

"GREAT AMERICA HOMES!"

*California Contemporary
Series*

SKETCHBOOK



**IN BEAUTIFUL RANCHO CABRILLO
ONE YEAR MONEY BACK GUARANTEE**



"GREAT AMERICA HOMES!"

California Contemporary Series

IN BEAUTIFUL RANCHO CABRILLO

LUXURY HOMES DESIGNED FOR THE ENJOYMENT OF
THE AMERICAN WAY OF LIFE AT ITS VERY BEST

GREAT AMERICA HOMES are nationally famous for design, craftsmanship and value. The new "California Contemporary Series" designs are even finer in every way than any of the wonderful Great America Homes of past years, with improvements and refinements in nearly every detail.

They are designed by a noted team of experts from basic surveys of the desires and needs of the modern American family. After 34 years of experience of building fine homes, Tri-W Builders has learned that you don't want a fad or a passing fancy, but a home that will never

go out of style, that will always keep its prestige and value. Great America Homes are good, sound, conventional homes with maximum investment security for the years to come.

The designs sketched on the following pages show the many floor plans and elevations that give each Great America Home its own personality and custom-built individuality. On pages 6 and 7 you will find a check list of the features that make Great America Homes in beautiful Rancho Cabrillo the greatest home values in America today.

Presented by: TRI-W BUILDERS, INC.

Exclusive Agents: FIRESIDE REALTY COMPANY

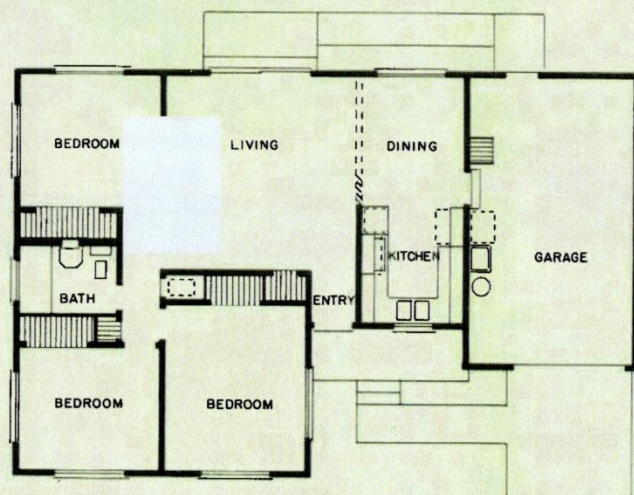
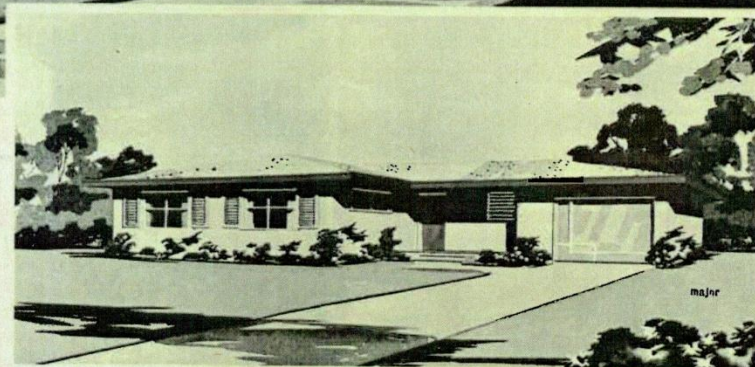
4595 EL CAJON BLVD. • SAN DIEGO 15, CALIF.

SALES OFFICE PHONE BR. 7-5410

EL CAJON BLVD. OFFICE PHONE AT. 3-2041

SEE PAGE 11 FOR ONE YEAR MONEY BACK GUARANTEE

The Arlington



Real beauty, comfort and plenty of living space at an economical price are the features of this always popular Great America Home. 3 bedrooms, 1 bath, 2 elevations.

