



U.S. Properties For Sale

www.americamortgages.com

Key Datapoints

1

*Major
Housing
Shortage*

“

*Housing
Market
Stability*

“

*Texas
is Pro
Business*

“

*Texas is
Landlord
Friendly*



Builder Introduction

-  Founded in 2007 with over 15 years history
-  One of the fastest growing, best managed and solid builders in Texas
-  To date, Lillian has built 18 communities in DFW
-  First builder in Texas to use Smart Home System
-  Gravity Homes is a subsidiary of Lillian Custom Homes group





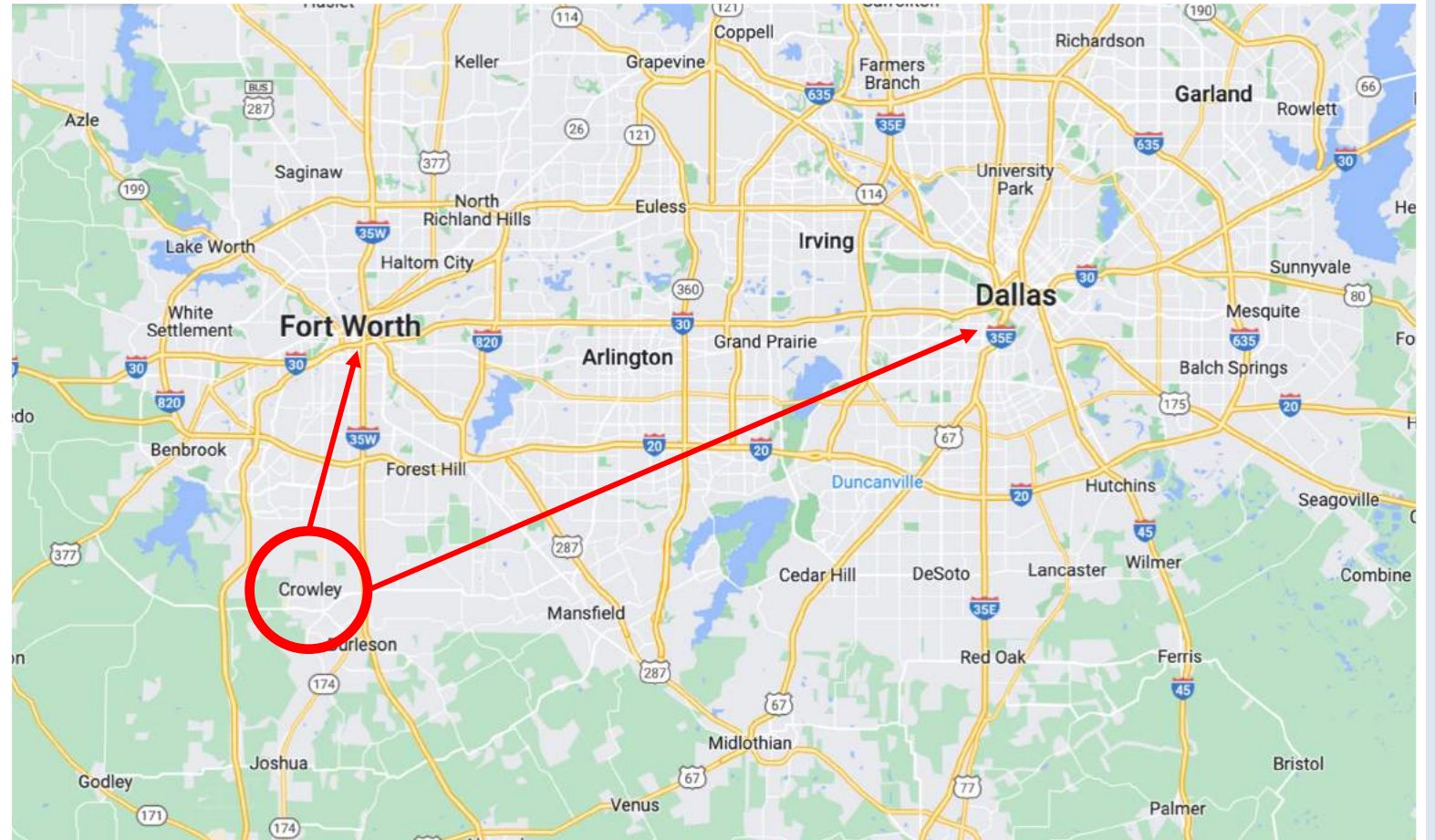
