for future residents. In addition, measures will be taken to prevent pollution, including but not limited to fiber logs surrounding drains to contain sediment, concrete washout pits for concrete waste, roughly 150 feet of silt fencing, chemical containment measures, and emergency spill kits.





SAFETY PLAN

Before work is started for each trade partner, a mandatory safety orientation will be conducted by an Oak Ridge Homes supervisor to ensure that all workers have been properly informed of potential risks and hazards that are present for the project. These orientations will also include expectations of PPE (hardhats, safety glasses, hi-vis, and protective footwear), fall protection required with work above 6 feet, and overall compliance with OSHA safety standards. We understand the potential risk to workers in a high heat environment, so cold water and shade stations will be included during the entire timeline of the project to eliminate the risk of heat exhaustion. When heat stress is high, mandatory breaks will be implemented to make sure workers are hydrated. All of Oak Ridge Homes on-site personnel are required to have proper safety training in order to supervise the project site. Daily safety checks will also be integrated by supervisors.

Oak Ridge homes will enforce safety fines to subcontractors that are seen putting themselves or others at risk in the workplace. This process will follow the following three-phase guidelines for an individual on an Oak Ridge Homes project.

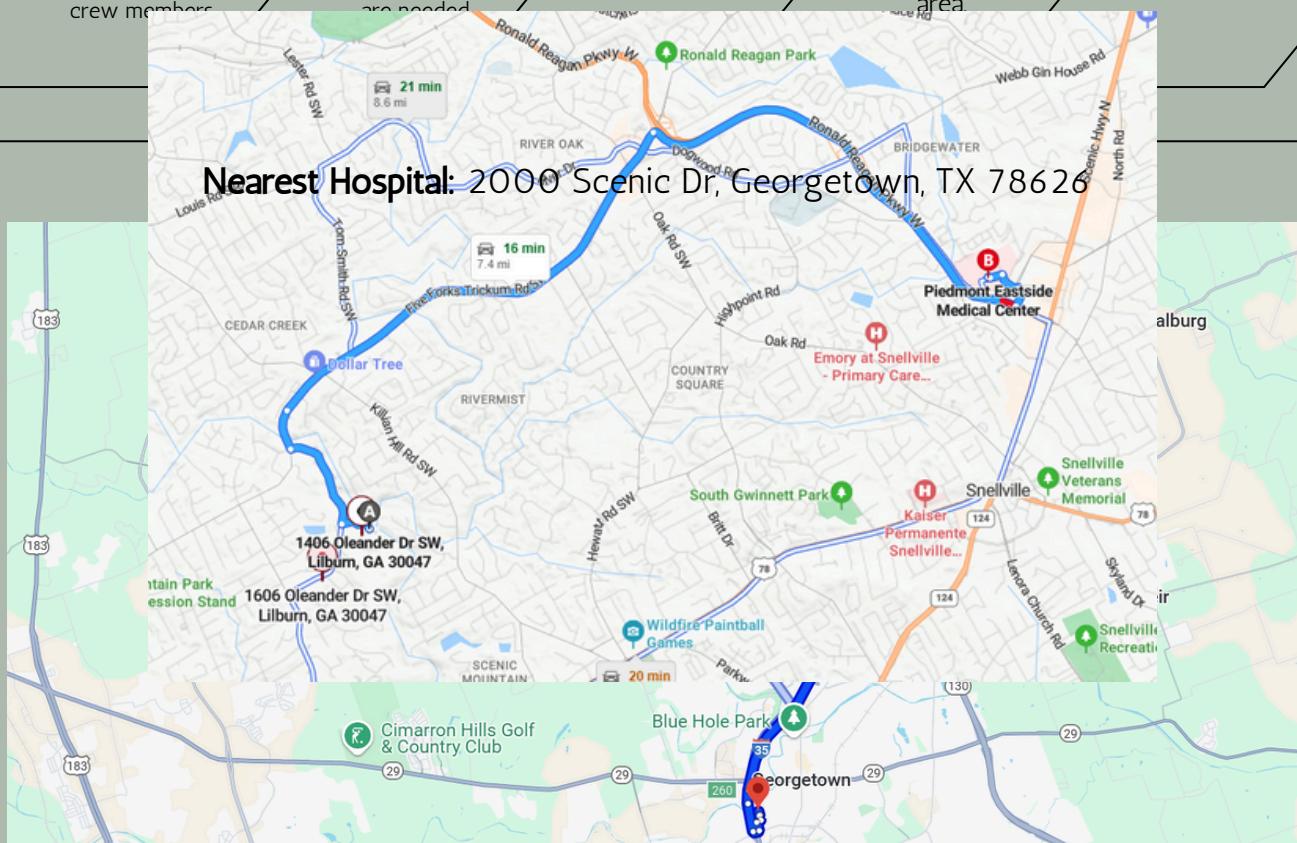
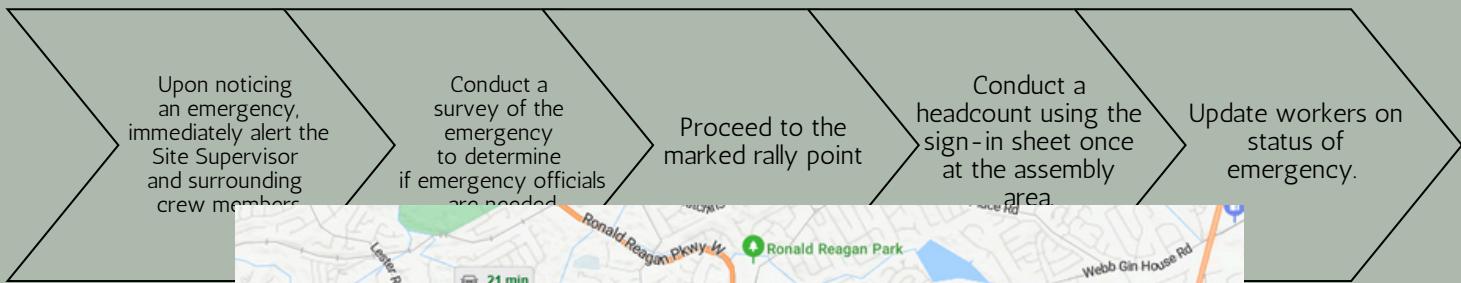
Oak Ridge Homes Safety Offenses	
1st Offense	Verbal Warning
2nd Offence	Fine to Subcontractor
3rd Offence	Removal from Project

