

HOME BUILDER

OFFICIAL PUBLICATION OF THE HOME BUILDERS ASSOCIATION OF DAYTON

JAN/FEB 2009 VOLUME 42 NUMBER 1

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HBA
HOME BUILDERS ASSOCIATION
of Dayton



Marty Coates
2009 HBA President
Inaugural
February 7, 2009
Yankee Trace Golf Club

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JANUARY CALENDAR

| HOME BUILDERS ASSOCIATION OF DAYTON 2003 Springboro West • Dayton, OH 45439 937-298-2900 • www.hbadayton.com | Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|---|--------|-----------------------------|---|---|---|--------------------------------------|----------|
| <p>EXECUTIVE COMMITTEE</p> <p>President.....Marty Coates/M.J. Coates Homes Vice President.....Kim Haverstick/Haverstick Builders Treasurer.....Dan Ernst/Ernst Concrete Secretary.....Jeff Grisez/Generations Construction Past President.....Jenny Diorio/R.L. Diorio Custom Homes Tom Tanner.....Tanner Heating and Air Conditioning Adam Zengel.....Zengel Construction</p> <p>2009 BOARD MEMBERS</p> <p>Lisa Allan.....Dayton Daily News Newt Bartel.....Fortress Homes Rick Fishbaugh.....Fishbaugh Homes Greg Page.....Pickrel, Schaeffer & Ebling Scott Denlinger.....Design Homes and Development Jason Brower.....Nisbet-Brower</p> <p>2009 COUNCIL CHAIRS</p> <p>Remodelers.....Rick Flaute/Supply One Past Presidents.....Jim Zengel/Zengel Construction Associates Tony Rice/Quality Waterproofing Sales and Marketing.....David Klass/Dominus, Inc. Small and Custom Builders.....Chad Ellis/Ellis Custom Homes Large Builders and Developers.....Gary Spencer/ Diggitt Excavating</p> <p>HBA STAFF</p> <p>Executive Director.....Walt Hibner Director of Special Projects.....Joanie Haverstick Accountant.....Carla Shea</p> <p>The Home Builders of Dayton, founded in 1942, is a professional association affiliated with the Ohio Home Builders Association and the National Association of Home Builders. The Association promotes and represents the building industry and the housing needs of the community.</p> <p>VISION To promote the highest standards of construction benefiting members, homeowners, and communities</p> <p>MISSION To make the Dayton region more attractive to businesses and residents, providing superior value in home ownership by:</p> <ul style="list-style-type: none"> •Promoting industry standards, •Educating our members and the community, •Marketing member capabilities, and •Advocating for responsible development | | | | | New Year's Day 1 | 2 | 3 |
| | 4 | 5 | 6 11:30am Montgomery County Developers Forum | 7 11:00am Sales & Marketing Council | 8 9:00am Associates Council 3:00pm HBA Executive Committee Meeting | 9 | 10 |
| | 11 | 12 | 13 9:00am Board of Directors Meeting and Orientation | 14 | 15 | 16 | 17 |
| | 18 | 19 M.L. King, Jr. Day | 20 International Builders Show | 21 International Builders Show | 22 International Builders Show | 23 International Builders Show | 24 |
| | 25 | 26 | 27 | 28 | 29 | 30 | 31 |

FEBRUARY CALENDAR

| Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|--------|--------------------------|---|---|--|--------|--|
| 1 | 2 Ground Hog Day | 3 11:30 Greene County Developers Forum | 4 11:00am Sales & Marketing Council | 5 | 6 | 7 6:00pm Presidential Inaugural |
| 8 | 9 | 10 | 11 | 12 3:00pm HBA Executive Committee Meeting | 13 | 14 Valentine's Day |
| 15 | 16 President's Day | 17 3:00pm HBA Board of Directors Meeting | 18 | 19 4:00pm Sales & Marketing Council Social Hour | 20 | 21 |
| 22 | 23 | 24 Mardi Gras | 25 Ash Wednesday | 26 11:30pm Lunch & Learn Associates Council | 27 | 28 |
| | | | | | | |

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PRESIDENT'S LETTER: THE UPCOMING YEAR

By Marty Coates, President
Home Builders Association of Dayton



As we all look forward to a new year and hopefully a better year than we have experienced the last few, let's keep in mind the mission of the Home Builders Association of Dayton and realize that the need for an association to represent our interests is more important now than ever before. The challenges we face are not unique to each company. We are all experiencing the same issues and will survive them as a group easier and better than individuals.

The upcoming year gives us a chance to continue to make improvements with the Association programs and services. You have already seen many technology enhancements that were implemented under Past President Diorio's leadership. We have improved membership management, cost effective communications and a website that will continue to grow and service as a conduit of information to our members.

I believe when the current down cycle returns to normalcy, the new home buyers in the Dayton region are going to experience an entirely different type of home buying process and product. The improvements I would like to focus on in 2009 will position our members to reach their maximum potential within the industry. Throughout 2009 I may be asking many of you to help with these improvements. Starting with more member education programs, education will be a key to survival and a launching point for future success. Our very valuable Registered Builder Program needs an over haul. The program guidelines need updated to meet today and tomorrow's elite builders. The Industry guidelines will be refined and better defined as an outcome of the entire program evaluation and retooling. Our new web site has a solid foundation and is on a path of more enhancements and a timely source of information. And lastly, we have seen the media become more tailored to individuals interests and needs, we have set in place individual Councils to meet the needs and interests of our members. A focus of expanding the roles and memberships of these Councils will be ever so important.

Just keep in mind, your associations; the National Association of Home Builders, the Ohio Home Builders Association and the Home Builders Association of Dayton continue to promote to Fix Housing First with one of the largest coalitions of housing advocates ever assembled in the U.S. to push for housing stimulus that will stabilize the marketplace. The message is simple: A housing stimulus is urgently needed to restore demand for housing and to revive the economy. The key ingredients to the recovery plan call for Congress to support enhancements to the home buyer tax credit and provide below-market 30-year fixed-rate mortgages for home purchases in 2009. We are leaving no stone unturned in conveying to our government and the public the message that a housing stimulus is urgently needed, and that restoring demand for housing is the fastest and most effective way of reviving the economy.

Long-Term Outlook Favorable

Despite the serious problems we are facing today, it's also important to keep your eye on the big picture. History shows that home builders are resilient. We've weathered bad storms before and we will again. Looking at the market over the long-term, the U.S. is definitely on a growth path. Our population will rise by about 35 million over the next 10 years. All of those people will need someplace to live. Consider these facts:

- America currently has about 105 million occupied housing units.
- About 70 million of those are owner-occupied. The other 35 million are rental units.
- Total equity (value of homes minus any mortgage debt) amounts to \$8 trillion.
- 37 percent of all home owners own their home outright, with no mortgage debt.
- And for those who have mortgages, 93 percent are making their payments on time every month.
- Home values will ultimately bottom out and start edging back up.