Miraverde South

Dallas Fort Worth

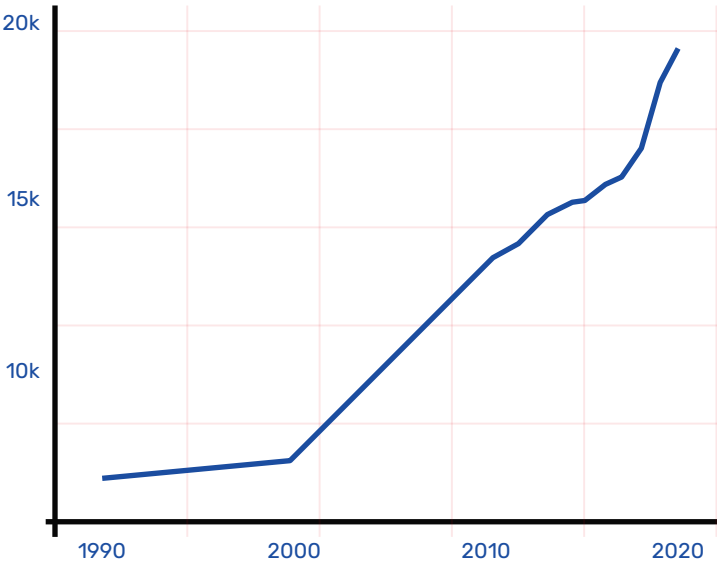
City of Crowley, TX



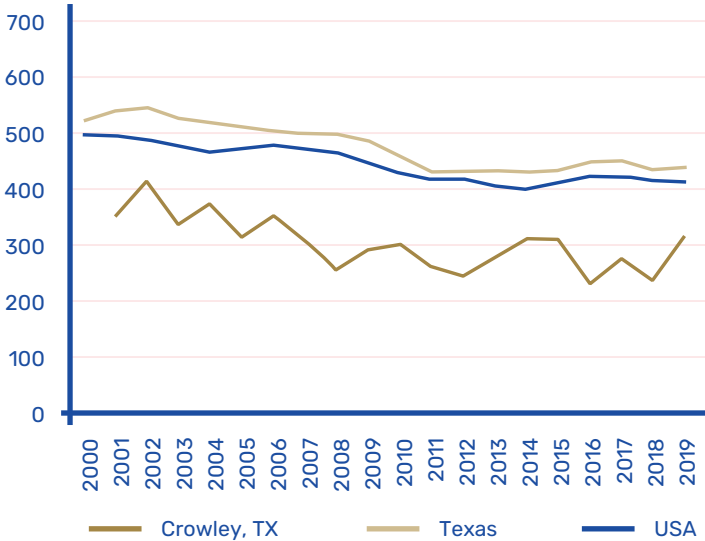
LILLIAN
CUSTOM HOMES



Crowley, TX



Name	Median
Households	US\$76,677
Families	US\$77,814
Married Families	US\$85,284
Non-Families	US\$60,169



Crowley, TX Population growth of over 2.74% consistently over recent years.

Crowley, TX has a median household income of US\$76,677, significantly higher than the U.S. average.

Crowley, TX crime rate is lower than the U.S. and Texas average.

