

## Testimonials:

*I love the beauty and quality. I have \$219,000 in the complete home.*

Bill Bateman

*"Our house is now furnished and landscaped and getting raves from virtually everyone who has seen it.*

Don Edwards

*"We just came through our first winter on the water and realized how well built, well insulated and warm the house is.*

*During construction we were our own general contractor, and we didn't skimp; 14 decks, lots of glass, a wood mode kitchen, a 3 zone high efficiency Rudd gas heating and air conditioning system, central vac, 57 recessed lights, and we did it all for less than \$50.00 per square foot. We saved at least \$180,000.*

Steve Cross

## California Builders

Affordable Custom Homes

by appointment only:

**(510) 467-3402**

[www.californiabuilders.net](http://www.californiabuilders.net)

## California Builders

At California Builders, you have a team of professionals with more than 20 years experience waiting to help you build your dream home.

Our team will help you:

- find the land
- choose the ideal home style
- select your mortgage broker
- find the ideal foundation style to suit the terrain
- get permits
- line up the contractors
- direct you to cabinetry, flooring and fixture sources

## Future Home Owners

Less than one in five people who qualify for a new home in today's market are suited for the custom home market.

If you can see yourself building the home of your dreams (example: 2,000 square feet for \$400,000, plus land), then let us show you what it will take.

You will need to:

- pre-Qualify for \$650,000 loan
- choose foundation
- choose home style
- choose interior/exterior finishes
- choose cabinetry, flooring & appliances
- select landscape style and
- pave desired areas



**California Builders**  
Building your dream home  
at a price you can afford

## Affordable Construction



Currently, fewer than 5 percent of potential American home buyers can qualify for the loan on today's new average priced site-built home.

Have you ever wondered why a home in Tracy sells for \$450,000 and an identical home in the Bay Area sells for \$800,000?

*You deserve to live in the home of your dreams!*

California Builders has developed a concept that allows you to build an affordable, quality home in the location of your choice, for prices that you'd expect in other states.

Our goal is to help you build the quality home of your dreams, for a price you can truly afford.

We work with several pre-cut home mills, offering you a wide range of choices, styles and size homes.

## Pre-cut Homes are Ideal:

- they eliminate about 60% of the labor involved in cutting materials on-site
- there is less material waste
- insurance rated as custom homes
- unique to your specifications
- construction is normally complete in 60-90 days
- easier to build on at a later date than track homes
- live in the area of your choice, not controlled by the price of homes
- you can afford larger lots giving your family more privacy
- can be insulated to your standards

*Why is the average home in most states \$75,000 when the same home in California is \$800,000?*

*Because that's what you're willing to pay!*

**(510) 467-3402**



## California Builders

This is an itemization of an average 2,000 square foot home, including a 2-car garage, built in the community of your choice:

Building Materials (3x8)	\$ 120,902
Architectural Plans	7,500
Engineering	7,500
Soil & Erosion	3,500
Foundation	15,000
Subflooring (M)	10,400
Building Permits	average 60,000
New Water or Well (M/L)	7,000
New Sewer or Septic (M/L)	3,000
Finishing Material	6,207
Cabinets, Kitchen & Bath	10,000
Framing Labor (L)	10,633
Finishing (L)	20,000
Plumbing Rough & Finish (M)	5,850
Electrical Rough & Finish (M)	3,357
Heating/Air Rough & Finish (M/L)	5,874
Insulation (M/L)	1,895
Sheetrock-Tape/Texture (M)	1,700
Gutters & Downspout (M)	750
Roofing Composition (M/L)	3,168
Garage Door (M/L)	800
Counter Tops-Formica (M)	600
Lighting Fixtures (M)	700
Shower/Tub Door (M/L)	300
Carpet/Floor Covering (M/L)	3,968
<sup>2</sup> Appliances (M)	2,600
Paint-Exterior/Interior (M)	800
Misc. Driveway/Patio/Fireplace	Plus
<b>Grand Total</b>	<b>*\$314,004</b>

Most labor not included can be completed by home owner, however we do have several contractors who will be happy to recommend.

<sup>1</sup>Refers to Material/Labor

<sup>2</sup>Refrigerator, Range & Hood, Disposal & Dishwasher

\*Prices are dependent on location, options and amount of outsourced labor.