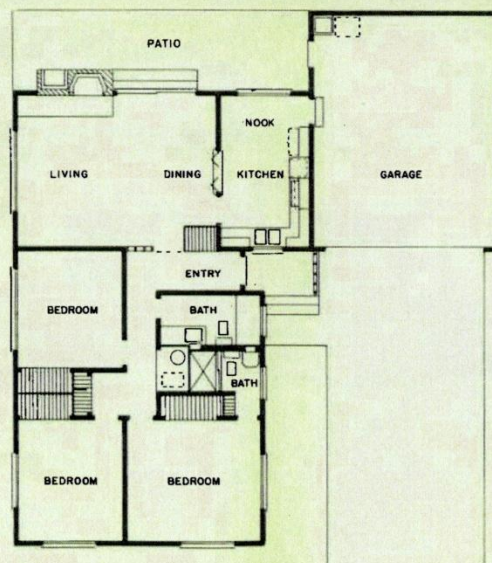
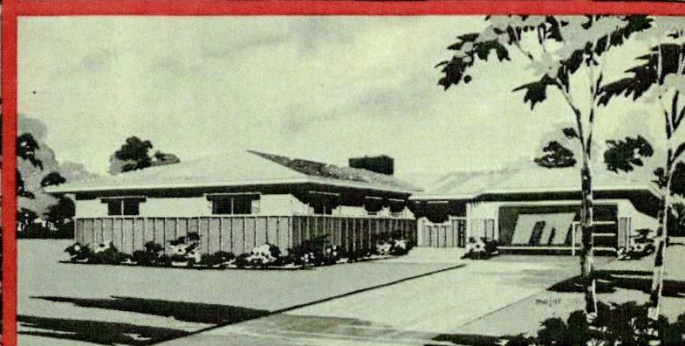
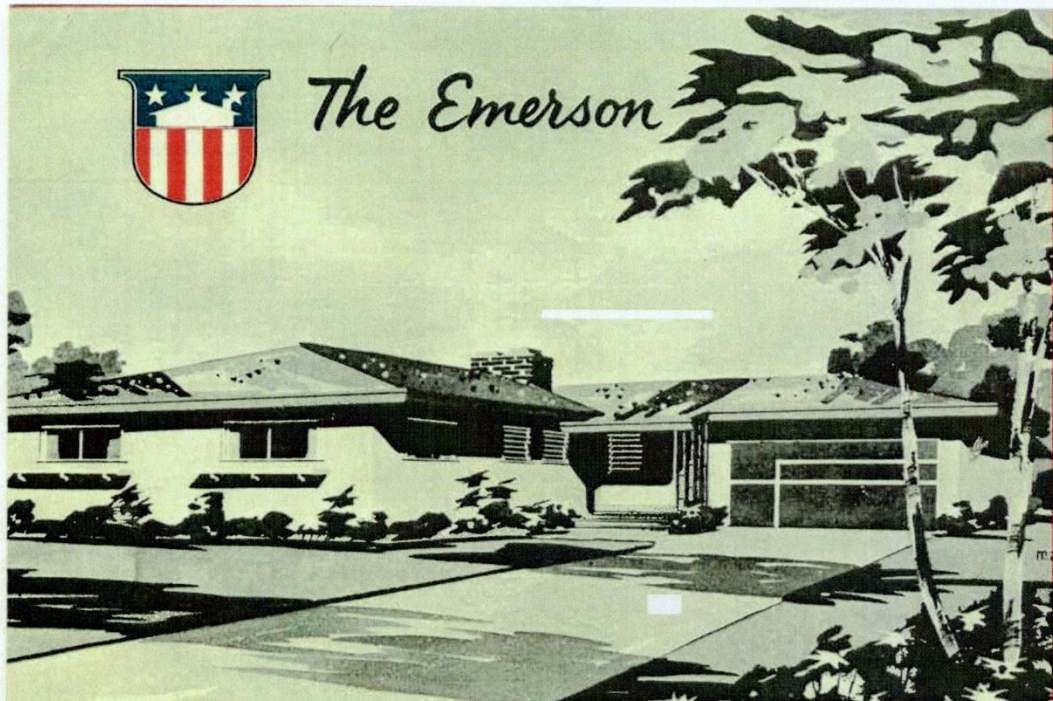
PRICE _____

