



HINTS FOR HOMEBUYERS

Many Look To Manufactured Homes For Second Residences

(NAPSA)—More than six million Americans currently own a second residence, and according to a recent study by *American Demographics* magazine, the second home market is growing by more than five percent annually.

This rapid growth is due, in part, to the aging of Americans. As baby boomers approach retirement age, many want a second home that works as either a vacation home or a seasonal residence.

Real estate traditionally has been a profitable investment. Since the interest paid on second mortgages is tax-deductible, homeowners are able to write-off a portion of their monthly payment during tax time.

This means that second homeowners not only get the advantage of home and land appreciation, they also get an investment that pays them back every year.

While many of today's second home buyers look to site-built homes and condominiums, a new option is emerging—manufactured housing.

Built in a factory, then shipped to the final home site and finished, today's manufactured homes feature all the amenities and custom design features most consumers would expect to find in site-built homes, but at a fraction of the cost. Manufactured homes also provide privacy, a feature unavailable in many condominiums. What's more, manufactured home buyers avoid the hassles of managing builders and contractors from a distance, as manufactured homes are more than 90 percent complete when delivered.

"Today's manufactured homes feature the latest in building materials and processes at a lower



Many of today's manufactured homes are ready for occupancy in as little as 90 days.

price per square foot than other options, an important consideration for those seeking to maximize their investment," said Grover Tarlton, vice president of marketing for Champion Enterprises, a manufactured housing industry leader.

Recent advancements have made manufactured housing more customizable. Champion Enterprises, and its family of homebuilders, recently introduced the Customer Design Series, a distinct line of homes that lets consumers decide what kitchen design, floor plan configuration, amount of living space or other options, best suits their individual lifestyle and needs.

Built indoors by a well-trained staff of building professionals, manufactured homes are not exposed to the elements during the construction process and benefit from a year-round building season, which helps to reduce costs.

Today, Americans are looking for second homes that not only fit their lifestyle, but also is a wise investment. Manufactured housing may just be the livable, enjoyable and smart solution.