



FIRST STEP HOMES



LA LOMA



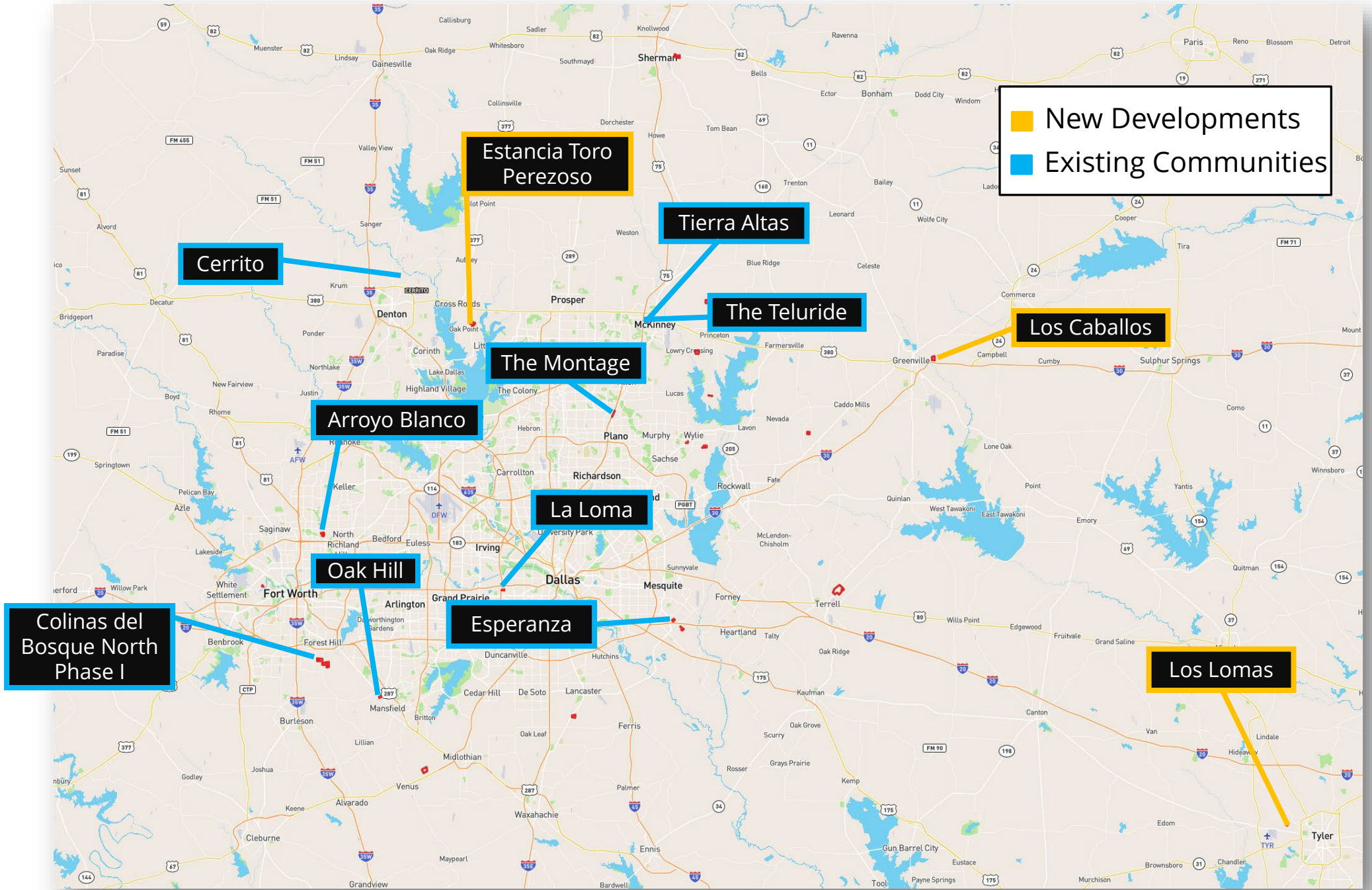


David Zulejkic

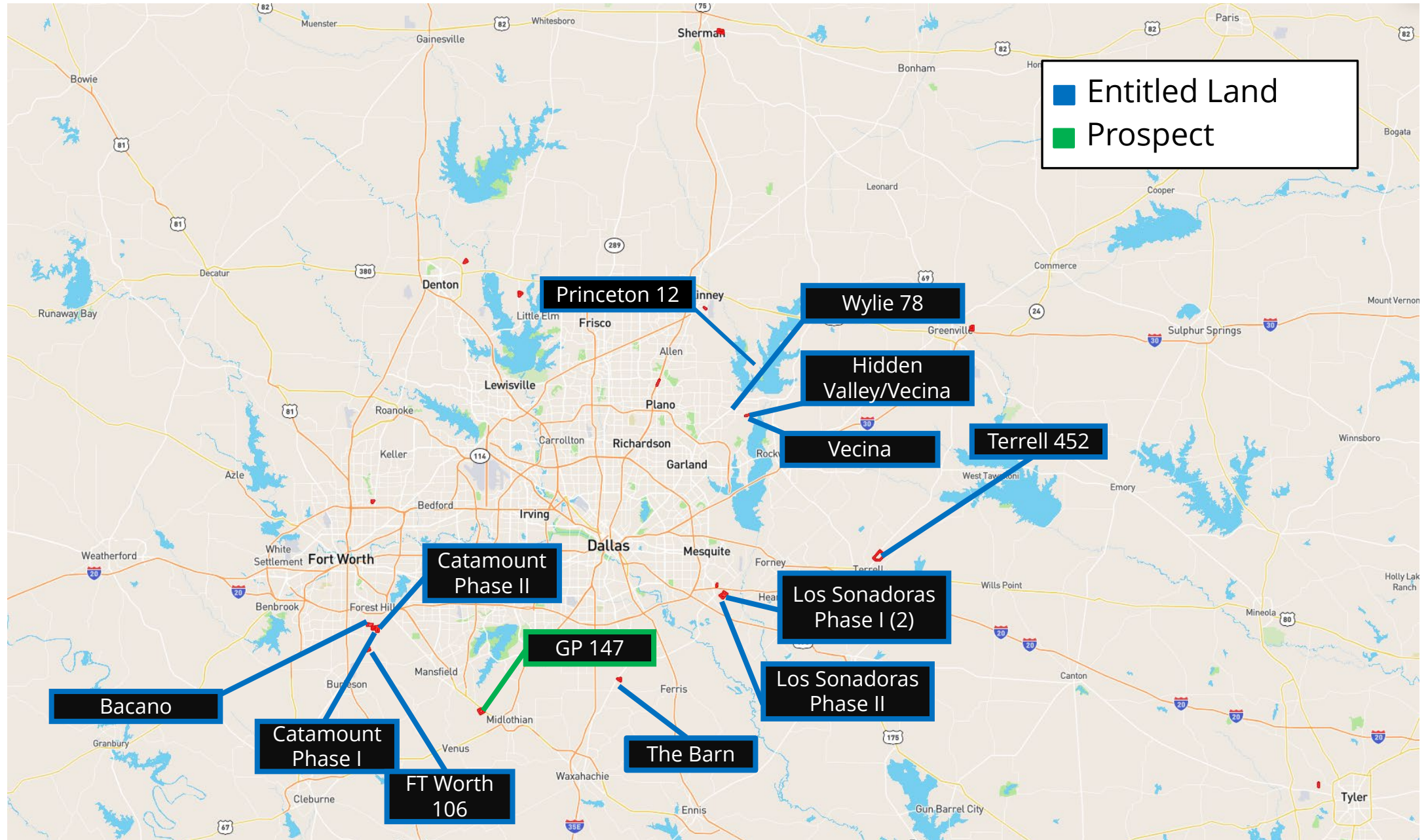
Founder

- **Three and a half decades of expertise in the real estate sector.**
- **Specialization in top-tier manufactured housing estates.**
- **Dedication to the development of premium yet accessible living communities.**
- **Served as the General Contractor for more than 30 Manufactured Home Communities.**
- **Leads and empowers a robust team of over 80 professionals.**

EXISTING PROPERTY LOCATION MAP



FSH ENTITLED PROPERTY LOCATION MAP



First Step Home Communities

- Residential Construction, **built offsite** in a controlled environment, green techniques (extremely low waste), consistent repeatable fabrication
- Home **Ownership**
- **Community** Oriented
- Luxury **Amenities**
- Secure, **Gated** communities
- **Lifestyle** centric, all landscape maintenance provided
- **Attainability** through in-house financing, residential mortgages, easy to qualify
 - Easy Qualify (80-90% qualify)
 - 3% Down
 - Market Interest Rates (Single Family)
 - 23 year Amortization



Attainable Housing for Families

- Seeking First-Time Home Purchases
- Down Sizing
- Workforce (Teachers, First Responders, Labor Force)
- Encourages Workforce to stay and spend in Wylie instead of commuting due to high cost of living or Housing Availability
- Promotes Home Ownership, helps families build equity
- Increases Tax Base
- Replaces RV park spaces with Manufactured Housing

