

LAND *Design* BUILDSM

A quality custom-built home on a choice homesite...
and backed by a team of topnotch professionals devoted
entirely to building an exceptional Dream Home for you!



Our Hundred-Word Story

LandDesignBuild is an innovative homebuilding and land development company that integrates every step of the homebuilding process into a unified effort.



From initial planning through final walk through and beyond, we serve the needs of buyers, sellers, builders, and trade professionals by acting as a single source of communication and coordination.

Our involvement spares builders from the time-consuming tasks of educating and working with buyers, while we create a more pleasant and positive experience for everyone.

The grand finale is our comprehensive and exclusive **Homecare Concierge™ Service**, assuring that the high standards of quality, value, and innovation of the homebuilding experience continue for as long as you own your LandDesignBuild home.

Mark Palmero L'Boe
LandDesignBuild

*Integrating quality and value with
homebuilding innovation*

Here's What The LandDesignBuild Yard Sign Means To You...

A custom-built home requires three things: An ideal homesite... an outstanding home design that is perfectly framed by its surroundings... and a qualified, experienced team of topnotch professionals devoted entirely to building an exceptional dream home for you.

LandDesignBuild—and its team of experienced professionals—expertly and competently take you from acquisition of a homesite through final walk through of your new custom-built home... and beyond.

Infill—The Advantage Of Tearing Down In Order To Build Anew

Every real estate professional... in fact, anyone who has ever even dabbled in real estate... knows the first law of real estate: location, location, location!

More than anything, opportunities to tear down a home in order to build a new custom home provide you with the option to build at a “better” location.

You may describe that better location as closer to town, closer to work, friends, family, schools, and so on.



Your Plans Or Ours

PICTURE YOUR CUSTOM HOME HERE



(888) 321-LAND

www.LandDesignBuild.com

#1 Source & Resource for LAND & INFILL Homesites



in•fill

The American Heritage® Dictionary of the English Language, 4th Edition, defines infill as:

“The use of vacant land and property within a built-up area for further construction or development, especially as part of a neighborhood preservation... growth program.”

Infill is not a new word. And it's not a new idea. But to those who are treading on new ground, it is mysterious.

LandDesignBuild removes the mysteries of infill through its innovative approach that integrates every step of the homebuilding process into one unified effort.

From site selection and assessment through and beyond the final walk through, LandDesignBuild serves the needs of buyers, sellers, builders, and trade professionals by acting as a single source of communication and coordination.

The ease of the custom homebuilding journey... and the outcome... attest to the value of LandDesignBuild leadership.

The process of tearing down in order to build anew—called “infill”—puts you where you want to be: closer to schools, country clubs, work and friends, and with a more prestigious address. And that is why many discriminating buyers find turning to a LandDesignBuild infill solution best satisfies their needs.

In St. Louis, no one knows more about infill—or works harder—than LandDesignBuild of St. Louis.

The Secret To Finding A Homesite Is Knowing Where To Look

The best, most desirable homesites are often hidden from the public.

Therefore, a LandDesignBuild sign in front of a given homesite represents **only a fraction of the total number of lots available to you** through LandDesignBuild.

Remember, as a general rule of thumb, LandDesignBuild has access to about twice as many infill homesites as are listed by Realtors in their MLS database. (Visit www.LandDesignBuild.com to learn more.)



The Right Floor Plan... The Right Design... That Fits You... AND The Neighborhood

A home looks best when it complements its surroundings. Conversely, in an architectural sense, the look and feel of the neighborhood and homesite hint at what may be the most appropriate style of home to place there.

Therefore, your “ideal” design or house plan... the one you saw in a magazine or book of floor plans... the one you keep thinking about and returning to... may be spectacular. However, it may not work on **this** lot... or every lot... because many lots that are ideal as tear-downs are nonstandard in size, shape, terrain, view, or what they sit next to.

LandDesignBuild works with architects and designers to create ideal house plans. Therefore, recommended floor plans created for this LandDesignBuild lot not only take advantage of the size and shape of the lot, but they fit the look and feel of the neighborhood.

And because they fit the neighborhood—and the lot—it means that your investment is protected when the time comes for you to sell.

Builders Who Share Our Vision Provide A Custom Home That Exceeds Your Expectations

There are many high quality, highly qualified custom homebuilders in St. Louis. You may already have one in mind... a builder that a neighbor, friend, or colleague has used or recommended to you.

Obviously, you will make the final decision as to which homebuilder you choose to use.

However, we hope you will keep an open mind to meeting with a LandDesignBuild “building partner.”

Our building partners are quality builders... experienced and fully qualified. In addition, they share our passion and vision for providing a finished custom home that exceeds our clients' expectations.

The key is total quality control: At dozens of checkpoints in the process of building your home, the LandDesignBuild leadership team verifies that all work meets or exceeds our rigid **ATD Pass+PlusSM** standards.



