



◆ new light

NEW INVESTMENT OPPORTUNITY



# A Smarter, Scalable Solution to Texas's Housing Affordability Crisis

New Light Communities is a bold new vision for attainable homeownership in Texas. We help buyers and investors see housing options in a new light by delivering beautifully designed, highly-amenitized master-planned neighborhoods at accessible price points — without sacrificing quality, safety, or aesthetics.

Our communities are built for pride and permanence — powered by strategic land development, trusted partnerships, and a belief that smart, stable housing should be within reach for more Texans. By combining manufactured housing models with thoughtful community planning and design, we meet growing demand with a product cities and homeowners can stand behind.

THIS IS A MODERN PATH TO HOMEOWNERSHIP — ACCESSIBLE,  
ASPIRATIONAL, AND PRIMED FOR STRONG, SCALABLE RETURNS.

# A Surging Market Shut Out from Traditional Homeownership

## MARKET OPPORTUNITY: THE AFFORDABILITY GAP FOR FIRST-TIME BUYERS

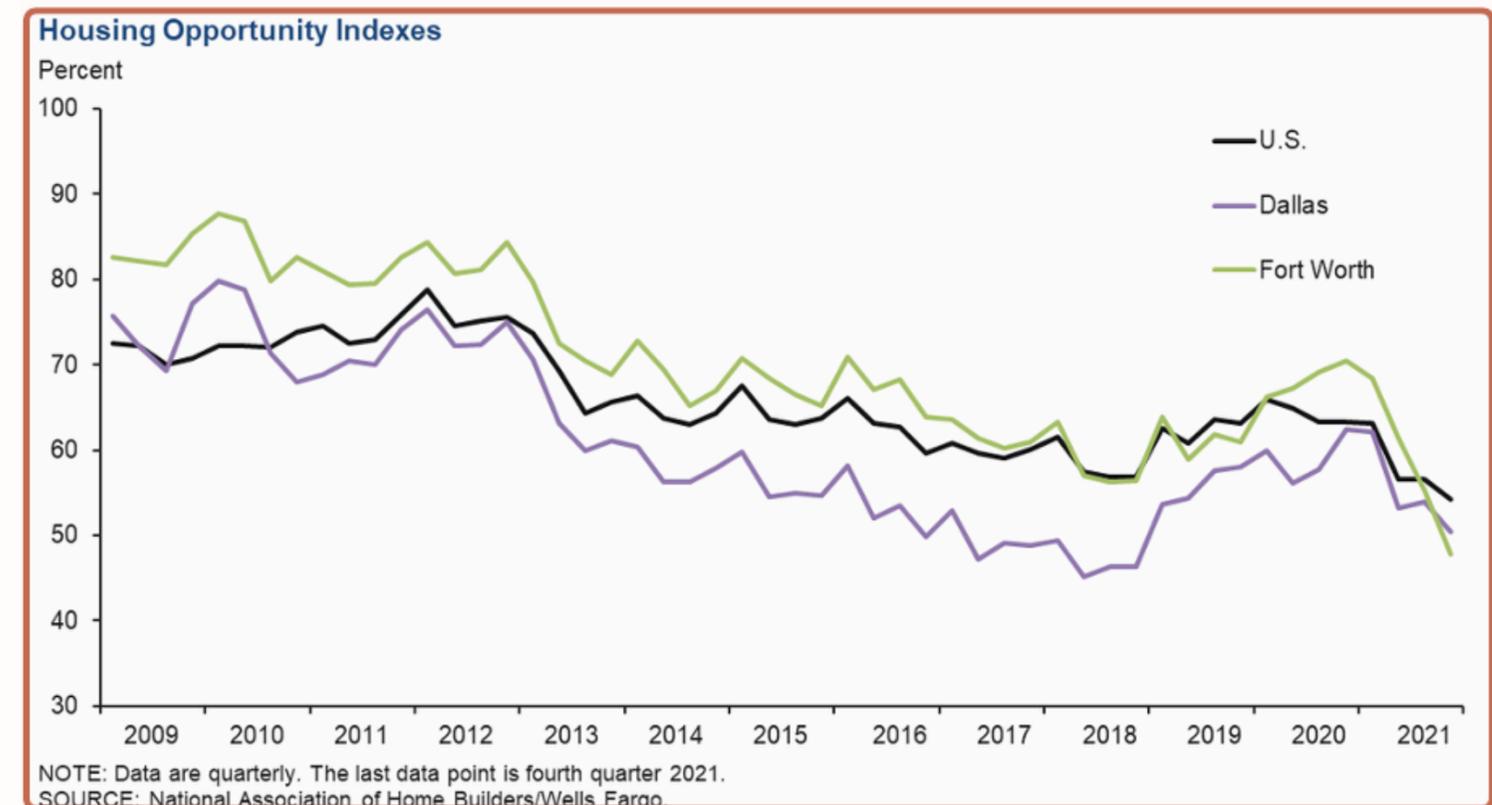
Traditional home ownership is no longer attainable for many working families. New Light Communities fills this critical gap with smart, scalable solutions.

