

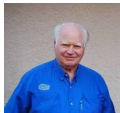


Trust: Can I trust this builder to make my dream home a reality? *Trust in a builder must be earned thorough research and vetting; it cannot be assumed. To determine if you can trust a specific builder, you must evaluate their reputation, experience, transparency, and legal compliance. Matt Valentine said, "you can trust Waymon with a million dollars in cash." Matthew Valentine Builder*



Verify: If you verify something, you check that it is true by careful examination or investigation. A professional who operates with integrity, transparency, and accountability, ensuring high-quality work while prioritizing the client's peace of mind, before hiring them to build your dream home. Wanda Gutierrez said, "I have verified Waymon's information and you can count on him to keep his word."

Wanda Gutierrez Mortgage Broker



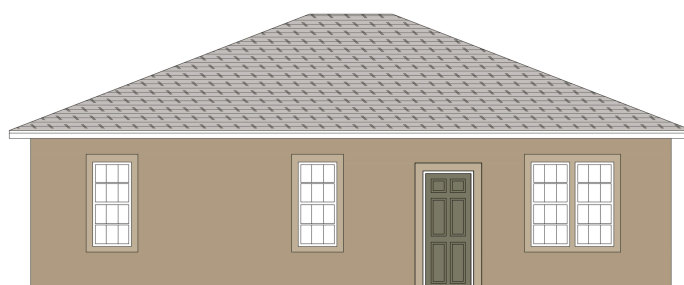
Experience: Does MRC build on lots like my lot? Whether MRC can build on your lot depends entirely on the builder's policies, their experience with similar lot types, and local zoning/building restrictions. Waymon Meadows Realty & Construction specialized for over 50 years building on peoples lots, and working with zoning and building restrictions, even getting zoning changes. He served on Polk County Board of Adjustment for seven years. Mike Noen said, "I know Waymon has built hundreds of homes, and develop many communities. Mike Nolen-Real Estate Broker



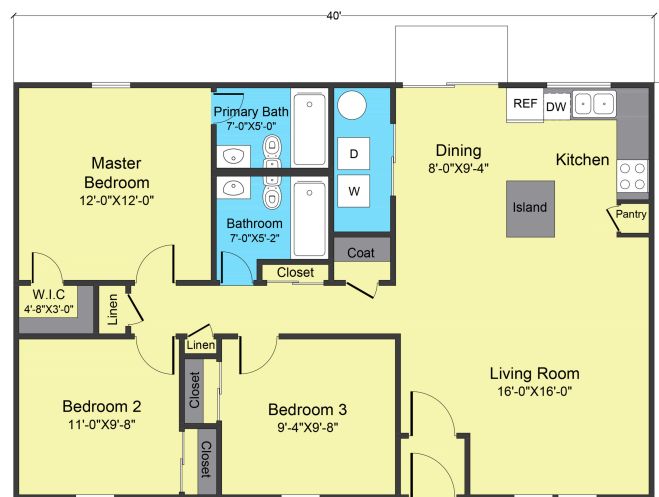
Cost: How much will it cost to build a home on my lot, and what's included? The cost to build a home on your lot in Polk County, FL, varies widely, with \$150 to \$200+ per square foot for the structure itself, plus other significant expenses like land, site prep, impact fees, and permits. I can build your house and prep your lot; keeping the cost lower than other builders. Jesse Alcala said, "Waymon will give you the shirt off his back if you need it. I keep telling him that we need to make a profit!" Jesse Alcala-Partner



**Builder
Since 1974**



Front Elevation



Floor Plan

Total Area = 1040.0sqft

Includes Allowances On Your Lot:

Well
Septic Tank
Closing Cost
Lot Prep.
Certified custom plans
Block house
Tile floor and tile shower

Does not include:

Impact fee
Garage

Total Price \$199,240

Owners Responsibility

Pay Cash or get a mortgage
Make application today
Apply Wanda 321.356.0043
Special ends 11-30-2025
Guaranteed price is for 30 days



How much will your house appreciate in 15 years?



Go to my website, please call Waymon **863.287.5981**, **if you need help** with the website or need a custom plan (no extra cost). **Do your homework**, using my website, Internet, and AI. I know you would invest \$199,240 in a new home if it increased to \$350,000 in 15 years. "That is a no brainer!"

