



www.sun-belthomes.com

COMPANY HISTORY



Sun-Belt Properties, formerly BKG Investments, was founded in 1996. Its founding premise was to build a high-quality real estate investment portfolio through strategic acquisitions in its local marketplace.

In 2006, the company decided to pursue a niche opportunity in the Southern Utah and South Eastern Nevada regions to both expand its real estate portfolio and launch a cutting edge construction service to third party clients. Sun-Belt Construction was established at that time to oversee all home building and commercial construction efforts.

Sun-Belt Homes, an affiliate of Sun-belt Construction, is a full-service custom-home general contractor and real estate developer operating out of St George Utah.



CONTRACTING METHODS

Sun-Belt Homes uses two primary contracting methods for its services.

Fixed Bid with Allowances: This is the traditional arrangement for bidding a custom home project. The builder's proposal gives the client a fixed price for the total project and provides stated allowances for items that are typically customized, such as cabinet and flooring selections. If actual labor and material costs for the home come in lower than originally budgeted, the savings go to the builder's bottom line. Conversely, if actual costs are higher than budgeted, with the exception of approved change orders, the builder's profit margin is decreased.

Cost Plus a Percentage: This is the preferred arrangement for most custom home projects. The builder provides an estimated cost for the project and adds a construction management fee. This contract method has the advantage of transparency to exact project costs for each item. The client can then make educated decisions about the building materials he or she wants, based upon the comparative costs. Under this arrangement, the client is responsible for overages but also retains all savings. Client is also provided copies of all invoices.

Our construction management fee is calculated as a percentage of the project costs, excluding the lot cost and design fees. To determine this fee percentage, Sun-Belt Homes uses a sliding scale based on the cost of the home. A schedule of these percentages is available upon your request.



OUR SERVICES

Home Building:

- Plan Design Coordination with Architect
- Building Permit Application
- Value Engineering
- Material Supply Procurement
- Contract Buy-out
- Subcontractor Insurance Management
- On-Site Construction Supervision
- Schedule & job-cost tracking
- Payment Draw and Lien Waiver Coordination

Development:

- Development Feasibility Analysis
- Pro-forma and Cash Flow Analysis
- Land Assemblage
- Municipal Entitlement Coordination
- Design Development Oversight
- Land Development Construction Management



SUN-BELT PROPERTIES

"Our decisions in life are only as great as the effort we put forth in obtaining the knowledge to correctly make them."

HOME | ABOUT US | EXECUTIVE PROFILES | OUR SERVICES | RECENT PROJECTS | CLIENT LOGIN | CONTACT US

PROJECT: Mr. & Mrs. Peterson

VIEW PROJECTS

EDIT PROFILE

LOGIN

Projects

The Peterson Residence

Date Added / Updated: .06.26.2007

Please click on the appropriate link below to view the most recent updates to your project.

Item Description:	Date Last Update:
Site/Soils Report	6-20-07
Schedule	6-20-07
Budget	6-15-07
Project Specifications	5-01-07
General Contractor Agreement	5-13-07

Weekly Pictures:

Two small square photographs showing the interior of a home, likely a living area and a kitchen/dining area.

WHY SUN-BELT HOMES?

Sun-Belt Homes sets itself apart from its competitors in three distinct arenas.

- **Client Reporting:** Sun-Belt Homes utilizes a web-based client reporting system which allows the client to view the current status of their home 24-hours a day. Upon project commencement, each client is provided his or her own web page along with a username and password. Clients access this web page to view recent pictures of their home, a weekly report outlining the previous week's accomplishments, and to check their home's current budget and schedule status. An email is automatically generated to each client when updates are made to their respective web page. Furthermore, on-line access is also provided to subcontractors to ensure seamless project communication.
- **Technological Innovation:** Sun-Belt Homes is second to none when it comes to technological innovation in the home building process. Some examples include: cutting-edge budgeting and Critical Path Management (CPM) scheduling software, as well as web-based client reporting and conferencing technology.

For out-of-town clients, Sun-Belt Homes utilizes state-of-the-art web conferencing technology (i.e. "Webinars"). Such technology enables the client and project manager to visually review and discuss current project status, plan updates, and design changes from the comforts of the client's own home.

- **On-Site Supervision:** Today's custom home owner is more sophisticated than ever. When considering the investment involved in most custom home projects, we believe that home owners not only prefer but demand a well educated individual to oversee the construction of their home. In response to this growing demand, Sun-Belt Homes employs only college educated project managers with degrees in Construction Management or affiliated fields. Moreover, it is our standard to walk each home at a minimum of once per work day.



- Where Opportunity Meets Preparation -

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