Crowley, TX Surroundings

Medical

**US\$73 Million Expansion: Texas Health Huguley
Set To Add Patient Tower, Expand ER And ICU**



One of Largest American
Medical System hospital



More than 56,300
medical care personnel



Over US\$73M spent on
expansion



13 minutes to our
Crowley Project

Crowley, TX Surroundings

Amenities



5 Minute Walk to elementary school



10 Minute Walk to high school



15 Minute Drive to all shopping malls and supermarkets



15 Minute Drive to hospitals



15 Minute Drive to all company headquarters in Downtown Fort Worth



20 Minute Drive to the golf course and multiple city parks

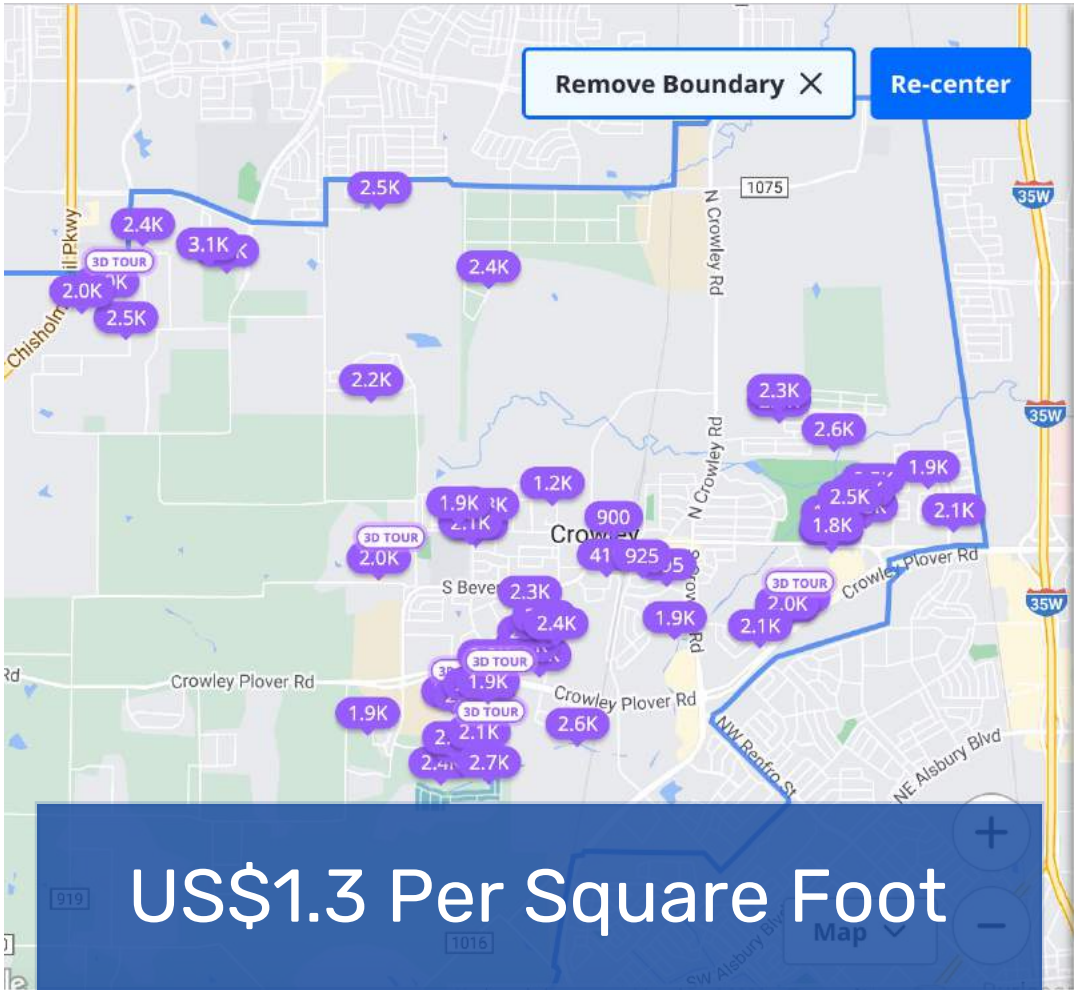


Crowley, TX Surroundings

Education – 15 to 90 minutes from the Crowley project



Crowley, TX Rental Market



1 day ago

\$3,140/mo
4 bds | 2 ba | 2,148 sqft - House for rent
4820 Barberry Tree Cv, Crowley, TX 76036

