



# First-Time Home Buyers

Custom Homes  
Since 1974



Individuals who buy a 1,040-square-foot house typically include first-time homeowners, empty nesters downsizing, and those seeking affordability or a minimalist lifestyle. This size, which is smaller than the national average, can comfortably accommodate one or two people and sometimes small families.

**First-time buyers.** Smaller homes are more affordable to purchase, maintain, and own, making them an excellent entry point into the housing market.

**Budget-conscious individuals.** For people with limited funds, a 1,040-square-foot home is a manageable option. Mortgage payments are typically lower, as are ongoing costs like utility bills, insurance, and property taxes. City dwellers. A smaller size can allow a buyer to afford a property in a high-demand, urban location where larger homes are far more expensive. This often means buying a condo or a small row home.

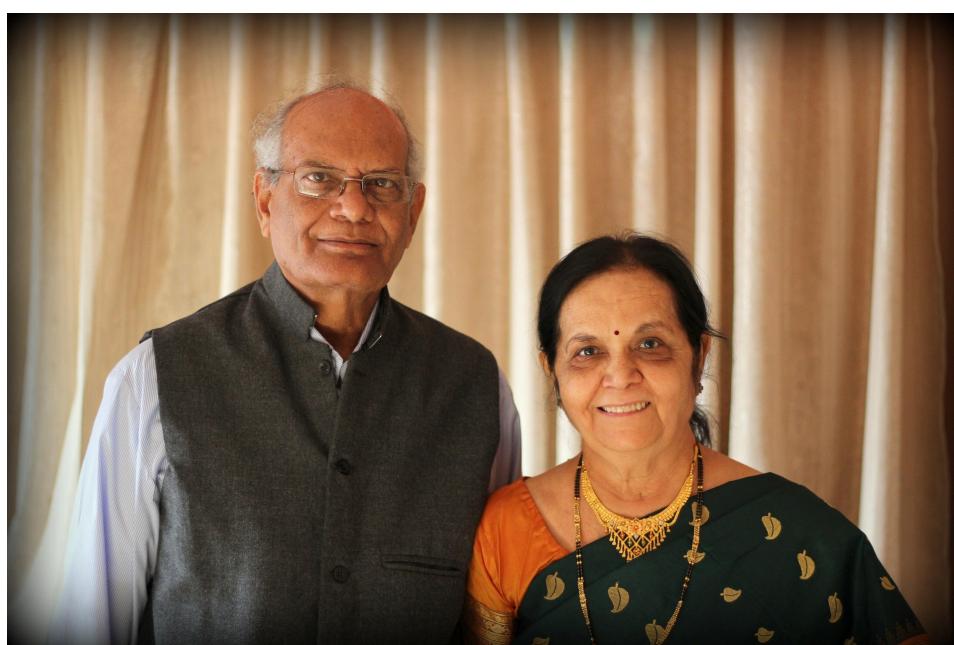
**Empty nesters and retirees.** After children have moved out, many older adults find themselves with more space than they need. Downsizing to a smaller house reduces maintenance and costs, providing more freedom and flexibility.

**Singles and couples.** A 1,040-square-foot house offers plenty of room for an individual or a couple without children. It provides a comfortable, cozy space that is still large enough for hosting guests.

**Small families.** While tight for larger families, a well-designed 1,040-square-foot home with two or three bedrooms can work for a small family, especially with an efficient layout.

**Buyers motivated by lifestyle.** Minimalists. For those who prioritize a simple, less cluttered life, a smaller home is a natural choice. It encourages residents to only keep what they truly need.

**People seeking a low-maintenance lifestyle.** With fewer rooms and less square footage, a 1,000-square-foot home is easier and faster to clean and maintain. Creative decorators. A smaller footprint inspires creative thinking about layout, storage, and furnishings, leading to smart design solutions.





# Downsizers-Empty Nestors

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# Investors

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Is investing in a new home a bright idea?



**Long-term appreciation:** Historically, real estate values have risen over the long term, making it a powerful way to build wealth. While short-term market corrections can happen, holding a property for years allows you to ride out volatility and capitalize on eventual price increases.

**Equity growth:** Each mortgage payment you make builds your home equity, increasing your financial net worth. As your loan balance decreases and the property's value grows, your equity stake expands, creating a significant asset over two decades.

**Predictable housing costs:** A fixed-rate mortgage locks in your principal and interest payments for the life of the loan. This provides stability and predictability to a major part of your budget, especially when compared to the rising costs of rent.

