

# Timberhill



M/I HOMES

# \$418,995 Expected Average Sales Price w/\$30k Options



Elevation "A"



Elevation "B"



Elevation "C"



Elevation "D"



Elevation "E"



Elevation "F"



# \$440,995 Expected Average Sales Price w/\$30k Options



Elevation "A"



Elevation "B"



Elevation "C"



Elevation "D"



Elevation "E"



Elevation "F"



Elevation "G"



Elevation "J"



\$492,995 Expected Average Sales Price w/\$30k Options



Elevation "A"

Elevation "B"

Elevation "C"



Elevation "D"

Elevation "E"



\$427,995 Expected Average Sales Price w/\$30k Options



Elevation "C"



Elevation "D"



Elevation "F"



Elevation "G"



Elevation "H"



\$450,995 Expected Average Sales Price w/\$30k Options



Elevation "A"  
w/ OPT BONUS ROOM



Elevation "B"  
w/ OPT BONUS ROOM



Elevation "C"  
w/ OPT BONUS ROOM



Elevation "D"  
w/ OPT BONUS ROOM



\$440,995 Expected Average Sales Price w/\$30k Options



Elevation "A"



Elevation "B"



Elevation "C"



Elevation "D"



Elevation "E"



\$508,995 Expected Average Sales Price w/\$30k Options



Elevation "A"



Elevation "B"



Elevation "C"



Elevation "D"



Elevation "E"



Elevation "F"





# Fairview

Square Feet: 3,322

\$464,995 Expected Average  
Sales Price w/\$30k Options



Elevation C - Shown w/Opt Stone



Elevation A



Elevation B



Elevation D - Shown w/Opt Stone

\$482,995 Expected Average Sales Price w/\$30k Options



Elevation "A"



Elevation "B"



Elevation "C"



Elevation "D"



Elevation "E"



Elevation "F"



Elevation "G"



Elevation "H"



Elevation "J"



Elevation "K"



\$531,995 Expected Average Sales Price w/\$30k Options



Elevation "A"



Elevation "B"



Elevation "C"



Elevation "D"



Elevation "E"



Elevation "F"



# \$543,995 Expected Average Sales Price w/\$30k Options



Elevation "A"



Elevation "B"



Elevation "C"



Elevation "D"



Elevation "E"



Elevation "F"



Elevation "G"



Elevation "H"



# Single-Family Pricing

Plan Name	Sq Foot	Base Price	Base + \$30k Options	Base + \$100k Options
Clayton - A	1927	\$388,995	\$418,995	\$488,995
Cheswicke - A	2188	\$410,995	\$440,995	\$510,995
Serenity - B	2352	\$462,995	\$492,995	\$562,995
Sorrel Classic - C	2582	\$397,995	\$427,995	\$497,995
Cooke - A	2624	\$420,995	\$450,995	\$520,995
Morrison - A	2837	\$410,995	\$440,995	\$510,995
Ainsley II - A	3175	\$478,995	\$508,995	\$578,995
Fairview - A	3322	\$434,995	\$464,995	\$534,995
Nicholas - A	3317	\$452,995	\$482,995	\$552,995
Keating - A	3535	\$501,995	\$531,995	\$601,995
Monroe - A	3852	\$513,995	\$543,995	\$613,995
	<b>Average:</b>	<b>\$443,268</b>	<b>\$473,268</b>	<b>\$543,268</b>



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Plan Name	Base Price
Avery	\$345,995
Brody	\$355,995
Cameron	\$357,995



Cameron/Avery



Brody/Avery



Brody/Cameron

## VILLA UNITS

AVERY  
1476 SF

BRODY  
1626 SF

CAMERON  
1715 SF



# Villa Pricing

Plan Name	Sq Foot	Base Price	Base + \$20k Options	Base + \$50k Options
Avery	1476	\$345,995	\$365,995	\$395,995
Brody	1626	\$355,995	\$375,995	\$405,995
Cameron	1715	\$357,995	\$377,995	\$407,995
<b>Average Price:</b>		<b>\$353,328</b>	<b>\$373,328</b>	<b>\$403,328</b>

