

# Purchase Process



Starting from  
**USD\$390,000**

100% Cash or Mortgage Finance



## COMPANY BIOS

### Lilian/Gravity Homes

Lilian Custom Homes was founded in 2007 with innovation, accountability, and integrity. Lilian homes started with 4 homes and a dream. Now Lilian has become one of Texas's fastest-growing, most solid, and most respected builders. Gravity Home is a subsidiary company of the Lilian Custom Homes Family.

### Austplan Management

Austplan Management was founded in Michigan in 2008. The company expanded significantly in the following years and now manages client investment properties in MI, CA, TX, NY, NJ, FL, and WA, etc. In 2016, Austplan Management expanded into the Asian market. Austplan management provides a complete ONE-STOP SERVICE. Austplan Management handles all the requirements necessary to ensure investor piece of mind, down to the smallest details.

### America Mortgages

America Mortgages has over 25 years of wholesale and retail mortgage lending experience, addressing the need for comprehensive US residential mortgage financing for US citizens and foreign nationals living outside the US. America Mortgages offers all clients the same mortgage options as US citizens, despite not having a credit history, US footprint, or US income.



## OUR ONE STOP SERVICES



**NOTE:** A net monthly cash flow positive result should be achieved on all available properties in the Crowley project. This is based on published, known, and current income and expenditure data.

\*Please note mortgage, interest charges, and house repairs outside of the warranty provisions are not included in the net cash flow positive calculation.

### CONTACT:

[www.austplangroup.com](http://www.austplangroup.com)  
[www.americamortgages.com](http://www.americamortgages.com)  
[www.liliancustomhomes.com](http://www.liliancustomhomes.com)

## Secure a Beautiful House in Dallas

Invest in the Fastest Growing City in North America

- ✓ The Largest Metropolitan area in Texas
- ✓ The Fourth Largest Metropolitan area in the United States
- ✓ The Fifth Largest Metropolitan area in North America

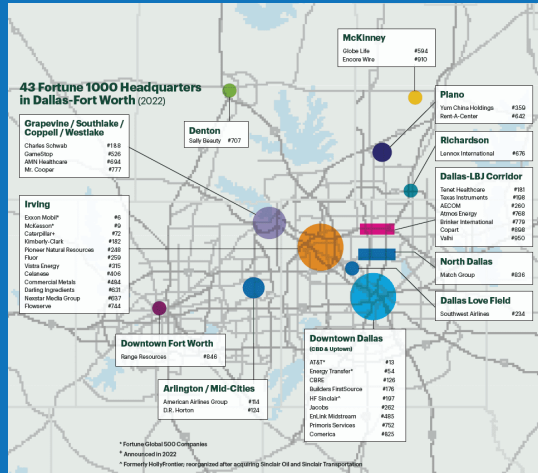
# Why Select DFW as the place to be?

## Population Growth

DFW has been the fastest-growing metropolitan area in the US. By 2035, it's projected to surpass Chicago, with a population of over 9 million.

## Fortune 500 Companies

DFW is now 3rd in the US for Fortune 500 HQs with over 22 companies. It has also become the top metro area for Fortune 500 relocations, thanks to recent influxes.



# Why Select Miraverde South, Crowley?

- Population Growth of 2.74% annually
- 15 Minutes to all Major Employers, Shopping Malls, Universities, Hospitals, top Private Schools, etc.
- One Minute walk to the brand-new Elementary School and a 10-minute walk to the High School
- Exceptional future capital gains potential when compared with most other cities in the greater DFW
- A total of Eight Floor Plans to select from, all with large lot sizes
- All homes have a two-car garage
- Exceptionally Low Crime Rate
- Beautiful parks and gardens

## Employment

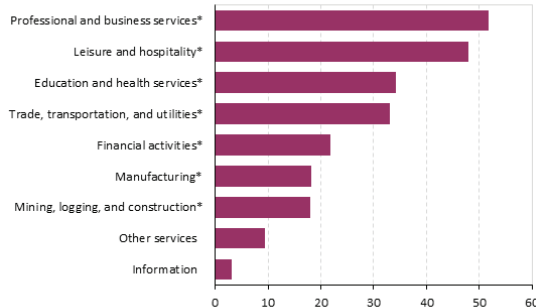
In 2022, DFW created over 300,000 Jobs, ranking it 1st in the US.

## Exceptional Transportation

Headquarters to American Airlines, the largest airline in the world. As well as Southwest Airlines, the largest low-cost carrier in the USA. DFW airport is the second busiest airport in the USA.



Chart 2. Over-the-year net change for private-industry supersector employment in the Dallas metropolitan area, November 2022 (in thousands)



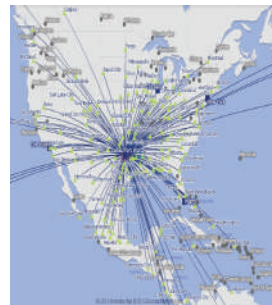
Note: An asterisk indicates statistical significance at the 90-percent confidence level. Source: U.S. Bureau of Labor Statistics.

### Job gains

Percent change, year-over-year, in total nonfarm employment for the largest metropolitan areas:



SOURCE: Bureau of Labor Statistics. Laurie Joseph/Staff Artist



**The Emory**  
1,803 SqFt,  
3 Bed 2 Bath



**The Tucker**  
1,825 SqFt,  
3 Bed 2 Bath



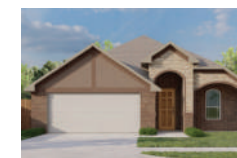
**The Mason**  
1,900 SqFt,  
3 Bed 2.5 Bath



**The Monarch**  
2,002 SqFt,  
4 Bed 3 Bath



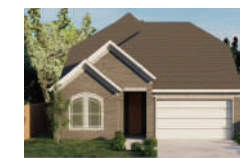
**The Olivia**  
2,007 SqFt,  
3 Bed 2.5 Bath



**The Carnation**  
2,123 SqFt,  
3 Bed 2.5 Bath



**The Julia**  
2,325 SqFt,  
3 Bed 2.5 Bath



**The Stanley**  
2,573 SqFt,  
4 Bed 2.5 Bath