EMERGENCY EVACUATION PLAN

WOODSIDE

Above and Beyond Wy, Texas 78633

Evacuation Procedures



★ Rally Point (Above and Beyond Way Road Entrance)

Daily Sign-In Sheet

All workers must **sign in daily** on the sign-in sheet to make sure a proper headcount can be done **in case of an emergency**.

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Emergency Contact

Site Supervisor: Clayton Erb (512-276-9876)

Emergency Services: 911



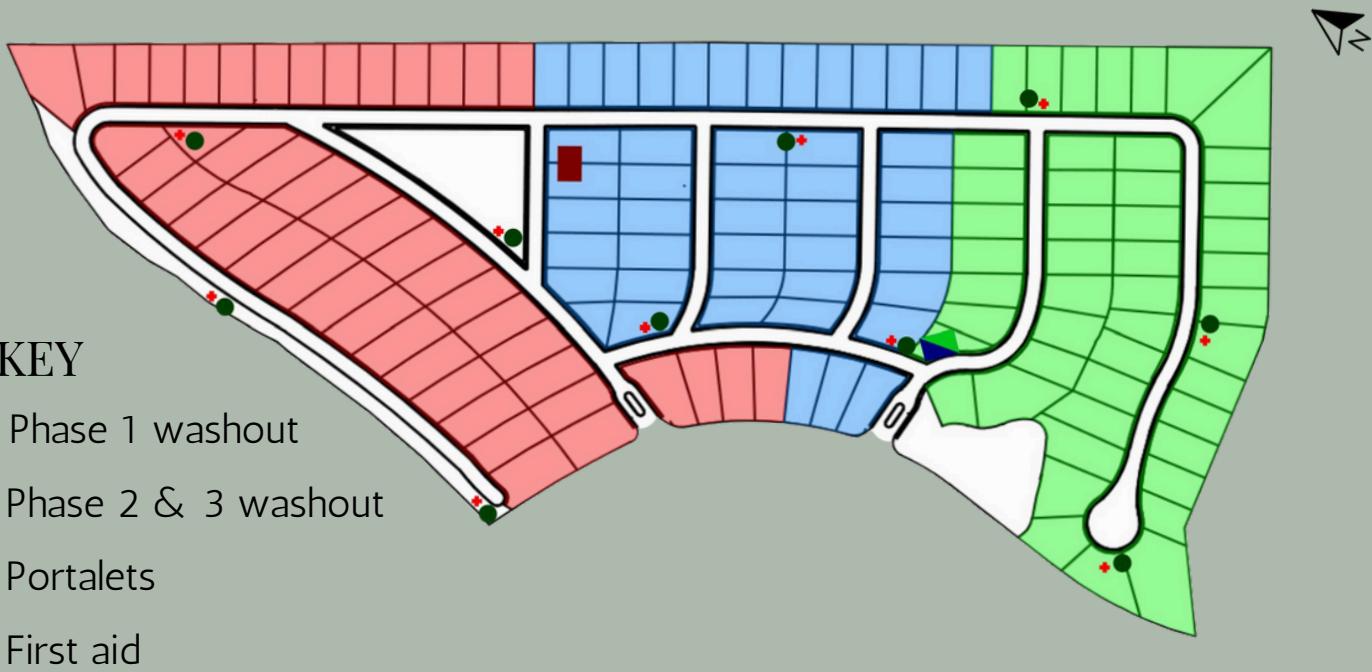
SITE LOGISTICS PLAN

All phases will utilize one concrete washout brought to the site by ECO-Pan prior to the first concrete pour. We carefully selected the location of each washout to minimize disruptions for residents.

There will be three portable toilets located throughout each phase. Per CFR 1926.51(c)(1), we will satisfy OSHA's requirement to ensure the health of all trade partners. These port-a-lets will be cleaned weekly and moved across the site at the end of each phase by Capacity Rentals LLC.

As we are prioritizing safety on our jobsite, we want to ensure the availability of all first aid equipment. We will have fire extinguishers located throughout the neighborhood at every sixth homesites. We will also have a first aid kit with an eye wash station adjacent to each portable toilet. All of these will be inspected weekly to ensure they are not damaged or blocked by any materials or equipment.

To avoid congestion on the streets, we plan to have all construction vehicles park on the right side. We will have signs designating where parking is allowed, as well as construction entrance and traffic signs.





SALES OVERVIEW

To ensure a well-curated buying experience, Oak Ridge Homes focuses attention on modernizing the buying process with a linear sales system through our website and social media. With Sales Representatives, tour scheduling, and our gallery one click away, buyers can navigate the sales process stress-free. To balance our process with more traditional methods, buyers can appreciate our exceptional sales center located in Woodside for in-person tours and information.

MARKETING STRATEGY

Through our detailed user-friendly website, buyers will have the opportunity to virtually tour multiple unique model homes from Oak Ridge, effortlessly filter homes with their desired specifications, and connect and e-schedule with Oak Ridge realtors. Our intuitive website helps buyers learn what makes buying an Oak Ridge home so special.

SALES PROCESS

Buying a home through Oak Ridge eliminates your concern with a seamless buying experience. By connecting with an Oak Ridge representative through our website or social media, buyers can commence their purchasing experience by determining an associated timeframe and budget. Skilled Oak Ridge listing agents streamline the sale process; providing expert-led property showings and the vigilance required during the closing process. This client-centric approach guarantees effortless progression through the sales process, equating to a successful and rewarding transaction.