DOWN PAYMENT _____

MO. PAYMENTS _____



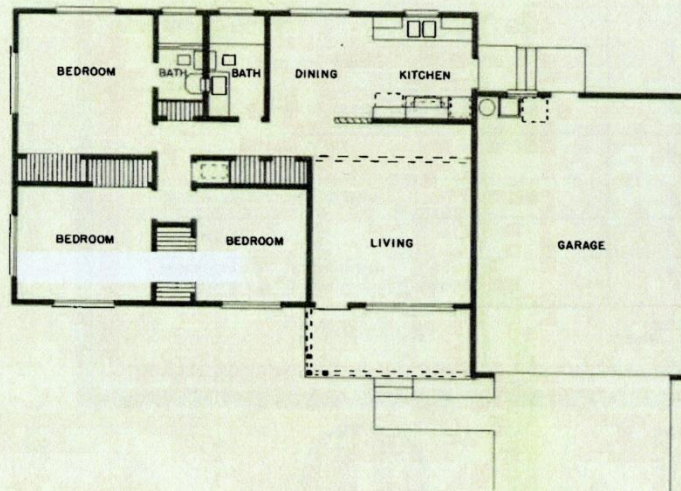
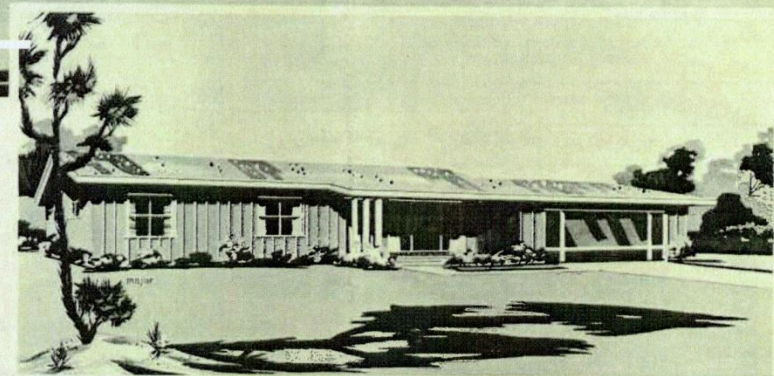
The Emerson



This big 3 bedroom, 2 bath home has a fireplace in the living room and a large barbecue in the big covered outdoor patio. It has always been the most popular Great America Home, and the new, improved model makes it a better value than ever. 3 elevations.

PRICE _____
DOWN PAYMENT _____
MO. PAYMENTS _____

The Gettysburg



This long-time favorite now has more living space than ever. Comparable 3 bedroom, 2 bath homes in the typical subdivisions would sell for much more. 2 elevations.

PRICE _____
DOWN PAYMENT _____
MO. PAYMENTS _____



"GREAT AMERICA HOMES!" *California Cont*

See in black and white how your Great America Home compares with any others of a simi

LOCATION	GREAT AMERICA HOMES	YOUR PRESENT HOME	HOUSE A	HOUSE B
10 minutes from downtown, 5 minutes from Convair Astronautics	✓			
Bus service	✓			
Elementary school on site	✓			
Jr.-Sr. High nearby	✓			
Shopping Center in and expanding	✓			
View lots up to one acre	✓			
Utilities, streets, walks, curbs in and paid for	✓			
Landscaping, lawn, trees and shrubs front, sides and rear	✓			
CONSTRUCTION & INTERIORS				
Up to 1400 sq. ft. inside living area	✓			
1 x 6 solid sub-floors laid diagonally	✓			
Select oak hardwood floors over insulation	✓			
Painted walls and ceilings	✓			
Bourne aluminum windows and screens	✓			
Solid core front door	✓			
Buffet pass-thru	✓			
Solid foundation walls	✓			
Fireplaces with ash pits and clean-outs	✓			
Barbecue flued to chimneys	✓			