According to AI (artificial Intelligence) investing \$199,240 today in a new home in central Florida would grow to **\$346,000- \$650,000 in 15 years**. Please write this down: **At a modest 3.9% annual appreciation, a \$199,240 home in Central Florida could be worth around \$350,000 in 15 years**. **Do you have \$199,240 in cash or enough money in 401K to pay cash for a new home, or good credit to qualify for a mortgage?** Investing in a new home is like owning property with oil underground or **finding gold in a mine for the small investor**.

Unapproved applicants are released to make room for others



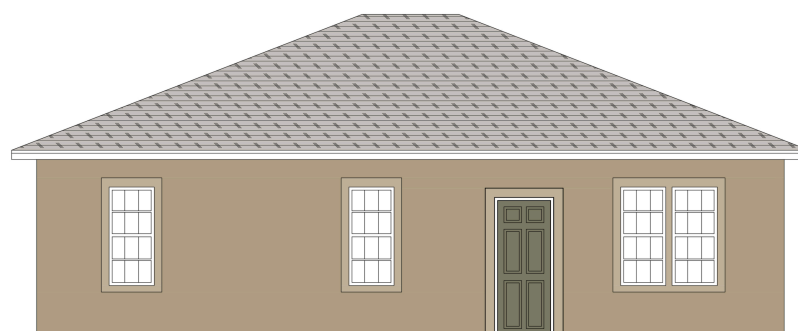
To those who saw my sign on the highway: Thank you for your interest in our new home program. Because of the strong demand we **can only offer a limited number of homes** at our special price of **\$199,240**.

To reserve your opportunity, **please submit your application to obtain an approval letter within the next 30 days**. After that date, we'll need to release unapproved applicants to make room for others on our waiting list of over 100.

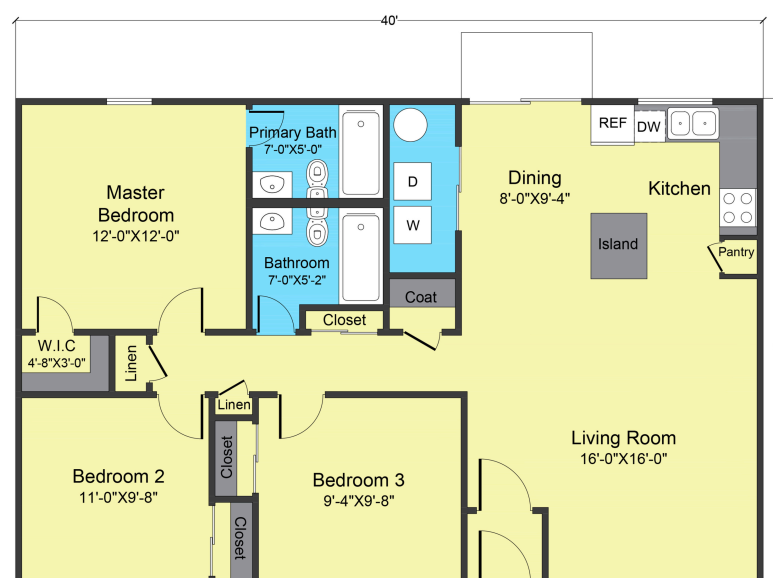
We truly value your interest and want to help you secure this opportunity while it's still available. Please call **321.356.7655** if you have any questions or need help completing your application.