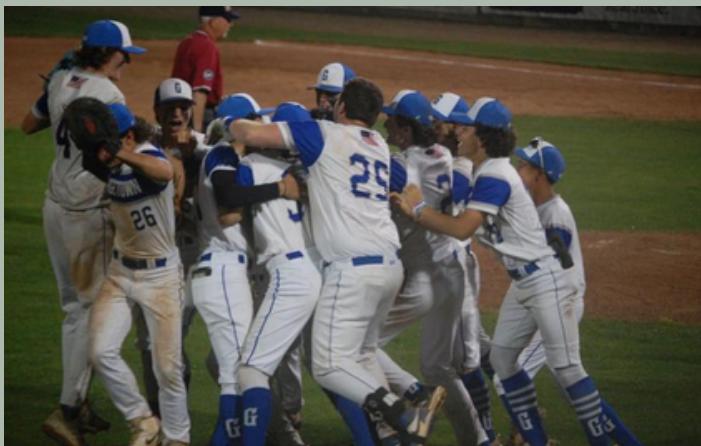
WHY OAK RIDGE HOMES?

Oak Ridge Homes' promise to a buyer-centric, home purchasing journey provides an experience like no other. Our intuitive and carefully crafted process empowers buyers to fluently curate their dream home to the highest standard. By entrusting Oak Ridge with your home, you can expect unmatched satisfaction and quality that accompanies every Oak Ridge product. Our focus on customer satisfaction and excellence ensures that your home-buying experience is as rewarding as the home itself.



THE FUTURE OF OAK RIDGE HOMES

In the wake of Oak Ridge Homes' sales achievements, keeping in mind our dedication to our communities remains our promise. To continue progressing Woodside and the greater Georgetown area, Oak Ridge commits to building better communities through local school sports sponsorships, community cleanup, and other community events.





MODEL HOMES AND SALES OFFICE

The Woodside community will offer four different model homes, located conveniently near the front entrances. These four different floor plans vary in price ranging from premium to more affordable options for first time buyers. Our sales office will be located in the third home, staged as our mid-tier option, allowing potential buyers to experience a feel for all of our models. This strategic approach allows customers to efficiently view all of our price ranges leading to a more informed buying decision.



Oak Ridge
Homes

STAY UP TO DATE WITH US
ON OUR SOCIALS!





MODEL HOME BUDGET

Description	Year 1	Year 2	Year 3	Year 4	Total Cost
Construction of Model Home	\$306,750	-	-	-	\$306,750
Temporary Parking	\$64,000	-	-	\$26,000	\$90,000
Furnishes and Decor	\$38,000	\$12,000	\$12,000	\$12,000	\$74,000
Cleaning and Maintenance	\$16,000	\$16,000	\$16,000	\$16,000	\$64,000
Integrated Sales Office	\$19,000	\$1,500	\$1,500	\$1,500	\$23,500
Total Model Home Costs	\$443,750	\$29,500	\$29,500	\$55,500	\$558,250

MARKETING BUDGET

Category	Description	Year 1	Year 2	Year 3	Year 4	Total Cost
Digital Marketing	Website	\$3,000	\$3,000	\$3,000	\$3,000	\$12,000
	Social media	\$1,500	\$1,500	\$1,500	\$1,500	\$6,000
Advertising	Signage and banners	\$6,000	\$6,000	\$6,000	\$6,000	\$24,000
	Wilco County Fair Sponsorship	\$10,000	\$10,000	\$10,000	\$10,000	\$40,000
	Radio and TV	\$14,000	\$14,000	\$14,000	\$14,000	\$56,000
Total Marketing Costs		\$34,500	\$34,500	\$34,500	\$34,500	\$138,000



SALES BUDGET

Role	Annual Salary
Marketing Manager	\$79,000
Sales Manger	\$84,000
Sales Associate 1	\$68,500
Sales Associate 2	\$68,500
Total Representative Salary	\$300,000

HOME COSTS

Between our four floorplans, Oak Ridge Homes offer a variety of options for our Woodside homeowners. We offer a range of property sizes, from 2,056 S.F. to 2,782 S.F. Our four floor plans combat the rising home prices in Georgetown, Texas, ensuring affordability while maintaining quality. Prices range from \$394,000 to \$488,000, with each floorplan being offered at the following prices: \$413,585 for The Grove, \$394,876 for Oakleaf, \$485,380 for Timberline, and \$487,980 for Cedar. This allows us to appeal to a broader range of buyers, ensuring that potential homeowners have the opportunity to find their perfect fit within the community. We will continue to explore different case scenarios and analyze market trends to ensure that we maintain flexibility in pricing and offerings, allowing us to adapt to the evolving demands of the local real estate market.

