





David Zulejkic

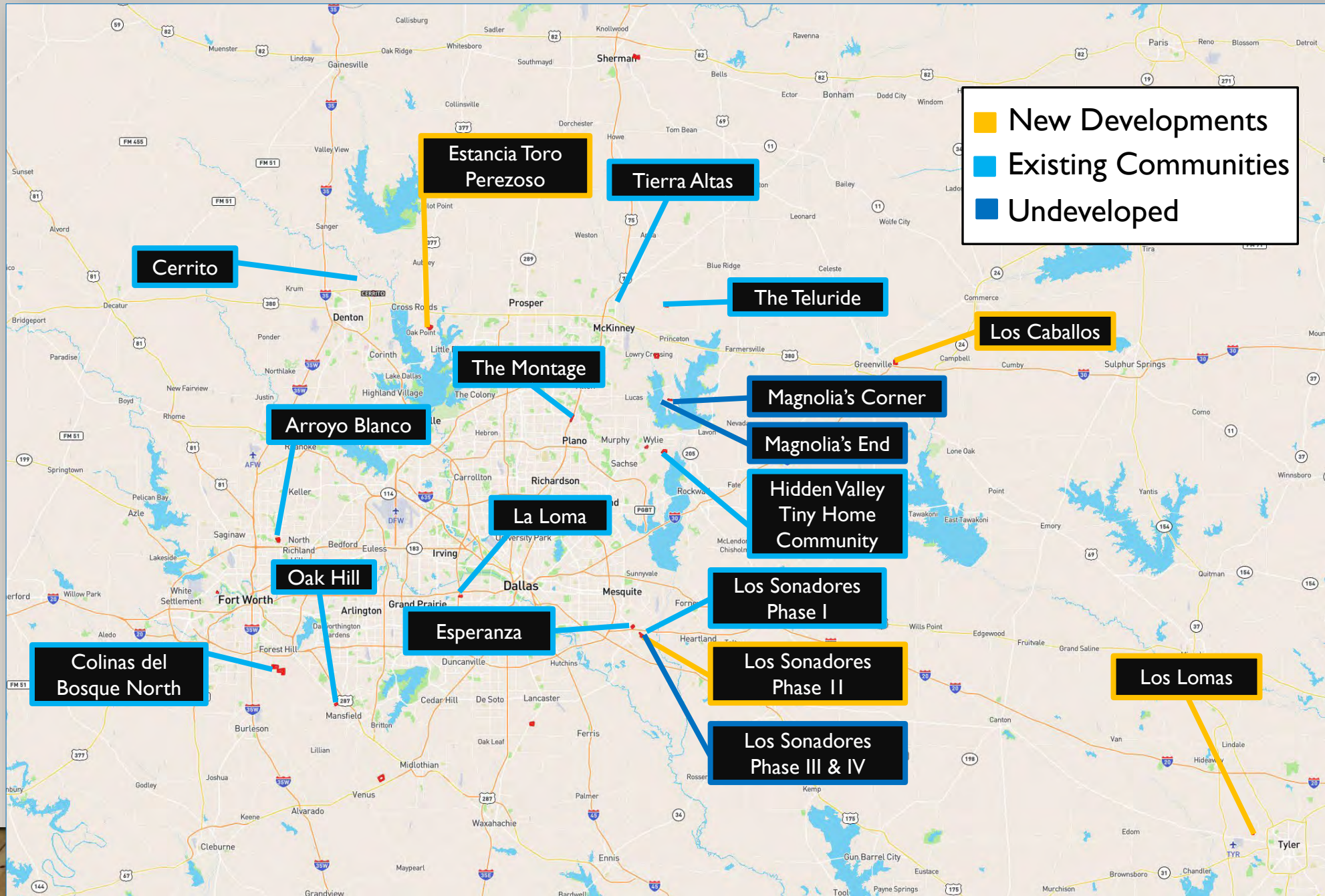
Founder

- **Three and a half decades of expertise in the real estate sector.**
- **Specialization in top-tier manufactured housing communities.**
- **Dedication to the development of premium yet accessible living communities.**
- **Served as the General Contractor for more than 30 Manufactured Home Communities.**
- **Leads and empowers a robust team of over 80 professionals.**