**Builder
Since 1974**



Front Elevation



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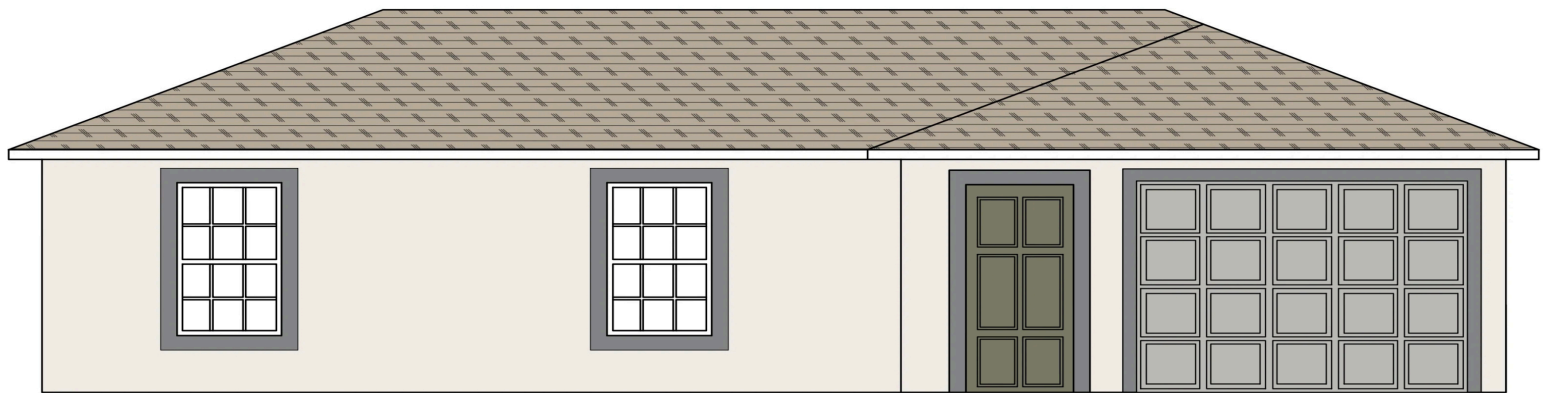
Owners Responsibility

Pay Cash or get a mortgage
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Guaranteed price is for 30 days



