

# REASONS TO BUILD NOW

## \$ SAVE MONEY \$

### **Owning a Home is the American Dream!**

Home ownership is an important part of the National Economy with long term benefits that include tax benefits and buying power that can further allow you to increase your net worth.

### **The Smartest and Safest Time to Buy is NOW.**

With the decline in the building industry costs are currently down but starting to rise. Building now increases your potential gains.

### **The Cost of Renting Continues to Escalate; the Prices of New Homes are Down.**

Rent continues rise and shows no signs of doing otherwise and gives no additional fiscal benefits to the renter. A renter earning \$60,000.00 has an average net worth of \$25,000.00. A home owner earning \$60,000.00 has an average net worth of \$300,000.00. The additional net worth makes available numerous other financial options to the home owner.

### **Interest Rates are approaching the 30 year Historical Low.**

Thirty year fixed rates currently hover at around 5.75%

### **The Time required to Complete the Permit Process is Shorter than it usually is.**

Due to the current reduced amount of building many permits take as little as 3 to 4 weeks to process.

### **Cost of Lumber is Presently Low but is starting to Rise.**

Lumber prices had nearly fallen to where they were 10 years ago but are now on the rise due to the increase in building and escalating fuel prices.

### **The Continued Escalation of Fuel Prices will Drive the Costs of Construction Ever Higher in regard to both Materials and Labor.**

The increased cost of fuel for both suppliers and sub-contractors is being transferred to both Builders and the Consumer. In addition to fuel costs many components of a home are derived at least in part from fossil fuels. These products include roofing, wiring, plumbing, windows, plywood products, caulking and glue to mention a few. Their prices are rising.

### **Building a Home is one of the Very Best Investments You can Make, often better than the stock market.**

Homes historically appreciate 5% to 6% annually. \$20,000.00 invested in the stock market will earn you \$1,000.00 to \$1,200.00 in the first year at this interest rate. Putting \$20,000.00 down on a \$200,000.00 home will typically earn you \$10,000.00 in equity the first year in addition to the income tax benefits.

### **As a Homeowner you can Benefit from Generous Tax Deductions.**

Depending on your tax bracket some or all of your mortgage interest is deductible as well as your home owner's insurance and property taxes.

### **Even with the present price declines you can offset them by Stepping Up in Value in this Buyer's Market.**

According to S&P's Case-Shiller Home price index, although home prices have declined 4.4% in the last year home prices have typically appreciated 50% over the last 5 years. This historical increase in value quickly outstrips the current decline in prices.

### **Prices are Reasonably Stable in our Area unlike other areas of the country.**

The most severe declines in home sales have been in California, Nevada, Florida and Arizona. Here in the Pacific Northwest we enjoy a diversified employment base which results in a more stable economy and housing market. As a result we are already experiencing an increase in construction starts.

### **Now is the Best Time of Year to Begin Building.**

Fall is typically the nicest time of year in the Puget Sound. Building between the months of June and November often give us drier days that tend to expedite the building process and save you money.

### **Take Advantage of the current market to have Us Build You Your Home at prices that can only Increase as Time goes by.**

Cozy Homes Corporation is an honest and quality builder with hundreds of satisfied home owners to our credit. Well built homes hold their value and we can build you a home that suits your needs and desires. Our homes often have substantial equity upon completion above the purchase price. If you plan to live in your home for more than 5 years the potential increase in value will by far out weigh the present downturn in the market. **NOW** is a great time to build with Cozy Homes Corporation!

### **Need to Sell Your Home? Homes are Selling!**

To sell you may need to be aggressively priced. However, this will be more than made up for by your savings on land, cost of building and Low Interest rates.