



SUPREME MODULAR

Supreme Modular

(856)652-2382



*... Making your dreams a reality
Homes & Commercial Buildings*



Building Green



Living Green

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(T) 856-652-2382 (F) 856-652-2489

www.suprememodular.com



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Dear Customer,

Thank you for contacting Supreme Modular and allowing us the opportunity to earn your business. In an effort to continue leading the way in protecting the environment we have reduced the size of our printed material and use of plastics. Enclosed you will find our intro package which includes a small sampling of our 250+ standard floor plans and a CD containing additional floor plans available. Please take a moment to review the enclosed material and feel free to request any and all printed media.

Supreme Modular is a custom builder that is able to build from one of our 250+ standard floor plans, a plan that you provide or a plan that we draw up together. From start to finish, we can assure you that everything we do is with the you in mind.. We work to ensure the best possible value for your hard earned dollar. Buying a home may be the single most important investment decision you make so it is nice to know you have a builder looking out for you along the way.

Once you have had a chance to review our material, give us a call to set up an appointment to come in to the office and learn what we can do for you and why we will do it better.

We look forward to working with you in building your new home.

Thank You,

Supreme Modular



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Company Profile

Supreme Modular is the leader in single/multifamily, and light commercial modular construction. We have a 100% customer satisfaction rating and pledge to keep it that way. We deliver a final product that is not only of the highest quality, but is environmentally responsible as well. We are based in New Jersey, and work with homebuyers, builders, and developers in the Tri-State area. Supreme Modular has satisfied many customers over the years and will provide you the things that are most important when selecting a builder:

- **Experience:** Supreme Modular has over 15 years experience in construction. Our project managers are project management certified and use the latest in project management software for scheduling and coordination.
- **Availability:** When we build a home, our project managers are visiting the job site daily to ensure your home is being finished on schedule and done right.
- **Communication:** Supreme Modular is a small family operated company. We provide our personal cell/home phone numbers to all of our customers. We take the time to listen to every one of our customers to ensure their ideas and dreams are incorporated into all aspects of your home.
- **Cost:** "You get what you pay for." This statement is sometimes true; however, other times, it is our belief that you may be overpaying for an inferior product. At Supreme Modular, we keep our overhead low thus enabling us to deliver a quality home at the value that has unfortunately become a thing of the past.
- **Reputation:** We have the reputation of going the "extra mile" for our customers and have references to prove it. We talk straight and hide nothing, everything is known upfront so that we avoid the unnecessary cost overruns at the end.

We enjoy what we do and would be happy to sit with you and explain the building process and how we can help and provide you with a sound estimate that meets your individual needs.



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Construction Plans:

Once the home or design is selected, the customer then can select the level of service desired to proceed. Regardless of the level of service selected, Supreme Modulares pledge to you is 100% satisfaction.

Wholesale Deliver (Buy Direct):

This plan suites the builder / developer or the do-it-yourselfer acting or working with a general contractor. The customer is responsible for site preparation, obtaining permits and undertaking all phases of construction.

Drop & Set:

Under this level of service, Supreme Modular will deliver and set the home on the customers prepared foundation. This is a great way to tackle some of the required construction while ensuring that the home is properly set and secured on your foundation.. Once we are finished, the home will be protected from the weather and secure.

Deluxe Finish (Supremely Finished):

This plan is designed for the customer who wants to avoid any hands on work during construction and is our most popular service. Supreme Modular will perform every aspect of construction from site preparation to obtaining the final CO (Certificate of Occupancy).

Six Steps to Success with Supreme Modular:

1. The customer meets with Supreme Modular, LLC to discuss the project.
2. Supreme Modular will establish and communicate an approximate budget.
3. Supreme Modular will prepare a firm quote, reviews the quote with the customer and refines as necessary to meet the budget requirements.
4. Supreme Modular will prepare the buyers agreement, meet with customer for review and signature and deposit will be obtained. Supreme Modular only requires 5% down where other builders require as high as 20%.
5. Supreme Modular will then prepare the drawings and floor plan and enter into the option selection phase where the customer will select their options.
6. Once the customer approves all selected options and final drawings, the construction phase can begin. Congratulations, you are on your way to living in the home of your dreams!

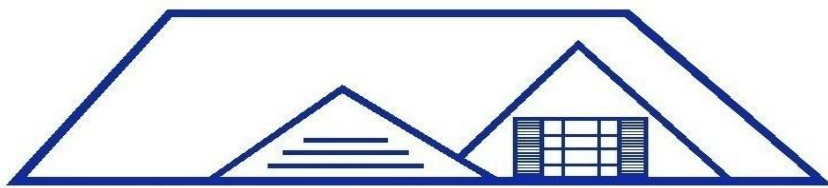


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Estate Plans



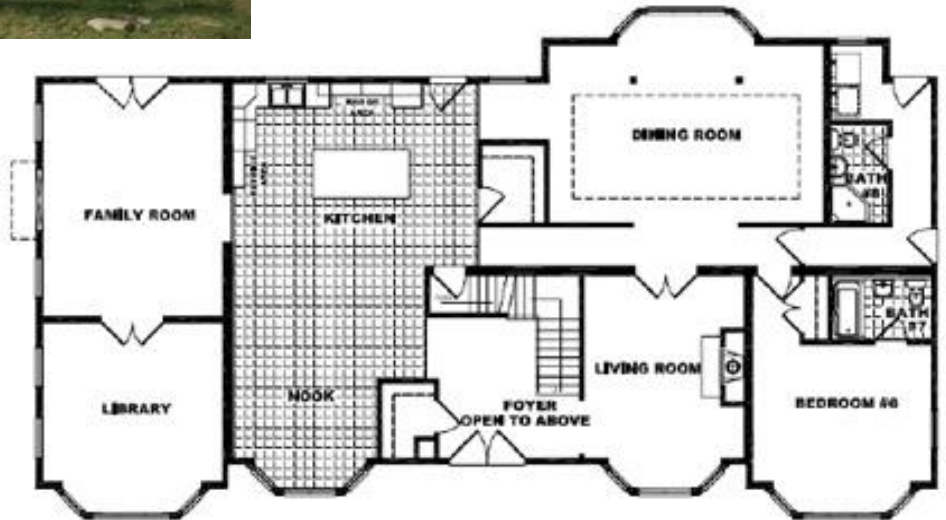
These mega modular photos showcase our unique designs, ability to construct complex homes, and separate us from the competition.



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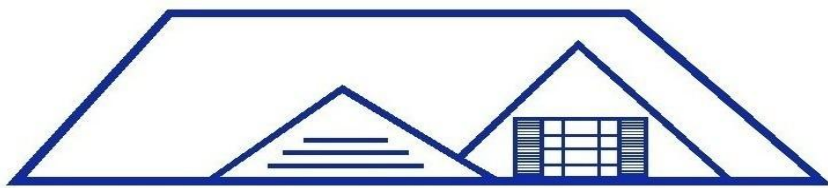
Plan Number: 3818
Two-Story
Bedrooms: 6
Baths: 8
Square Feet: 5,400



FIRST FLOOR PLAN



SECOND FLOOR PLAN

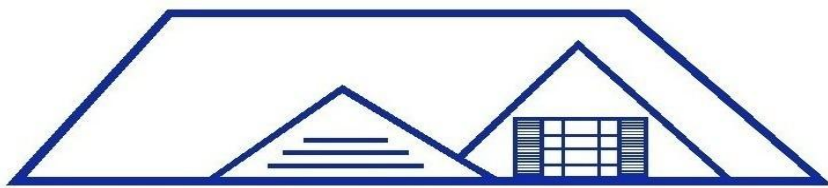


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Plan Number: 2983
Two-Story
Bedrooms 4
Bathrooms: 4 1/2
Square Feet: 5,9523

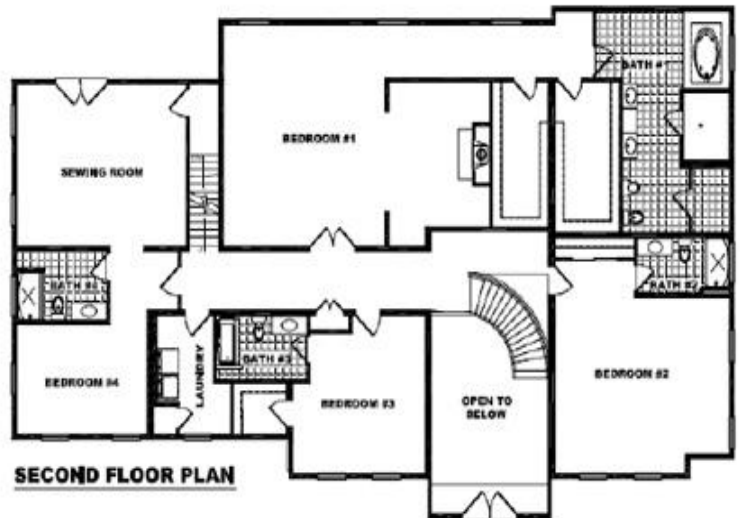
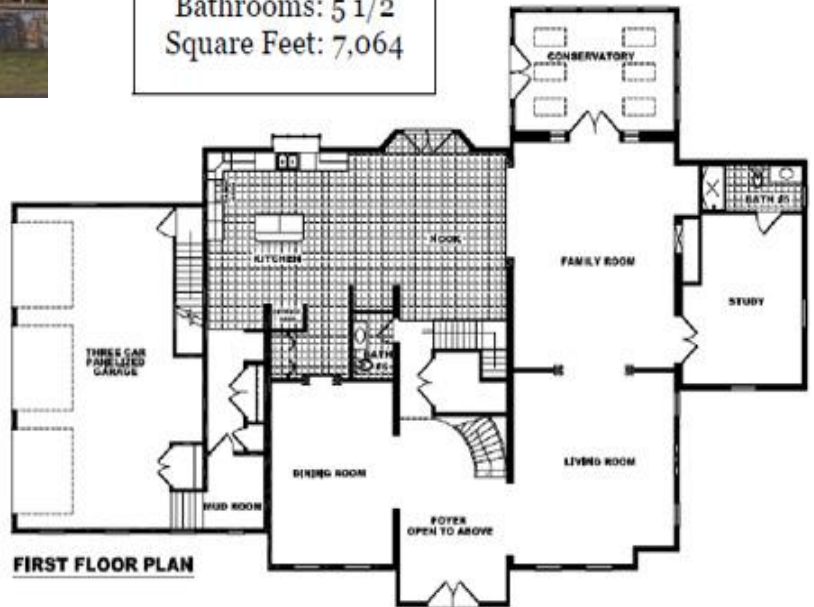