Once we turn the corner on the housing downturn, the longer term housing outlook is promising. I'm looking forward to serving you as President for the upcoming year. Hold on tight, the ride continues...

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HBA Inaugural Sponsorship Opportunities

Please join the **HBA** in celebrating the inauguration of **Marty Coates** as the **2009 President of the Home Builders Association of Dayton, Saturday, February 7, 6:00 pm at Yankee Trace Golf Club.**

Please indicate your level of sponsorship below:

- Platinum Sponsor \$2,000** Tickets for 10, complimentary wine, a full-page congratulations message, and name listing in the program and on our website.
- Gold Sponsor \$1,000** A full-page congratulations message, and name listing in the program and on our website.
- Silver Sponsor \$1,000** Tickets for 6, complimentary wine, and name listing in the program and on our website.
- Copper Sponsor \$500** Tickets for 2, and name listing in the program and on our website.
- Bronze Sponsor \$250** Name listing in the program and on our website.

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Company: _____

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_____ I prefer to use my credit card (American Express, MasterCard, Visa)

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_____ Expiration Date

_____ Signature

_____ Name (as it appears on card)

Beginning January 1, 2009, all event registrations and sponsorships must be accompanied by full payment.

Sponsorship deadline is January 23, 2009.

Individual tickets to the Inaugural are \$55 per person.

Return via fax (937-298-4226), email (jhaverstick@hbadayton.com), or mail to:

Joanie Haverstick | Home Builders Association of Dayton

2003 Springboro West | Dayton, OH 45439

www.HBAdayton.com

Please join us for the

PRESIDENTIAL INAUGURAL

Marty Coates
February 7, 2009
Yankee Trace Golf Club
6:00pm

Menu Selections

Baked Tilapia served with green onion glaze
Crusted Stuffed Chicken with prosciutto, spinach, basil and garlic
Grilled Portabella Mushroom topped with cheese, spinach, roasted red pepper in a balsamic vinaigrette reduction

Individual Tickets are \$55.00 each.

Space is limited so early reservations are suggested.

Tickets may be purchased by calling the HBA office
(937) 298-2900
or emailing
jhaverstick@hbadayton.com

Please note: Beginning January 1, 2009, all event registrations must be accompanied by full payment.



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- WALL STONES
- LEDGE ROCK
- WINDOW STOOLS