WARRANTY

To acknowledge Warranty risks for Woodside, Oak Ridge Homes provides a one-year comprehensive warranty, a two year systems warranty, and a six year structural warranty. This coincides with Texas House Bill 2024 that shortened the statute of repose from ten to six years. By focusing on quality control, Oak Ridge Homes aims to limit financial risk while providing a consistent product that Oak Ridge stands by. As Woodside matures, Customers can be at ease knowing they own a quality product.

Comprehensive warranty	1 year
All systems warranty	2 years
Structural warranty	6 years



HOMEOWNERS ASSOCIATION

Woodside's homeowners association (HOA) will include landscaping and lawn care of public spaces. Oak Ridge Homes will manage the HOA until the completion of all construction. Homeowners will then vote to decide who will take over once construction is complete. They will be expected to meet annually to help increase community connection and discuss any concerns within the neighborhood.



FINANCE OVERVIEW

The following section presents a detailed financial analysis of the proposed development in Georgetown, Texas. Our devoted financial team has performed a thorough financial analysis, confirming a strong 15.53% Internal Rate of Return (IRR). This favorable return supports the strategic advancement of this development in today's economic environment.

LAND ACQUISITION

We are requesting \$5,500,000 to develop all 40 acres. This cost reflects current market rates for developable land within the Austin area. This area continues to see demand driven by population increase and tech industry expansion. Within the property we are maximizing the property value and developing 108 homesites.

ABSORPTION RATE

The base case assumes nine homes sold per month which leads to a break-even point by mid-2027. In a positive scenario, we increase absorption to 12 homes per month which leads to a faster project completion and break-even point by early 2027. Conversely, in a negative scenario the absorption rate drops to seven homes per month extending the timeline and delaying the break-even point to early 2028.



FINANCIAL PROJECTIONS

	Total	1 3/1/2025 2025	2 4/1/2025 2025	3 5/1/2025 2025	4 6/1/2025 2025	5 7/1/2025 2025	6 8/1/2025 2025	7 9/1/2025 2025	8 10/1/2025 2025	9 11/1/2025 2025	10 12/1/2025 2025	11 1/1/2026 2026	12 2/1/2026 2026	13 3/1/2026 2026	14 4/1/2026 2026	15 5/1/2026 2026	16 6/1/2026 2026	17 7/1/2026 2026	18 8/1/2026 2026	19 9/1/2026 2026	20 10/1/2026 2026	21 11/1/2026 2026	22 12/1/2026 2026	
SALES PROJECTIONS																								
Unit Sales																								
Cumulative																								
Construction Starts:																								
Model Units	4																							
Production Units	134																							
Cumulative	138																							
Completions:																								
Model Units	4																							
Production Units	134																							
Cumulative	138																							
Collings:																								
Model Units	0																							
Production Units	138																							
Cumulative	138																							
FINANCIALS																								
Receipts																								
Sale Revenue	61,472,821																							
Premiums Revenue	2,760,000																							
Option Revenue	5,532,554																							
Direct Sales Cost																								
Commissions	4,828,503																							
Closing Costs	828,000																							
Net Receipts																								
	64,168,872																							
Expenses																								
Land Acquisition	5,500,000																							
Site Development	8,946,576																							
Common Areas	472,780																							
Direct Construction	32,932,956																							
Property Tax Paid	68,394																							
Marketing/Advertising	420,000																							
Salaries	1,210,750																							
Overhead	825,956																							
Other cost of Sales	31,200																							
Net Expenditures	50,408,361																							
CASH FLOW																								
Cash Flow	13,700,511																							
I.R.R. All Cash	15.53%																							



