

CUSTOM HOME BUILDING

Green Street Communities Inc. is a team of **experienced** Homebuilding and Real Estate Professionals that share a **passion** for building and the common goal of delivering a **superior** custom home building experience.

At Green Street Communities, every employee is dedicated to delivering your new custom home in less time and at a lower cost than other custom builders.

Because we are one of the largest custom builders in Arizona, you are able to take advantage of our in-house resources including Engineering, Architecture and Interior Design. This results in a homebuilding experience that is streamlined with fewer hassles. This also translates to less of your time spent in meetings “working” on your home. Best of all, because of our volume, we are able to build your home at a lower cost with the savings passed on to you.

If you don't already own your lot, our Land Department can assist you in locating a lot to build your home on many of the most sought after locations in the Valley. We assign each of our buyers a personal Home Architectural Designer to ensure that their dream home comes to life during the design process with all architecture, development and engineering handled by us.

Following your design completion, you will be assigned a personal concierge to guide you through every step of our custom homebuilding process. Finally, as part of our commitment to a better homebuilding experience, we will design your new custom home and give you a price to build it, including all of your interior finishes, before you commit to building with us.



GreenStreet
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DESIGN | BUILD | DEVELOP

BUILD YOUR NEW HOME WHERE YOU WANT TO LIVE

build on your own lot

OR

choose from one of our lots to build on

OR

choose your neighborhood & we'll find the lot

Our in-house land acquisition agents work tirelessly every day contacting owners of vacant lots not listed in public databases to acquire them directly for our clients.

Simultaneously, we are contacting owners of older existing homes in an attempt to acquire their property for a "tear-down opportunity" to build one of our new homes on that lot. This well-honed and proven strategy allows us to acquire homes and homesites that are not listed in any public databases including MLS. This means that we have the unique ability to build new homes in highly desirable, established neighborhoods for prices similar to remodeled yet functionally obsolete homes.



HOME DESIGN MADE SIMPLE

choose the finish level you would like your home priced out at

THEN

choose a floorplan from our library of pre-priced homes and make as many changes as you want

OR

custom design your own home

In an effort to avoid any surprises, Green Street provides our clients with a set of interior finishes and features to choose from. These finishes can be changed as much or as little as you desire. However, by pricing each floorplan upfront with a predetermined set of features, you know everything we have included in the house at the price we quote you to build your home. This price includes everything: all of your finishes including the specific brand and model of fixtures, doors, hardware, flooring and countertops just to name a few. This price also includes all of the construction specifications for your home including ceiling heights, insulation rating, framing sizes, HVAC specs and so much more.

Included as a part of our In-House Design Experience, we will design your custom floorplan and exterior elevation for you to keep, and give you our price to build that home for only \$7,500. This means you get your home designed and the cost to build that home with Green Street Communities up front, before having to sign any contract to build with us!

As you might imagine, the time and resources we put into designing a custom home costs us considerably more than our \$7,500 fee. However, because so many of our clients decide to build with us we are happy to offer this low pricing to our clients. Once you agree to have Green Street Communities build your new home, your \$7,500 design fee will be credited towards the cost to build your new home! In the very rare case that you decide to not have Green Street Communities build your new home, the schematic floorplan and elevation are yours to keep.



EXPERIENCE A PERSONALIZED HOME-BUYING PROCESS

work one on one with our in-house architectural design team

have your own personal concierge to guide you through the entire homebuilding process

work one on one with our interior designer

From the beginning of the design stage through the completion of your new home, you will be assigned an expert to answer your questions and guide you through your home design, interior selections and home building process. During the design portion, you will be assigned a personal Home Designer to help you design your dream home within your specified budget. These individuals work hand in hand with our architects to ensure your vision becomes a reality.

Once your home is designed, you will be assigned a personal New Home Concierge that will serve as your primary contact at Green Street to address any questions you may have regarding the construction of your home. Your concierge is a homebuilding veteran that is experienced in both purchasing and construction. This makes them uniquely qualified to set proper expectations for you along the way, handle all the paperwork and process any custom change requests you desire.

Prior to construction beginning, your New Home Concierge will introduce you to your personal Green Street Communities Interior Designer. This certified design professional is the same interior designer that designs all of our Custom Homes. Should you already have an Interior Designer you are working with, you are welcome to use them throughout the process as well.



CUSTOM FINANCING MADE EASY

Financing a new custom home is no more cumbersome than securing traditional financing. However, it is a specialized type of loan that not all lenders are experienced with. While we welcome working with any lender you choose, we have a number of Preferred Lenders with whom we have partnered that have proven themselves to be experts in construction financing. We believe these lenders provide the best rates and service in the market. Additionally, these lenders are experienced with our operational practices and therefore provide you with a hassle free home building experience.



MEET OUR TEAM

We know that selecting the right homebuilder is very important to you.

That is why we encourage you to come in and meet our team. Meet key individuals from our architecture, interior design, land and construction team and learn more about our company and our commitment to delivering you a superior custom home building experience.

This is not a sales meeting. It is a chance for our team to clearly understand the home and lifestyle you are looking to create. We believe a better understanding of our client's personality, tastes and lifestyle is the best way to help them realize their dreams. More importantly, it is an opportunity for you to gain an understanding of our approach to architectural design, interior design, construction and client service. Ask us as many questions as you would like and decide for yourself if we are the builder for you.

Call us today and schedule a time that works for you, **602-459-9999**.



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