

Tackling Rural Area Development & From Bleak To Chic – 12 Big Design Ideas On A Budget



PRESENTERS

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MAJOR OBSTACLES



-Financing



-Logistics



-Post Construction

🏠 FINANCING

- Local Banks
- Large Non-Local Banks
- Government Subsidized Lending
- Private Investment (local and non-local)
- Other Financial Assistance (Gap fills)



🏠 LOGISTICS

HIGH COST OF CONSTRUCTION

- Labor
- Materials



 POST CONSTRUCTION

-Local Property Management

-Local Realtors

-Local Salesperson

-Local Investors



HOW HAVE WE
ADDRESSED THESE
ISSUES?

🏠 FINANCING

Ponca City:

- Local bank for a smaller deal (10 houses).
- City rebate per house to fill funding gap.

Enid:

- Out of market banks with sales restrictions.

Guymon:

- Low interest loan from OHFA.
- City rebate per house to fill funding gap.

🏠 LOGISTICS - LABOR



🏠 PONCA CITY, OKLAHOMA

Ponca City Apartment Complex



🏠 GUYMON, OKLAHOMA

Guymon Trailers



🏠 LOGISTICS - MATERIAL



🏠 AVOID THIS:



🏠 TRY THIS INSTEAD:



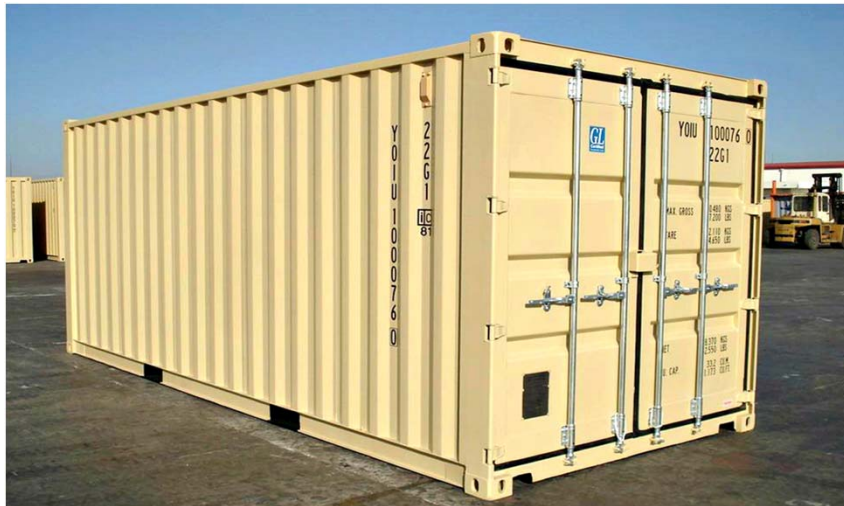
🏠 OR MAYBE EVEN TRY THIS:



🏠 YOU WILL NEED SOME OF THESE:



🏠 I HAVE EVEN DONE IT WITH THIS:



POST CONSTRUCTION

Enid:

Hired a local Realtor as an employee.

Ponca City:

Made the Enid employee commute.

Guymon:

Cut a deal with a Real Estate office with exclusive right to sell.

Property Management – We have not gotten there yet.

MINOR OBSTACLES

- Inadaptable building process
- Out-of-date utility providers
- High price of locally sourced items



 GUYMON, OKLAHOMA



 GUYMON DETAILS

With OHFA (2.6 million dollar loan 1% interest)

- 24 homes built
- Homes between 1,500 to 1,900 square feet
- Sales price from \$135,000 to \$175,000 (\$90 SF)
- There are no income restrictions

Open Market Financing

- 6 homes built
- Homes between 1,900 to 2,400 square feet
- Still \$90 per square feet

From Bleak To Chic – 12 Big Design Ideas On A Budget



8' PLATE WITH 8' CEILING VS. 8'
PLATE WITH 9' CEILING

-Interior view of an 8' plate with 8' ceiling home



AVOID

🏠 8' PLATE WITH 8' CEILING VS. 8' PLATE WITH 9' CEILING

-Interior view of an 8' plate with 9' ceiling home



Tray ceiling has a better look than the slope.

Tray ceiling also gives the house more of a custom look.