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BUILDING PERMITS

| Building Permit Activity for the Month of October, 2008 | | | | | | | |
|---|---------------------------|-------|------------|--|--|--|--|
| BUILDER | LOCATION | UNITS | VALUATION | | | | |
| BROOKVILLE | | | | | | | |
| Owner/Haupt | 773 Kimmel Trl | 1 | 292,000 | | | | |
| Buildings By Design | 517 Moose Ct | 1 | 220,000 | | | | |
| | Total | 2 | 512,000 | | | | |
| | Year To Date | 10 | 1,912,000 | | | | |
| CARLISLE | | | | | | | |
| None Reporting | | 0 | 0 | | | | |
| | Total | 0 | 0 | | | | |
| | Year To Date | 5 | 1,077,000 | | | | |
| CENTERVILLE | | | | | | | |
| None Reporting | | 0 | 0 | | | | |
| | Total | 0 | 0 | | | | |
| | Year To Date | 7 | 959,035 | | | | |
| | Condo | 4 | 427,475 | | | | |
| DARKE COUNTY | | | | | | | |
| Owner/Woolery,jeff | 8415 Arc-bearsmill | 1 | 110,000 | | | | |
| Owner/Roesch,robert | 911 Brattfetsville N | 1 | 140,000 | | | | |
| Owner/Hines,josh&lynnne | 5759 Hartzell Rd | 1 | 255,000 | | | | |
| Owner/Hardwick,paul | 2199 Payne Rd | 1 | 169,000 | | | | |
| Dennison Builders | 7903 Pittsburg-laura | 1 | 230,000 | | | | |
| Owner/Stachler,ted&shawna | 9091 Sr 49 | 1 | 274,000 | | | | |
| Owner/Copess,jeffrey | 2107 Zumbrum Rd | 1 | 173,000 | | | | |
| | Total | 7 | 1,351,000 | | | | |
| | Year To Date | 41 | 8,233,046 | | | | |
| | Apartment | 4 | 230,000 | | | | |
| DAYTON | | | | | | | |
| Inverness | 6702 Chalmers St | 1 | 145,209 | | | | |
| Isus Inc | 1004 Mike-sells Way | 1 | 115,474 | | | | |
| Isus Inc | 1008 Mike-sells Way | 1 | 131,401 | | | | |
| Isus Inc | 1012 Mike-sells Way | 1 | 161,559 | | | | |
| Isus Inc | 1016 Mike-sells Way | 1 | 138,933 | | | | |
| Isus Inc | 1020 Mike-sells Way | 1 | 143,641 | | | | |
| | Total | 6 | 836,217 | | | | |
| | Year To Date | 45 | 5,065,588 | | | | |
| | Apartment | 69 | 3,555,013 | | | | |
| EATON | | | | | | | |
| None Reporting | | 0 | 0 | | | | |
| | Total | 0 | 0 | | | | |
| | Year To Date | 4 | 695,000 | | | | |
| | Apartment | 2 | 215,000 | | | | |
| | Condo | 2 | 290,000 | | | | |
| ENGLEWOOD | | | | | | | |
| None Reporting | | 0 | 0 | | | | |
| | Total | 0 | 0 | | | | |
| | Year To Date | 9 | 1,596,588 | | | | |
| FAIRBORN | | | | | | | |
| Inverness | 2384 Copley Ave | 1 | 169,922 | | | | |
| Inverness | 1761 Eagle Ct | 1 | 187,755 | | | | |
| Inverness | 1442 Observatory Dr | 1 | 178,352 | | | | |
| | Total | 3 | 536,029 | | | | |
| | Year To Date | 27 | 5,957,207 | | | | |
| FRANKLIN | | | | | | | |
| The Cristo Group,inc | 35 Oleander Dr | 1 | 175,375 | | | | |
| | Total | 1 | 175,375 | | | | |
| | Year To Date | 9 | 2,013,392 | | | | |
| GERMANTOWN | | | | | | | |
| None Reporting | | 0 | 0 | | | | |
| | Total | 0 | 0 | | | | |
| | Year To Date | 1 | 287,000 | | | | |
| GREENE COUNTY | | | | | | | |
| Ryan Homes, Inc. | 2983 April Ln | 1 | 433,166 | | | | |
| Greene Metro Housing | 2325 Commonwealth | 1 | 161,533 | | | | |
| Greene Metro Housing | 2333 Commonwealth | 1 | 152,319 | | | | |
| Hbs Development Inc | 1584 Fairground | 1 | 424,955 | | | | |
| American Homecraft | 1250 Homestead | 1 | 305,159 | | | | |
| Burger, Martin | 1460 Huntland Ct N | 1 | 570,898 | | | | |
| Hbs Development Inc | 54 Innisbrook | 1 | 390,663 | | | | |
| Inverness | 612 Jodee Dr | 1 | 258,098 | | | | |
| Joly, J Steven Homes | 1863 Promenade | 1 | 194,733 | | | | |
| Ryan Homes, Inc. | 1932 Red Robin Dr | 1 | 323,921 | | | | |
| Hbs Development Inc | 175 Signature Dr | 1 | 462,843 | | | | |
| Ryan Homes, Inc. | 1840 Spring Brook | 1 | 277,753 | | | | |
| Krisley Construction | 1643 St John | 1 | 423,231 | | | | |
| Clemens R M Builder | 1818 Sugar Maple | 1 | 617,445 | | | | |
| Peebles, Tom Homes By | 2588 Summerwood | 1 | 563,506 | | | | |
| Inverness | 3467 Willow Creek Dr | 1 | 348,575 | | | | |
| | Total | 16 | 5,914,799 | | | | |
| | Year To Date | 178 | 62,359,884 | | | | |
| | Apartment | 192 | 21,962,127 | | | | |
| | Condo | 34 | 4,201,503 | | | | |
| KETTERING | | | | | | | |
| None Reporting | | 0 | 0 | | | | |
| | Total | 0 | 0 | | | | |
| | Year To Date | 40 | 7,588,600 | | | | |
| LEBANON | | | | | | | |
| Dixon Builders, Llc | 488 Calumetfarms Dr | 1 | 180,000 | | | | |
| Ryan Homes, Inc. | 330 Countryside Dr | 1 | 230,000 | | | | |
| M/ Schottenstein | 532 Lakelront Dr | 1 | 135,000 | | | | |
| M/ Schottenstein | 1169 Lakemeadow Ct | 1 | 142,000 | | | | |
| M/ Schottenstein | 1176 Lakemeadow Ct | 1 | 160,000 | | | | |
| Ryan Homes, Inc. | 1206 Summerwood Dr | 1 | 180,000 | | | | |
| Ryan Homes, Inc. | 1207 Summerwood Dr | 1 | 199,000 | | | | |
| Ryan Homes, Inc. | 244 Villagepark Dr | 1 | 124,000 | | | | |
| | Total | 8 | 1,350,000 | | | | |
| | Year To Date | 42 | 3,935,078 | | | | |
| | Condo | 7 | 500,000 | | | | |
| MIAMI COUNTY | | | | | | | |
| Myers, J Const Inc | 6520 Bethelville Rd | 1 | 137,000 | | | | |
| Owner/Giboney,timothy | 11403 Covington-get | 1 | 26,300 | | | | |
| Owner/Floy, L.d. | 4934 Fred-garland | 1 | 300,000 | | | | |
| Ryan Homes, Inc. | 2288 Gerard | 1 | 113,060 | | | | |
| Bowman, Dean A. Const. | 3663 Ging-fredrick | 1 | 395,000 | | | | |
| Keystone Builders | 1212 Hawks Nest | 1 | 164,000 | | | | |
| Keystone Builders | 1734 Hunters Ridge | 1 | 170,000 | | | | |
| Inverness | 1787 Hunters Ridge | 1 | 97,800 | | | | |
| Owner/Neidlinger,roger | 1119 Pondview | 1 | 102,000 | | | | |
| Owner/Lair, andrew | 8515 Lefevre Rd | 1 | 175,000 | | | | |
| Upper Valley Jvs | Looney Rd | 1 | 125,000 | | | | |
| Ryan Homes, Inc. | 2240 Murphy Ln | 1 | 102,390 | | | | |
| Ryan Homes, Inc. | 2258 Murphy Ln | 1 | 130,000 | | | | |
| Owner/House,mary&guy | 148 Peterson Rd | 1 | 405,000 | | | | |
| Keystone Builders | 1171 Pondview | 1 | 230,000 | | | | |
| Keystone Homes | 1172 Pondview | 1 | 208,000 | | | | |
| Harlow Builders, Inc. | 1245 Thornapple | 1 | 200,000 | | | | |
| Mograw Builders | 6910 Tipp-cowles | 1 | 350,000 | | | | |
| Craycon Homes | 2321 White Tail Ln | 1 | 214,832 | | | | |
| Hawk Construction | 1010 Laurel Tree Ct Condo | 4 | 300,000 | | | | |
| Hawk Construction | 1010 Laurel Tree Ct Condo | 4 | 300,000 | | | | |