### Texas Market Pressures:

- Home prices in Texas rose 40%+ from 2020 to 2023, far outpacing income growth
- DFW median home price now exceeds \$390,000 up from \$250,000 just six years ago
- Affordable housing typically means housing that costs no more than 30% of a household's gross income.

### The First-Time Buyer Squeeze:

- Entry-level homes under \$250K have virtually disappeared
- Middle-income buyers now earn too much for subsidies but too little to buy
- Rising interest rates and stagnant wages are pushing first time buyers out of reach



# Shedding New Light on Attainable Homeownership

## THE NEW STANDARD FOR ENTRY-LEVEL HOUSING

Traditional single-family homes have priced out an entire generation of first-time and middle-income buyers. At New Light Communities, we deliver something better — not just more affordable, but more thoughtful, more scalable, and more aligned with the realities of today's market.

This is housing reimagined: master-planned communities of design-forward, energy-efficient homes that challenge outdated perceptions and exceed expectations.

***Built with credibility. Delivered with integrity. Ready to be backed by investors and embraced by buyers.***

This is the brand standard for what attainable housing should look like — and what it will look like next.



# Manufactured Homes Built to a Higher Standard

## WHAT MANUFACTURED HOUSING LOOKS LIKE IN A NEW LIGHT

New Light Communities manufactured homes are built to a higher standard — with thoughtful finishes, long-term durability, and comfort features that buyers notice immediately.

### **Solid Foundation & Long-Term Stability**

- Extra-strong steel frame for better support and long-term durability
- Reinforced floor system to prevent settling and soft spots
- Premium subflooring that's glued, nailed, and sanded for a smoother, stronger feel underfoot

### **Weather Protection & Energy Efficiency**

- Full home wrap (OSB + Tyvek) for better insulation, moisture protection, and longevity
- Energy-efficient thermal pane windows to keep homes cool in summer, warm in winter
- Durable roofing materials with upgraded underlayment to guard against leaks and weather wear

### **Interior Finishes That Feel Site-Built**

- Hardwood cabinet doors with finished interiors and shelves
- LED lighting and ceiling fan in living room
- Upgraded bathroom fixtures: porcelain sinks, elongated toilets, and fiberglass showers
- Wood-look vinyl flooring throughout — no carpet included