Leading-Edge Technologies

Just as our design team envisions the future, the LandDesignBuild team of builders is on the leading edge of construction technologies.

For example, our building partners are thoroughly educated when it comes to insulated concrete forms (ICFs) from Nudura™. Visit www.BuildAConcreteHome.com to learn more.

On the outside, your home looks like any other. But underneath, Nudura™ creates a comfortable energy-efficient home that lasts longer, provides a measurably quieter interior environment, withstands just about anything Mother Nature can throw her way, and keeps its occupants... your family... safe!

Our builders work with some of the most outstanding craftsmen and artisans and offer Healthy House, Green Building, and Energy Star Home Performance packages. So, when it comes to creating exactly what you want, we can truly say, "Your wish is our command."

Land + Design + Build = LandDesignBuild

Realtors find homesites. Architects design houses. Builders build houses.

But only LandDesignBuild integrates each

of these three critical homebuilding issues into a single, coordinated activity, and then precisely manages every detail of planning and execution.

- **Land**... including selection, negotiation, and acquisition... of any available homesite in the six counties we serve... whether or not you see our LandDesignBuild sign.
- **Design**... helping you enjoy and understand each and every planning activity from the earliest "what-ifs" to the precise placement of new furniture in your new custom home.
- **Build**... helping you bring your dream home to fruition. And that means quality control like you've never seen it before... with daily—even hourly (when necessary)—checkpoints to ensure that your home lives up to your expectations... and ours!

From inception to final walk through, a group of topnotch professionals is on hand at each phase of the homebuilding process... devoted to your custom homebuilding project... and to your complete satisfaction.

When you call, our associates will discuss your vision with you. By thoroughly understanding where you are... and where you want to go... we'll be able to help you



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www.LandDesignBuild.com

In the Greater St. Louis area, wherever you see a vacant lot or an existing home located on the "perfect" homesite, contact LandDesignBuild first!

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bring your dream to fruition... on one of many LandDesignBuild homesites, or on any suitable lot in the greater St. Louis area.

In fact, anywhere you see a vacant lot... or an existing home located on "the perfect homesite"... it pays to contact LandDesignBuild first.

See The Ideal Home For Any LandDesignBuild Homesite* Through "Architectural" Eyes

Naturally, you always have the choice to build any home that suits your fancy on any given homesite.

However, it's often helpful ...and insightful... to see what the professionals

have in mind for infill homesites, without having to spend your own money... and without trial and error.

You can see

what our architects and designers consider an "ideal" home design for many LandDesignBuild homesites by calling 888-321-LAND. Simply provide us with the location or address of the homesite or lot.

LandDesignBuild Welcomes Realtor Participation

If you are working with a Realtor, naturally his or her participation is always welcomed.

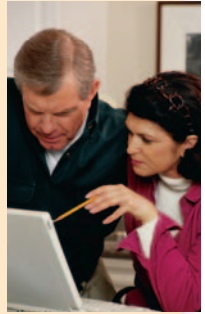
In the event you are not currently working with a Realtor, you'll be pleased to know that LandDesignBuild brings together all the resources you need—from site selection, assessment, negotiation, and financing to final walk through... and beyond!

LandDesignBuild's Exclusive Homecare ConciergeSM Service



Realtors find homesites. Architects design houses. Builders build houses. However only LandDesignBuild and our exclusive LandDesignBuild Homecare ConciergeSM Service takes full responsibility for your total satisfaction throughout the entire time you live in your new custom-built LandDesignBuild home.

- Marketing assistance for your present home—helping you to minimize selling costs and maximize sale price.
- Financing and refinancing—streamlining your transition from your present home to your new custom-built LandDesignBuild home.
- Post construction—putting the finishing touches on any issue or concern that presents itself during the final walkthrough or at move-in time.
- Ongoing maintenance—from changing filters on your heating and air conditioning system twice a year to maintaining thorough service records about who did what, when, and why.
- Home improvements—for when it's time to add the pool, sauna, home theatre, or room addition.
- Preparations for remarketing your home—our assistance in helping you locate the most appropriate Realtor to market your home when the time comes for you to sell.



Through its comprehensive Homecare ConciergeSM Service, LandDesignBuild brings a new dimension to the custom home-building experience. A single call from you... at any time... day or night... 365 days a year... brings a solution your way.



LANDDesignBUILDSM

Integrating quality and value with homebuilding innovation

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888-321-LAND • 314-414-5263 • Fax 314-414-5263

www.LandDesignBuild.com



Financing is available through LandDesignBuild and its preferred lending partners. We are able to provide a variety of design-build financing solutions.

*Floor plans are available for many LandDesignBuild homesites. Call 888-321-LAND for information pertaining to specific lots and locations.