SUPREME MODULAR



Plan Number: 3597
Two Story
Bedrooms: 6
Bathrooms: 5 1/2
Square Feet: 7,064





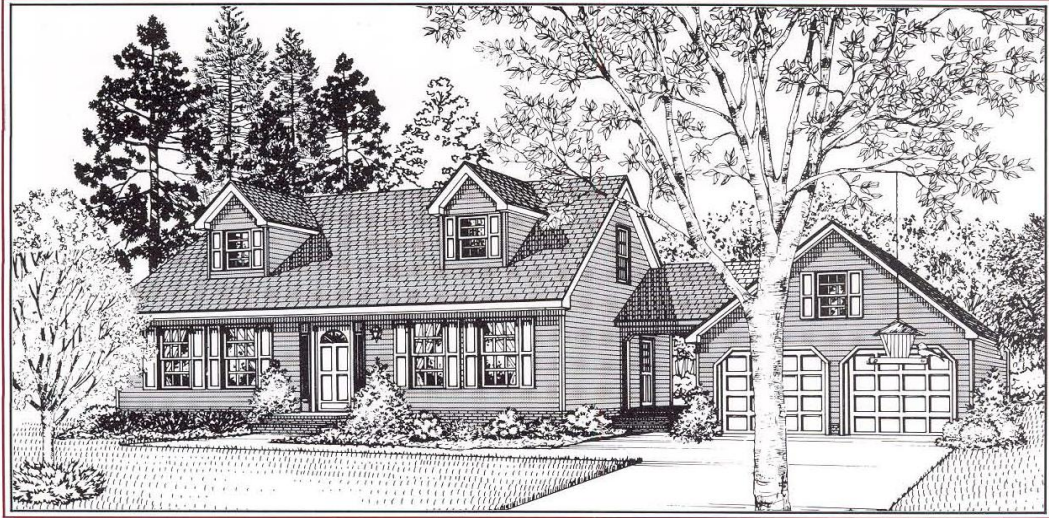
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Standard Cape Plans

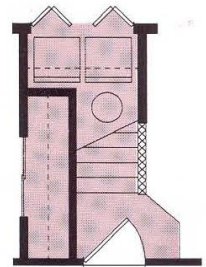
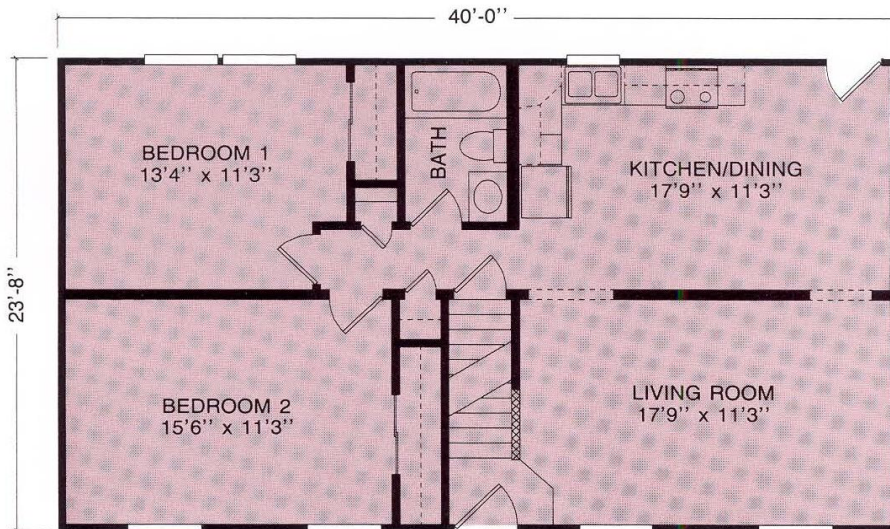


Many more plans available on the CD
... or design your own

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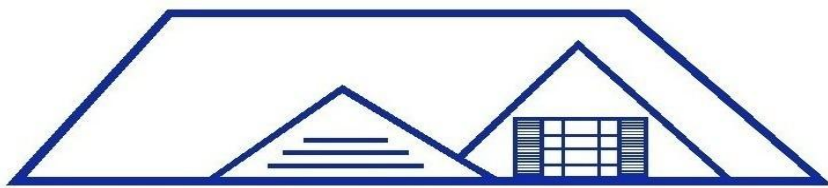
The Springfield



CRAWL SPACE OPTION

23'8" x 40'

1,420 sq. ft.

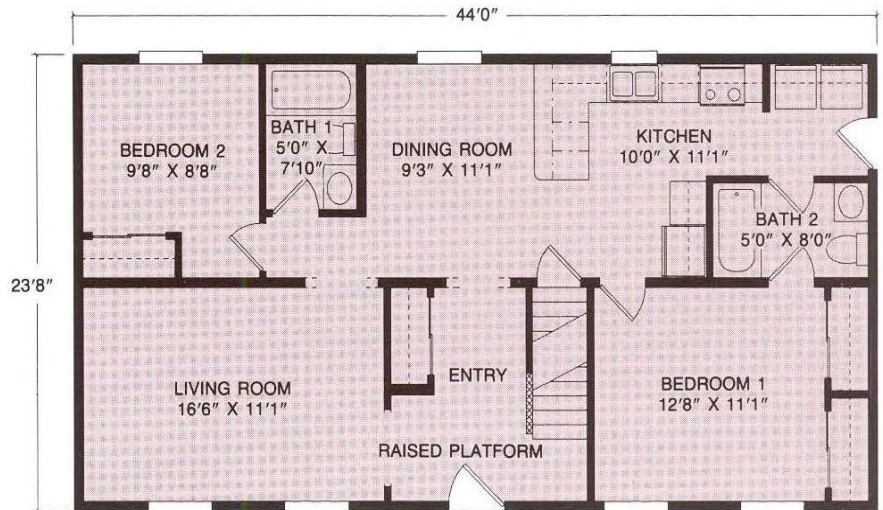


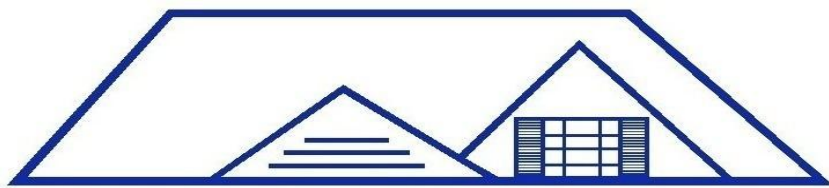
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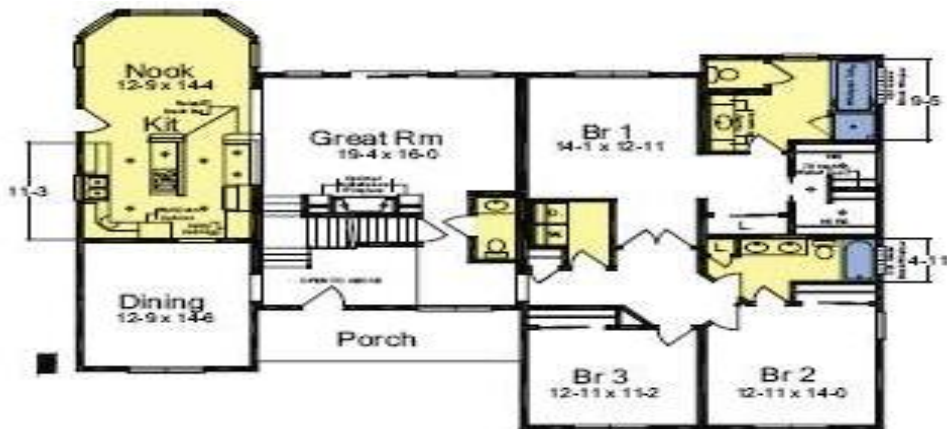
Cape Smithville

Plan No. 107 ■ 1041 SQ. FT.
Distinctive living with immense living room opening into a formal dining room and expansive kitchen with island. Two spacious bedrooms with ample closet space and two full baths. Also available in 26' width.

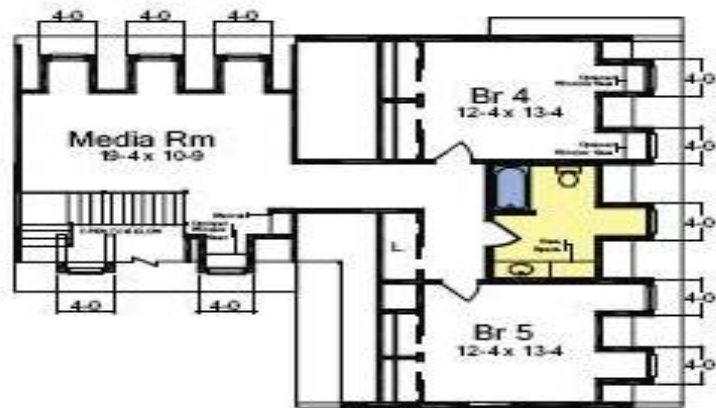




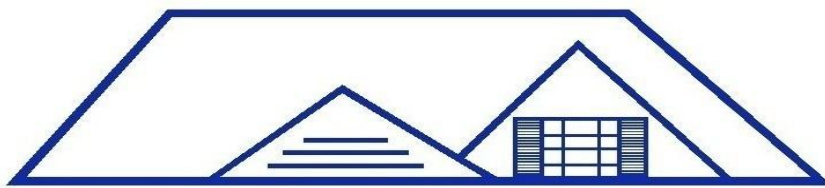
SUPREME MODULAR



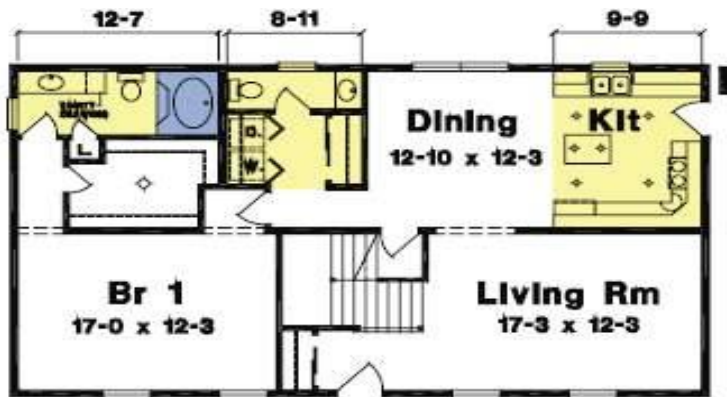
Biltmore 1st Floor 61'-3" x 43'-6", 3450 sq ft