1 day ago

\$1,845/mo
3 bds | 2 ba | 1,478 sqft - House for rent
116 Currie Ct, Crowley, TX 76036

4 days ago

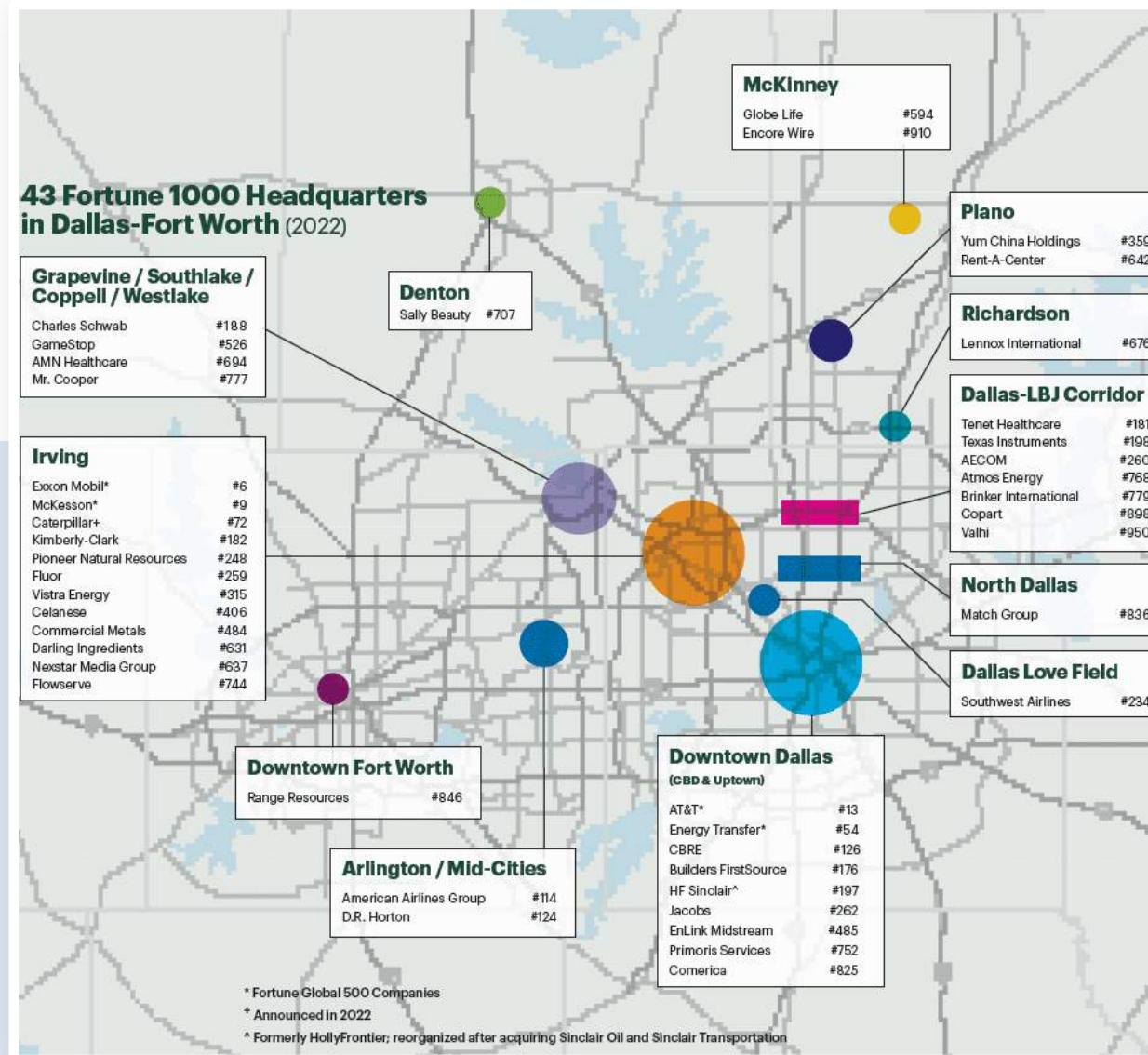
\$2,500/mo
4 bds | 2.5 ba | 3,200 sqft - House for rent
237 Lincoln Ln, Crowley, TX 76036

