



BUILD-UP

Ashley Custom Homes, in partnership with Chesapeake Real Estate Ventures builds a mini subdivision of four systems-built homes in Baltimore's Morrell Park Neighborhood. The modular home was pieced together in one day and will take six to eight weeks to finish.
- Kristine Buls/Baltimore Examiner

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PRESS RELEASE

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Ashley Puts New Meaning into “Home Delivery”

First Systems-Built Home to arrive in Baltimore’s Morrell Park Neighborhood

Baltimore, MD April 20, 2006 - At noon today residents of Baltimore City’s Morrell Park neighborhood will see a *Wizard of Oz* – like scene as a two-story home suddenly appears off Caton Avenue between Ellamont and Clarinda. Instead of the forces of nature, a flatbed truck will deliver the **Ashley Properties One** model to the homesite where a huge crane will hoist home components onto an awaiting foundation. The home arrival kicks off a new mini sub-division of “systems-built homes” there, the first of its kind for this urban neighborhood.

Ashley Properties One, LLC is a joint venture partnership between Neil Tabor, president of Ashley Custom Homes; Aaron Turner, president of Chesapeake Real Estate Ventures; and Carol Eldringhoff, who also works as a construction coordinator for Ashley Custom Homes. This will be the first Ashley project in which Eldringhoff has “ownership interest,” an opportunity the company hopes to be able to offer to other employees as well.

With a goal of providing affordable housing in Baltimore City, Ashley Custom Homes is a proponent of systems-built housing, a modern form of construction which is quickly gaining popularity among builders and homebuyers alike. The company is the preferred builder in the Baltimore region for North American Housing Corp. (NAHC), the largest systems-built home manufacturer on the East Coast.

Homes traditionally have been “stick-built,” from the ground up at an outdoor construction site. “Systems – built” dwellings are like stick-built homes, only parts are constructed in a climate-controlled factory using the latest in high-tech design and assembly-line techniques. The modular units are moved from work-station to work-station where each of the building trades is represented. At the same time, the home builder is completing all necessary site preparation and pouring the foundation in preparation for delivery of the factory-assembled components.

Systems-built homes are built to stronger standards than site-built house. They have to be: finished components go from the factory to a flatbed, ride down the highway at 60 mph, and are then lifted by crane and placed on a foundation. These homes are subject to a rigorous series of inspections and are held to standards that actually exceed the strictest building codes in Maryland. When complete, it is difficult to tell a systems-built home from a site-built home. They qualify for the same mortgages and have similar appraisal values to site-built homes.

Improved technology now allows manufacturers to produce most any style of home from a single-story rancher to a multi-story customized contemporary with cathedral ceilings, and offer many of the custom details usually just linked with a high-end, stick-built luxury custom home. Layouts can be modified, and customers are offered a range of choices in trim, flooring, lighting, countertops, kitchen cabinets, bath fixtures, etc.

The model home planned for delivery today is NAHC’s Bradford model. Of the three remaining lots, one is already under contract. That is for a rancher, the plans for which have been customized to provide handicap accessibility. Buyers of the other two lots will have a choice of more than 100 standard plans offered by NAHC, all of which can be customized to meet their family’s needs and lifestyle.

This year marks the 30th anniversary for Ashley Custom Homes which is now a family-run business. The company is regarded as one of Maryland’s premiere custom homebuilders for both stick-built and systems-built homes. Distinctive Ashley custom homes are found in such prestigious communities as The Fields of Stevenson, Valley Heights and The Enclave. Ashley also partners with other developers on multi-unit projects.

For more information, visit the Ashley Custom Homes website at
www.ashleyhomes.com