



## 5 WAYS TO SAVE MONEY WHEN BUILDING ON YOUR OWN LAND

It's no secret ValueBuild Homes constructs some of the area's most beautiful, affordable homes. We have the affordability aspect down to a science! We work with you through the entire home building process, and, as always, never charge for design consultations, property evaluations, estimates or budget planning. But did you know there's even more ways to save when building a breathtaking new home on land you already own?

Let's roll up our sleeves and peel back the curtain as we reveal a detailed list of 5 Ways To Save Money When Building On Your Own Land.



## **STEP 01 | BANG! - Instant Equity**

Already own the parcel where you envision building your dream home? Congratulations! You're well ahead of other homebuyers who are just getting started. But how does this provide "Instant Equity"?

If you intended on purchasing an existing new home, or were considering a quality builder to create your house in a neighborhood community, trust us, the land isn't free! You will be paying for the area your new home is going to be built upon, and this can greatly impact the final price of your home. Most homebuyers end up rolling the physical land into their mortgage, which means they are paying interest on the lot itself in addition to the structure. Also, keep in mind, when you own your own land you have the opportunity to perform a variety of tasks that other builders know you need, allowing them to charge exorbitant fees.

We're referring to necessary work such as contract clearing, well drilling, landscaping—even driveway installations. You can save thousands of dollars by selecting your own contractors to perform this work, or, better yet, even do the work yourself! Here at ValueBuild Homes we will happily advise you so you can save more and put equity in your new home!

When you choose to build your home on property you already own, that expense becomes a non-issue. You'll be starting off with more equity right out of the gate!

## **STEP 02 | No Land To Purchase, Less Of A Commission To Pay!**

This point ties in directly with the one above. Regardless of whether you're building a new home or purchasing an existing home, someone is getting a commission.

It may be the nice guy or gal that works in the sales center, a real estate agent who's showing your properties or the guide who walks you through a community's model home—regardless, they're simply earning a living like all of us. But the higher the price of the sale, the higher their commission will be. Just like any commodity, the price of a parcel of land can be inflated.

When you build on a lot you own, this becomes a non-issue. You'll have peace of mind knowing you're only paying for what is required to construct your new home, not the ground it will be sitting on!



## **STEP 03 | Your Home - Your Plan**

Owning the land where your new home will be built opens the door to a wide variety of plans that can provide you with all the features you've always dreamed of—without having to pay extra fees!

As a custom builder serving North and South Carolina, we recognize that every site is unique. That's why we start each project with a detailed assessment of your property's specific features once a purchase agreement is established. This evaluation enables us to offer expert guidance on crucial aspects, including the best footprint for your dream home.

Everything you want to include in your dream home. We will be able to generate an accurate proposal based on the budget you have in mind while incorporating the full benefits of your existing property. It's amazing how even the smallest considerations can save homeowners a huge amount of money! Our team even goes so far as to make suggestions regarding utilizing the lot to best minimize your heating and cooling bills.

## **STEP 04 | Building On Your Lot Eliminates Surprises**

Thinking about purchasing an existing home?

Consider this: Were you there when the land was cleared? Do you really know how the foundation was instructed? Can you even be certain the proper permits were obtained? If not, you could be exposed to a variety of expensive surprises down the road!

When we build on your existing lot, you can rest assured your new home is being constructed by home building experts! Cutting corners is just something that's not in our DNA. In fact, we're so confident of our product that we offer you an excellent warranty program that backs up our work.



## **STEP 05 | It's Your Land - Make It Work For You!**

Regardless of whether you recently purchased a property, inherited some land, or a family member agreed to provide you with an acre or two to build, you already know the abundant savings that are readily available. But have you considered all the other financial benefits that landowners can take advantage of?

Homeowners who live in planned communities don't have the same abilities that those who own a larger parcel of land do. Imagine stepping outside of your new home and there sits your well-maintained garden, simply filled with the freshest fruits and vegetables! Imagine creating your own private pond—a relaxing area to fish, swim or simply admire. Owning your own land is also great for outdoor activities such as hunting, hiking and camping.

Best of all, when building on your own land, you'll have the opportunity to enjoy the scenic beauty of nature everyday, on the exact spot you decided on—with the full knowledge that you saved a great deal of money on your new dream home! These are a few of the reasons that building with ValueBuild Homes on your own land, or land that you will purchase, can create more equity and provide you with the home of your dreams!



## **IS IT CHEAPER TO BUILD OR BUY A NEW HOUSE?**

What's the best value when you're looking to buy a new home right now? Is it cheaper to build or buy a new house? Changes in the housing market have made it confusing for many homebuyers. Value Build Homes wants you to understand your options, so let's explore the pros and cons.

Homebuyers are the losers in the bidding war. The high demand for buying a new home fueled soaring price increases. Even with a higher price, offers must often be above that listing price to be in consideration by the seller. Will your desperation cause you to buy a home that isn't worth the price? Will it even appraise for that offer? When the market settles back to something closer to normal, will your home still be valued at the price you paid? These are important considerations when you're deciding whether it's cheaper to build or buy a new house.

## **Maintenance adds to your total cost of ownership.**

In spite of the higher price to buy a new home now, you still need to understand that the purchase price is just the start. Do you need to do renovations or repairs to make it the home you really want? Have you gotten remodeling estimates?

The National Association of Realtors posted estimates of \$7,000 to replace an HVAC system, which typically lasts about 15 years. A new roof could cost anywhere from \$8,500 and \$14,300 for 2,000 to 2,200 square feet. The cost to replace a typical double-hung vinyl window runs between \$400 and \$650 each.

Don't be the homebuyer who doesn't have the budget to renovate or maintain their home. It happens more frequently than you might expect. And it leaves homeowners experiencing buyer's remorse as they have to live with less home than they thought they would have.

## **Are you paying more and getting less?**

As you're browsing new homes for sale in North Carolina or South Carolina, ask yourself what you're actually paying for. The cost to buy a resale home doesn't matter. The fact that lumber prices have gone up is irrelevant with a home that's been standing for years. Nor do they have the added expense of paying current prices for new appliances, materials, and systems.

You're just paying more, not getting more. When you buy a new home, you're getting all-new construction. A home that is built with the latest technology, which includes energy-efficient materials and systems. A home that's covered by a builder warranty, so you don't have the worry of paying the price for repairs and replacement.

Compare the prices of what has been built into the home you're considering. Is it priced according to what you're getting?

## **The price difference between build and buy**

The U.S. Census Bureau assigned a median sales price of \$450,600 for an existing home in the U.S. in April 2022.

The whole concept of value is your level of satisfaction in what you get for what you paid. Remember that when you're deciding whether to buy a resale or a new home.

Value Build Homes invites you to build the custom home of your dreams in North or South Carolina. We make it fun and easy to build a new construction home in a desirable location, with all the features you wanted, and maybe some you didn't even know you could have!



**PROUD TO SERVE THE CAROLINAS.**



## **CONTACT US**

-  919 300-4923
-  [info@valuebuildhomes.com](mailto:info@valuebuildhomes.com)
-  [www.valuebuildhomes.com](http://www.valuebuildhomes.com)