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## **MJC COMPANIES ANNOUNCES ENERGY EFFICIENT FEATURES**

Even in today's real estate market, there are smart real estate buyers and investors who are taking full advantage of what the market has to offer. These buyers and investors are not only looking at the price of the home, but also the monthly expenses to maintain it. While it may appear less expensive to buy a used home; in reality, buyers need to consider how much more it will cost for utilities and maintenance over the long haul. In addition to a warranty and freedom from replacement costs that plague existing homes, new construction provides the ability to take advantage of technological advances in construction and energy efficiency.

Top builders like MJC Companies, Michigan's largest privately owned and operated affiliated building company, and fifth largest builder of condos in the nation in 2006 as reported by Builder Magazine, is embracing 'green building' and 'energy efficiency' – trends that are quickly developing across the nation. "We recognize that building energy efficient features into the homes we develop is vital to the well being of the environment and the protection of our natural resources. It also provides more comfortable living space for homeowners, not to mention significant savings," explained Bryan Yeck, Superintendent with MJC Companies.

MJC recently hired D.R. Nelson, a leader in the energy sealing services industry, to offer an array of high performance elements that greatly exceed Michigan's energy code. In doing so, MJC announced that three of their Village Series communities – Harrison Village, the Terraces at Heritage Village and NorthPointe Village – will now offer units that come standard with the U.S. Environmental Protection Agency (EPA) Energy Star Plus certification. These are homes that offer energy efficient features, quality and performance to help prevent greenhouse gas emissions and save the buyer thousands of dollars.

MJC is the only condominium developer in the state to offer Energy Star Plus features that can provide a cost savings of up to 60 percent on monthly utility bills to homebuyers and investors. MJC also chose to make the Energy Star Plus a standard feature in these select communities.

"MJC Companies began in Michigan 35 years ago and we're committed to continue building here. That's why in the spring we began construction at Harrison, NorthPointe and Heritage Villages to comply with the Energy Star guidelines," said Michael A. Chirco, President of MJC Companies. "Because MJC is committed to providing exceptional services and remaining ahead of the curve, these energy efficient features are a natural progression of innovation."



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In addition to the energy efficient features, these condominiums offer a variety of unique floor plans: two bedrooms, two baths and attached garages. More importantly to smart buyers, though, the condominiums are move-in ready with nothing left to buy. Residences come complete with General Electric appliances – including refrigerator, range, microwave and full-size washer and dryer – which also meet the Energy Star Guidelines. Also included are window treatments, lighting package and fireplace...a savvy buyer's dream come true. Plus, most new construction homes offer some type of warranty with the sale of the property.

“With retirement, buyout, investments and many families downsizing, we wanted to offer something that other builders haven't. Purchasers today are so well informed – the Internet has given them a limitless amount of information. People are realizing that they can afford to be energy conscious,” explained Frank Munaco, Director of Sales and Marketing. “I say this because in the past, energy conservation usually meant a higher price tag, but at MJC, we now have units from the \$120's.”

Noted Chirco, “With deep roots in an array of communities in Macomb, Oakland, Wayne and Washtenaw counties, MJC Companies is proud to be a part of Michigan's rich history and is confident in the future of the state and dedicated to the families who live here.”

In a market where many builders have chosen to halt new construction, MJC is moving forward by improving construction and answering the needs of today's buyers. No matter what the market conditions, smart buyers and investors will take full advantage of every opportunity.

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