CONSTRUCTION & INTERIORS
2½ car garages with overhead doors
Large concrete patios fully covered
Glass lined hot water heaters with 10 year warranty
Rough-ins for water softener with every house
Sliding wardrobe doors
100 amp service
6-foot ceramic tile shower stalls
5 feet of tile over tub
Heavy rock roofs in color
Lath and plaster
Custom lighting fixtures
Pullmans in bath — tile topped
Double mirrors in baths
Natural cedar kitchen cabinets
Built in O'Keefe & Merritt ranges and ovens in color with glass and door and timing controls
8-foot aluminum sliding patio doors
Ceramic tile kitchen counter tops
Insulated with aluminum foil backed insulation
All exterior doors fully weatherstripped
Full 16 foot driveways

MORE VALUE FOR EV

Temporary Series FEATURE CHECK LIST

ilar price class in the San Diego area. Just check the features in the space provided here.

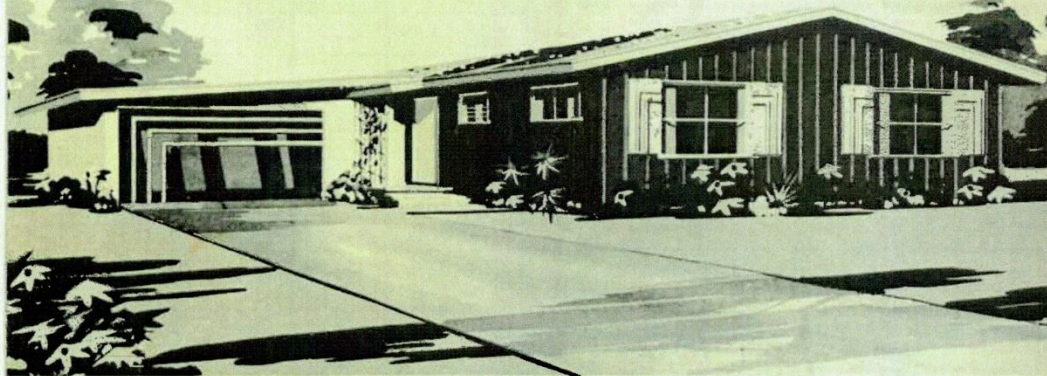
[illegible]

CONSTRUCTION & INTERIORS	GREAT AMERICA HOMES	YOUR PRESENT HOME	HOUSE A	HOUSE B
Choice of two or three elevations with each model	✓			
Maticco vinyl tile in kitchens and baths	✓			
Waste King garbage disposals	✓			
Colored plumbing fixtures throughout	✓			
Nutone Coppertone hood, fan and light over ranges	✓			
Central forced air heat with summer switch and full insulation of ducts	✓			
Hollywood rear doors — sliding vents	✓			
Chrome plated fixtures	✓			
Minneapolis-Honeywell round thermostats	✓			
Electric heating lamps in baths	✓			
Chimes by Nu-Tone	✓			
Challenger locks	✓			
Termite resistant sills	✓			
Double sinks	✓			
Grade marked lumber	✓			
All floor plans expandable	✓			
All Copper plumbing	✓			
OTHER				
Veterans Council on Housing Endorsement	✓			
FHA, VA, FHA-In-Service, or conventional financing	✓			
Money back guarantee	✓			

