

Model Home Lease Back Program

As an Impresa Modular Franchise , you can build a model home, completely stage it and operate your modular home construction business right from the model home.

Homebuyers often request to tour an “actual Impresa Modular home” so they can see with their own eyes the quality and craftsmanship they will be getting should they choose to build with Impresa Modular.

An “Impresa Modular Model Home” represents everything that’s new and exciting about homeownership: they’re usually in the perfect location, with the ideal layout, decked out with all the upgrades, and professionally decorated.

As an Impresa Modular Franchisee, you can purchase any of our model homes, and lease it back to your business. You can use your model home as a sales center and office for an allotted amount of time and then convert it back to a single-family home for sale.

This way, you own the model home and have space for your sales center while enabling your business to show off modular construction and ultimately sell more homes.



Interested?

We're thrilled to share with you more information as we continue to discuss all that owning an "Impresa Modular Home Building Franchise" has to offer.

All "Impresa Modular Model Homes" feature all the many benefits you enjoy from "modular construction" along with the highest technological upgrades, beautifully designed decor, and a variety of other features.

[1] Summary of July 2021 Existing Home Sales Statistic, NAR Source
< <https://tinyurl.com/9rbbc8n> >

[2] Average new construction house size, NAHB
<https://eyeonhousing.org/2020/02/new-single-family-home-size-continues-to-fall/>

[3] How Much Profit Does a Builder Make on a New Construction Home?, Cohesive Homes
"The average profit on new construction homes varies every year. For example, the gross profit margin for custom home builders in 2018 was 19% to 20%, which rose to 21% to 23% in 2019. Because of the slow economy in 2020, this range dropped to 15%-18% during the year. 2021 started with a bang though as more and more people sought to get a home built, bringing the average back to 21%-23%. The net profit for contractors amounts to roughly 6-9%."
<https://tinyurl.com/29x82yvd>

[4] 5 Year average from 2015-2020 12.55%, Figure 1: Home Prices Accelerate at All Price Levels Year-Over-Year Change in HPI by Price Tier, CoreLogic
<https://www.corelogic.com/intelligence/u-s-home-price-index-annual-growth-reaches-all-time-high/>



It's probably one of the best-kept secrets in real estate, but it's true: our model homes can be up for sale.

To learn more contact:

Jim Griffin, Director of Franchising
jim.griffin@impresamodular.com

ImpresaModularFranchising.com

   ImpresaModular

Disclaimer: All investments, including real estate, are highly speculative in nature and involve substantial risk of loss. We encourage our investors to invest very carefully. We also encourage investors to get personal advice from your professional investment advisor and to make independent investigations before acting on information that we publish. Much of our information is derived directly from information published by companies or submitted to governmental agencies on which we believe are reliable but are without our independent verification. Therefore, we cannot assure you that the information is accurate or complete. We do not in any way whatsoever warrant or guarantee the success of any action you take in reliance on our statements or recommendations. Past performance is not necessarily indicative of future results. All investments carry significant risk and all investment decisions of an individual remain the specific responsibility of that individual. There is no guarantee that systems, indicators, or signals will result in profits or that they will not result in a full loss or losses All investors are advised to fully understand all risks associated with any kind of investing they choose to do. Hypothetical or simulated performance is not indicative of future results. Unless specifically noted otherwise, all return examples provided in our websites and publications are based on hypothetical or simulated investing. We make no representations or warranties whatsoever that any investor will, or is likely to, achieve profits similar to those shown, because hypothetical or simulated performance is not necessarily indicative of future results. Don't enter any investment without fully understanding the worst-case scenarios of that investment.