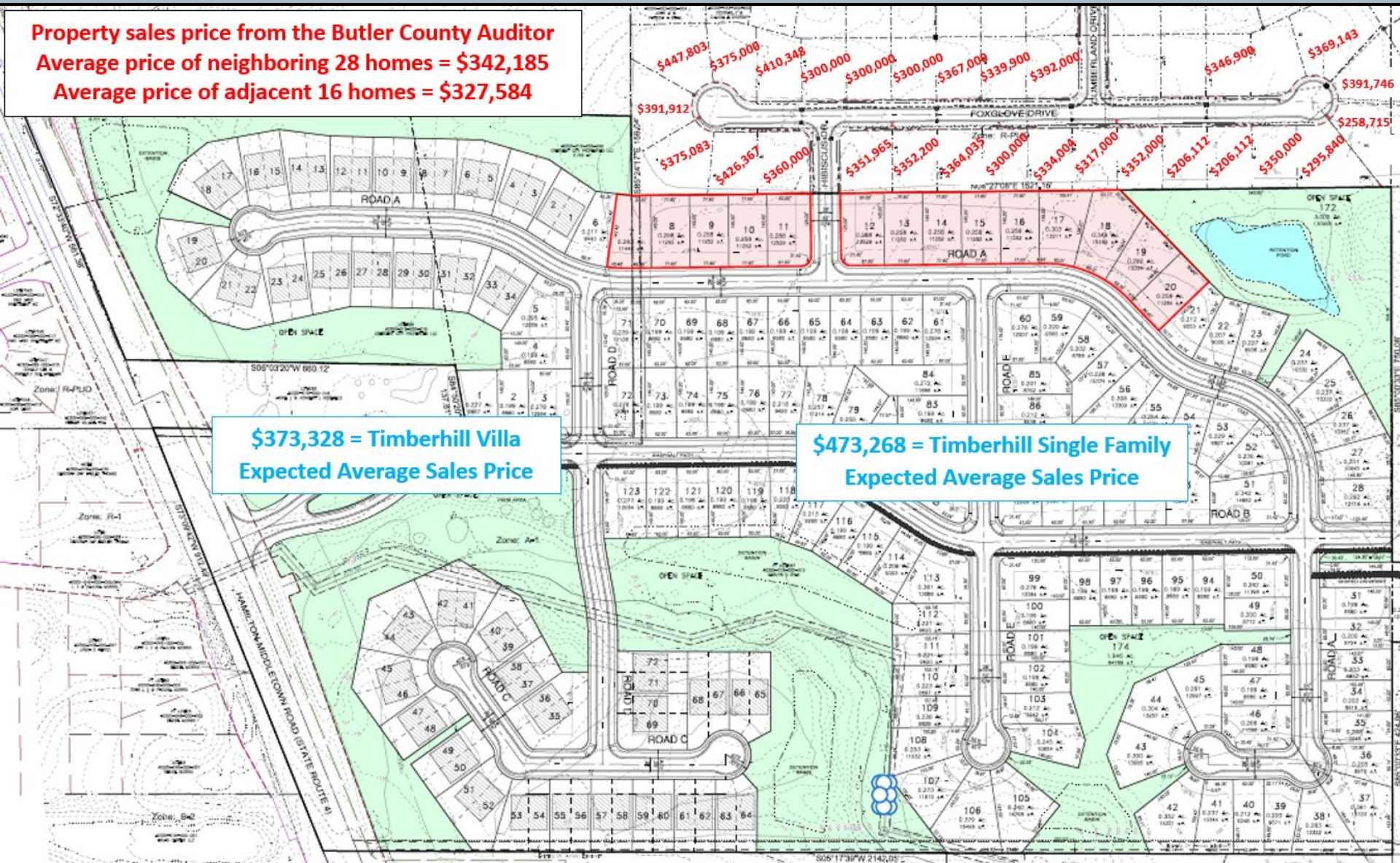


# Average Sales Price

Property sales price from the Butler County Auditor  
Average price of neighboring 28 homes = \$342,185  
Average price of adjacent 16 homes = \$327,584

**\$373,328 = Timberhill Villa  
Expected Average Sales Price**

**\$473,268 = Timberhill Single Family  
Expected Average Sales Price**





# Thank you



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