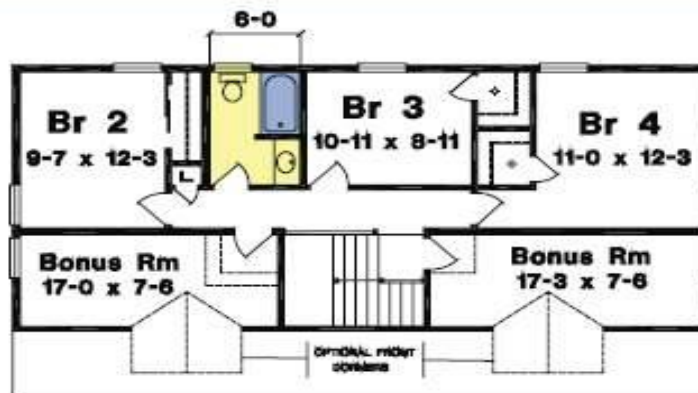
Biltmore 2nd Floor



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Westfield 1st Floor 26'-0" x 46'-0", 1794 sq ft



Westfield 2nd Floor

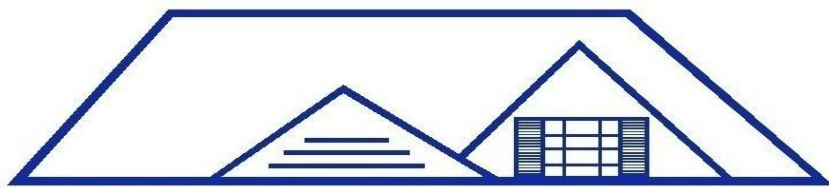


SUPREME MODULAR

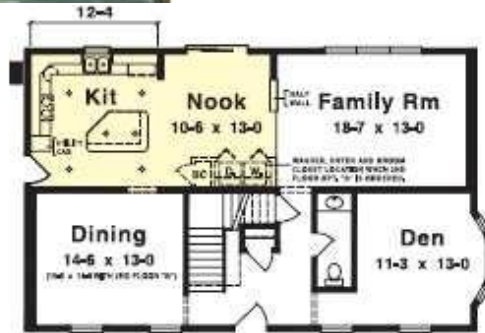
Standard Two Story Plans



Many more plans available on the CD
... or design your own



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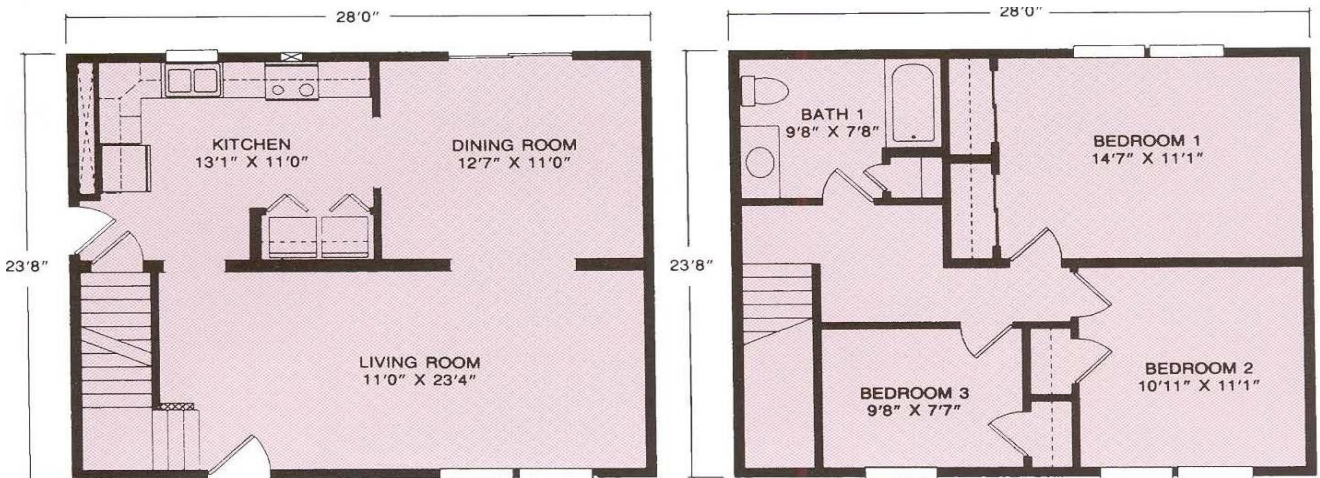
Montgomery 1st Floor 27'-8" x 44'-0", 2430 sq ft



Optional 4th Bedroom Plan

Montgomery 2nd Floor

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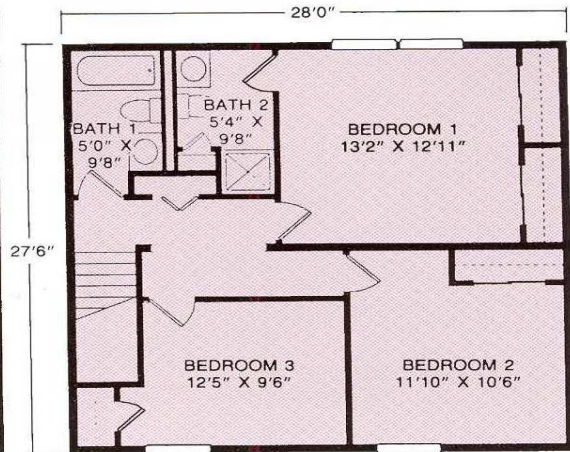
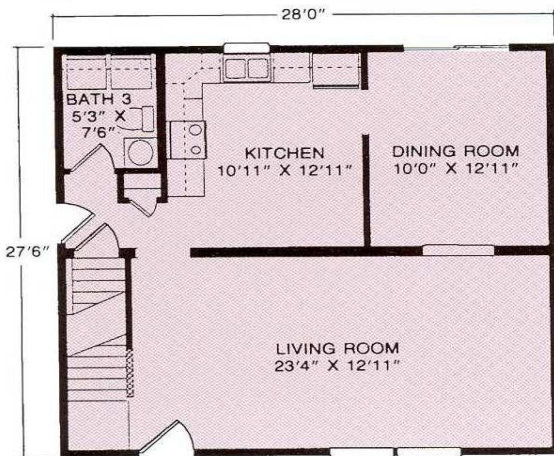
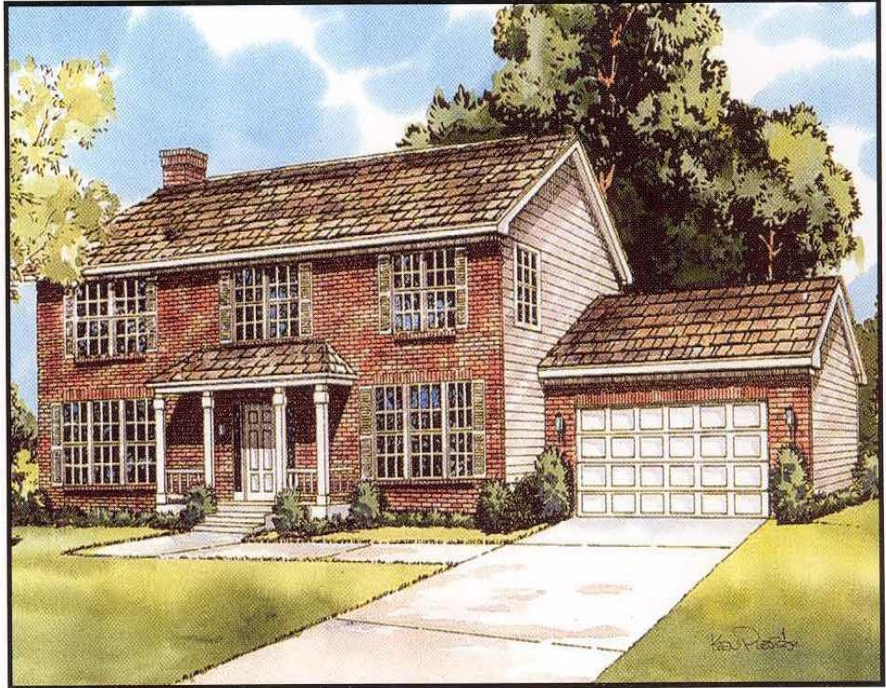
Birchwood

Plan No. 501 ■ 1325 SQ. FT.

Offering space and privacy for family or guests, this home features three large bedrooms with generous closet space, spacious bath and expansive living room.

Also available in 26' width.

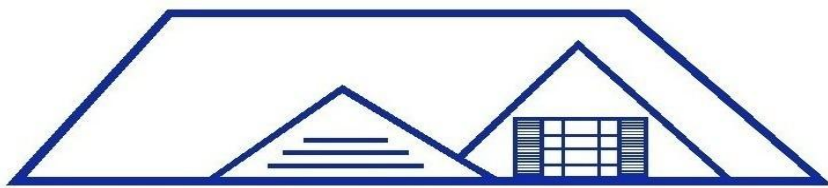
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Fitzpatrick

Plan No. 507 ■ 1540 SQ. FT.

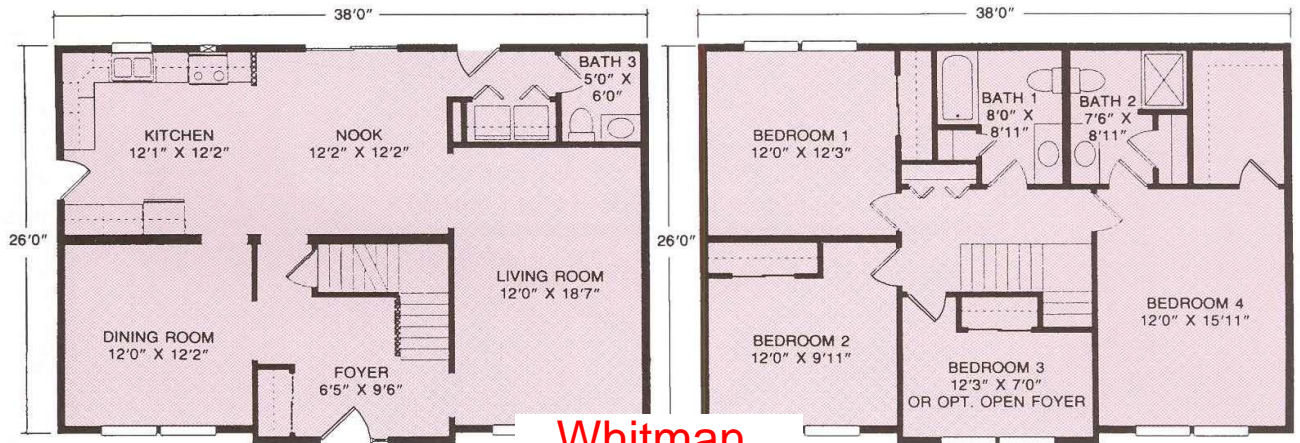
Convenience and features that make a house a home, such as large master bedroom with three quarter bath, two additional bedrooms, one and one half baths, with first floor laundry area, spacious kitchen, and formal dining room.