FIRST STEP HOMES PROPERTY OVERVIEW

Category	Property Name	New Names	Location	Address	Acreage	Homes	Zoning and comments
New	Lasater West	Los Sonadores Phase II	Dallas	14660 Lasater Rd, Dallas, TX	70	437	Under Construction, Estimated filling begin Q4 2026
New	Oak Point	<u>Estancia Toro Perezoso</u>	Oak Point	3411 FM 720, Oak Point, TX	76	422	Operating, Selling Homes
New	Greenville	<u>Los Caballos</u>	Greenville	145 Paso Fino Dr, Greenville TX	79	416	Operating, Selling Homes
New	Tyler	<u>Los Lomas</u>	Tyler	12293 CR 46 Tyler, TX	43	273	Operating, Selling homes
Value Add	Eco City	Los Sonadores Phase I	Dallas	14770 Lasater Rd, Dallas, TX	30	184	Operating, Expanded Amenities under Construction
Value Add	Hidden Valley	Hidden Valley Tiny Home Community	Wylie	1185 Wheelis Rd, Wylie TX	15	110	Operating, Expansion and Amenities under Construction
Value Add	Townview	<u>La Loma</u>	Dallas	1288 N Bagley St, Dallas, TX	35	167	Operating, expanded amenities complete
Value Add	Bramblewood MHC	<u>The Teluride</u>	Mckinney	200 Robilyn Dr. McKinney, TX	25	198	Operating, expanded amenities complete
Value Add	Spring Creek Village	<u>The Montage</u>	Plano	4000 N Central Expwy, Plano, TX	28	374	Operating, expanded amenities complete
Value Add	Rock Creek MHC	<u>Esperanza</u>	Mesquite	4641 Lasater Rd. Mesquite, TX	30	216	Operating, expanded amenities complete
Value Add	Woodhaven MHC	<u>Cerrito</u>	Denton	4181 Silverdome Rd. Denton, TX	63	420	Operating, expanded amenities complete, new expansion phase planned
Existing	Highpoint	<u>Tierra Altas</u>	Mckinney	2201 S TX-5, McKinney, TX	22	175	Operating
Existing	SFW North	<u>Colinas Del Bosque North</u>	Ft Worth	7700 Forest Hill Drive, Fort Worth, TX	28	217	Operating
Existing	Oakhill Village MHP	<u>Oak Hill</u>	Mansfield	72 Turtle Hill Tr, Mansfield, TX	19	117	Operating
Existing	White Creek Estates	<u>Arroyo Blanco</u>	Halton City	5601 Huddleston Dr. Haltom City, TX	20	367	Operating
Undeveloped	Princeton 12	Magnolia's End	Princeton	6700 FM982, Princeton, TX	12	81	Engineering & Permitting Complete, Const Q2 2026
Undeveloped	Princeton 18	Magnolia's Corner	Princeton	11209 County Road 439 Princeton, TX	18	98	Engineering / Permitting
Undeveloped	Lasater East	Los Sonadores Phase III	Dallas	14707 Lasater Rd, Dallas, TX	46	234	Zoning complete, in Engineering / Permitting
	Subtotal				659	4506	

FIRST STEP HOMES PROPERTY LOCATION MAP



WHAT SETS US APART?

Luxury Meets Affordability

- Residential Construction, **built offsite** in a controlled environment, green techniques (extremely low waste), consistent repeatable fabrication
- Home **Ownership**
- **Community** Oriented
- Resort Style **Amenities**
- Secure, **Gated** communities
- **Lifestyle** centric, all landscape maintenance provided
- **Attainability** through in-house financing, residential mortgages, easy to qualify
 - Easy Qualify (80-90% qualify)
 - 3% Down
 - Market Interest Rates (Single Family)
 - 23 year Amortization





