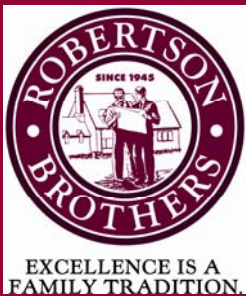


Robertson Real Estate

Brochure of Construction Services



6905 Telegraph Rd.

Suite 200

Bloomfield Hills, MI 48301

(248) 644-3460

www.robertson-brothers.com

The following services are offered as a pathway from which to begin the financial analysis for the construction of your new home. These steps will guide you through the process we've refined over our company's 65 year history.

1) Professional Cost Opinion

Robertson will prepare a conceptual budget of construction expenses including a gross cost projection with consideration for plan specifics based on our predetermined specifications. This will be a derived cost opinion based on the estimator's experience with similar projects. The cost option will contain certain variables for site conditions, specifications and unknowns to be verified at a later date. The intent of this step is to identify the projects overall feasibility and answer the following key questions:

- Does this home fit into our approved mortgage amount?
- Does the projected cost support an end value consistent with neighboring properties?
- Do we need to research and consider other floor plans before committing to step 2?

2) Plan & Design Review

Robertson will prepare a professional review of your proposed plan both from a value engineering perspective and livability perspective. We will also provide access to our existing suite of plans as an alternative for customers to consider. Room size placement and function will be reviewed along with major design factors influencing cost. You will need to answer certain questions about your lifestyle for us to gauge the plan-fit. The review will also provide advice on Green Building and Energy Star designation requirements for your new home. Upon completion, the following should be identified:

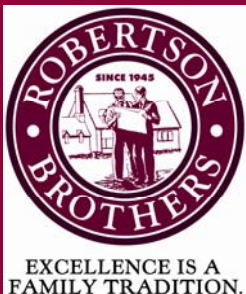
- Are there compromised areas of the plan that need modification?
- Are the plans ready for construction?
- Can changes be accomplished without additional architectural and engineering expenses?
- What areas could be expanded/contracted most cost effectively?
- Does the plan fit your needs (and budget)?

3) Selections Process

During the selection process Robertson will create and identify a comprehensive list of items that will need to be selected. We will provide an overview of the selections available for your home including light fixtures, paint colors, cabinet and countertop finishes, faucets, tile, carpet and floor coverings.

Robertson Real Estate

Brochure of Construction Services (continued)



6905 Telegraph Rd.

Suite 200

Bloomfield Hills, MI 48301

(248) 644-3460

www.robertson-brothers.com

4) Line Item Budget

This step involves creating a line item budget for every component of the construction tailored to either an identified end value or with the major specifications identified by the customer. In addition, site conditions such as permit costs and engineering specialties (retaining walls, mass grading, tree clearing and utility availability) are incorporated. Every line item will have an associated back up worksheet to support the concluded value. The budget will be comprehensive and support your lender's requirements.

- This step will identify areas of discretionary spending and be used to provide alternate choices within the established line item budget. The end product will be to identify specific choices in creation of a comprehensive list of selections for this specific home.

5) Preliminary Bid

Robertson will meet with key contractors and obtain bids from one subcontractor for each primary trade. The step will be used to verify the line item detailed budget and be used to finalize your options.

6) Working Bid

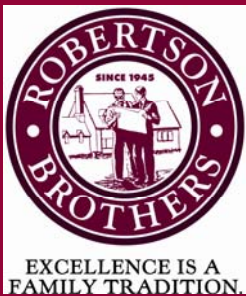
Robertson will obtain a minimum of 3 bids for all primary subcontractors and at least 1 bid for every line item. Major options and upgrades will be priced including finished lower levels, alternate kitchen and bath layouts, etc. The deliverable will be a budget update and analysis of available trade partners

7) Pre-Construction Release

At this point in time if you are ready to proceed with construction a contract will be prepared for review and approval. If you choose to work with Robertson all fees paid will be applicable to the construction contract. We'll then begin to contract on your behalf for materials and labor. Subcontractor decisions will be mutually discussed between the assigned superintendent, purchasing manager and you. A permit application will be submitted and the superintendent will provide a schedule to completion.

Robertson Real Estate

Brochure of Construction Services (continued)



6905 Telegraph Rd.

Suite 200

Bloomfield Hills, MI 48301

(248) 644-3460

www.robertson-brothers.com

8) Construction

During construction you will receive budget to actual reports and construction schedule updates monthly, interim selections and addendum changes. All homes will be built using Robertson's proven construction details and Robertson's quality standards which will include detailed scopes of work for each trade.

9) Completion

Upon completion you will receive a final orientation, final walk-through and prior to closing all punch list items will be complete. Exceptions will be made for any special orders or weather dependent items.

10) Warranty Service

Robertson will provide a 1 year warranty on your new home. The warranty will include a 2 and an 11 month home care visit after closing.