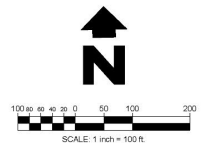


VECINA PROPERTY LOCATION



CONCEPT PLAN

OCT, 2024 4:10pm User: mba_bzler
 C:\181823-00023 Final Step Homes - Wylie, TX - Modular Home Development\04_Design\CH\DWG\Concept\181823-00023-CONCEPT.dwg



UNIT DISBURSEMENT	
UNIT TYPE	UNIT COUNT
14' X 40' SINGLE WIDE (36'X53)	6
14' X 48' SINGLE WIDE (31'X70)	31
18' X 70' SINGLE WIDE (50'X110)	12
18' X 66' SINGLE WIDE (50'X100)	23
18' X 76' SINGLE WIDE (41'X110)	16
18' X 65' SINGLE WIDE (41'X100)	22
18' X 40' SINGLE WIDE (42'X70)	11
31' X 76' DUPLEX (65'X110)	90
12' X 39' TINY HOME (31'X70) [EXISTING]	28
TOTAL UNIT COUNT	239

LEGEND	
	PROPERTY LINE O.W.
	LOT LINE (TYP)
	ROADWAY ALIGNMENT (TYP)
	STREAM CROSSING

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**VECINA - WYLIE, TX
 PLANNED DEVELOPMENT
 CONCEPT PLAN**
 PREP: JPB/MSB
 E: EMB/BAK
 WYLIE, TX 75098
 PROJECT NUMBER: 18-23-00023

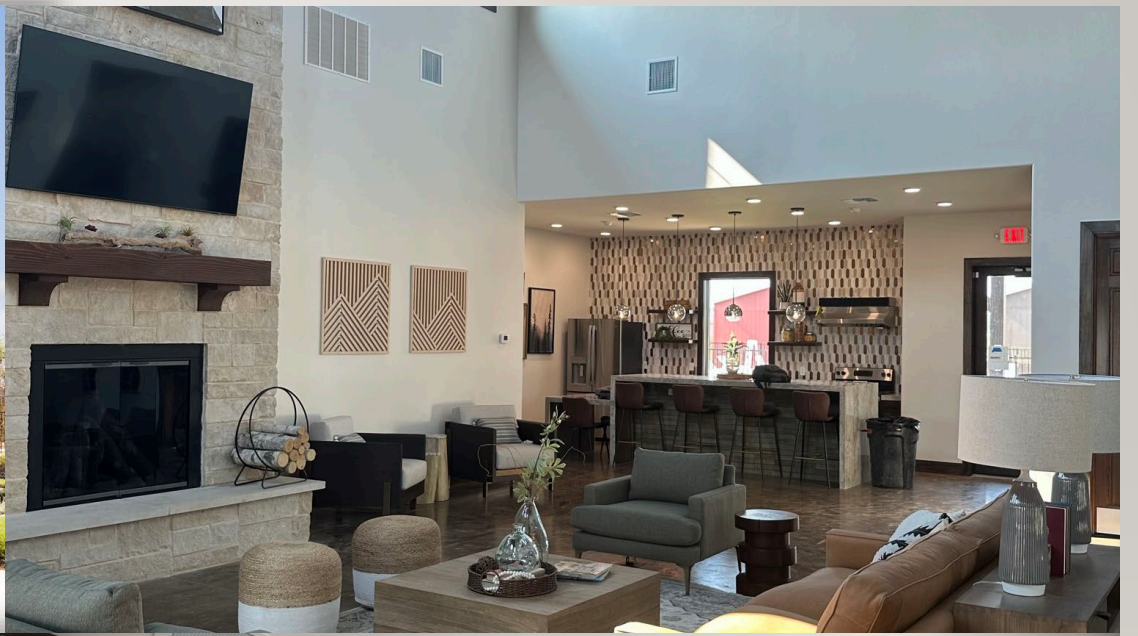
ISSUE BLOCK		
NO.	TITLE	DATE

DOCUMENT DATE: 10/10/2024
 CHECKED BY: JP
 DRAWN BY: MSB

PRELIMINARY
OVERALL PLAN
SHEET 1 OF 2
 SHEET:

SURVEY PROVIDED BY:
 SPOONER & ASSOCIATES
 300 BYERS STREET, SUITE 100
 RUIJIAO, TEXAS 76089
 817-885-8448
 DATED: 06-18-2022

