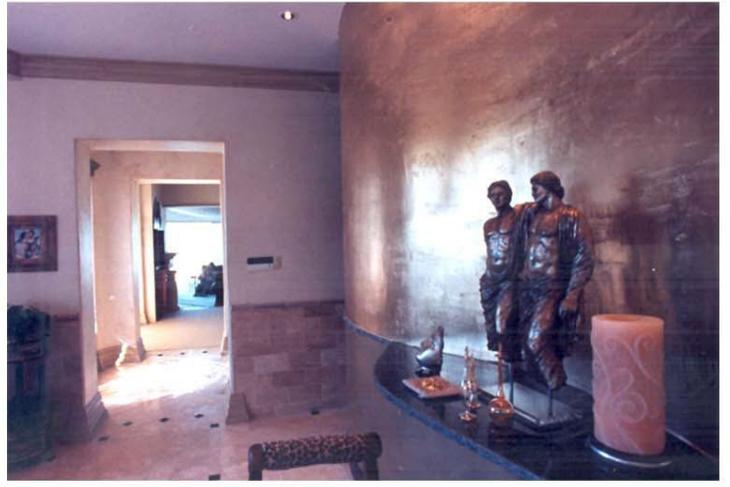


DDG | Residential Construction Synopsis

The following examples of custom homes are from clients that have no set budget and can afford a home that meets their every desire. These homes are the palaces of the world (usually the homes that you see published), require the finest craftsmen and take approximately three years to build. Ironically, they are also the easiest and most enjoyable to design and build. The construction cost of these homes varies from \$550 USD per square foot to in excess of \$2500 per square foot.





This next set of examples represent homes that we refer to as high-end custom spec. These homes are of the same quality as those above, but utilize materials that can be readily purchased. They are built at a cost of \$240 USD per square foot to \$350 USD per square foot and are designed to appeal to a market that can afford a \$1.2 million to \$2.3 million USD home. Because of the cost, their absorption rate is usually low, so we rarely see more than two or three of them being built by a builder at one time.



The final group of homes presented here is marketed to the upper middle end consumer and is the type of home that you most often see around golf courses and in large scale master planned communities. These homes vary in style from "big boxes" to patio homes. To create the most desirable home for the value, we use a programming model that combines a large amount of low cost construction space, such as living areas, bedrooms and game rooms, with a conservative amount of kitchen, bath and porch area to generate a moderate total cost per square foot. Patio style homes are built at a cost of approximately \$165 USD per square foot. Big box homes are constructed at a cost of approximately \$115 USD per square foot.