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OPT. FIREPLACE OPT. GARAGE WINDOWS



Whitman

The Briarport

Plan No. 504 • 1976 SQ. FT.

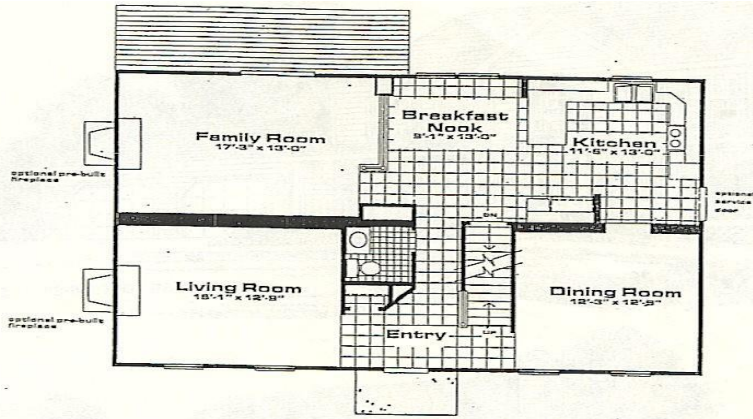
Elegant space for living and entertaining with grand master bedroom suite with tremendous walk-in closet and private bath. Three additional bedrooms, and expansive formal living room. Also available in 27'6" width.



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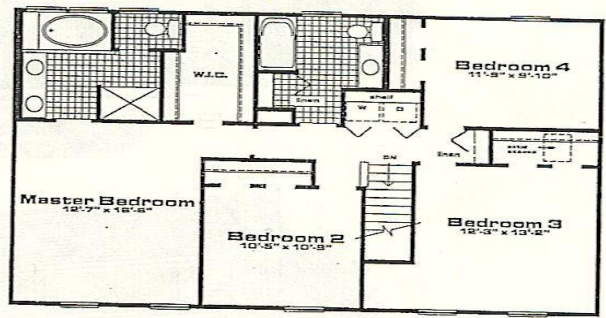
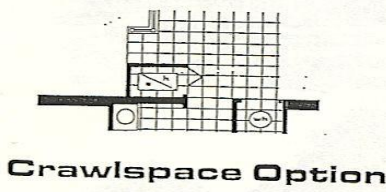


The Heritage

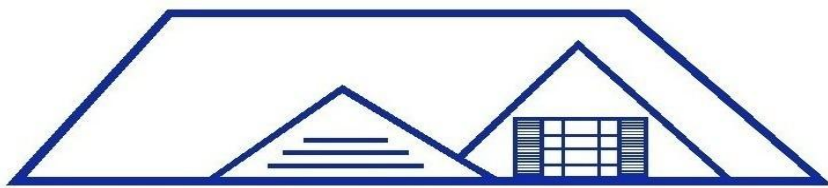


First Floor - Basement

2186
TOTAL SQ. FT.



Second Floor

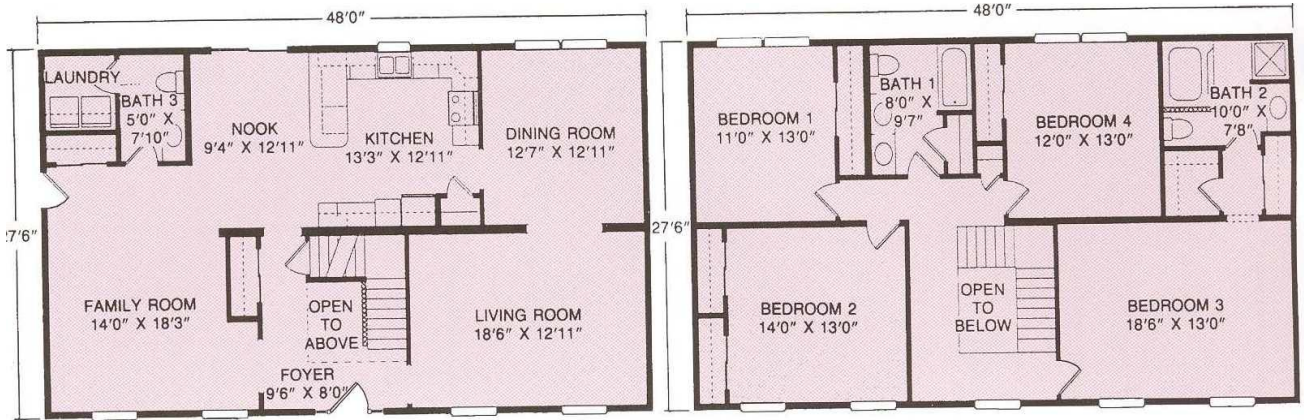


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Popular Elevations



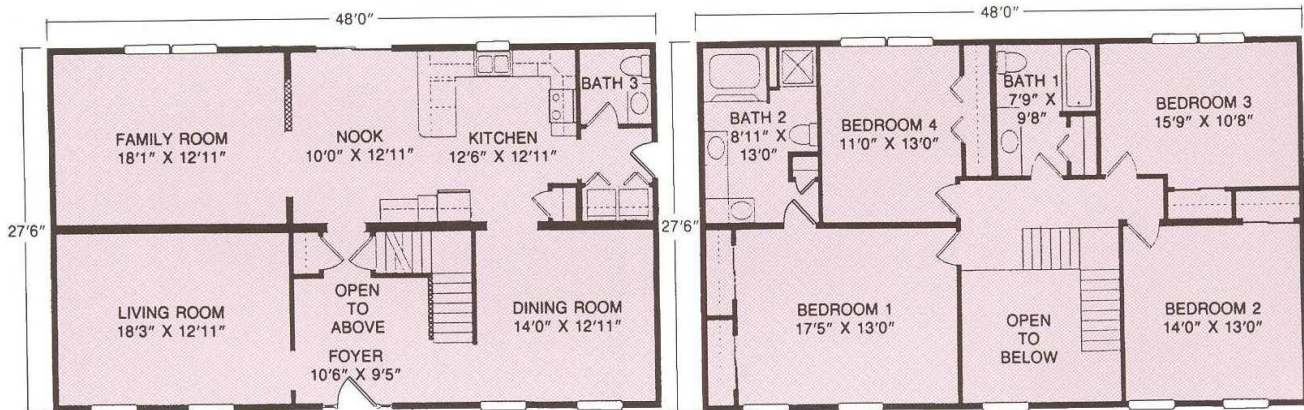
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Martinsville

Plan No. 513 ■ 2640 SQ. FT.

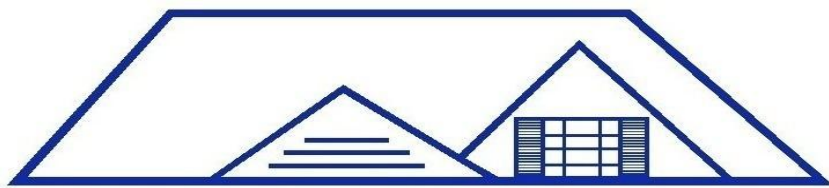
Come home to luxurious space with grand master suite featuring walk-in closet and large private bath, one and one half baths, three additional bedrooms, family room, and formal dining room.



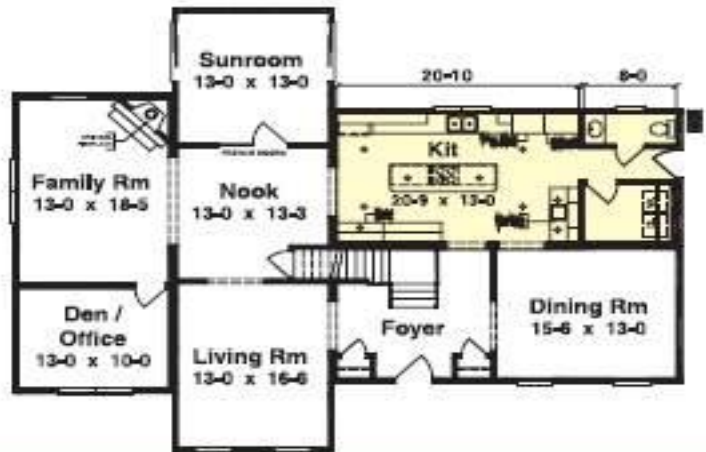
Oaksville

Plan No. 514 ■ 2640 SQ. FT.

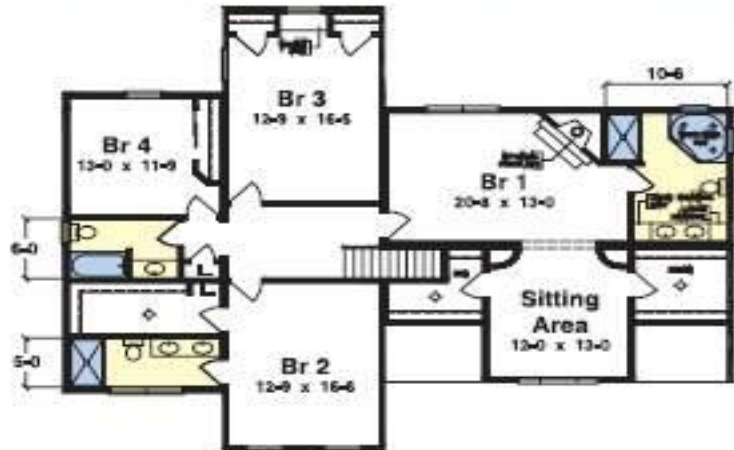
Featuring an elegant open foyer, family room, large kitchen/breakfast area, formal dining room, massive master bedroom with private deluxe bath, one and one half additional bathrooms with three additional bedrooms.