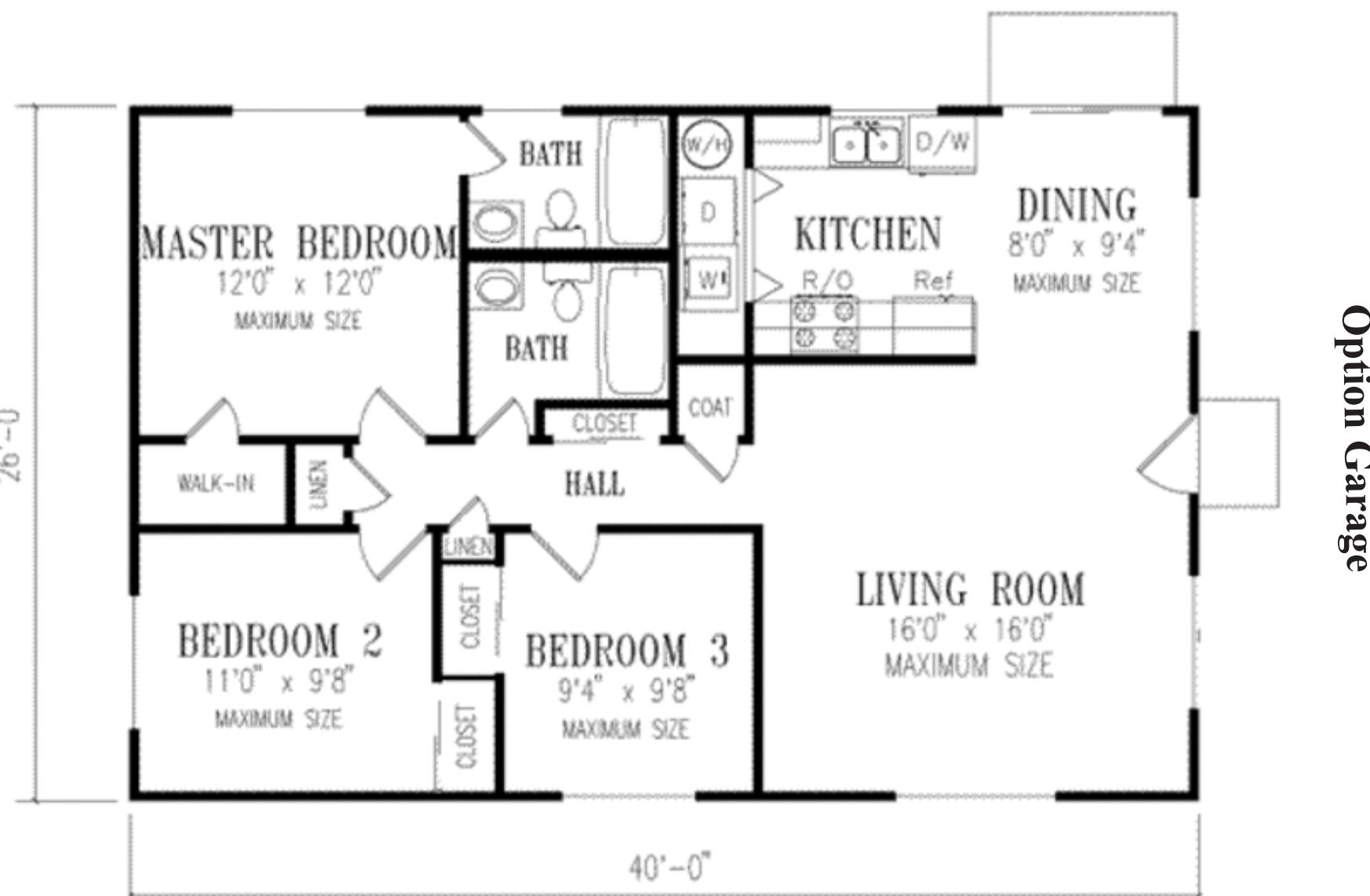
**Potential for passive income:** If you plan to move, you could turn the property into a rental. Strong, long-term rental demand in many areas can provide a steady income stream, contributing to your wealth and offsetting market fluctuations.



# Telestial Model 1040

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\$157,760.00



Model 1040-0000 \$157,760 3 Bedrooms 2 Bathrooms 0 car garage

Model 1053-1344 \$215,738 3 Bedrooms 2 Bathrooms 2 car garage.

Model 1058-1526 \$244,951 3 Bedrooms 2 Bathrooms 2 car garage. 157.879 sqft

Model 1280-1720 \$264,557 3 Bedrooms 2 Bathrooms 1 car garage.

Model 1478-1936 \$286,556 3 Bedrooms 2 Bathrooms 2 car garage.

Model 1553-1984 \$291,636 3 Bedrooms 2 Bathrooms 2 car garage. \$144.977 sqft

Model 1727/1674-2163 \$307,590 4 Bedrooms 2 Bathrooms 2 car garage.

Model 1845-2519 \$349,770 4 Bedrooms 2 Bathrooms 2 car garage.

Model 1986-2568 \$356,497 4 Bedrooms 2 Bathrooms 2 car garage. \$137.265 sqft

Model 3066-4392 \$559,000 4 Bedrooms 4.5 Bathrooms 2 car garage \$127.276 sqft

Duplex 1624 2 Bedrooms 1 bathroom 0 garage \$321,461

Price is an estimate. The final price is determined on day of purchase or when plans are completed.