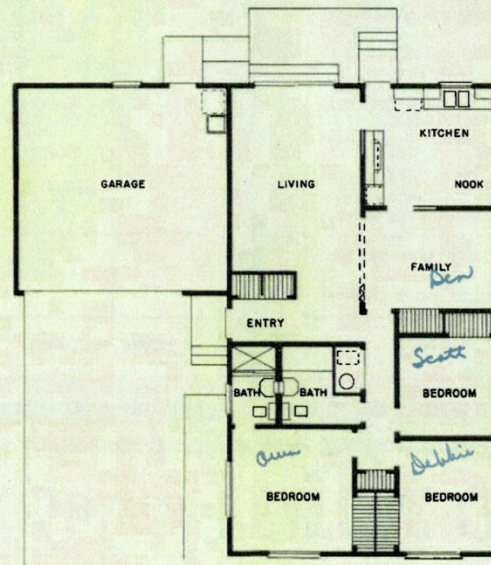
VERY HOME DOLLAR



The Hamilton



*This is the one we
are buying - Grey wood
yellow stone.*

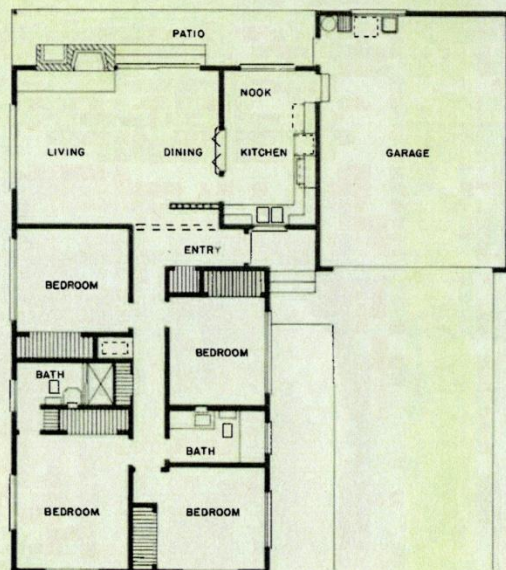
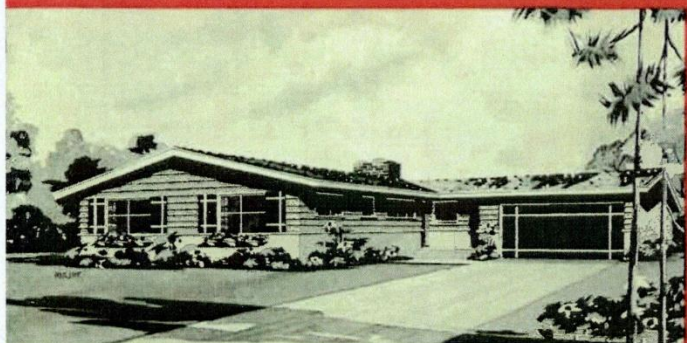
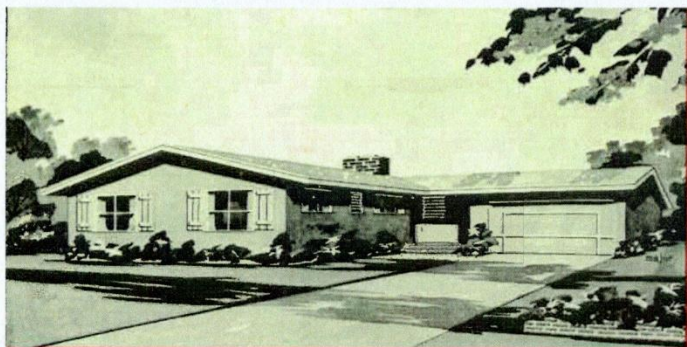


This home is a dream for the big, active family. It has 3 bedrooms, big family room, and 2 baths. Also a wonderful covered patio for real California outdoor living. 3 elevations.

PRICE _____

DOWN PAYMENT _____

MO. PAYMENTS _____



The luxurious Lincoln is a masterpiece of design and workmanship. It has 4 full bedrooms, 2 baths, a fireplace in the living room and a beautiful barbecue in the lovely outdoor covered patio. The Lincoln would sell for from \$5,000 to \$10,000 more in areas with inflated land values. 3 elevations.