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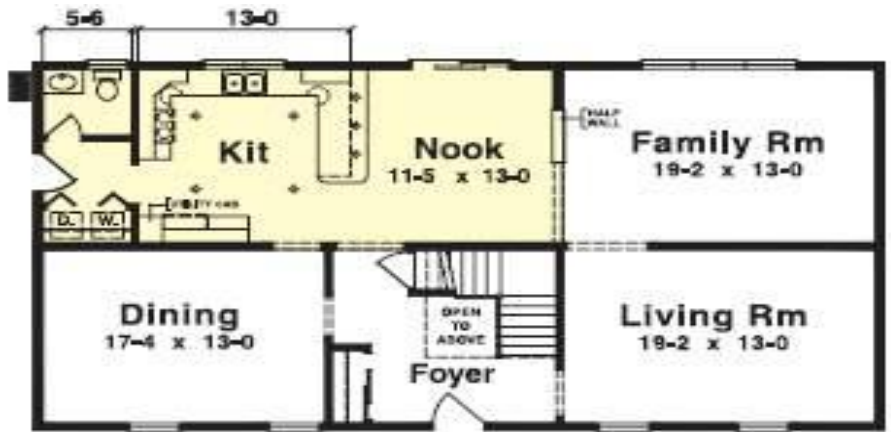


Salem 1st Floor 44'-6" x 57'-6", 3465 sq ft

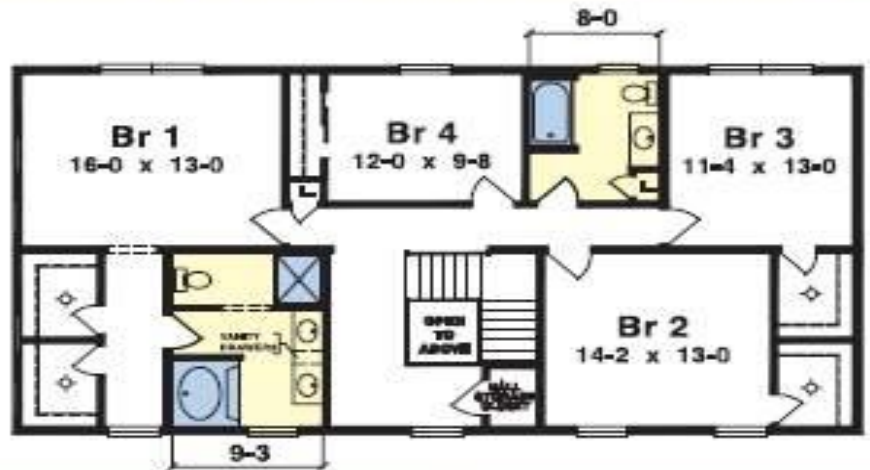


Salem 2nd Floor

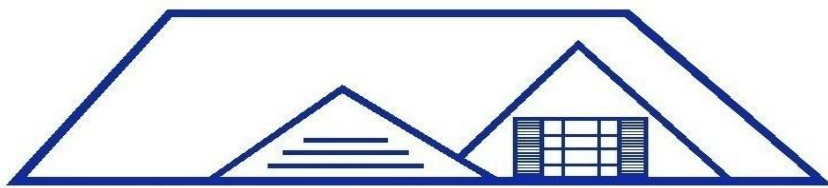
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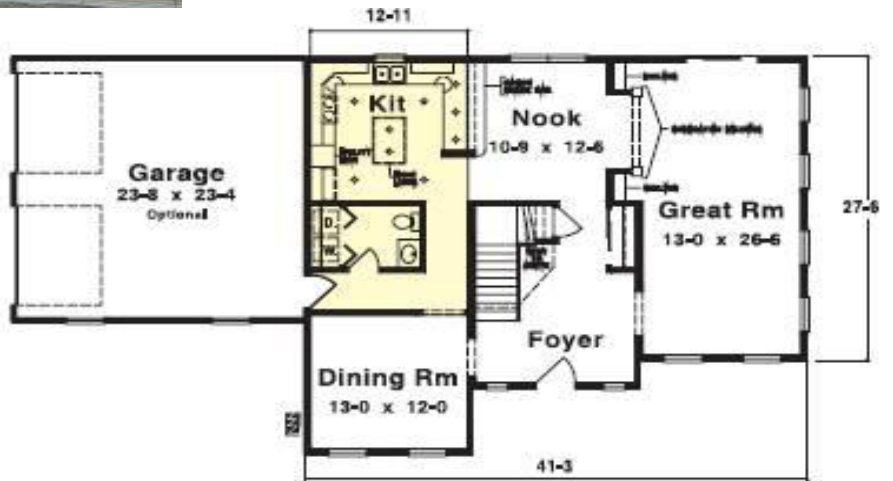
Van Buren 1st Floor 27'-6" x 52'-0", 2860 sq ft



Van Buren 2nd Floor



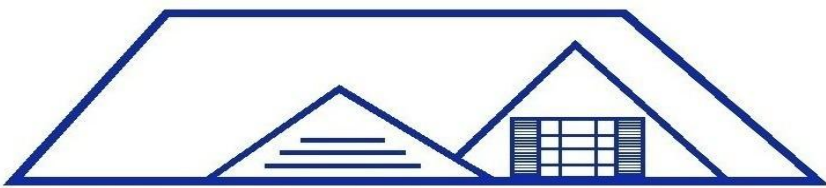
SUPREME MODULAR



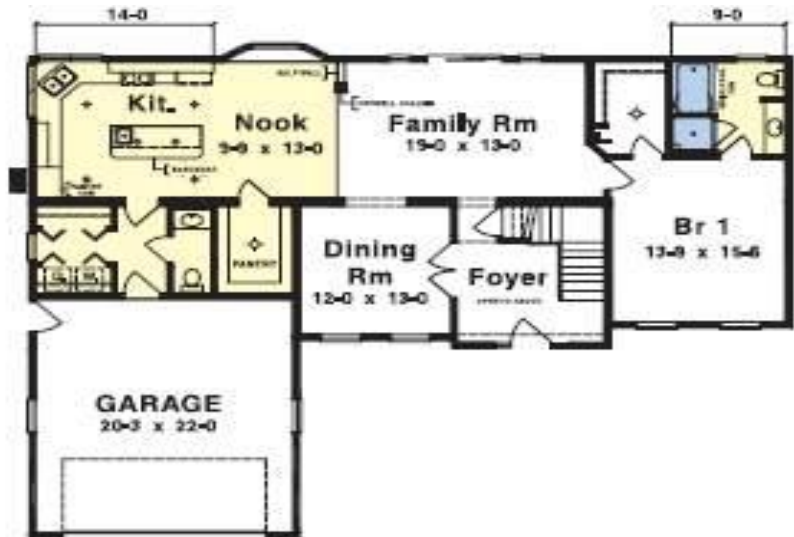
Arlington 1st Floor 41'-3" x 27'-6", 2572 sq ft



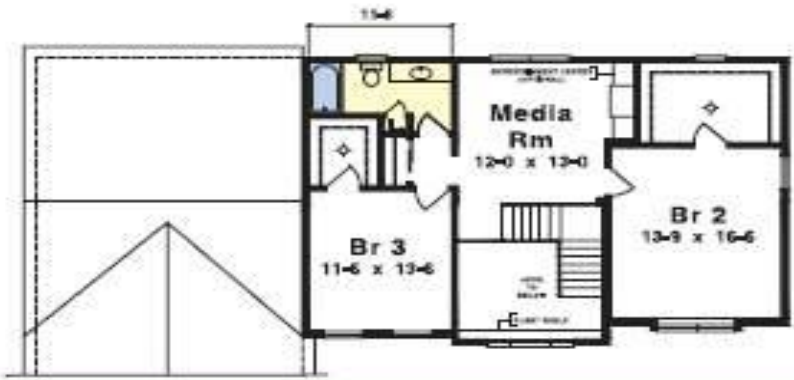
Arlington 2nd Floor



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Lewisburg 1st Floor 38'-9" x 60'-0"/38'-9", 2542 sq ft



Lewisburg 2nd Floor



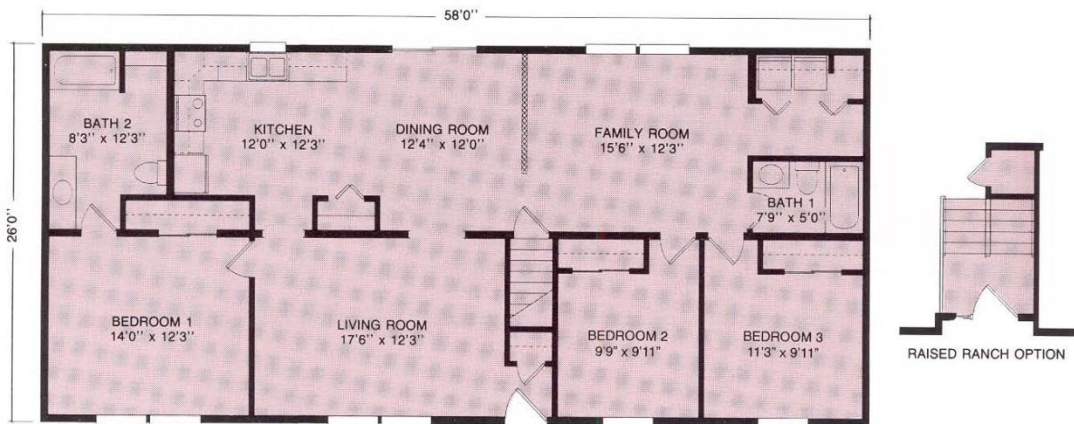
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Standard Ranch Plans



Many more plans available on the CD
... Or Design your own

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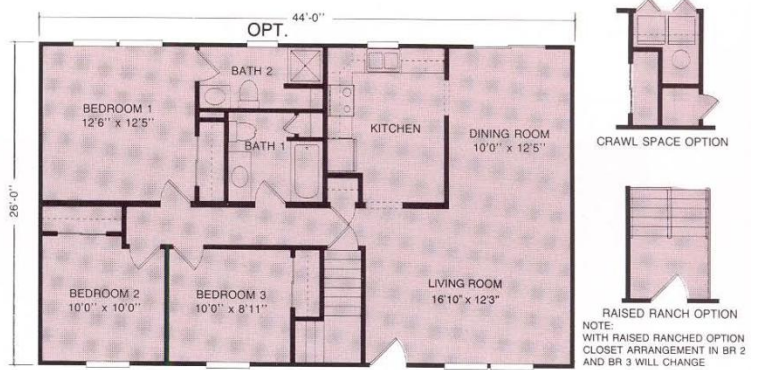


Century I

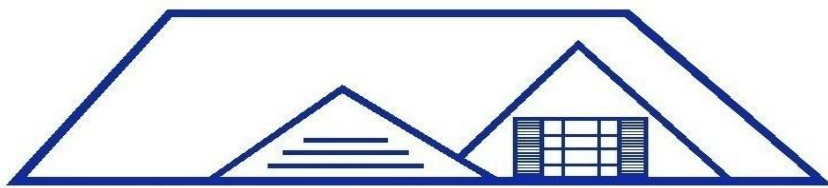
26' x 58' 1508 sq. ft.



Century II



26' x 44' 1144 sq. ft.



