



SUNSHINE Home™

**Focus:**

Addressing the U.S. critical shortage of truly affordable *new homes*.

**High Social Impact Mission:**

Deliver sustainable superior homes to the world faster for less.

**Problem:**

The U.S. & the world are suffering from a 0-inventory / shortage of truly affordable, *new homes*. 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 two 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. Homes are engineer to HUD & IBC, IRC, CBC codes. The SHK™ are 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™ to 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 of each SHK™ will be hyper efficient & fast enabling all phases to benefit from predictable redundancy & mussel memory.

**NEW PILOT TEST: Central Oregon: SUNSHINE Home™ Community**

(SHC™). We are now taking applications. Multiple SHC™ are planned to be developed in cities throughout Oregon & WA state and CA, beginning with central Oregon. Our goal, total all in home cost including land, excavation, permits etc are *estimated* to be priced in central Oregon to be \$75,000 to \$125,000 each or *estimated* \$449 to \$749 per month respectively, PITI included. (Total all in home prices will vary by location).

**#10 homes / SUNSHINE Community built on 1-acre:**

- a) One-Model B steel framed, steel roof, earthquake, fire resistant siding.
- b) Four-Model B **wood framed**.
- c) **One-Model B wood framed**. 100% electric solar, wind turbine, net metering.
- d) Four-Model A wood framed.

**SUNSHINE Network Homes (SNH)**

*Everyone deserves to have a home*

The right company

The right model

The right time

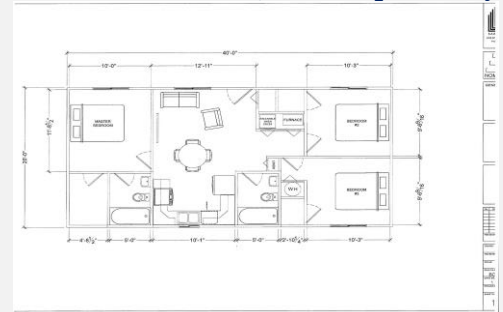
**Increase your monthly income** by renting an ADU or building a more sustainable truly affordable home that is smaller, smarter & **saves you hundreds of thousands of dollars** in mortgage debt. Lower your monthly payments on mortgage, insurance, taxes, repair, and enjoy a lot less stress & less time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



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