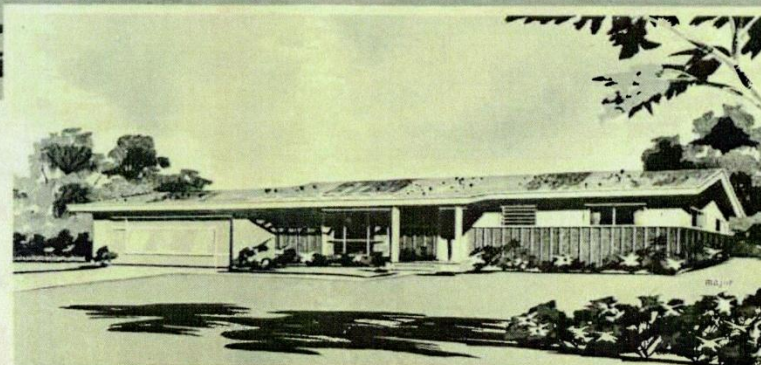
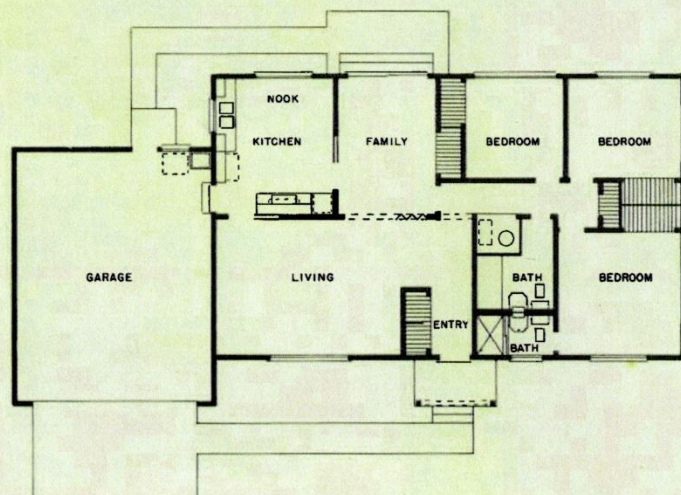
PRICE _____

DOWN PAYMENT _____

MO. PAYMENTS _____



The Madison



Here is a brand new Great America Home, being shown for the first time in the California Contemporary Series. 3 big bedrooms, 2 baths and patio. 2 beautiful elevations.

PRICE _____

DOWN PAYMENT _____

MO. PAYMENTS _____

"GREAT AMERICA HOMES!"

California Contemporary Series

ONE YEAR MONEY BACK GUARANTEE

Quality is an intangible word, probably more misused than any other in the language. We of Tri-W Builders know that the construction, labor and materials in the buildings at Rancho Cabrillo is unsurpassed in the area. We can establish this with statements and ratings by banks, government agencies and customers. To prove this to you, our purchaser, we unconditionally offer to repurchase your home by returning your down payment, anytime within one year after occupancy or transfer of

title, whichever is first, FOR ANY REASON WHATSOEVER. This is limited only in that if repairs, other than normal usage for the period of occupancy, have to be made, this amount will be deducted at contractors cost.

M. L. Lawrence

Tri- W Builders, Inc.

By M. L. Lawrence, Secy.-Trea.