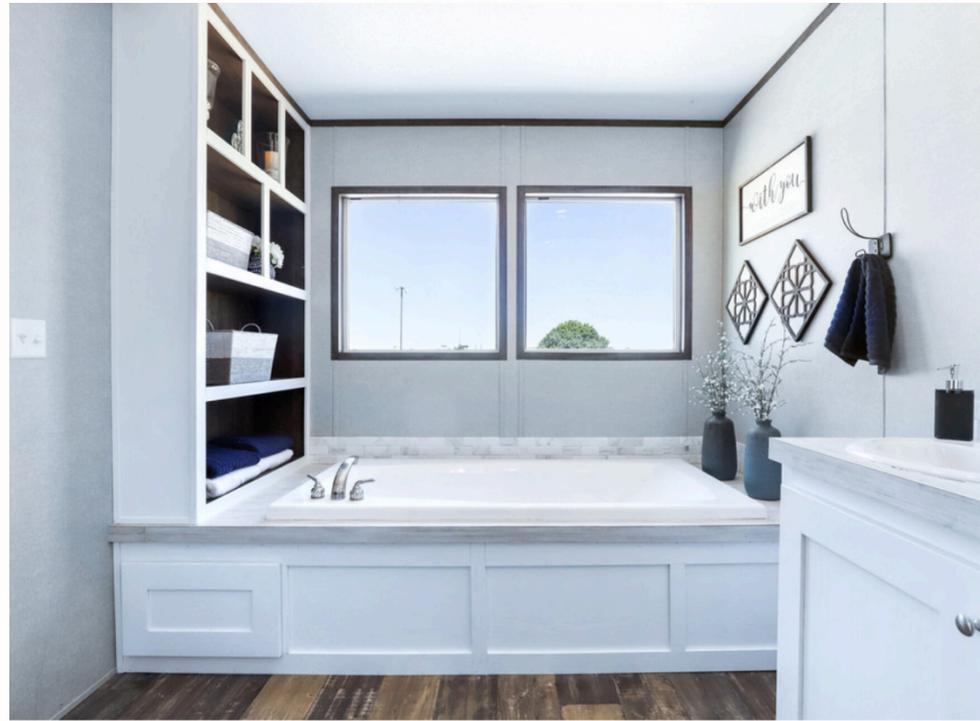
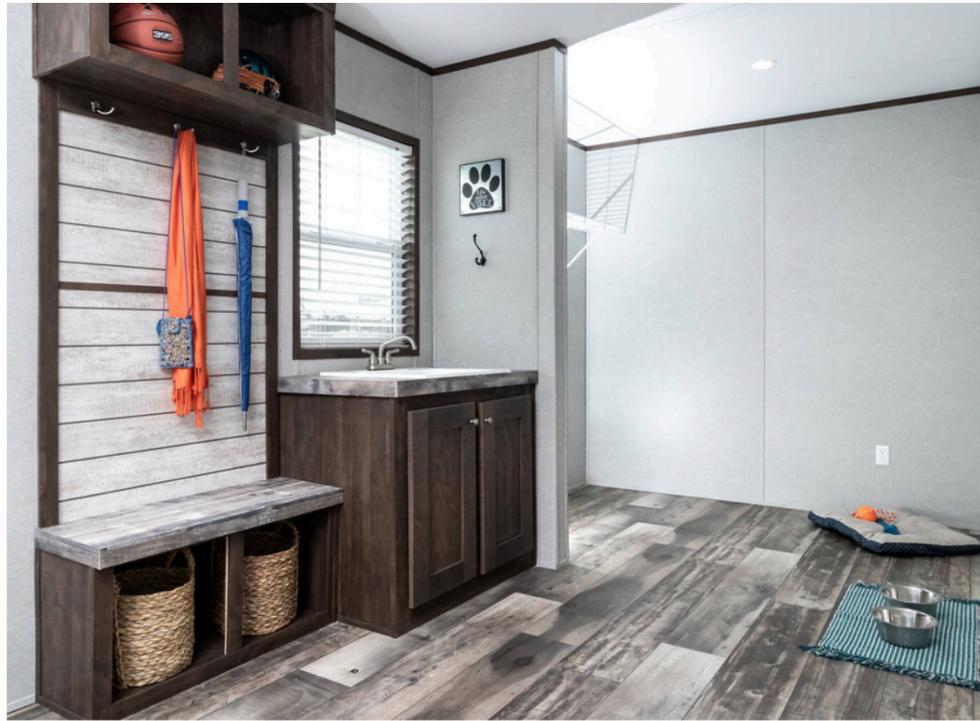
### **Stylish Kitchens with Everyday Functionality**

- Stainless steel appliances (including dishwasher)
- Deep farmhouse sink with modern, pull-down faucet
- Icemaker-ready with whole-house water shutoff for convenience

### **Comfort & Performance Behind the Walls**

- Full insulation in roof, walls, and floors for year-round efficiency
- Optional soundproofing packages for privacy and comfort
- Central HVAC system with clean, vertical air distribution — no floor vents







\*Images are for representational purposes only. We do not claim ownership of the photos used.

# New Light Strategy: A Scalable, Flexible Approach

Our strategy sheds new light to outdated development norms — pairing speed and flexibility with long-term community value. New Light Communities executes a model that adapts to land conditions, zoning realities, and local market demand.

## LAND ACQUISITION

Acquire land entitled for manufactured housing.

## LAND DEVELOPMENT

Self-develop land and infrastructure using proven systems and experienced local partnerships with a track record of successful delivery.

## HORIZONTAL CONSTRUCTION

Build out amenitized master-planned affordable housing communities tailored to community goals.