Our Home Buyer Profile

Average Total
Income \$85K

Min Home
Price \$79K
Max \$149K

95% First
Time Home
Buyer



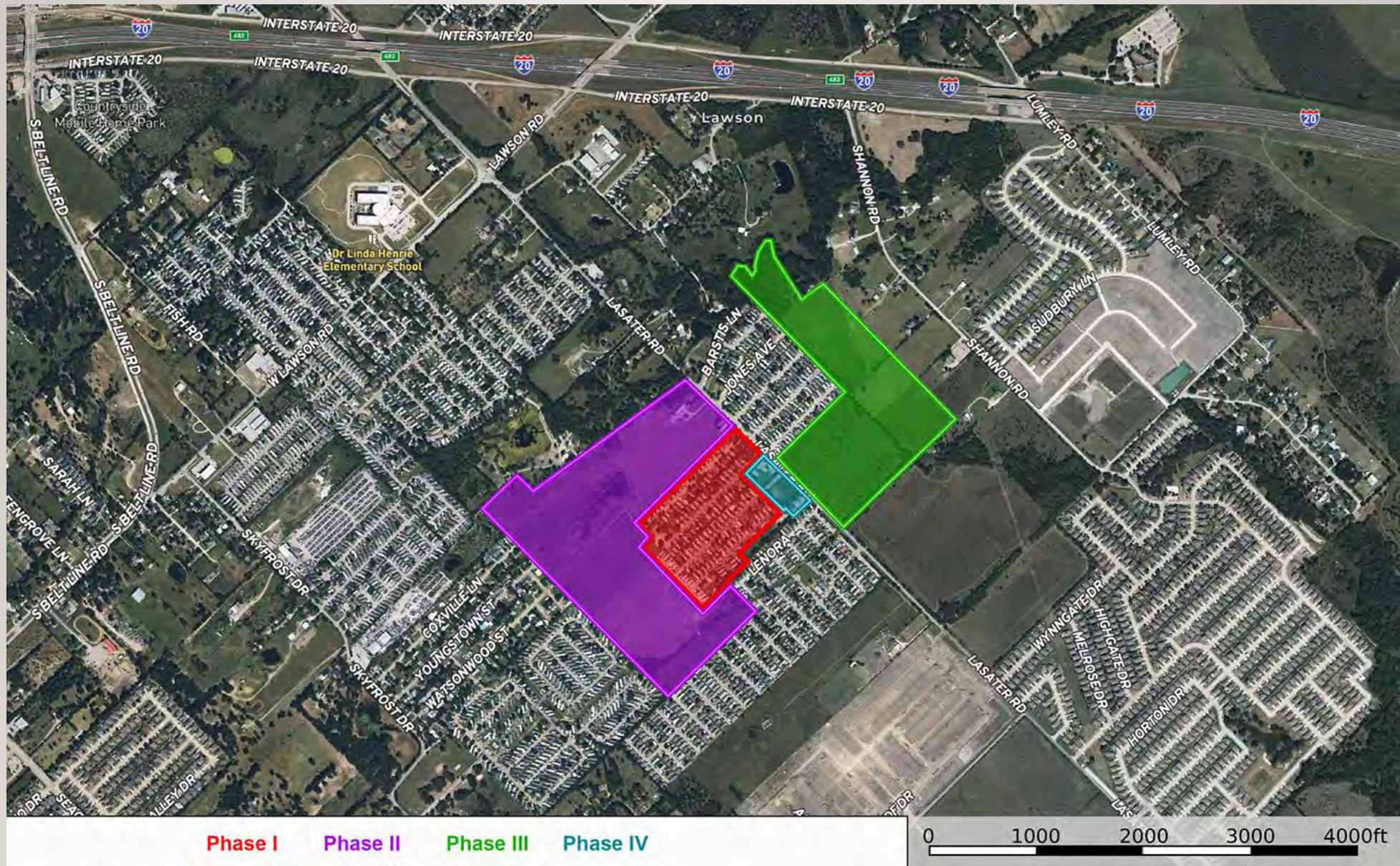


LOS SONADORES

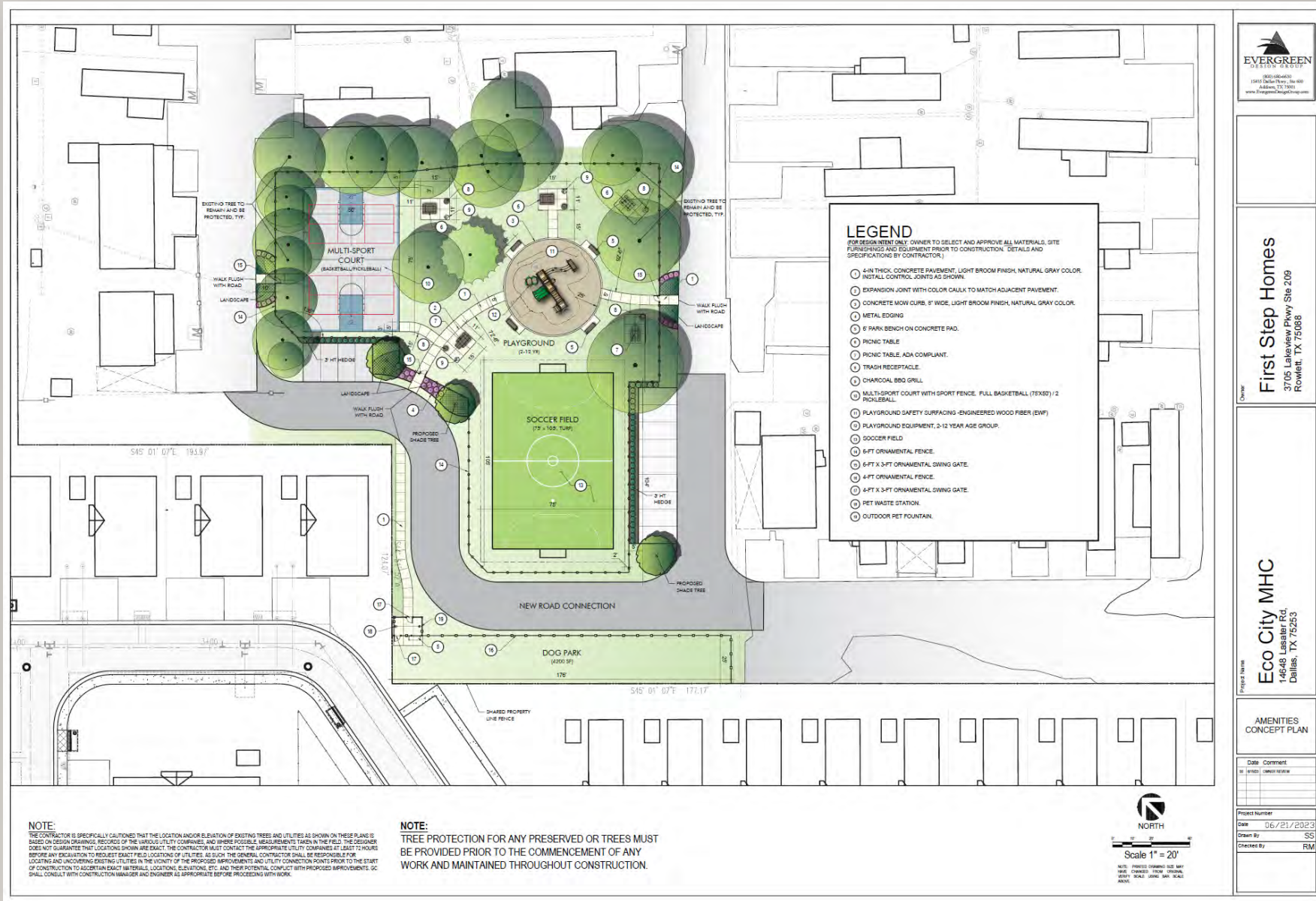
PHASES I, II, III and IV

LASATER RD, DALLAS, TX 75253

LOS SONADORAS PHASE PROPERTY LOCATION



PHASE I AMENITY ADDITION



PHASE II AMENITY RENDERING

14660 LASATER RD



Gated | 437 Additional Homes | Community Center | 2 Playgrounds | Water Feature | Dog Park | Cabanas | Soccer Field | Basketball Court