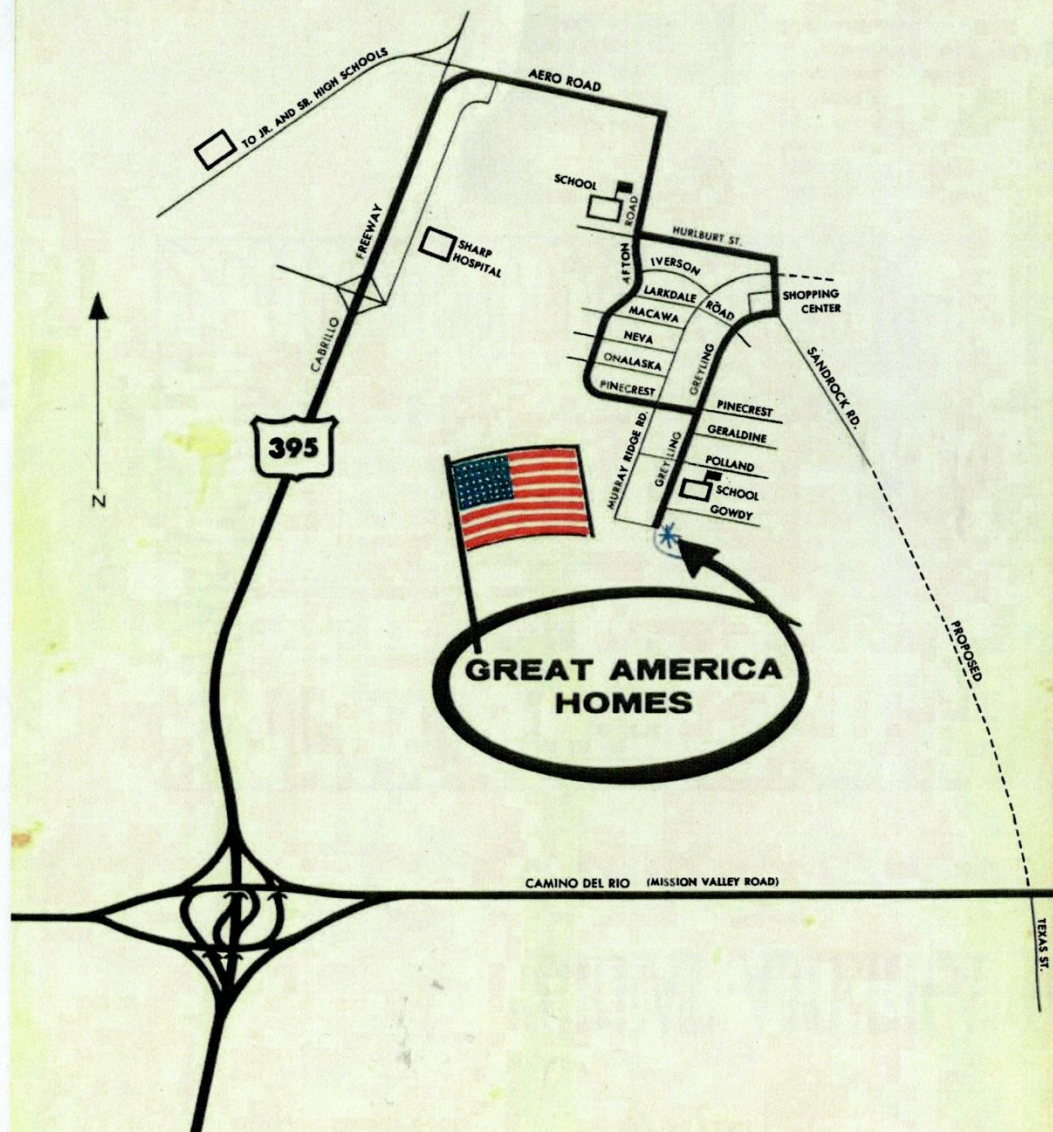
This is the symbol of the Veterans Council on Housing. It is your assurance that the 7 superior grade standards listed below are included in all Great America Homes. These homes were the first in the San Diego area to receive this Seal of Approval.

1. Architect Designed
2. Grade marked lumber (#1)
3. Domestic cast iron soil pipes
4. 100 ampere main electric switch
5. Five year or more warranted water heater (10 yrs. in Great America Homes)
6. West-wall insulation or deep overhang (plus fully insulated ceiling)
7. Improved site clearance



"GREAT AMERICA HOMES!"

JUST TEN MINUTES FROM DOWNTOWN WITH NO
STOPLIGHTS TO SLOW YOU DOWN



Just 10 minutes from Downtown, Rancho Cabrillo is the most accessible subdivision in the City of San Diego, yet offers all the glorious feeling of wonderful suburban living. There are many view lots and no "cramped" feeling. High and dry for your health's sake, too.

\$14,675 to \$19,375 FULL PRICE

3 and 4 bedroom homes

**VA, FHA, FHA-in-Service,
CONVENTIONAL AND CAL-VET
FINANCING**

From \$295.00 down plus Impounds
— 30 yr. Loans Available

APPLIANCES:

Available on your long term loan with no additional down payment. Furnished by Westinghouse ("you can be sure")