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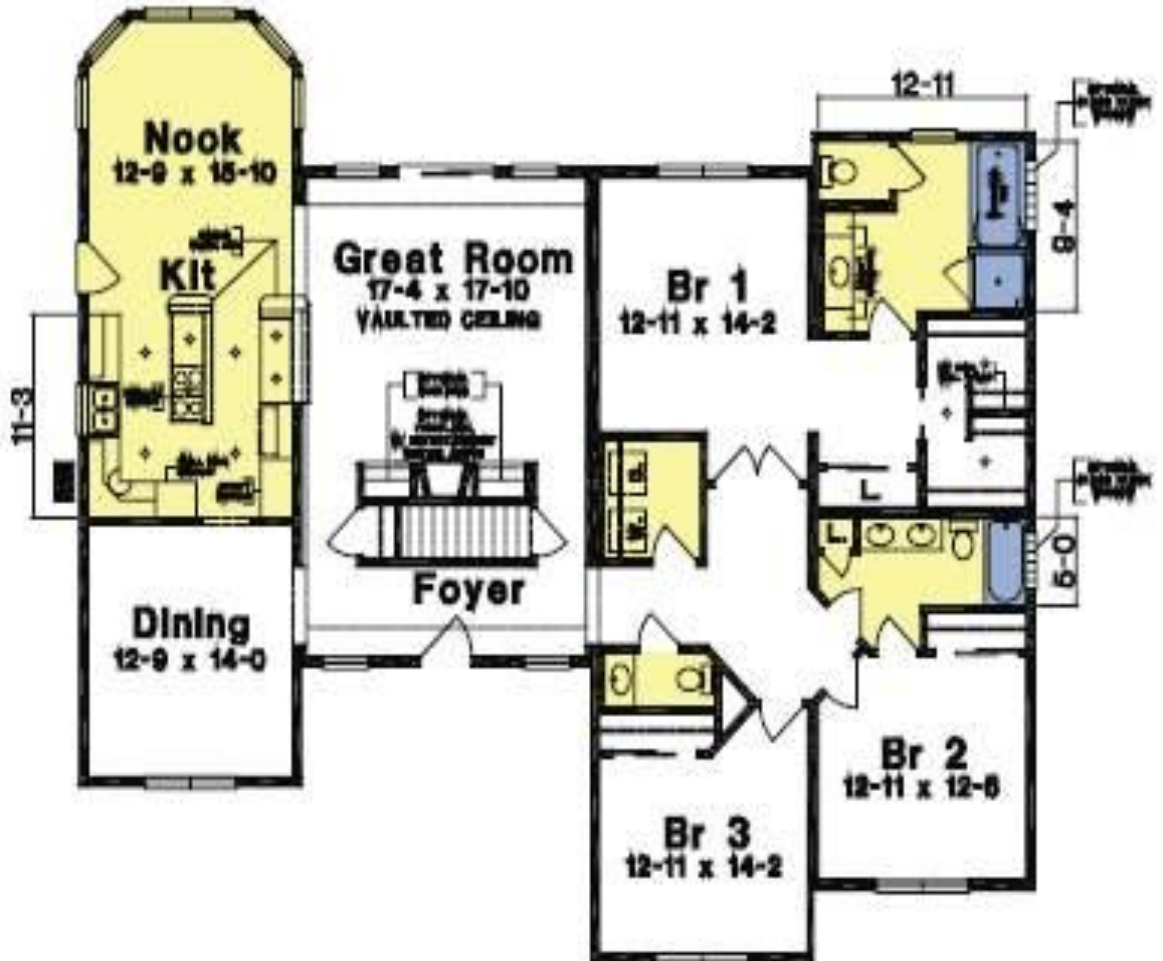
Nebraska

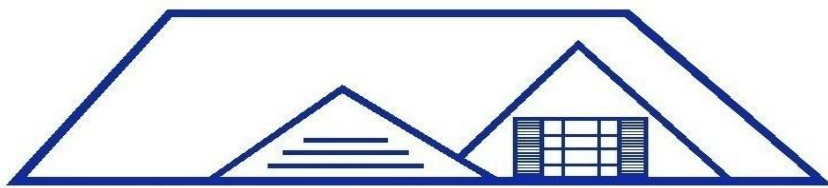
Plan No. 149 ■ 1420 SQ. FT.
Cozy and comfortable best describe this four bedroom ranch with welcoming foyer, living room, dining room and 1 1/4 baths. Also available in 26' and 27'6" width.

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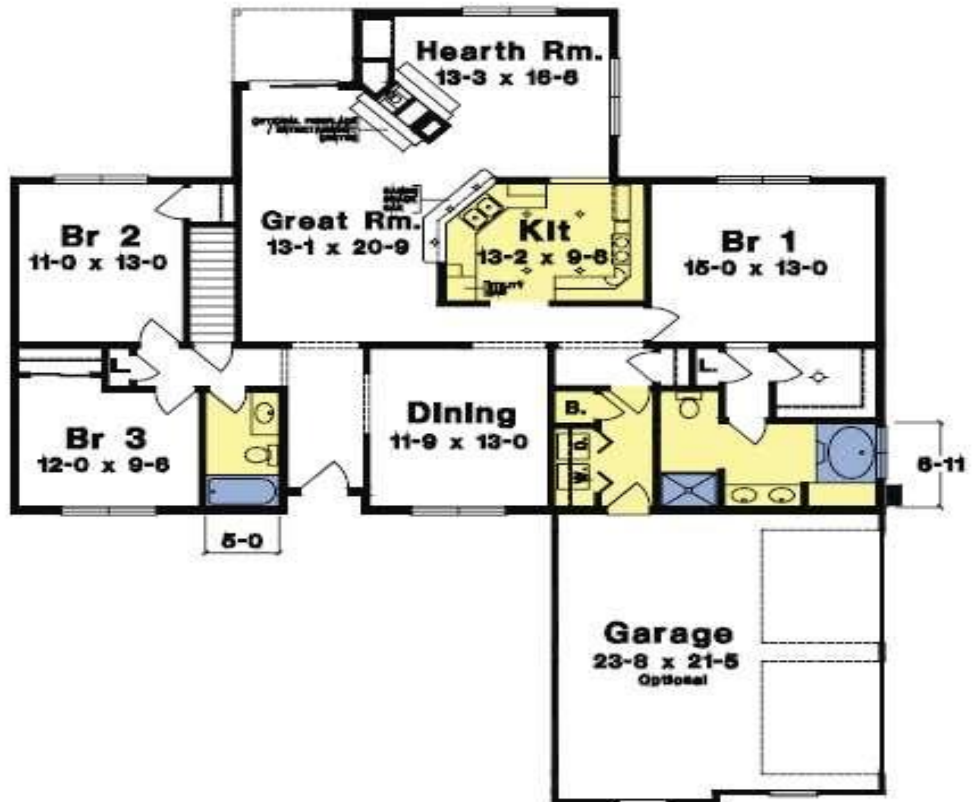


Woodland Park 59'-6" x 52'-9", 2269 sq ft





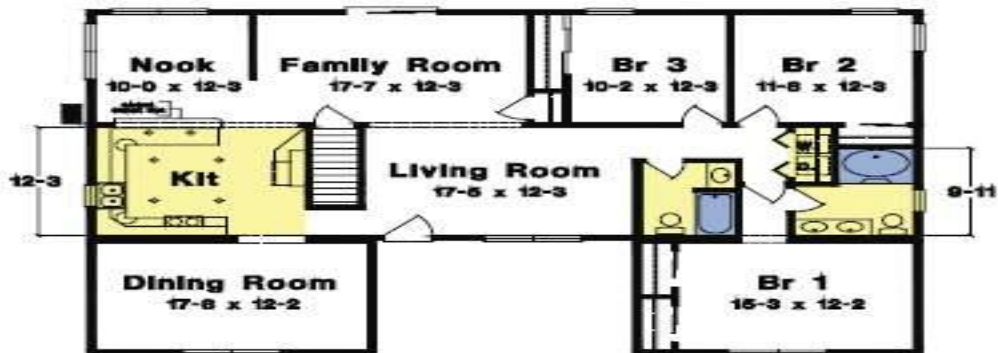
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Lexington Park 41'-3" x 58'-0", 1890 sq ft



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The Dalton II 39'-0" x 54'-0", 1889 sq ft



The Waverly II 51'-2" x 62'-0", 2582 sq ft

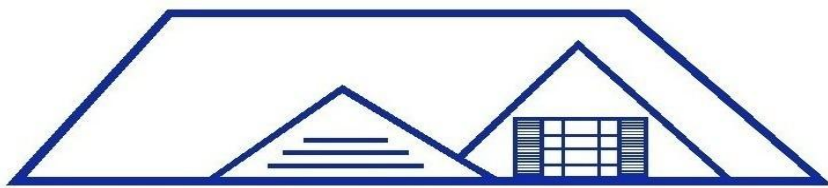


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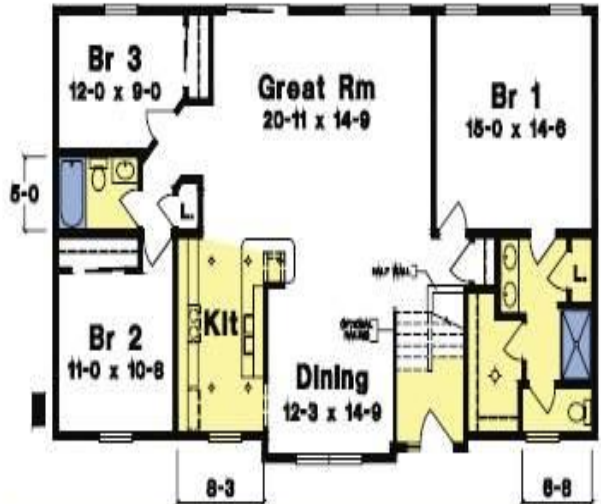
Standard Raised Ranch Plans



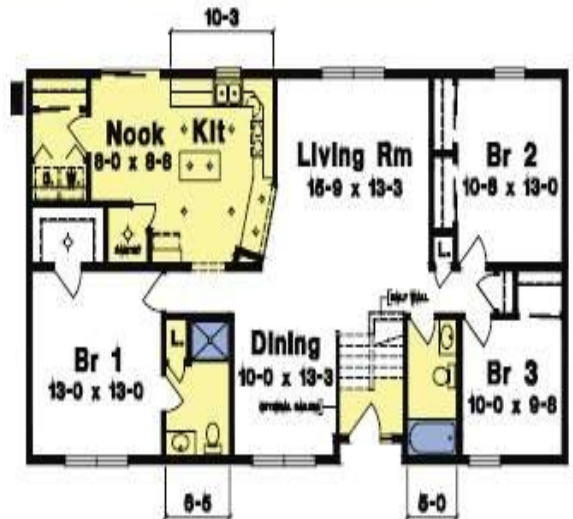
Many more plans available on the CD
... Or Design your own