| | Total | 19 | 3,647,282 | | | | |
| | Condo | 8 | 600,000 | | | | |
| | Year To Date | 131 | 28,583,675 | | | | |
| MIAMISBURG | | | | | | | |
| None Reporting | | 0 | 0 | | | | |
| | Total | 0 | 0 | | | | |
| | Year To Date | 0 | 0 | | | | |
| MIDDLETOWN | | | | | | | |
| Oberer Companies | 3006 Illinois Ave | 1 | 84,400 | | | | |
| Maple Street Homes | 5780 Sawyersmill Dr | 1 | 67,400 | | | | |
| | Total | 2 | 151,800 | | | | |
| | Year To Date | 13 | 1,295,670 | | | | |
| MONROE | | | | | | | |
| Drees | 4116 Blue Springs Dr | 1 | 100,155 | | | | |
| Criso Homes | 140 Brittony Woods Dr | 1 | 137,981 | | | | |
| Criso Homes | 433 Brookhurst Dr | 1 | 167,300 | | | | |
| Inverness | 555 Brookhurst Dr | 1 | 224,935 | | | | |
| Ashford Construction | 2012 Kelsey Trl | 1 | 98,000 | | | | |
| Maronda Homes | 212 Meadow Lark | 1 | 199,200 | | | | |
| Owner/Mcconnaughey,steve | 318 Sackett Dr | 1 | 160,421 | | | | |
| Inverness | 218 Shanda Dr | 1 | 121,323 | | | | |
| Criso Homes | 257 Steeplechase Dr | 1 | 142,000 | | | | |
| | Total | 9 | 1,351,315 | | | | |
| | Year To Date | 48 | 7,221,144 | | | | |
| MONTGOMERY COUNTY | | | | | | | |
| Drees | 1513 Allen Ridge | 1 | 227,450 | | | | |
| Generations Const. | 6988 Breckenwood | 1 | 250,000 | | | | |
| Drees | 5260 Heather | 1 | 169,401 | | | | |
| Storer Construction | 7174 Jamaica | 1 | 110,000 | | | | |
| Spolman Homes | 5097 Old Springfield | 1 | 161,600 | | | | |
| Superior Homes | 14385 Oxford | 1 | 175,000 | | | | |
| Oberer Companies | 4498 Turtledove | 1 | 113,000 | | | | |
| Drees | 1407 Vema | 1 | 199,258 | | | | |
| Drees | 1431 Vema | 1 | 222,665 | | | | |
| Isus Inc | 6265 White Oak | 1 | 275,000 | | | | |
| Ashford Construction | | 1 | | | | | |
| | Total | 10 | 1,903,374 | | | | |
| | Year To Date | 86 | 19,460,658 | | | | |
| | Condo | 4 | 260,000 | | | | |
| MORaine | | | | | | | |
| Isaacs Construction | 2872 Holman St | 1 | 60,000 | | | | |
| | Total | 1 | 60,000 | | | | |
| | Year To Date | 4 | 640,000 | | | | |
| PREBLE COUNTY | | | | | | | |
| Owner/Baker,nathan | 207 Hatchet Dr | 1 | 70,000 | | | | |
| Habitat For Humanity | 120 Hight St Gratis W | 1 | 105,000 | | | | |
| Ira Homes, Inc | 131 Sall Dr | 1 | 120,000 | | | | |
| Owner/Brubaker,loren&rachel | 3072 Twin Rd | 1 | 200,000 | | | | |
| All Solutions Construction | 1675 Wayne Trace Rd | 1 | 230,000 | | | | |
| | Total | 5 | 725,000 | | | | |
| | Year To Date | 16 | 3,274,000 | | | | |
| SPRINGBORO | | | | | | | |
| None Reporting | | 0 | 0 | | | | |
| | Total | 0 | 0 | | | | |
| | Year To Date | 12 | 2,066,974 | | | | |
| TRENTON | | | | | | | |
| None Reporting | | 0 | 0 | | | | |
| | Total | 0 | 0 | | | | |
| | Year To Date | 17 | 2,440,362 | | | | |
| TROTWOOD | | | | | | | |
| None Reporting | | 0 | 0 | | | | |
| | Total | 0 | 0 | | | | |
| | Year To Date | 0 | 0 | | | | |
| UNION | | | | | | | |
| None Reporting | | 0 | 0 | | | | |
| | Total | 0 | 0 | | | | |
| | Year To Date | 10 | 3,439,954 | | | | |
| VANDALIA | | | | | | | |
| Ryan Homes, Inc. | 1506 Hurst Dr | 1 | 325,000 | | | | |
| | Total | 1 | 325,000 | | | | |
| | Year To Date | 24 | 4,983,600 | | | | |
| WARREN COUNTY | | | | | | | |
| Ryan Homes, Inc. | 2732 Affirmed Dr | 1 | 70,000 | | | | |
| Middleton,d Const. | 3535 Anderson Rd | 1 | 256,000 | | | | |
| The Drees Company | 728 Ascot Dr | 1 | 211,405 | | | | |
| Ryan Homes, Inc. | 2856 Blackgold Ct | 1 | 70,000 | | | | |
| Zaring Premier Homes | 3837 Clearcreek Ct | 1 | 250,000 | | | | |
| Michaelson Homes | 1161 Cook Rd | 1 | 299,000 | | | | |
| Ryan Homes, Inc. | 3798 Dominic Ct | 1 | 101,300 | | | | |
| Heritage Miami Bluff | 6181 Glenlaurel Dr | 1 | 180,000 | | | | |
| John Henry Homes | 6570 Glenstone Way | 1 | 188,540 | | | | |
| Maple Street Homes | 1789 Greentreemeadows Dr1 | 1 | 87,800 | | | | |
| Maple Street Homes | 1810 Greentreemeadows Dr | 1 | 73,900 | | | | |
| Brookstone Homes Llc | 10816 Grogryn Rd | 1 | 175,000 | | | | |
| Heritage Miami Bluff | 1400 Grovesedge Dr | 1 | 217,200 | | | | |
| Heritage Miami Bluff | 1416 Grovesedge Dr | 1 | 180,000 | | | | |
| Zaring Premier Homes | 3551 Helendale Ct | 1 | 300,000 | | | | |
| Ryan Homes, Inc. | 6945 Hunterscrose | 1 | 100,000 | | | | |
| Walnut Homes Ltd | 4740 Jessicasuzanne Dr | 1 | 120,000 | | | | |
| The Drees Company | 8523 Kempton Ln | 1 | 218,612 | | | | |
| The Drees Company | 5405 Littlelure Dr | 1 | 191,632 | | | | |
| Heritage Miami Bluff | 6276 Lostwillow Ln | 1 | 180,000 | | | | |
| White Oak Homes, Inc. | 9266 Maxwellscrossing | 1 | 275,000 | | | | |
| Owner/Wik, David | 5117 Meadowview Ln | 1 | 400,000 | | | | |
| Owner/Oecler, Doug | 6606 Middleboro Rd | 1 | 200,000 | | | | |
| Dixon Builders, Llc | 7554 Misty Meadows Ct | 1 | 140,000 | | | | |
| Vancouver Homes | 9822 Murdockgoshen Rd | 1 | 85,000 | | | | |
| The Inverness Group | 7265 Northgate Dr | 1 | 137,633 | | | | |
| Ryan Homes, Inc. | 1656 Northwoodcreek Dr | 1 | 100,000 | | | | |
| The Ryland Group | 853 Oakforest Dr | 1 | 176,000 | | | | |
| Ryan Homes, Inc. | 1303 Oakhurst Ct | 1 | 104,693 | | | | |
| Zaring Premier Homes | 6604 Palmetto Dr | 1 | 300,000 | | | | |
| The Drees Company | 5287 Redflower Ln | 1 | 179,529 | | | | |
| Fischer Homes | 1515 Redhawk Ct | 1 | 95,000 | | | | |
| The Ryland Group | 1005 Spruceglen | 1 | 178,000 | | | | |
| The Ryland Group | 925 Spruceglen | 1 | 182,000 | | | | |
| The Ryland Group | 935 Spruceglen | 1 | 178,000 | | | | |
| Croucher Custom Home | 6431 Sr 223 | 1 | 300,000 | | | | |
| John Henry Homes | 6458 Sunny Dr | 1 | 194,050 | | | | |
| Ashford Homes Llc | 7416 Waterway Dr | 1 | 195,000 | | | | |
| Owner/Shannon, Larry | 9734 Williams Dr | 1 | 400,000 | | | | |
| Ryan Homes, Inc. | 3821 Wilsonfarms Blvd | 1 | 90,000 | | | | |
| Maronda Homes | 3805 Wilsonfarms Blvd | 1 | 189,596 | | | | |
| Thomas, M Const. Llc | 85 Woodside Trl | 1 | 278,185 | | | | |
| | Total | 42 | 7,828,175 | | | | |
| | Year To Date | 488 | 96,299,516 | | | | |
| | Condo | 52 | 5,800,663 | | | | |
| WEST CARROLLTON | | | | | | | |
| None Reporting | | 0 | 0 | | | | |
| | Total | 0 | 0 | | | | |
| | | | | | | | |

