

ADU / Accessory Dwelling Unit aka granny flat

ADU / STARTER HOME INCOME OPPORTUNITY:

We are seeking a number of home owners in WA, OR, CA, whom have the financial means and space within their back yard to partner with us to build one ADU in exchange for some handsome incentives.

Overview of benefits, bonuses and requirements:

1. Pilot / beta test opportunity currently available throughout WA, OR, CA.
2. Increase your monthly income that will be generated from renting out the ADU.
3. Increase your property value generated from adding an ADU structure to your property.
4. Provide affordable new quality housing to your community for people in need.
5. Model B has been selected as the ADU for this *one-time* pilot / beta test.
6. You must be a home owner with ample back yard space for the ADU.
7. Sales of all models A, B, C, D, would be generated from tours of the ADU on your property.
8. Three (4) distinctly different market application will address a substantial unmet national need. 1) ADU, 2) single family starter home built on own lot. 3) SUNSHINE Home Community SHC™ consisting of a mix of model A, B, & C with ten or more homes per 1-acre. 4) SUNSHINE Homeless Communities.
9. Opportunity to be licensed to operate as a SUNSHINE Dealer SD™ where you will receive \$677.00 in sales commissions on each SHK™ model A, B, C, D sold.
10. Each SD™ would be provided an assigned, protected territory identified by multiple counties.
11. Only twenty-five (25) licensed SD™ are available.
12. 1st Bonus Option: SD™ receives #5,000 shares of company stock (vested 100% at 5% for each SHK™ sold / or a total of #20-unit sales of any combination of models A, B, C, D). In addition, SD™ will be required to leave ADU un-occupied for period of 12-months from date occupancy permit is issued. This will enable the company to aggressively promote and provide tours to the general public to include multiple city, state and federal officials and non-profit organizations. See income potential below.
13. 2nd Bonus Option: Leave ADU un-occupied for 2-months minimum from date occupancy permit is issued (receive sales commissions at \$395.00 per unit sold, that would be generated from tours of the ADU. Sales commission would be paid regardless where model A, B, C, D is built). Rent ADU for profit beginning in third-month. (No stock option / no SD™ license) . . . What could you rent the ADU for in your market?
14. 3rd Bonus: Licensed SD™ will receive 10% of all net profits from any national account that is established as a direct documented result from a tour that originated from the respective SD™.
15. 3rd Bonus: Licensed SD™ will receive 50% commission of \$677.00 (\$338.50) per unit sold, if a tour originates in their territory and any model A, B, C, D, is built in another SD™ territory. The other SD™ will receive 50% of \$677.00 or \$338.50 per unit sold.

16. Each licensed SD™ funds and pays for Model B ADU up front and will own ADU 100%.
17. ADU will be constructed at minimal profit and General Contractor GC fees.
18. A licensed, bonded reputable GC will build each ADU.
19. ADU owner retains 100% appraised new property value because ADU will be sold at below market value.
20. Licensed SD™ contracts are set at one-year with one-year option to renew after annual review.
21. All SD™ applicants will be required to sign our ND / non-disclosure agreement.
22. CRM software will track and verify all sales leads and processed sales for each SD™.
23. Company CFO will provide lead generation and sales tracking verification to your CPA.
24. Licensed SD™ operates as an independent contractor IC and files a 1099 form.
25. Licensed SD™ agreements and stock offering documents will be processed through our representing law firm www.orrick.com.

Conservative estimated unit sales assumptions below are based on a housing market that has a need for potentially millions of models A, B, C, D.

Projected *estimated* gross revenue earnings formula a Licensed SD™ could generate per month & per year on any combination of models sold:

- Flat commission on all models A, B, C, D, is \$677.00 for each unit sold.
- #1-unit sale per month = \$677.00 / per year = \$8,124.00.
- #10-unit sales per month = \$6,770.00 / per year = \$81,240.00.
- #25-unit sales per month = \$16,925.00 / per year = \$203,100.00.
- #100-unit sales per month = \$67,700.00 / per year = \$812,400.00.

Projected estimated cost to build one Model B, ADU is \$75,000 to \$125,000 including labor, excavation, SDC fees, system hook up etc. (Cost will vary from city to city) Factoring assumption \$125,000 cost to build will require #184 ADU units sold to pay 100% of ADU total all in build cost. Factoring an average estimated mortgage payment on \$125,000 debt factoring 10% down will = \$672.00 per month PITI included. (Your payments will vary based on credit score, bank terms and down payment if financed).

Benefits for our Company:

1. By sharing a portion of our profits and issuing stock we are enabled to promote walk through tours of multiple Model B, ADU model homes in multiple markets that will result in generating publicity and sales for the company.

To get started please first address the four-line items to help us verify that you meet the basic qualifications for consideration as a possible ADU customer / Licensed SD™:

1. Verify with your city building and planning department that Model B 16x26x9 / 416sf foot print be permitted and will fit in your back yard including “setbacks”.
2. Ask your city building and planning department if there are any exterior façade design requirements for the ADU structure and what the maximum height requirements are.
3. Ask your city what your ADU SDC fees are.
4. **AFTER YOU PRE-QULIFY WITH YOUR CITY THAT YOU HAVE THE SPACE AND CAN LEGALLY PLACE AN ADU ON YOUR PROPERTY** - Please email us your address so we can view your home / neighborhood on google earth, also please include multiple personal images of your home, street and back yard.
5. *If for any reason you don't meet your city and or space requirements for placing and ADU in your back yard, we would still like to encourage you to refer our program to anyone in WA, OR, CA that you know and or through your social networks whom you think may be interested. If your referral results in a sale than the company will pay you \$300 per each unit, any model sold. (Example / 10-referrals resulting in 10- sales will pay = \$4,000.00 in referral commissions). You will file your taxes as an independent contractor IC / 1099 form.*

SUNSHINE Network Homes, Inc
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[Articles of organization](#)

If you have any questions please don't hesitate to contact us
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Everyone deserves to have a home