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The Bradley 30'-6" x 52'-0", 1522 sq ft



The Birchwood I 27'-6" x 54'-0", 1485 sq ft

Many more plans available on the CD
 ... Or Design your own



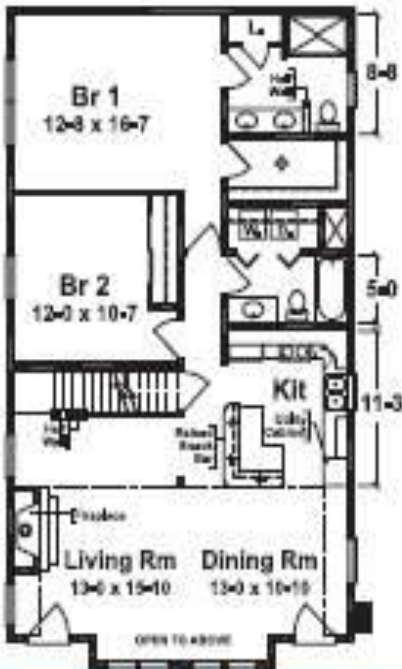
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Standard Vacation Plans

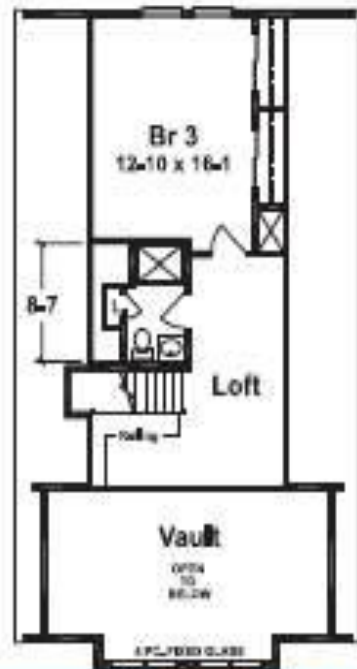


Many more plans available on the CD
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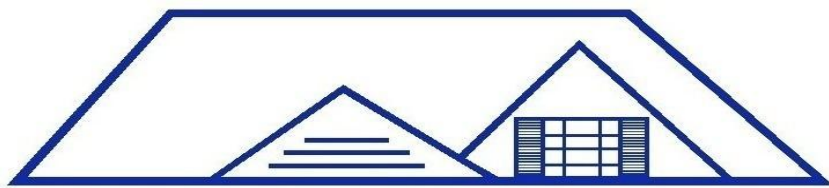


1ST FLOOR 27'-6" x 48'-0" 1298 Sq. Ft.

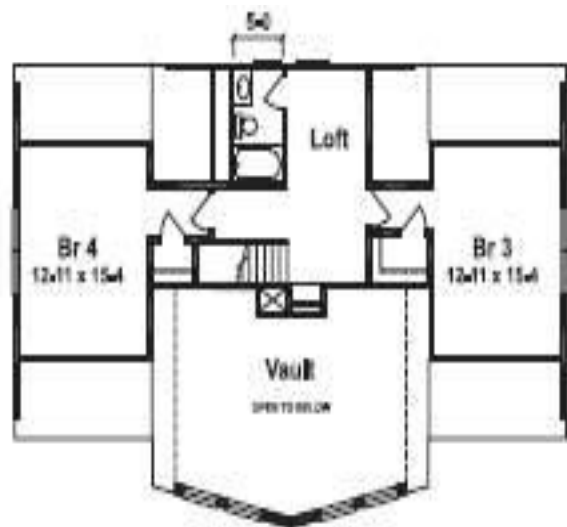
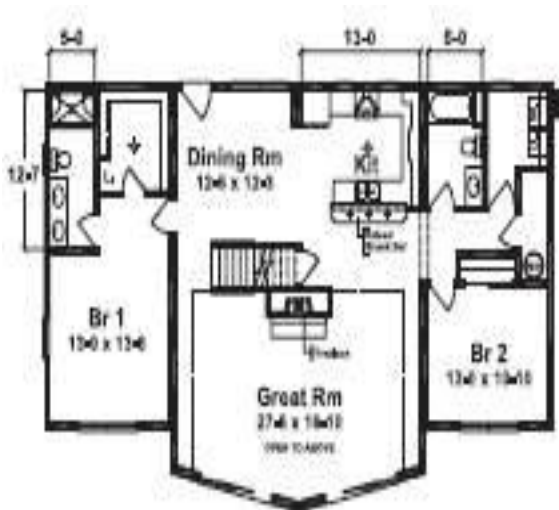


SUGGESTED 2ND FLOOR 456 Sq. Ft.

THE LAREDO



SUPREME MODULAR



1ST FLOOR 34'-0" x 55'-0" 1685 Sq. Ft.

SUGGESTED 2ND FLOOR 711 Sq. Ft.

THE CASCADE



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Multi-family Plans available



Many more plans available on the CD
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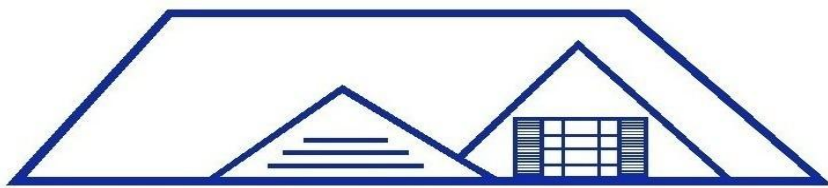


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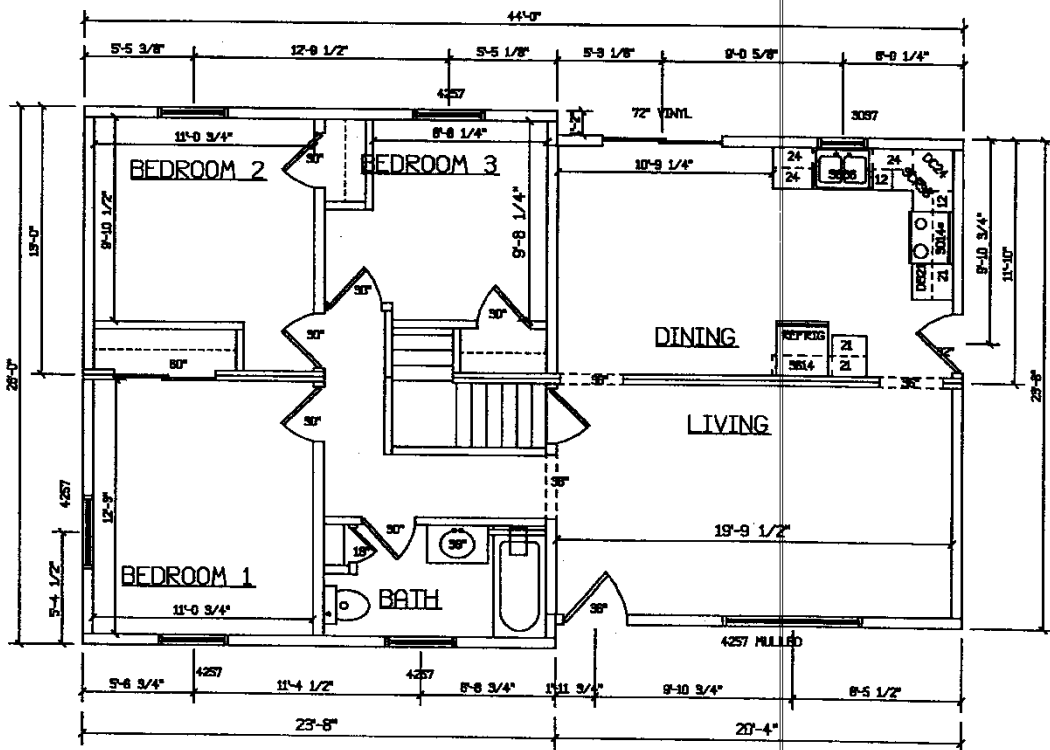
Starter / Investor Series



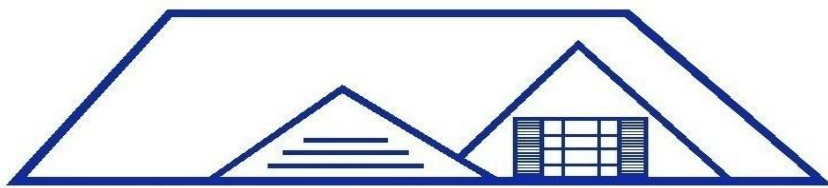
Many more plans available on the CD
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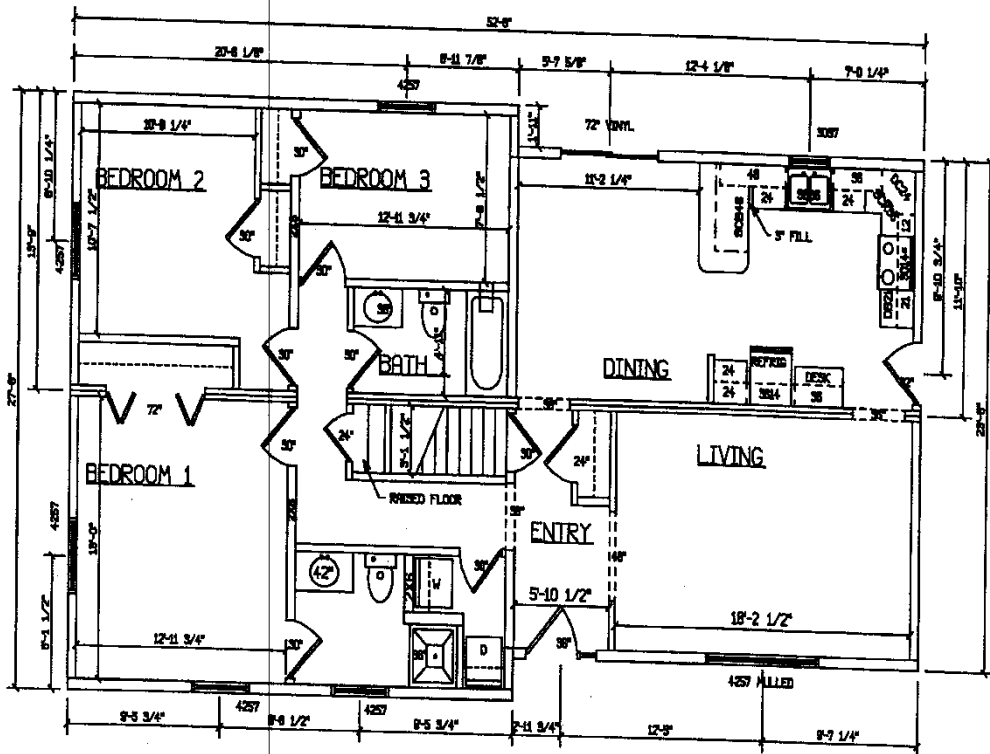
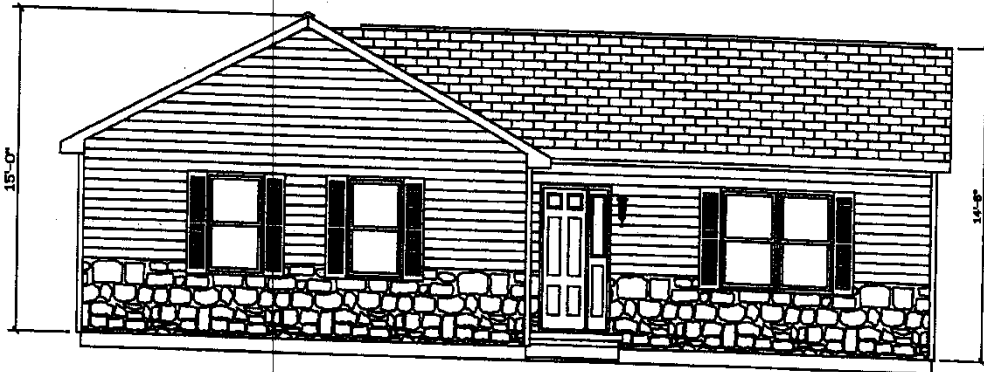
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Rock Oak