## PRODUCT PARTNERSHIPS

Partner with high-quality manufactured home suppliers to ensure flexibility, supply alignment, and design consistency based on market demands.

## OWNERSHIP OPTIONS

Lease lots for customer-owned manufactured homes.

## INVESTMENT OPPORTUNITIES

Collaborate with financial partners to support land acquisition and development capital needs



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# Product Model Overview

FAST, FLEXIBLE, AND CAPITAL-LIGHT

**Strategic Advantage:** This focused approach ensures we can deliver scalable, high-quality communities with lower capital requirements, faster timelines, and strong returns for investors.

New Light Communities	
	Manufactured Housing
<b>Ownership Model</b>	Leased lot + customer owned home
<b>Speed to Market</b>	Faster path to activation
<b>Buyer Perception</b>	Value-driven, attainable homeownership
<b>Ideal Conditions</b>	ETJ, public utilities, flexible zoning



# Fast, Flexible, and Capital-Light

## BUSINESS MODEL SNAPSHOT: MANUFACTURED HOUSING

Manufactured Housing			
<b>Acquisition Target</b>	3-5 properties/year 40-70 acres in (typically outside city limits) Water/sewer adjacent		
<b>Land Bank Fund</b>	Access to \$20M 12% preferred return 12 month entitlement and engineering period		
<b>Acquisition &amp; Development Equity Fund</b>	\$25M-\$50M 18 month development period 36 month stabilization period		
<b>Acquisition &amp; Development Third-Party Funding</b>	\$70M-\$140M		
<b>Disposition Options</b>	<table border="0"> <tr> <td> <b>SHORT TERM:</b>                      Max 5 years                      Exit at market cap rates                      16-20% equity IRR                      2+ equity multiple                 </td> <td> <b>LONG TERM:</b>                      Hold 5 to 10 years                      Perpetual cash flow                      2x to 5x increase on market value                 </td> </tr> </table>	<b>SHORT TERM:</b> Max 5 years Exit at market cap rates 16-20% equity IRR 2+ equity multiple	<b>LONG TERM:</b> Hold 5 to 10 years Perpetual cash flow 2x to 5x increase on market value
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<b>Product Manufacturer Partner</b>	Capitalized preferred		



# Where Demand Is Growing—and Entry-Level Builders Are Not

## TARGET MARKET FOCUS: UNDERSERVED GROWTH CORRIDORS

In Texas's fastest-growing corridor, middle-income families are priced out of ownership. New Light Homes lets them see home in a whole new light — attainable, modern, and within reach.