BUILDING PERMITS

| | | | |
|--|----------------------|-------|-------------|
| Year To Date | Condos | 8 | 600,000 |
| | Single Units | 1,271 | 273,683,042 |
| | Apartis | 267 | 25,962,140 |
| | Condos | 135 | 13,879,641 |
| This Issue | GRAND TOTAL | 140 | 27,267,366 |
| Year To Date | | 1,673 | 313,524,823 |
| This Issue | 2007 TOTALS | | |
| | Single Units | 188 | 45,055,697 |
| | Apartis | 2 | 860,000 |
| | Condos | 0 | 0 |
| Year To Date | Single Units | 1,959 | 448,113,082 |
| | Apartis | 259 | 34,783,609 |
| | Condos | 24 | 2,884,312 |
| This Issue | 2007 GRAND TOTAL | 200 | 45,915,697 |
| Year To Date | | 2,242 | 485,781,003 |
| Building Permit Activity for the Month of November, 2008 | | | |
| BUILDER | LOCATION | UNITS | VALUATION |
| BROOKVILLE | | | |
| None Reporting | Total | 0 | 0 |
| | Year To Date | 10 | 1,912,000 |
| CARLISLE (Permit issued in prior month but not previously reported) | | | |
| Associate Const. | 115 Timberidge Dr | 1 | 225,000 |
| | Total | 1 | 225,000 |
| | Year To Date | 6 | 1,302,000 |
| CENTERVILLE | | | |
| None Reporting | Total | 0 | 0 |
| | Year To Date | 7 | 959,035 |
| | Condo | 4 | 427,475 |
| DARKE COUNTY | | | |
| Owner/Crowell,doug | 79 Degas Ln | 1 | 199,000 |
| Owner/Beisner,ron | 4173 Hogpath Rd | 1 | 179,000 |
| | 13870 Ross Medford | 1 | 310,000 |
| Owner/Winner,kevin & Kelly | Total | 3 | 688,000 |
| | Year To Date | 44 | 8,921,046 |
| | Apart | 4 | 230,000 |
| DAYTON | | | |
| Invemess | 6725 Duney Ct | 1 | 70,704 |
| Ryan Homes, Inc. | 5421 Galt Ct | 1 | 111,106 |
| Ryan Homes, Inc. | 4920 Hopton Lp | 1 | 85,512 |
| Ryan Homes, Inc. | 4920 Hopton Lp | 1 | 85,512 |
| | Total | 4 | 352,834 |
| | Year To Date | 49 | 5,418,422 |
| | Apart | 69 | 3,555,013 |
| EATON | | | |
| Pheasant Run Village | 401 Golden Crossing | 1 | 100,000 |
| | Total | 1 | 100,000 |
| | Year To Date | 5 | 795,000 |
| | Apart | 2 | 215,000 |
| | Condo | 2 | 290,000 |
| ENGLEWOOD | | | |
| None Reporting | Total | 0 | 0 |
| | Year To Date | 9 | 1,596,588 |
| FAIRBORN | | | |
| Ryan Homes, Inc. | 583 Wildlife Ct | 1 | 201,931 |
| | Total | 1 | 201,931 |
| | Year To Date | 28 | 6,159,138 |
| FRANKLIN | | | |
| None Reporting | Total | 0 | 0 |
| | Year To Date | 9 | 2,013,392 |
| GERMANTOWN | | | |
| None Reporting | Total | 0 | 0 |
| | Year To Date | 1 | 287,000 |
| GREENE COUNTY | | | |
| Burger, Martin | 1457 Audubon Ln | 1 | 313,099 |
| Powell Custom Homes | 2760 Ferry Rd | 1 | 613,272 |
| Inesta, Rick | 545 Horizon | 1 | 443,330 |
| Oberer Companies | 2701 Laurewood Ct | 1 | 312,763 |
| Oberer Companies | 2704 Laurewood Ct | 1 | 236,389 |
| Habitat For Humanity | 506 Main E | 1 | 109,239 |
| South Dayton Builders | 2970 Pineview | 1 | 409,220 |
| Ryan Homes, Inc. | 1955 Red Robin | 1 | 495,386 |
| Catalyst Homes, Inc. | 127 Signature S | 1 | 474,956 |
| Ryan Homes, Inc. | 1853 Spring Ridge | 1 | 230,167 |
| | Total | 10 | 3,637,821 |
| | Year To Date | 188 | 65,997,705 |
| | Apart | 192 | 21,962,127 |
| | Condo | 34 | 4,201,503 |
| KETTERING | | | |
| None Reporting | Total | 0 | 0 |
| | Year To Date | 40 | 7,588,600 |
| LEBANON | | | |
| Habitat For Humanity | 720 Christian Ln | 1 | 42,000 |
| | Total | 1 | 42,000 |
| | Year To Date | 43 | 3,977,078 |
| | Condo | 7 | 500,000 |
| MIAMI COUNTY | | | |
| Unbuilt Homes | 1685 Alcon.conovr N | 1 | 150,000 |
| Peters Property Management | 3017 Chinook Pass | 1 | 145,000 |
| Arcon Builders | Covington-gettysburg | 1 | 320,000 |
| Fisher Residential | 1158 Edgewater Dr | 1 | 150,000 |
| Owner/Leffew,john | 8317 Emerick Rd | 1 | 120,000 |
| Owner/Magoto,brian | 570 Garby Rd | 1 | 300,000 |
| Ryan Homes, Inc. | 2275 Girard Ln E | 1 | 112,634 |
| Keystone Builders | 661 Loxley | 1 | 265,000 |
| Ryan Homes, Inc. | 2320 Neff Ln | 1 | 102,700 |
| Owner/Dehause,jan | 1140 Rosenthal Dr | 1 | 340,000 |
| Keystone Builders | 681 Sherwood | 1 | 275,000 |
| Owner/Cull,john | 4385 Sr 202 | 1 | 100,000 |
| Owner/West,steve | 8263 Sr 40 | 1 | 252,000 |
| Bowman, Dean A. Const. | 5943 Tipp Elizabeth | 1 | 403,000 |
| Keystone Builders | 2824 Wooden | 1 | 270,000 |
| | Total | 15 | 3,305,334 |
| | Year To Date | 146 | 31,889,009 |
| | Condo | 32 | 2,400,000 |
| MIAMISBURG | | | |
| None Reporting | | | |