FINANCIAL PROJECTIONS

23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	
1/1/2027	2/1/2027	3/1/2027	4/1/2027	5/1/2027	6/1/2027	7/1/2027	8/1/2027	9/1/2027	10/1/2027	11/1/2027	12/1/2027	1/1/2028	2/1/2028	3/1/2028	4/1/2028	5/1/2028	6/1/2028	7/1/2028	8/1/2028	9/1/2028	10/1/2028	11/1/2028	12/1/2028	1/1/2029		
124,258	124,258	124,258	124,258	124,258	124,258	124,258	124,258	124,258	124,258	124,258	124,258	124,258	124,258	124,258	124,258	124,258	124,258	124,258	124,258	124,258	124,258	124,258	124,258			
22,798																										
281,000	281,000	281,000	281,000	281,000	281,000	281,000	281,000	281,000	281,000	281,000	281,000	281,000	281,000	281,000	281,000	281,000	281,000	281,000	281,000	281,000	281,000	281,000	281,000	281,000		
11,468	11,468	11,468	11,468	11,468	11,468	11,468	11,468	11,468	11,468	11,468	11,468	11,468	11,468	11,468	11,468	11,468	11,468	11,468	11,468	11,468	11,468	11,468	11,468	11,468		
170,524	147,726	147,726	147,726	147,726	147,726	147,726	147,726	147,726	147,726	147,726	147,726	147,726	147,726	147,726	147,726	147,726	147,726	147,726	147,726	147,726	147,726	147,726	147,726	147,726		
-170,524	-428,726	-147,726	-147,726	-147,726	-147,726	-147,726	-147,726	-147,726	-147,726	-147,726	-147,726	-147,726	-147,726	-147,726	-147,726	-147,726	-147,726	-147,726	-147,726	-147,726	-147,726	-147,726	-147,726	-147,726	-147,726	
39	4	3	7	7	14																					



FINANCIAL PROJECTIONS

	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72
2/1/2029	2029	3/1/2029	4/1/2029	5/1/2029	6/1/2029	7/1/2029	8/1/2029	9/1/2029	10/1/2029	11/1/2029	12/1/2029	1/1/2030	2/1/2030	3/1/2030	4/1/2030	5/1/2030	6/1/2030	7/1/2030	8/1/2030	9/1/2030	10/1/2030	11/1/2030	12/1/2030	1/1/2031
1,336,366	3,118,187	3,118,187	3,118,187	3,118,187	3,118,187	3,118,187	3,118,187	3,118,187	3,118,187	3,118,187	3,118,187	3,118,187	3,118,187	3,118,187	3,118,187	3,118,187	3,118,187	3,118,187	3,118,187	3,118,187	3,118,187	4,009,097		
60,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000	180,000		
120,273	280,637	280,637	280,637	280,637	280,637	280,637	280,637	280,637	280,637	280,637	280,637	280,637	280,637	280,637	280,637	280,637	280,637	280,637	280,637	280,637	280,637	360,819		
3	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	5	
7	14	21	28	35	42	49	56	63	70	77	84	91	98	105	112	119	126	133	138	145	152	159	166	
3	10	17	24	31	38	45	52	59	66	73	80	87	94	101	108	115	122	129	138	145	152	159	166	
1,393,671	3,251,899	3,251,899	3,251,899	3,251,899	3,251,899	3,251,899	3,251,899	3,251,899	3,251,899	3,251,899	3,251,899	3,251,899	3,251,899	3,251,899	3,251,899	3,251,899	3,251,899	3,251,899	3,251,899	3,251,899	3,251,899	4,181,013		
124,258	124,258	124,258	124,258	124,258	124,258	124,258	124,258	124,258	124,258	124,258	124,258	124,258	124,258	124,258	124,258	124,258	124,258	124,258	124,258	124,258	124,258			
1,720,379	1,720,379	1,720,379	1,720,379	1,720,379	1,720,379	1,720,379	1,720,379	1,720,379	1,720,379	1,720,379	1,720,379	1,720,379	1,720,379	1,720,379	1,720,379	1,720,379	1,720,379	1,720,379	1,720,379	1,720,379	1,720,379			
12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000			
11,468	11,468	11,468	11,468	11,468	11,468	11,468	11,468	11,468	11,468	11,468	11,468	11,468	11,468	11,468	11,468	11,468	11,468	11,468	11,468	11,468	11,468			
1,869,305	1,869,305	1,869,305	1,869,305	1,869,305	1,869,305	1,869,305	1,869,305	1,869,305	1,869,305	1,869,305	1,869,305	1,869,305	1,869,305	1,869,305	1,869,305	1,869,305	1,869,305	1,869,305	1,869,305	1,869,305	1,869,305			

*1,869,305 *1,869,305



HOME COST PROJECTIONS

In deciding the selling point for Woodside, Oak Ridge Homes decided that a 45% price increase from the building cost would allow maximum sales and growth of each model. Below is an in-depth breakdown for each floor plan and its selling price.