PHASE III

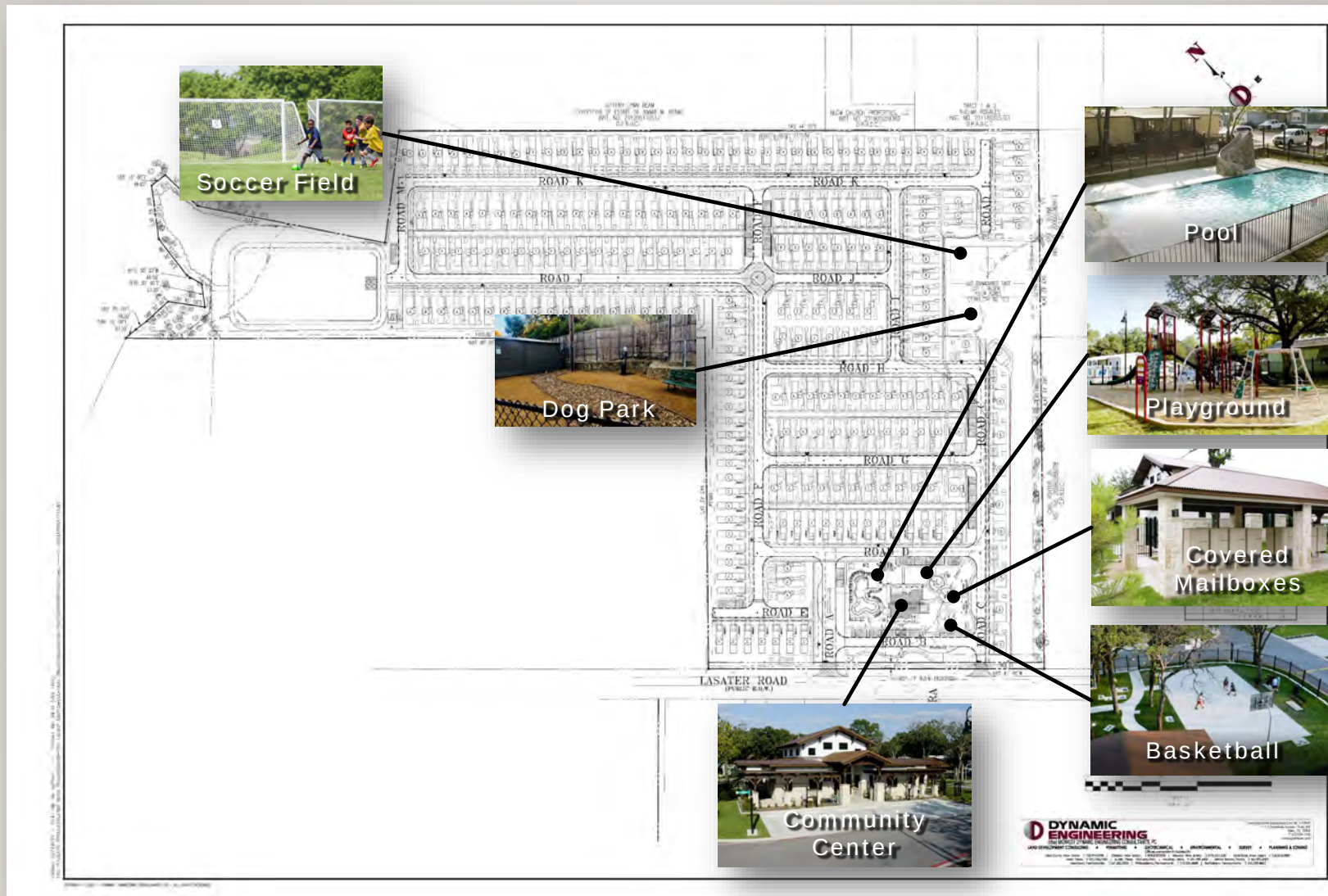
14707 LASATER RD, DALLAS, TX 75253



46 Acres Land | 234 Homes

PHASE III SITE PLAN

CONCEPT PLAN

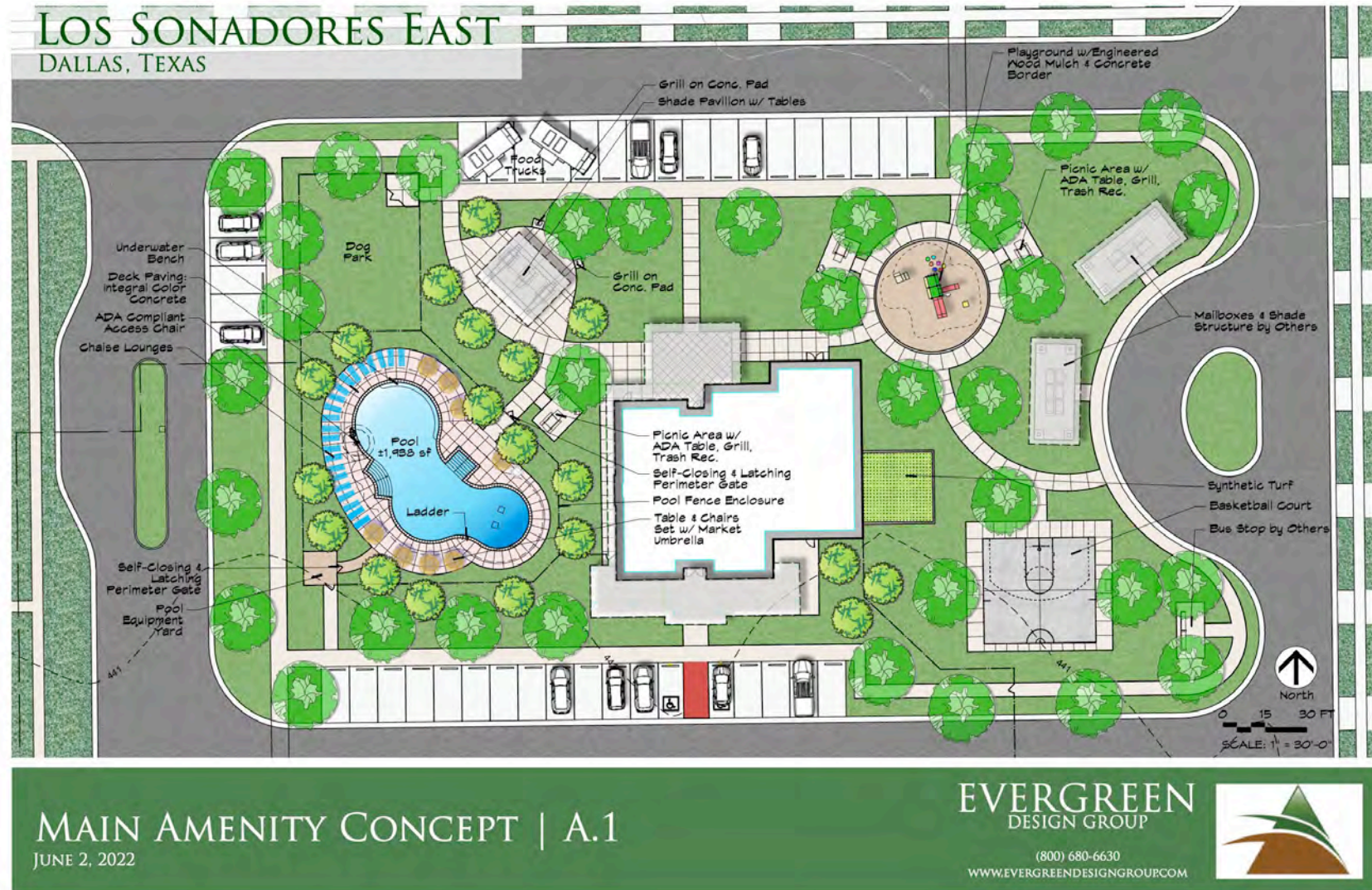


46 Acres | Gated | 234 Homes | Community Center | Pool | Playground | Basketball | Dog Park | Soccer Field

PHASE IV RETAIL RENDERING
14770 LASATER RD



PHASE III AMENITY PLAN



46 Acres | Gated | 234 Homes | Community Center | Pool | Playground | Basketball | Dog Park | Soccer Field