| | | | |
|---------------------------|---------------------------|-------|-------------|
| Total | | 0 | 0 |
| Year To Date | | 0 | 0 |
| MIDDLETOWN | | | |
| None Reporting | Total | 0 | 0 |
| | Year To Date | 13 | 1,295,670 |
| MONROE | | | |
| None Reporting | Total | 0 | 0 |
| | Year To Date | 48 | 7,221,144 |
| MONTGOMERY COUNTY | | | |
| Owner/Dillon,clm | 517 Beatrice | 1 | 55,000 |
| Oberer Companies | 9919 Carriage Walk | 1 | 112,000 |
| Buildings By Design | 10642 Healer | 1 | 130,000 |
| Ryan Homes, Inc. | 5027 Katherine | 1 | 95,025 |
| Ryan Homes, Inc. | 6019 Kay | 1 | 107,300 |
| Tk Constructors | 2090 Kershner | 1 | 170,000 |
| Creus Custom Design Homes | 2151 Nutt | 1 | 699,775 |
| Hbs Development Inc | 10540 Wallingsford | 1 | 320,000 |
| | Total | 8 | 1,689,100 |
| | Year To Date | 94 | 21,149,758 |
| | Condo | 4 | 260,000 |
| MORAINE | | | |
| None Reporting | Total | 0 | 0 |
| | Year To Date | 4 | 640,000 |
| PREBLE COUNTY | | | |
| Owner/St. John,tery | 3433 New Market Banta Rd | 1 | 130,000 |
| Ak Construction | 589 Skodborg Dr | 1 | 100,000 |
| Ridgestone Construction | 2538 Sr 35 E | 1 | 160,000 |
| | Total | 3 | 390,000 |
| | Year To Date | 19 | 3,664,000 |
| SPRINGBORO | | | |
| None Reporting | Total | 0 | 0 |
| | Year To Date | 12 | 2,066,974 |
| TRENTON | | | |
| None Reporting | Total | 0 | 0 |
| | Year To Date | 17 | 2,440,362 |
| TROTWOOD | | | |
| None Reporting | Total | 0 | 0 |
| | Year To Date | 0 | 0 |
| UNION | | | |
| None Reporting | Total | 0 | 0 |
| | Year To Date | 10 | 3,439,954 |
| VANDALIA | | | |
| Ryan Homes, Inc. | 1637 Edgemere Way | 1 | 155,985 |
| | Total | 1 | 155,985 |
| | Year To Date | 25 | 5,149,585 |
| WARREN COUNTY | | | |
| The Drees Company | 5647 Beechtree | 1 | 180,000 |
| Schmidt Builders | 9331 Bennington Way | 1 | 175,000 |
| Zaring Premier Homes | 3864 Blossom Ct | 1 | 215,000 |
| Ryan Homes, Inc. | 9792 Bluespruce Dr | 1 | 102,740 |
| Heritage Miami Bluff | 1727 Calmstream Ln | 1 | 246,000 |
| Ellis Custom Homes | 5606 Dearth Rd | 1 | 325,000 |
| Ryan Homes, Inc. | 3794 Dominic Ct | 1 | 86,701 |
| Fischer Homes | 1191 Essexglenn | 1 | 89,800 |
| Fischer Homes | 4806 Foxrun Pl | 1 | 132,575 |
| Fischer Homes | 4812 Foxrun Pl | 1 | 121,900 |
| Heritage Miami Bluff | 193 Glenlaurel Dr | 1 | 160,000 |
| Maple Street Homes | 1786 Greentree meadows Dr | 1 | 75,948 |
| Ashford Homes Llc | 3489 Greycliff Ct | 1 | 125,000 |
| Tk Constructors | 11012 Hillstation Rd | 1 | 252,000 |
| Ryan Homes, Inc. | 1560 Littlefalls Dr | 1 | 101,007 |
| The Drees Company | 5421 Littleturtle Dr | 1 | 166,729 |
| Maronda Homes | 7511 Macaulay Blvd | 1 | 197,680 |
| Maronda Homes | 7555 Macaulay Blvd | 1 | 234,300 |
| Maronda Homes | 7569 Macaulay Blvd | 1 | 178,000 |
| Design Homes&dev.co. | 7579 Olive Ct | 1 | 225,000 |
| Unbuilt Homes | 3761 Paken Rd | 1 | 232,389 |
| Owner/Rose,dennis | 1839 Prairiedlover Dr | 1 | 220,000 |
| Fischer Homes | 1473 Redhawk Ct | 1 | 80,300 |
| Unbuilt Homes | 4278 Shaker Rd | 1 | 264,490 |
| Ace, Inc | 8541 Silveroak Ct | 1 | 400,000 |
| Dixon Builders, Llc | 1502 Soaring Way | 1 | 175,000 |
| Fischer Homes | 6502 Thislegrove | 1 | 89,700 |
| Maronda Homes | 7481 Turnberry Ct | 1 | 181,680 |
| Mi Schottenstein | 676 Weepingwillow Ln | 1 | 68,000 |
| Maple Street Homes | 5547 Wetherly Dr | 1 | 61,600 |
| Maple Street Homes | 5549 Wetherly Dr | 1 | 64,600 |
| Ryan Homes, Inc. | 3618 Wilsonfarms Blvd | 1 | 86,701 |
| Ryan Homes, Inc. | 3622 Wilsonfarms Blvd | 1 | 86,701 |
| | Total | 38 | 5,401,551 |
| | Year To Date | 521 | 101,701,067 |
| | Condo | 52 | 5,800,663 |
| WEST CARROLLTON | | | |
| None Reporting | Total | 0 | 0 |
| | Year To Date | 2 | 225,071 |
| TOTALS | | | |
| This Issue | Single Units | 81 | 16,189,556 |
| | Apartis | 0 | 0 |
| | Condos | 0 | 0 |
| Year To Date | Single Units | 1,352 | 289,872,598 |
| | Apartis | 267 | 25,962,140 |
| | Condos | 135 | 13,879,641 |
| GRAND TOTAL | | | |
| This Issue | | 81 | 16,189,556 |
| Year To Date | | 1754 | 329,714,379 |
| 2007 TOTALS | | | |
| This Issue | Single Units | 178 | 41,490,761 |
| | Apartis | 2 | 410,663 |
| | Condos | 6 | 675,000 |
| Year To Date | Single Units | 2,024 | 489,603,843 |
| | Apartis | 283 | 35,194,272 |
| | Condos | 30 | 3,559,312 |
| 2007 GRAND TOTAL | | | |
| This Issue | | 186 | 42,576,424 |
| Year To Date | | 2,337 | 528,357,427 |



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of Dayton

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Moraine, OH 45439

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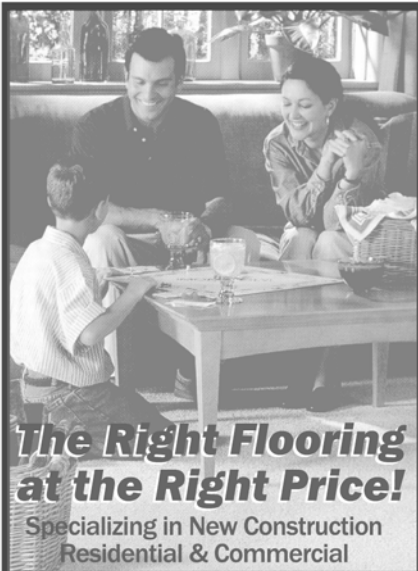
(937) 262-7207