TRY IT

🏠 8' PLATE WITH 8' CEILING VS. 8' PLATE WITH 9' CEILING

-Exterior view of an 8' plate with 9' ceiling home

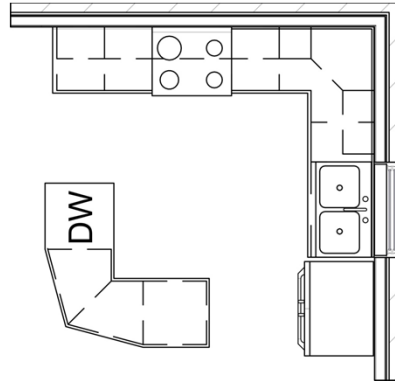


🏠 POP UP OF FRONT PORCH – 9' OR 10' PLATE



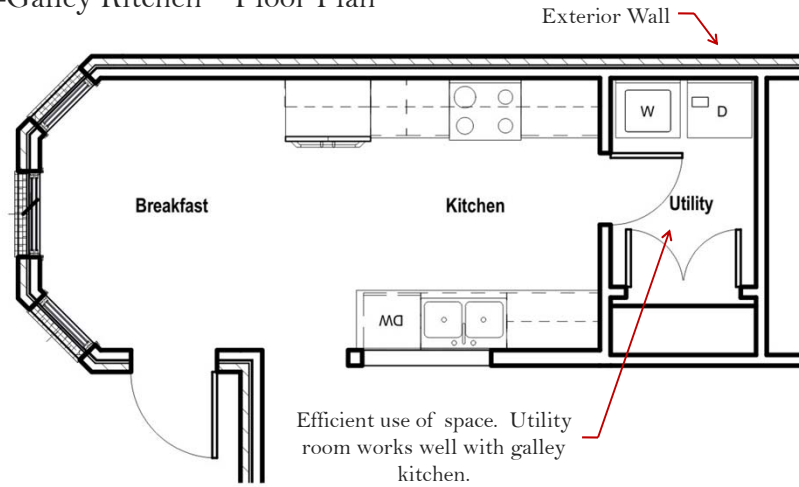
🏠 CORNER VS. GALLEY KITCHEN

-Corner Kitchen



 CORNER VS. GALLEY KITCHEN

-Galley Kitchen – Floor Plan



 CORNER VS. GALLEY KITCHEN

-Galley Kitchen



🏠 CABINET VS. BUILT IN PANTRY



Kitchen cabinet pantry

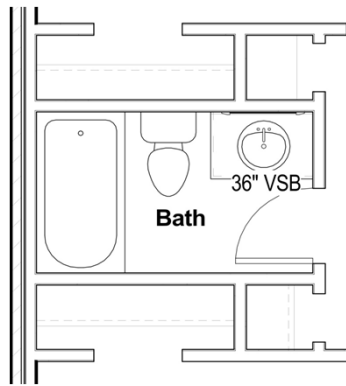
🏠 PANTRY

-There is more space in a regular built out than a cabinet pantry.



 BATHROOM LAYOUT

-5' X 8' Bathroom

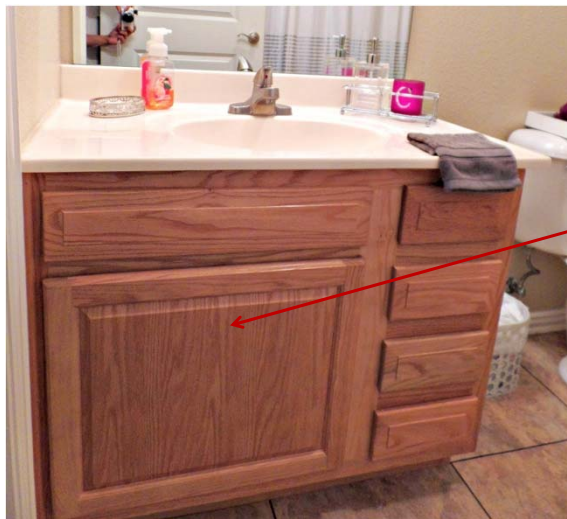


Bathroom Layout

•36" Vanities have drawers other smaller sizes do not.