	The Grove	Oakleaf	Timberline	Cedar
Total Cost:	285,231	272,328	334,745	336,538
Average Sale	347,352	325,784	398,930	405,845
30.00%	370,800	354,026	435,169	437,499
40	399,323	381,259	468,643	471,153
	413,585	394,876	485,380	487,980

INTEREST RATE ANALYSIS

The Federal Reserve's recent interest rate cuts have impacted mortgage rates in Texas with a 30-year fixed mortgage at 6.85% and a 15-year fixed mortgage at 5.98% compared to the national average of 30-year FRM at 6.78%. Efforts to stimulate economic growth amid uncertainty show promise, yet interest rates are expected to remain volatile in 2025. We suggest that our buyers consider locking in rates quickly, exploring adjustable-rate mortgages (ARMs) for short-term savings, and increasing their down payment to offset higher rates. We strive to alleviate financial barriers for prospective homeowners and enhance comprehensive appeal of our community in Georgetown for a broader range of buyers.



FINANCIAL RISK

Fluctuations in material costs, labor shortages, and equipment availability pose significant risks which can disrupt budgets and timelines. We have outlined our strategies to mitigate risks related to material procurement, equipment management, and labor coordination, ensuring project stability and cost control.

MARKET RISK

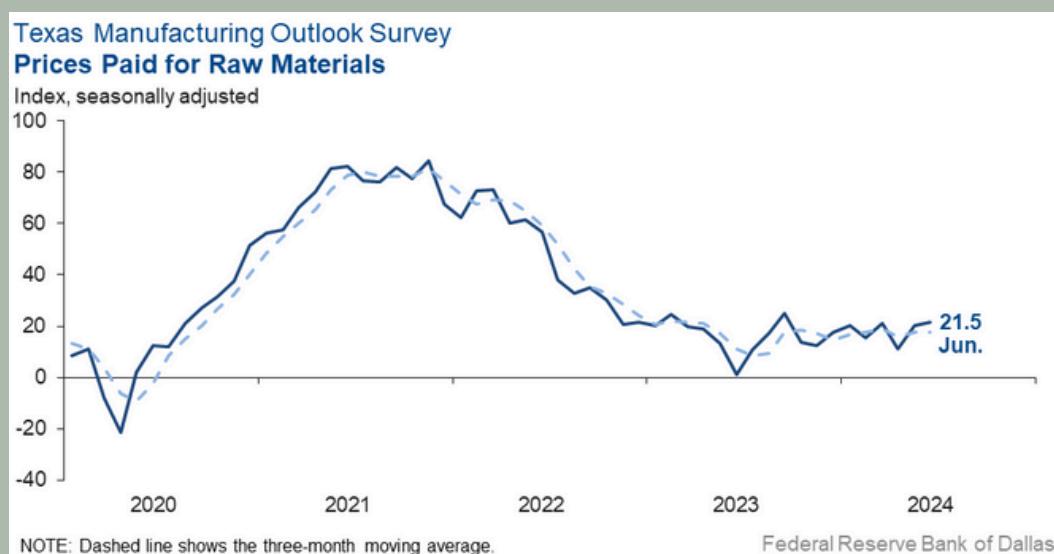
The state of Texas has become home to over 9,000,000 new individuals in the last four years, since the beginning of the pandemic. With this population influx, there has been a large housing shortage. While the state is trying to catch up, prices for homes have increased by 25%. Though many believe that correction of the market is on its way in the near future. It is predicted that the market may bottom out by the beginning of 2026.