Sponsor: Jenny Diorio

**A new member reception will be held on
February 17, 5:00pm at the HBA offices.**

Upcoming Events

| | |
|-------------------------|---|
| January 6 11:30am | Montgomery County Developers Forum HBA Office |
| January 7 11:00am | Sales & Marketing Committee Meeting HBA Office |
| January 8 9:00am | Associates Council Meeting HBA Office |
| January 8 3:00pm | HBA Executive Committee Meeting HBA Office |
| January 13 9:00am | HBA Board of Directors Orientation and Meeting HBA Office |
| January 20 -23 | NAHB International Builders Show Las Vegas, NV |
| February 3 11:30am | Greene County Developers Forum Greene Co. Sanitary Engineering |
| February 4 11:00a | Sales & Marketing Council HBA Office |
| February 7 6:00pm | Presidential Inaugural Yankee Trace Golf Club |
| February 12 3:00pm | HBA Executive Committee HBA Office |
| February 17 3:00pm | HBA Board of Directors Meeting HBA Office |
| February 17 5:00pm | New Member Reception HBA Office |
| February 19 4:00pm | Sales & Marketing Council Social Hour The Pub at The Greene |
| February 26 11:30 am | Lunch & Learn Series Associates Council TBD |



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TABLE TOP NIGHT - GO GREEN



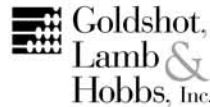
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Newt Bartel of Fortress Homes
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Scott Denlinger of Design Homes and Development
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2009 Council Chairs

Remodelors Council Chair - **Rick Flaute** of Supply One
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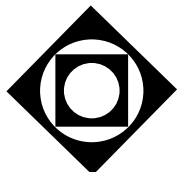


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ANNOUNCEMENTS

It is with deep sorrow that we report the passing of several long time members: **Earl Bach, Art Lobo, Ronnie McCabe, Tommy Miller** and **Ray Rose**.

The **City of Moraine** is planning a Home Improvement Fair in Spring 2009. If you are interested in displaying your product or service, please contact Tony Wenzler (937) 535-1038 or twenzler@moraineoh.org

Superior Wall of the Tri-State announced new ownership and the expansion of its Cincinnati operating territory to now include Columbus, Indianapolis, Louisville and Lexington. Bernie Kurlemann, the founder of Superior Walls of the Tri-State, has brought in two new partners focused on expanding the business operations and infusing capital into the sales and marketing efforts. Jim and Rob Wood the new partners, will lead the sales, marketing and finance teams for the company while Kurlemann heads-up production operations and field installations.

"I'm excited about the strengths this new partnership team provides the company" said Kurlemann. "We truly have the leadership and the financial stability to grow in challenging times for the residential construction industry." Jim Wood brings 22 years of sales and marketing leadership experience in high tech industries. Rob Wood, CPA, has 21 years of private and public accounting and 3 years finance in residential construction.

Check out www.hbadayton.com. The new website features a calendar of events, upcoming events, membership and educational information.

Please take a moment to send a quick email to info@hbadayton.com, so we may update your email address. Having your email address will allow us to communicate with you more effectively about events, legislative updates and issues related to the building industry.

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BUILDERNET

HBA Registered Builder Members may advertise at no cost in the BUILDERNET classified ads. However, the HBA reserves the right to limit listings. Please send your typed ad to Joanie via fax (937) 298-4226 or email jhaverstick@hbadayton.com.

LOTS FOR SALE:

BEAVERCREEK - Fox Ridge Estates (1 to 2 acre lots) - All utilities, walkouts, wooded, small community. Lots starting at \$133,900. Contact (937) 531-5538.

BEAVERCREEK - Sunset Bluff (.25 to 2.25 acre lots) - For development. All utilities, cul-de-sacs, walkouts. Estate lots on highest point in Greene County - beautiful views. Quiet and secluded, near 675 & 35. Lots starting at \$45,900. Contact (937) 689-1365.

BUTLER TWP - Echoing Oaks (1 acre lot) - Wooded, walk-out with stream in subdivision. Lots starting at \$98,900. Contact Greg Barney (937) 416-9100.

BUTLER TWP - Meeker Creek (1.5 to 3 acres) - All utilities, cul-de-sacs. Lots priced from \$100,000 - \$150,000. Contact (937) 278-0851.

CLEARCREEK TWP (1.25 to 1.68 acre lots) - Small community of 16 lots total. One mile south of Springboro High School. Lots priced from \$47,900 to \$75,900. Contact (937) 531-5537.

CLEARCREEK TWP - Auteur Estates (1.25 to 5.4 acre lots) - Wooded, all cul-de-sac development. Springboro Schools. Lots priced from \$66,000 - \$275,000. Contact David Klass (937) 885-2060.

CLEARCREEK TWP - Cypress Ridge, Chadwick's Claim, Springboro Station - Lots starting at \$48,900. Contact Design Homes & Dev. Co. (937) 438-3667 Angela Ernst-Clark. www.designhomesco.com

ENGLEWOOD - Two single family lots or can be combined for a two family. \$44,000 for the two lots. Contact (937) 604-3500 Martin Ninzy.

FAIRBORN - Candletite Estates off Trebein Road. Lots range from \$35,000 and up based on volume. Contact Anderson Resources, Inc. (937) 879-3737 Gary M. Anderson.

FAIRBORN - The Sanctuary - off Garland Road. Lots starting at \$45,000. Contact Ernst Development Company (937) 848-7174 James Ernst.

FAIRBORN - The Sanctuary - Lots starting at \$52,000. Contact Design Homes & Dev. Co. (937) 438-3667 Angela Ernst-Clark. www.designhomesco.com

FRANKLIN (.8 and 1.1 acre lots) - All utilities, cul-de-sac, walkouts, backs up to 50 acre wooded parcel. Great value, easy access to I-75. Priced from \$39,000 - \$42,000. Contact (937) 604-4269 Todd.

HUBER HEIGHTS - City sewer and water, gas, electric. Great community and location. Lots priced at \$35,000. (937) 262-7430.

MONROE - BRIDLE CREEK - Four remaining 90' lots and nine remaining 75' lots. Will sell for less in bulk sale. Contact Dress Homes (859) 426-2540 Jim Keller.

SPRINGBORO - The Cove & Stonebridge at Settler's Walk (NEW OWNERSHIP) - Lots starting at \$42,900. Contact Design Homes & Dev. Co. (937) 438-3667 Angela Ernst-Clark or Renae Gels. www.designhomesco.com

SPRINGBORO - Myers Farms (two .33 acre lots) - Walkouts, creek views. Priced from \$32,900 - \$39,900. Contact (937) 609-2205 Greg Vreeland.