COMMUNITY CENTER



COMMUNITY AMMENITIES



EXAMPLE HOMES
STONE SKIRT



EXAMPLE HOMES
6/12 PITCH ROOF



DOUBLE-WIDE VS. DUPLEX MANUFACTURED HOMES



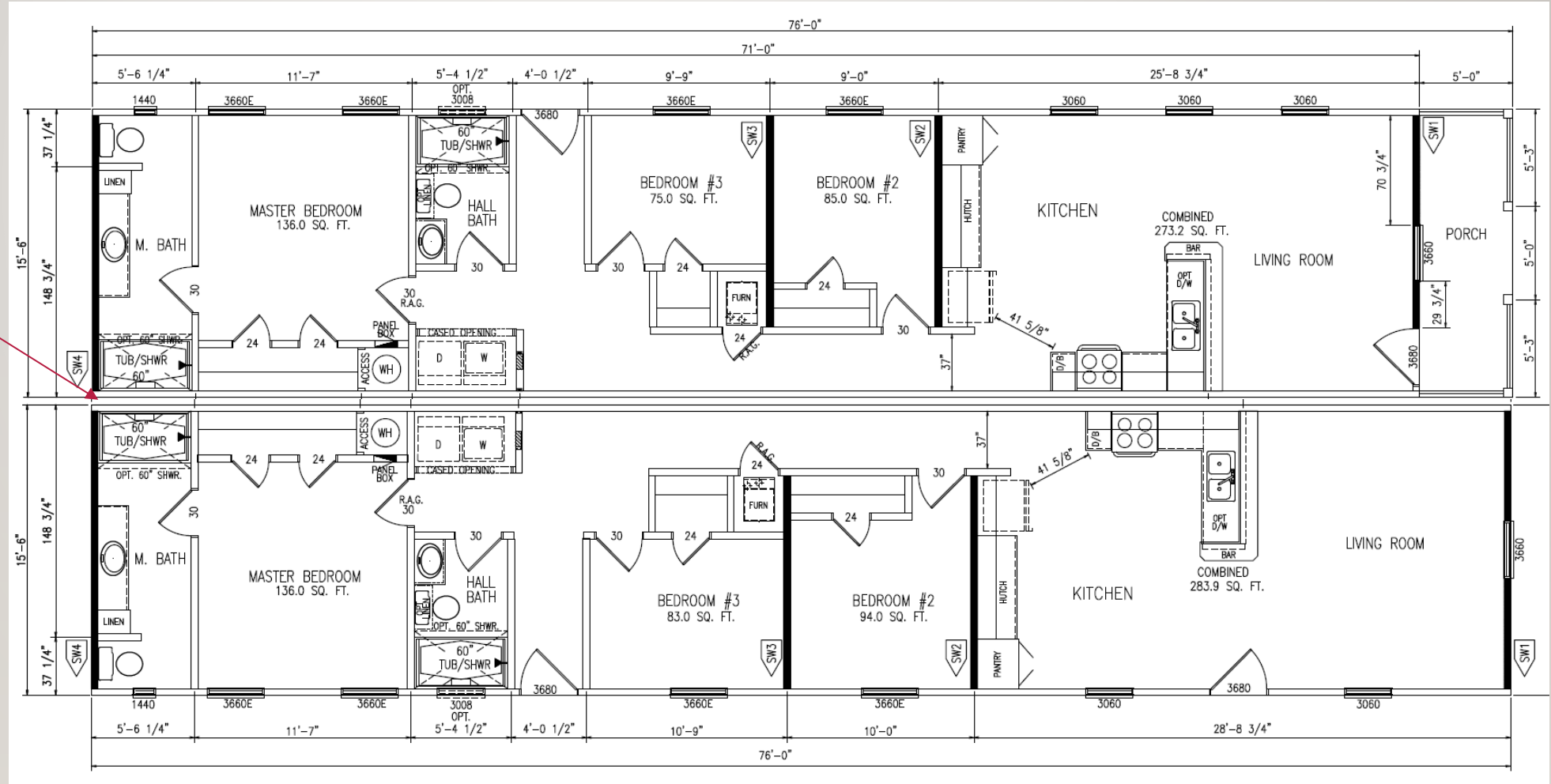
“Double Wide” Manufactured homes are two floors assembled on site into a single structure where the interior floorspace is contiguous and typically sold to a single family.



Duplex Manufactured homes are two floors assembled on site but remain two separate living spaces and are sold to two families. The roof line and skirting are joined.

EXAMPLE DUPLEX FLOOR PLAN

Trim siding to be placed on both sides once homes are set to cover the wall gap between units.



EXAMPLE HOMES
SMARTBOARD SKIRT



EXAMPLE HOMES