Telestial Model 800

Custom Homes
Since 1974



Front Elevation

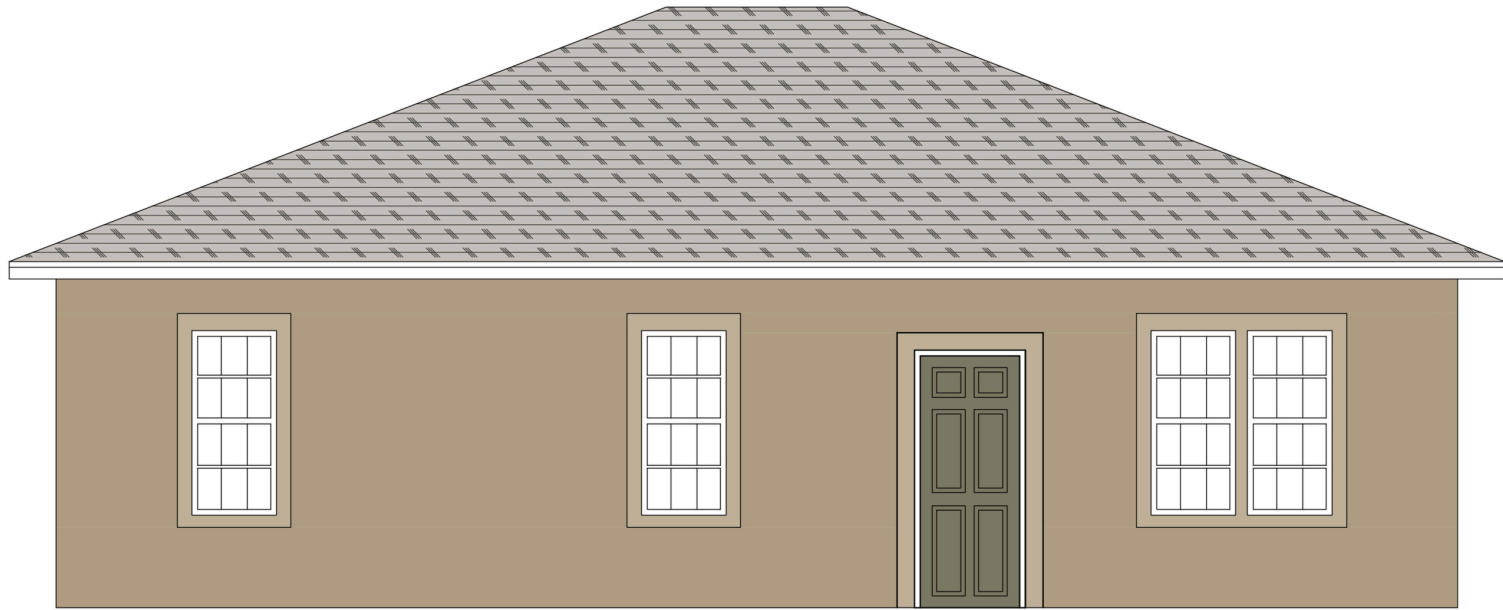


Floor Plan

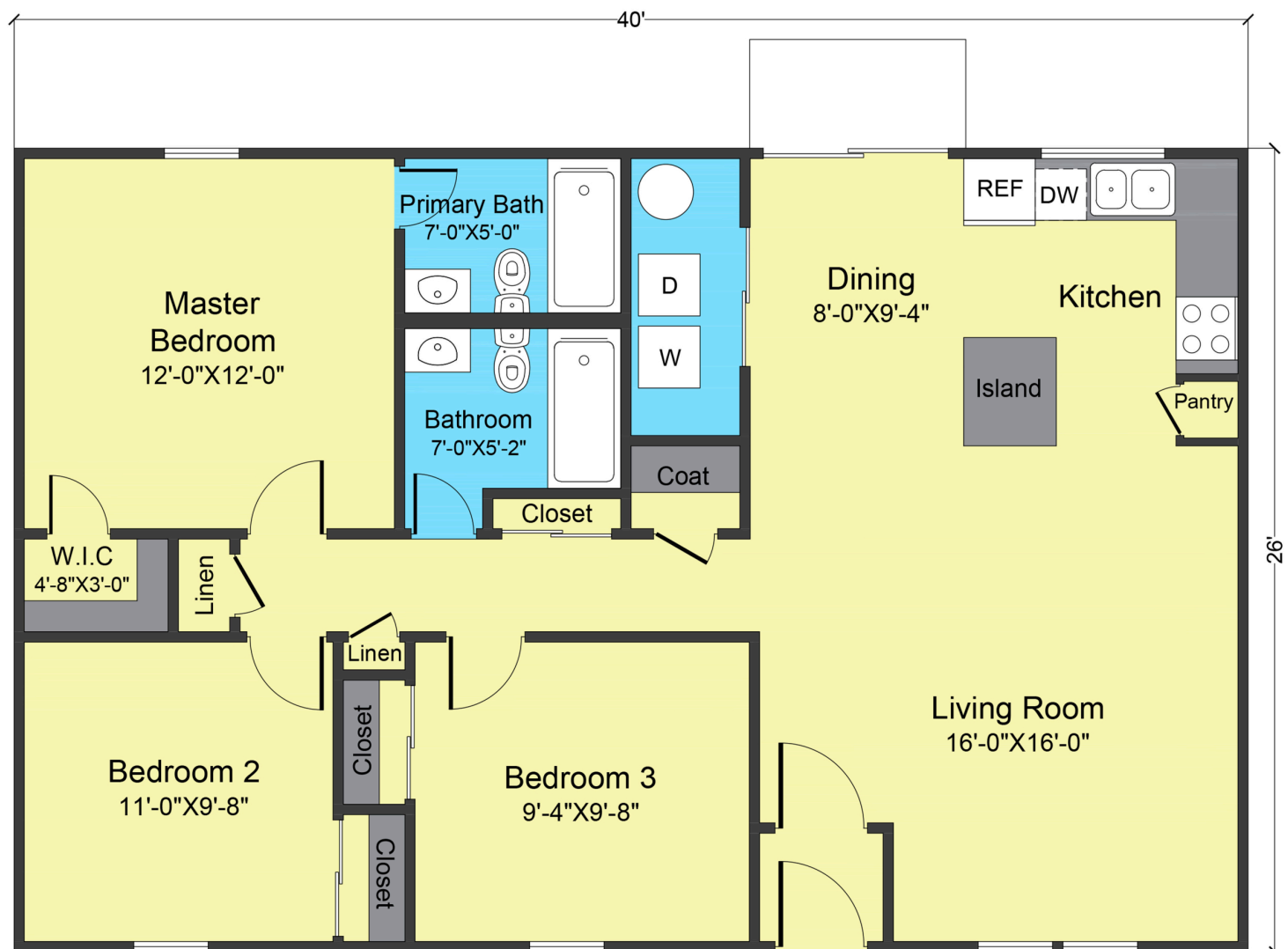


Telestial Model 1040

Custom Homes
Since 1974



Front Elevation



Floor Plan

Total Area = 1040.0sqft