SUPREME MODULAR



Rock Cherry

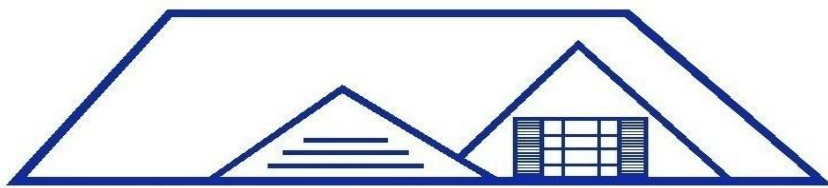


SUPREME MODULAR

Quality



Limitless choices



SUPREME MODULAR

Quality



Limitless options available



SUPREME MODULAR

Supremely Finish Specifications

Architectural and Engineering

- Approved Modular Home Blueprints with Approved New Jersey foundation plans.
- Supreme Modular procures the Local Building Permit
- Supreme Modular procures required Building Inspections.
- Supreme Modular procures the Certificate of Occupancy.
- Ten Year New Jersey Home Owner's Warranty Included (at Buyer's expense)
- Engineering Package: Typically- would include plot plan, home foundation stake out, foundation location survey, finished floor elevation.

Lot preparation

- Grading access-way to home and 30' around perimeter of home
- Tree clearing and stump removal up to \$1,000 is included
- Foundation Excavation is included.
- Any water or sewer wet tap, lateral or connections fees are not included (,if any). Typically, these fees are paid directly to the town or municipal; utility authority. No in street construction included.
- One (1) load of fill supplied and one (1) load of topsoil, if necessary. Additional fill is buyers-responsibility.
- Septic System would be required for lots that do not have city sewers available at the lot. Design based on lot's soil conditions and design of home. Please add allowance of \$ 12,000.00 for standard septic or \$17,500.00 for pressure dose septic or alternate septic system to be priced accordingly, to be installed by Supreme Modular.
- A Domestic Water Well would be required for lots that do not have city water available at the lot.
- Any water Filtration Systems required would be Buyer's responsibility.
- Gas Connection from street to Home is Buyer's responsibility. Liquid propane may be used also.

Foundation details;

Crawl-space – STANDARD

- 16inch by 8inch concrete footings
- 3 ft poured concrete wall crawl-space
- Front porch steps are pressure treated lumber
- Side steps are pressure treated lumber (if more than two entry ways to home, additional entry way stairs are to be at cost of Buyer)
- One hand rail on all stairs is included.
- Poly base floor vapor barrier.
- Securable access door (Bilco doors available at Buyer's cost)
- Foundation vents per code (flood vents extra if needed at Buyer's cost)
- Pressure treated sill plates w/ sealer
- BASEMENTS ARE OPTIONAL AT ADDITIONAL COST AND WILL TYPICALLY INCLUDE STANDARD 7"8" WALLS UNLESS OTHERWISE STATED IN WRITING.

Utility details

- Electric heating is standard, alternate heating and air conditioning is available as an option.
- PVC drains lines and vents lines (PEX may be used at sole choice of Seller)
- Washer and electric dryer hookups are included on first floor of home (relocation of these hookups are at Buyer's expense).
- One (1) exterior hose bib is included.
- 200 Amp main panel box w/ circuit breakers
- AC/DC smoke detectors
- One (1) Exterior porch light at each door.
- Electrical connection from street to Home is Buyer's responsibility.
- Gas connection from street to Home is Buyer's responsibility.

Landscaping/Other

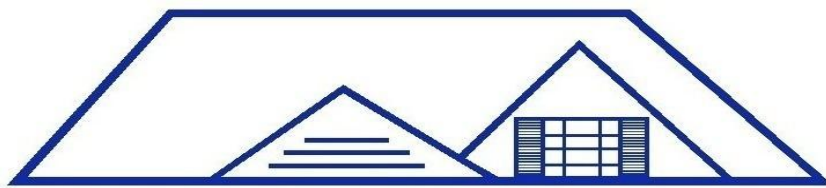
- 30 foot perimeter seeding for grass.
- 8 foot by 50 foot stone drive.
- 40 Sq/Ft of Flatwork for Foot Traffic Only is included.
- \$150 shrub allowance
- First to Second Floor interior Stairs are included for all finished two story homes.



SUPREME MODULAR

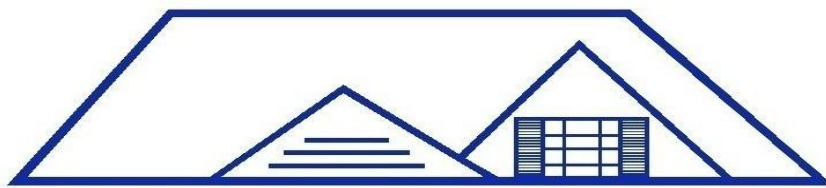
Popular Pricing

Model	Sq/Ft	# Beds	# Bath	Finished	Delivered	Type	
Springfield	1420	2	1	97,160	67,977	Cape	
Cape Smithville	1584	2	2	104,989	72,560	Cape	
Biltmore	3450	5	3.5	259,907	179,470	Cape(fin 2nd flr)	
Westfield	1794	4	3	148,741	108,754	Cape(fin 2nd flr)	
Montgomery	2430	3	2.5	199,874	136,481	2 Story	
Birchwood	1325	3	1	119,980	72,990	2 Story	
Fitzpatrick	1540	3	2	125,350	73,800	2 Story	
Whitman	1976	4	2	149,850	109,900	2 Story	
Heritage	2464	4	2.5	152,914	111,540	2 Story	
Martinsville	2640	4	2.5	164,435	117,800	2 Story	
Oaksville	2640	4	2.5	159,958	116,805	2 Story	
Salem	3650	4	3.5	269,787	184,465	2 Story	
Van Buren	2860	4	2.5	214,903	144,684	2 Story	
Arlington	2572	4	2.5	204,361	137,500	2 Story	
Lewisburg	2542	3	2.5	217,340	150,111	2 Story	
Century II	1144	3	2	89,994	62,770	Box Ranch	
Century I	1508	3	2	98,880	68,588	Box Ranch	
Nebraska	1420	4	2	104,994	69,980	Box Ranch	
Woodland Park	2269	3	2.5	229,300	138,450	Ranch	
Lexington Park	1890	3	2.5	197,644	111,811	Ranch	
Dalton	1889	3	2	199,957	129,442	U Ranch	
Waverly	2582	4	3	254,330	178,700	U Ranch	
Rockoak	1134	3	1	94,821	64,580	T-Ranch	
Rockcherry	1346	3	2	105,613	72,995	T-Ranch	
Bradley	1522	3	1.75	154,758	114,221	Bi-Level	
Birchwood 1	1455	3	1.5	150,715	110,788	Bi-Level	
(*All prices are base prices strictly per Specificaiton Agreement delivery to Lancaster county PA. Delivery does NOT include SET!)							



SUPREME MODULAR

<u>Basement Upgrades</u>	<u>Cost \$</u>					
Basement Upgrades	\$14.60 sq/ft					
Bilco Door	\$2,650					
8' Superior Walls	\$18 sq/ft					
9' Superior Walls	\$20 sq/ft					
<u>Garages</u>						
12 x 20 One Car Attached	\$9,882					
20x24 Two Car Attached	\$15,730					
Concrete driveway and apron (upgd)	\$5.25 sq/ft					
<u>Porches</u>						
4.5x20 Raised Roof Complete	\$5,600					
Aditonal Footage	\$284 lf/ft					
<u>Heating and Air Conditioning</u>						
Gas forced air heating	\$4,400-\$10,500 (single dual zone depending on size)					
A/C	\$2780 per zone					
Gas Fireplace (installed)	\$4,130					
Wood burning fireplace	\$6807-\$12611 (depending on elevation height etc)					



SUPREME MODULAR

<u>Trim/Finish</u>						
Brick Front (red brick)	\$24.80 sq/ft					
Stone Front (flagstone or equiv)	\$29.30 sq/ft					
Cedar Shake/Fish Scale Siding	\$430 sq					
Concrete Drive (i/p/o stone)	\$2.45 sq/ft					
CAPE finished 2nd floor APX	\$40 sq/ft					
(does not include bath. Standard full Bath apx \$5,400)						
<u>Miscellaneous</u>						
Gas line for appliances (each appliance, run gas line and update of riser diagram)	\$275 ea					
Track lighting (each installed)	\$75					
ADA toilet upgrade	\$210					
Tile flooring (per sq/ft installed)	\$5-15 sq/ft					
Hardwood floors (per sq/ft installed)	\$5.70 - \$10 sq/ft					
Water heater (electric installed)	\$410					
Dishwasher (installed)	\$440					
Stove (electric installed)	\$390					
Garden tub in place of standard	\$480					
Whirlpool tub in place of standard	\$1,440					
(*Prices Subject To Change Without Notice)						