UNION, OH (.33acre or larger lots) - All utilities. Walking trails, impressive entrance, open green space. Vandalia Schools. Priced from the mid \$40's to upper \$50's. Contact (937) 278-0851.

WASHINGTON TWP - Cobblestone (.5 acre lot) - on Denham Court. Priced at \$65,000. Contact (937) 313-3080 Tom Peebles or (937) 477-7217 Bob Rhoads.

WASHINGTON TWP (Five .5 to .74 acre lots) - near Social Row and 48. Priced from \$59,900. Contact (937) 433-3151. www.sissondesignbuilders.com

WASHINGTON TWP - Yearling Farms and The Springs at Villages of Winding Creek (1 acre PLUS lots) - lots starting at \$69,000. Contact Design Homes & Dev. Co. (937) 438-3667 Angela Ernst-Clark or Renae Gels. www.designhomesco.com

WASHINGTON TRACE (.4 to .8 acre lots) - on cul-de-sacs or backing up to green spaces, creek or pond at the 2005 Homearama site. Centerville Schools, pool, clubhouse and sports courts. Prices start at \$79,900. Contact (937) 531-5547.

WAYNESVILLE - Reserves at Waynesville (2 acre Plus lots) - Lots starting at \$56,500. Contact Design Homes & Dev. Co. (937) 438-3667 Angela Ernst-Clark. www.designhomesco.com

XENIA - Kinsey Meadows - off Kinsey Road. Lots starting at \$38,000. Great investment opportunity. Contact Ernst Development Company (937) 848-7174 James Ernst.

LAND FOR SALE:

CLAYTON 10 ACRES - on Old Salem Road. Water and sewer adjacent to property. Contact Irongate Realtors (937) 369-7703 Howard Schumacher. www.howardschumacher.com

UNION 49 ACRES - preliminary approval by City of Union for 66 single family and 14 single family attached lots. Zoned R3. \$599,000. Contact Irongate Inc. Realtors (937) 369-7703 Howard Schumacher. www.howardschumacher.com

OTHER:

XENIA TWP. (2.5 acres +/-) with shop containing about 4,400 sq. ft. and a cute home. Easy access to U.S. 35. Shop door will accommodate heavy equipment or motor home! Priced at \$158,900. Contact Woodbourne Real Estate (937) 427-2991 Phil Sparks.

CONDOS FOR SALE - BEAVERCREEK - Kinswood Forest - Ranch models with or without basements. Prices starting at \$179,900. Contact E.E. Wood Homes (937) 545-2579 Ed Wood.

SHORT-TERM HOUSING - WASHINGTON TWP / MIAMI TWP / WEST CARROLLTON - Three and six month leases available for your home building clients. Contact Simms Management (937) 291-1990 Wendy Gonzalez

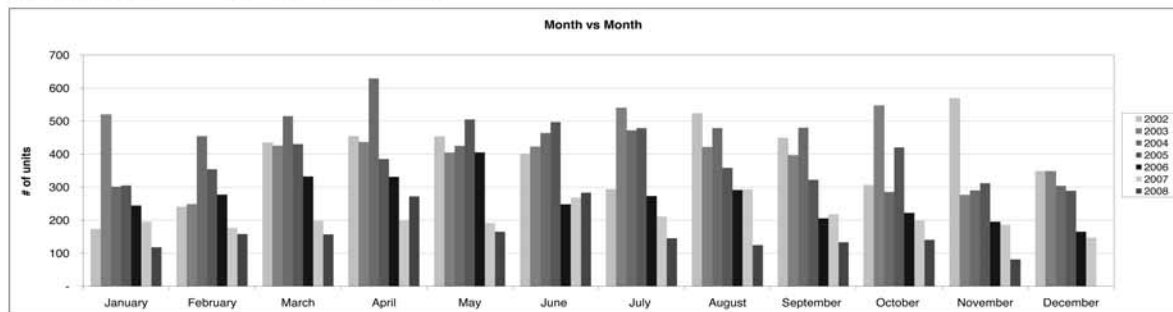
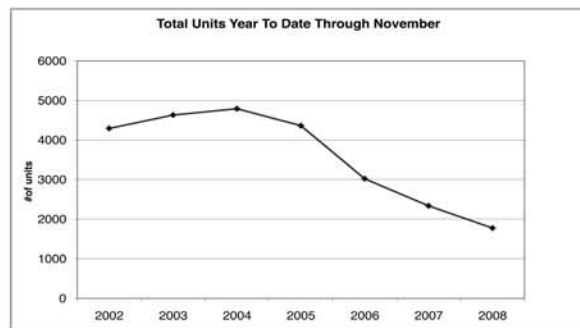
SHORT-TERM HOUSING - CENTERVILLE / MIAMI TWP/ LEBANON - Short term leases available for your building clients. Contact Design Homes & Dev. Co. (937) 438-3667 Renee Bowman.



Dayton Region Residential Building Permits

12/18/2008

| Total Units by Month | | | | | | | | |
|-----------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|-----------------------------|
| | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | % Change from Previous Year |
| January | 173 | 205 | 201 | 305 | 244 | 195 | 119 | -39.5% |
| February | 240 | 218 | 454 | 254 | 277 | 177 | 158 | -10.7% |
| March | 435 | 425 | 515 | 430 | 332 | 198 | 157 | -20.7% |
| April | 454 | 436 | 629 | 585 | 331 | 200 | 272 | 36.0% |
| May | 453 | 404 | 525 | 909 | 466 | 181 | 165 | -13.8% |
| June | 401 | 422 | 464 | 497 | 248 | 268 | 283 | 5.8% |
| July | 293 | 840 | 472 | 479 | 273 | 211 | 145 | -31.3% |
| August | 523 | 421 | 478 | 358 | 291 | 293 | 124 | -57.7% |
| September | 448 | 394 | 489 | 322 | 205 | 218 | 123 | -39.9% |
| October | 306 | 547 | 265 | 420 | 222 | 200 | 140 | -30.0% |
| November | 589 | 278 | 290 | 312 | 195 | 188 | 81 | -56.5% |
| December | 348 | 348 | 254 | 289 | 165 | 147 | 0 | |
| Total Units Year to Date | | | | | | | | |
| January - November | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | % Change |
| | 4,296 | 4,635 | 4,794 | 4,367 | 3,023 | 2,337 | 1,776 | -24.0% |
| Total Units by Year | | | | | | | | |
| | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 YTD | |
| Single Family | 3,990 | 4,250 | 4,278 | 4,005 | 2,788 | 2,159 | 1,374 | |
| Apartments | 639 | 636 | 670 | 534 | 377 | 283 | 267 | |
| Condos | 15 | 97 | 152 | 117 | 22 | 42 | 135 | |
| TOTAL | 4,644 | 4,983 | 5,099 | 4,656 | 3,188 | 2,484 | 1,776 | |
| % Change From Previous Year | | 6.8% | 2.3% | -8.7% | -31.5% | -22.1% | | |



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