3 days ago

\$2,740/mo
4 bds | 2.5 ba | 2,252 sqft - House for rent
1012 Wheatfield Ln, Crowley, TX 76036

Crowley, TX Surroundings

Fortune 500



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The Stanley



2573
SqFt



4 Bed
2.5 Bath



2-Car
Garage

US\$440,000

Rental Income: US\$3,100

Expenses: US\$1,053 (est.)

Net Income: US\$2,047/month

Financing Options:

LTV	Downpayment	Monthly Mortgage
50%: \$220K	50%: \$220K	\$1,421
65%: \$286.5K	35%: \$154K	\$1,907
75%: \$330K	25%: \$110K	\$2,441

Floor Plan - Stanley



The Olivia



2007
SqFt



3 Bed
2.5 Bath



2-Car
Garage

US\$400,000

Rental Income: US\$2,500

Expenses: US\$925 (est.)

Net Income: US\$1,575/month

Financing Options:

LTV	Downpayment	Monthly Mortgage
50%: \$200K	50%: \$200K	\$1,292
65%: \$260K	35%: \$140K	\$1,733
75%: \$300K	25%: \$100K	\$2,219

Floor Plan - Olivia



The Emory



1803
SqFt



3 Bed
2 Bath



2-Car
Garage

US\$390,000

Rental Income: US\$2,400

Expenses: US\$887 (est.)

Net Income: US\$1,513/month

Financing Options:

LTV	Downpayment	Monthly Mortgage
50%: \$195K	50%: \$195K	\$1,259
65%: \$253.5K	35%: \$136K	\$1,690
75%: \$292.5K	25%: \$97.5K	\$2,163

Floor Plan - Emory



The Tucker



1825
SqFt



3 Bed
2 Bath



2-Car
Garage

US\$395,986

Rental Income: US\$

Expenses: US\$- (est.)

Net Income: US\$-/month

Financing Options:

LTV	Downpayment	Monthly Mortgage
50%: \$-	50%: \$-	\$-
65%: \$-	35%: \$-	\$-
75%: \$-	25%: \$-	\$-

Floor Plan - Tucker



The Mason



1900
SqFt



3 Bed
2.5 Bath



2-Car
Garage

US\$406,341

Rental Income: US\$2,500

Expenses: US\$925 (est.)

Net Income: US\$1,575/month

Financing Options:

LTV	Downpayment	Monthly Mortgage
50%: \$200K	50%: \$200K	\$1,292
65%: \$260K	35%: \$140K	\$1,733
75%: \$300K	25%: \$100K	\$2,219

Floor Plan - Mason



The Monarch



2002
SqFt



4 Bed
3 Bath



2-Car
Garage

US\$409,066

Rental Income: US\$2,500

Expenses: US\$925 (est.)