COMMUNITY CENTER





AMENITY CENTER





FULLY EQUIPPED GYM &
EXERCISE ROOM



POOL



BASKETBALL & PICKLE BALL
COURT



STUDY ROOM

EXAMPLE HOMES

6/12 PITCH ROOF



EXAMPLE HOMES STONE SKIRT





TWO STORY HOMES



PIT SET HOMES

EXAMPLE HOMES



EXAMPLE HOMES



EXAMPLE HOMES



EXAMPLE HOMES



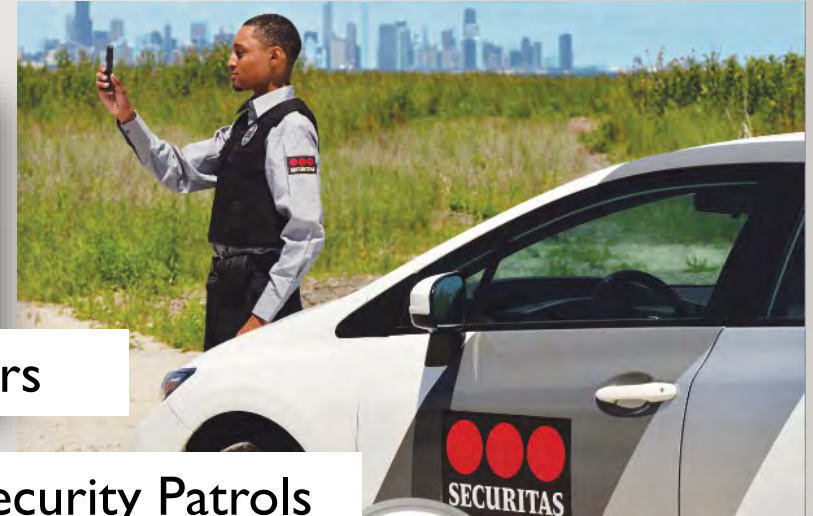
CRIME PREVENTION



Security Cameras



License Plate Readers



Security Patrols



Emergency Access via Strobe Switch



Gated with FOB access