**WILLIAMSON COUNTY  
(ROUND ROCK / GEORGETOWN)**

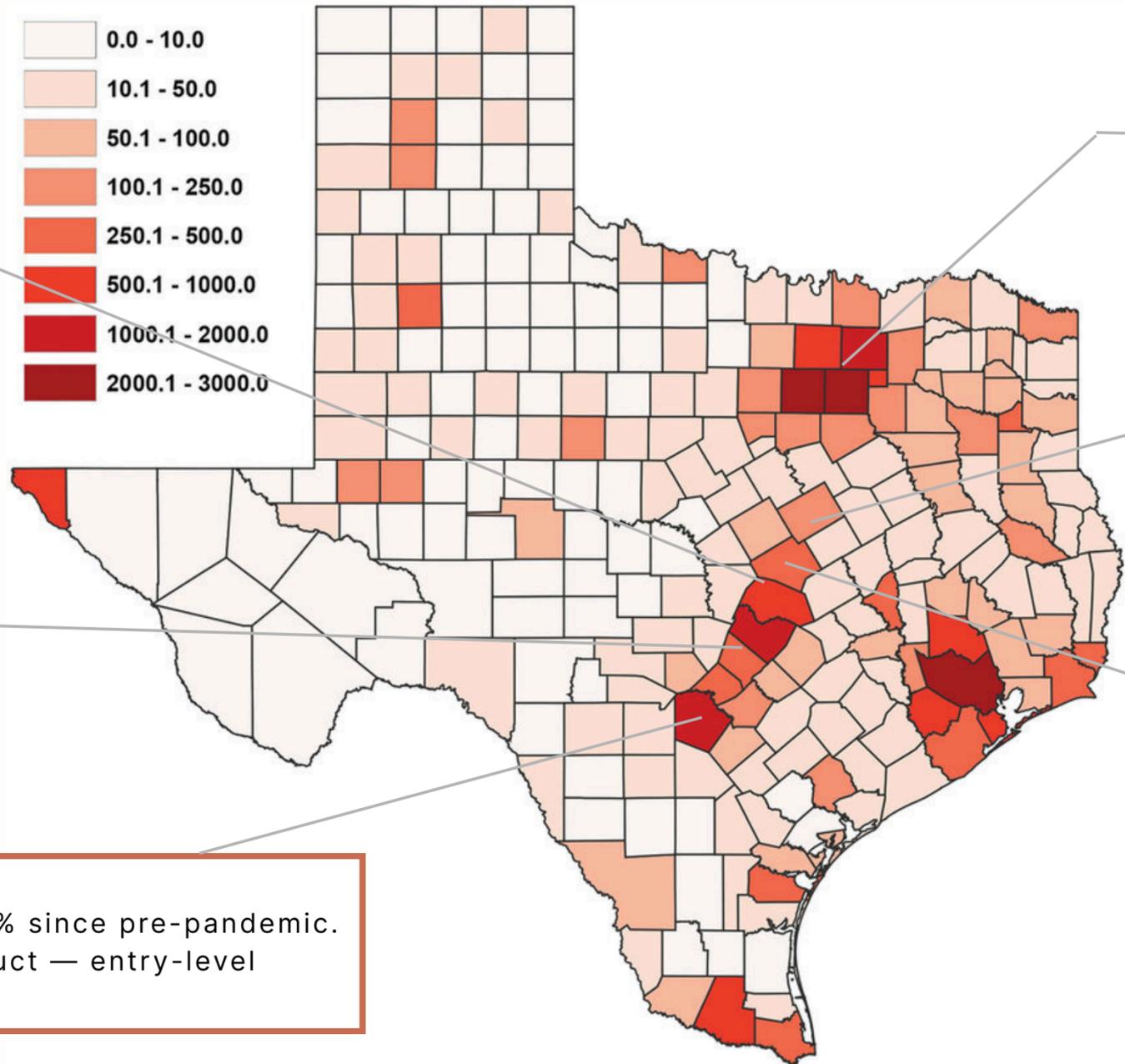
- Among the fastest-growing counties in Texas.
- Median home price ~\$420K (July 2025).
- Virtually no new homes under \$300K, despite rapid in-migration of middle-income families.

**AUSTIN / TRAVIS COUNTY**

- Median home price ~\$463K (ABoR 2025).
- Only ~15% of new construction is affordable to middle-income buyers.
- Austin leads Texas in apartment construction, but ownership opportunities for the middle class have nearly disappeared.

**SAN ANTONIO / BEXAR COUNTY**

- Median home price ~\$312K, up nearly 50% since pre-pandemic.
- Builders focused on \$350K–\$500K+ product — entry-level supply has vanished.



**DFW METROPLEX**

- Median new home price ~\$394K (Q2 2025).
- Few builders deliver homes under \$300K — families earning \$70–90K are priced out of ownership, forced into rentals.

**WACO / MCLENNAN COUNTY**

- Median home price ~\$285K — inventory is scarce and entry-level new builds are nearly absent.
- Growing demand from Baylor, healthcare, and service workforce.

**TEMPLE / KILLEEN (BELL COUNTY)**

- Population ~400K and growing, fueled by military + healthcare jobs.
- Median home ~\$275K, but supply is tight; most new builds are >\$300K.

# New Light Communities: Backed by Demand. Built for Returns.

INVEST IN A PROVEN, DESIGN-FORWARD MODEL BUILT TO SCALE — AND BUILT TO SHINE.

## PROVEN MODEL WITH A CLEAR FOCUS

A disciplined product path centered on manufactured housing - delivering speed, efficiency, and credibility.

## SCALABLE ENTRY INTO UNDERSERVED MARKETS

From exurban counties to Tier-2 metros, our structure meets unmet demand where national builders aren't focused.

## LEAN, FOCUSED CAPITAL STRATEGY

Lower upfront costs, controlled timelines, and phased delivery allow disciplined capital deployment and risk management.

## STRONG FINANCIAL RETURNS

Up to 20% IRR through well-structured, demand-driven communities.

## EXPERIENCED TEAM, ALIGNED VISION

Backed by development, finance, and housing experts with deep Texas market knowledge.

# See Attainable Housing in a New Light

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