Net Income: US\$1,575/month

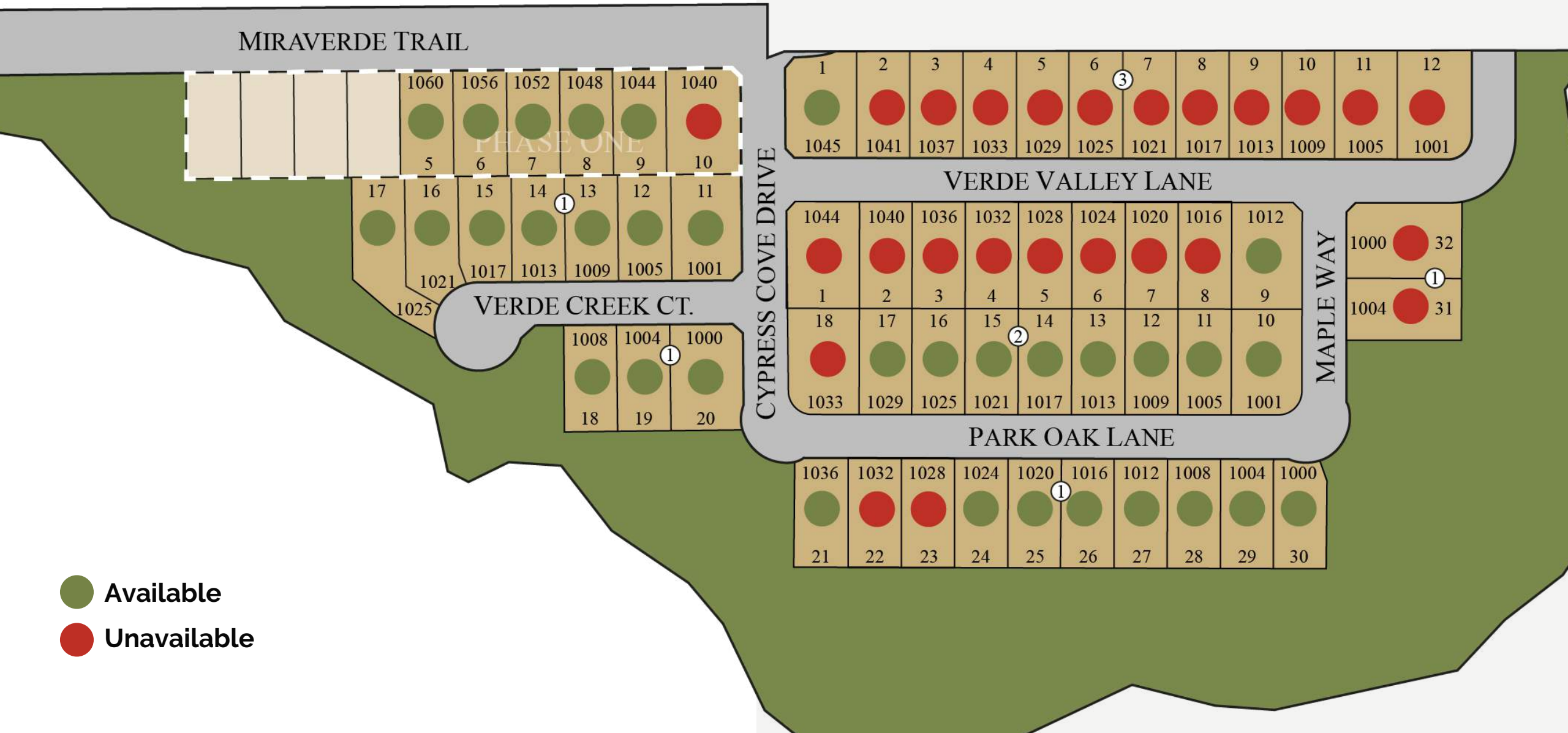
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LTV	Downpayment	Monthly Mortgage
50%: \$200K	50%: \$200K	\$1,292
65%: \$260K	35%: \$140K	\$1,733
75%: \$300K	25%: \$100K	\$2,219

Floor Plan - Monarch



Available Properties





Buy Today!



US\$6,000 Price Reduction



10% Management Fees Discount



Contact Us



Thank You