Our plan to combat this has been incorporated throughout our product design, schedule, and projected financials. By building innovative and affordable homes, we are meeting the market's needs while ensuring efficiency. We are also using energy-efficient materials and processes to help lower costs and increase owner appeal. Throughout our in-depth market analysis, we have identified gaps in our market and designed our neighborhood around them. Lastly, we have capitalized on our economies of scale to help negotiate prices and take more control of the market in the area. Each of our market risk mitigation processes will help Oak Ridge Homes continue to flourish amid pending market changes.

MATERIAL SHORTAGE RISK

With growing challenges in the supply chain, we are committed to finding smart and resilient solutions. Our strategic approach combines sourcing materials from suppliers internationally to capitalize on cost savings and local vendors to minimize delivery time. Leveraging artificial intelligence to monitor inventory, track market trends, and predict disruptions, along with repurposing materials from site demolitions and excess inventory, enhances our adaptability. By maintaining flexibility through supplier diversification and focusing on innovation, we aim to mitigate material shortage risks to ensure efficient project execution - on time and under budget. Our focus is to remain agile and responsive to the ever-changing circumstances of the supply chain.

In the Austin market, supply chain issues continue to be a problem today. In recent years, lumber prices have risen by 50% increase. Along with price increases, there are shortages of many different materials, such as windows, doors, bathtubs, roofing materials, and electrical and plumbing supplies. In order for Oak Ridge Homes to combat this, we plan to prioritize our relationships with our suppliers, as well as ensuring all communication is started early.





CONSTRUCTION RISK

Construction site risks differ every day, so we take extensive measures to stay prepared and seamlessly address the numerous challenges that arise daily. Utilization of BIM software helps us coordinate between design and construction to facilitate accuracy and alignment. To combat unpredictable weather, we are exceptionally well-prepared with temporary weatherproof enclosures for critical areas. These implementations are intended to reduce the risk of delays and rework. Additionally, our standardized, code-compliant house designs have been approved by local authorities to minimize the chance of violation and simplify the permitting process. For equipment, we choose to rent as opposed to own helping us prepare for equipment malfunctions by reducing maintenance costs. This approach also ensures access to machinery on an as-needed basis and avoids depreciation concerns, making it a highly cost-effective solution. To ensure smooth material deliveries, we optimize site access with clearly designated entry points and storage locations. We also implement logistics management software to schedule deliveries and coordinate site activities to reduce delays from late shipments or conflicts with other contractors on-site. These strategies collectively help maintain efficiency, reduce costs, and deliver quality results.

LABOR RISK

At Oak Ridge Homes, we understand that the safety of all workers on-site is our number one priority. We focus on managing labor risks, including skilled trade shortages and the prevention of accidents. Our comprehensive safety plan ensures that all workers are thoroughly informed about safety protocols, training, and expectations related to on-site procedures. We are committed to conducting regular safety inspections to maintain a safe working environment and uphold the health and well-being of all our employees. By consistently reinforcing our safety standards, we strive to prevent accidents and minimize risks to workers on every project.



HONOR PLEDGE



NAHB Student Competition Production Home Builder Honor Pledge

To the best of my knowledge and belief, the information used in my team's solution to the competition is in accordance with the rules and guidelines of the NAHB Student Competition. On my honor, I have neither given nor received unauthorized assistance in the completion of this project.

Team (School) Name: Purdue University Production Team

Team Members:

Print Name	Signature
Sophia Hanna	<i>Sophia Hanna</i>
Gracie Childe	<i>Gracie Childe</i>
Carver Wood	<i>Carver Wood</i>
Clayton Erb	<i>Clayton Erb</i>
Ethan Rosbury	<i>Ethan Rosbury</i>
Zachary Hancock	<i>Zachary Hancock</i>

Alternate Members (Optional):

Print Name	Signature
Carson Terrell	<i>Carson Terrell</i>
Charlie Stordy	<i>Charlie Stordy</i>
Amelia Johnston	<i>Amelia Johnston</i>
Benjamin Burgett	<i>Benjamin Burgett</i>
Riley Lash	<i>Riley Lash</i>
Amanda Deutsch	<i>Amanda Deutsch</i>

Faculty Advisor/Coach:

Print Name	Signature
Mark Zimpfer	<i>Mark Zimpfer</i>

This form is REQUIRED. Please upload (1) copy per team as the last page of your written submission.

Production Home Builder Competition