Focus:
Addressing the U.S. critical shortage of truly affordable decent housing.

High Social Impact Mission:
Deliver sustainable superior homes to the world faster for less.

Problem:
The U.S. & the world are suffering from an inventory shortage of truly affordable, decent work force housing. Average U.S. home prices as of Oct 2018 are $395,000. Record homelessness is plaguing U.S. cities & the world. 43,000,000 people in the U.S are on food stamp assistance. 52% of U.S. population can’t afford their rent or mortgage payments and are living on the edge. 11,000,000 Americans are spending 1/2 their income on rent.

Solution:
SUNSHINE Homes™ will fulfill the unmet U.S. demand for truly affordable, decent new work force housing by offering a modern version of the early 1900 Sears kit home we call SUNSHINE Home Kit™ (SHK™). The Company will focus on 3-specific market applications, 1) ADU / accessory dwelling unit. 2) “Starter work force standalone homes” for lower wage earners 3) SUNSHINE Community’s made up of ten or more homes on one-acre lots that combine off grid solar & steel framed that are earthquake fire resistant. All 3-applications will utilize one “cookie cutter” floor plan offered in both models A&B. (Henry Ford Model T). An option is available to also add an additional 416sf (kit) of living space as needs or budgets grow over time. We engineer to HUD & IRC, IRC, CBC codes. The SHK™ will be efficiently designed “smart homes” priced from $22,977 to $58,777.

Business Model / Vision:
The SHK™ will be sold exclusively through licensed SUNSHINE Dealers™ (SD) whom will be licensed, reputable General Contractors (GC) operating independently within all fifty-states & whom will be responsible for selling & building the SHK™ for our customers the end user. All SHK™ orders (Models A&B) will be assembled, palatized, shrink wrapped & delivered directly to end users building sites via any one of our targeted 4,436 U.S. based home improvement centers. The entire order fulfillment, delivery, building & permitting process will be hyper efficient & fast enabling all phases during the process to benefit from predictable redundancy & mussel memory.

NEW PILOT TEST: Central Oregon: SUNSHINE Starter Home™ Community. We are now taking applications that will be selected through a lottery process. Ten pilot test homes will be built in multiple cities throughout Oregon & WA state and CA beginning with central Oregon. Our goal, total all in home cost including land, excavation, permits etc estimated price $75,000 to $125,000 each or estimated $449 to $749 per month respectively, PITI included. (Prices will vary by location).

#10 homes / SUNSHINE Community built on 1-acre:
1) One-Model B steel framed, steel roof, earthquake, fire resistant siding.
2) Four-Model B wood framed.
3) One-Model B wood framed. 100% electric solar, wind turbine, net metering.
4) Four-Model A wood framed.

Increase your monthly income by renting an ADU or building a more sustainable truly affordable home that is smaller, smarter & saves you hundreds of thousands of dollars in mortgage debt. Lower your monthly payments on mortgage, insurance, taxes, repair, and enjoy a lot less stress & time to clean.

*SUNSHINE homes are better for our planet too

*We sell at cost + min profit margin / you keep 100% appraised value, equity day-1

Two innovative floor plans to choose from:

Model A: SHK™
1-bedroom / 1-full bath
16x26x9 / 416sf
$39,977 / kit price only

New Model B: SHK™
3-bedroom / 2-full bath
20x40x9 / 800sf
$58,777 / kit price only

Contact:
William Sagona
info@sunshineinc.org
www.sunshineinc.org
Salem Oregon U.S.A. (541) 497-3585