Size	Price
24"	\$87.80
30"	\$94.56
36"	\$101.08

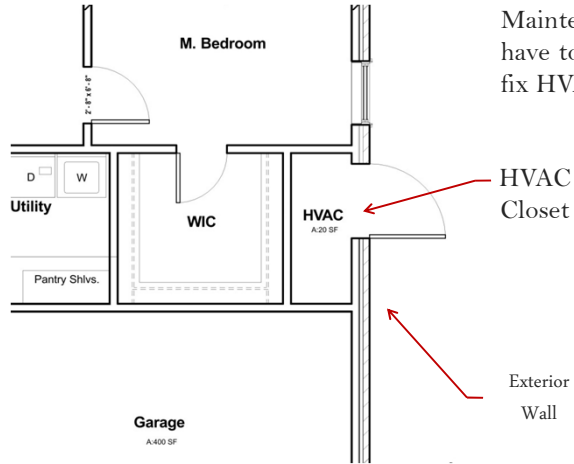
 BATHROOM LAYOUT



36" Vanity Cabinet

🏠 HVAC UTILITY ROOM

-HVAC Utility closet off of exterior

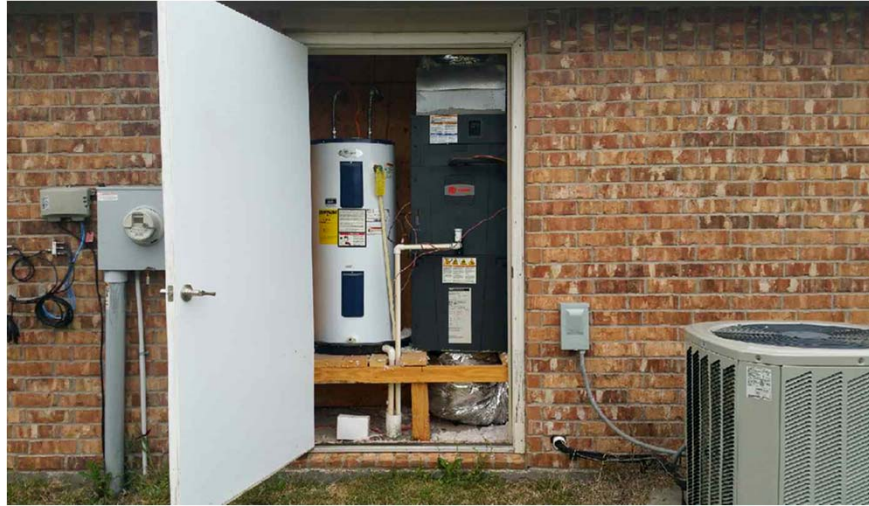


Maintenance man does not have to go inside the house to fix HVAC unit.

🏠 HVAC UTILITY ROOM

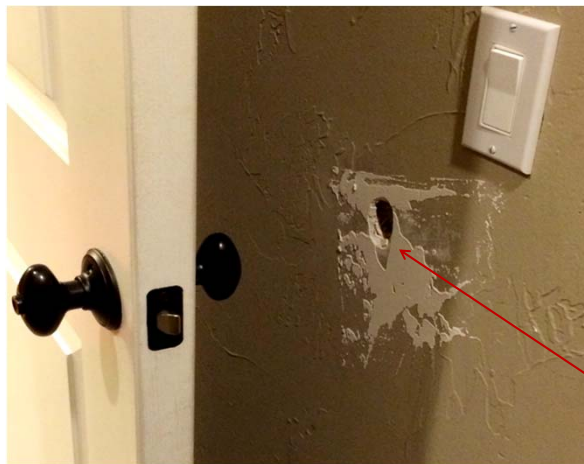


🏠 HVAC UTILITY ROOM



🏠 5/8 SHEETROCK

-Recommended for rental homes.



Much less sheetrock patches in this scenario

Blocking where door knobs would hit (use scrap lumber)

Prevent this from happening

🏠 5/8 SHEETROCK



Lumber scrap used as blocking

🏠 SIDING ABOVE GARAGE

-Lintel vs. Siding and Shed Roofs



🏠 SIDING ABOVE GARAGE

-Lintel vs. Siding with Shed Roofs



Siding above garage

Shed roof above garage

🏠 EXTERIOR DOOR TO PATIO

-Full-Light Door vs. Sliding Door vs. French Doors



French Doors

🏠 EXTERIOR DOOR TO PATIO

-Full-Light Door vs. Sliding Door vs. French Doors



Sliding
Doors

🏠 EXTERIOR DOOR TO PATIO

-Full-Lite Door vs. Sliding Door vs. French Doors



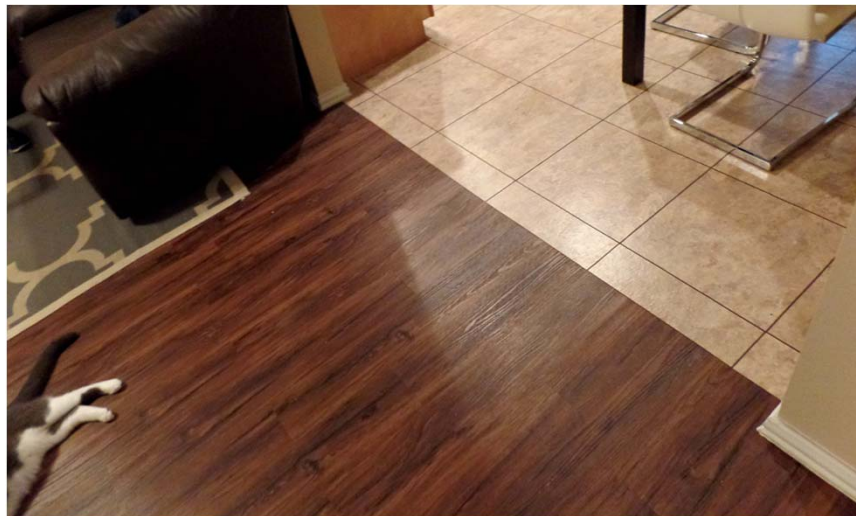
Full-Lite
Door

 EXTERIOR DOOR TO PATIO

-Solid door with side window



 DURABLE FLOORING OPTIONS



 WINDOWS

-3'-0" x 5'0" and 6'-0" x 5'0" windows throughout the house

3'0" x 5'0" window

6'0" x 5'0" window



 DOOR STYLES



Flush



6 Panel



Cheyenne



Roman

QUESTIONS?

THANK YOU



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