



Everyone deserves to have a home

SUNSHINE NETWORK HOMES, INC

A Delaware C-corporation

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High Social Impact Mission:

Deliver sustainable superior homes to the world faster for less.

Overview of SUNSHINE Home Community concept:

We are seeking ten (10) individuals / families to participate in our pilot / beta test SUNSHINE Home Community (SHC) 1.0 to be built *somewhere in the Bend, Redmond, Prineville Oregon area on a 1-acre site yet to be chosen.* The purpose of the SHC concept is to establish a more viable means to provide the U.S. market with Truly Affordable Smaller, Smarter and Sustainable Homes faster and far less expensive than conventional on-site construction ([Average home price as of October 2018 is \\$395,000](#)) and or modular construction. (see web site home page link BROCHURE for details on Problem / Solution / Business Model vision).

Our intentions:

To build a new, smaller, smarter, sustainable home community model that can be showcased to the world. After the pilot SHC is completed and occupancy permits have all been issued. We ask that four (4) of the ten-homes be left unoccupied (in exchange for a special offer see / Bonus below) for a period not to exceed three-months (90-days) and where tours of these four homes will be made available to the general public, federal, state and city agency officials that have already expressed interest in our new housing concept, including all our banking contacts to also include local and national media outlets. It is from these tours and publicity the company will be enabled to generate additional publicity and sales.

All home owners receive:

1. SHC will provide two options to purchase, either a one-bedroom one-full bath Model A / or three-bedroom two-full bath Model B at special promotional low prices *estimated* all in final housing cost including land, permits etc to be \$75,000 to \$125,000 each or *estimated* monthly payments PITI included \$449 to \$749 respectively. Of course, these estimated total housing cost will vary depending if the SHC is developed in Sacramento California, Portland Oregon or Redmond Washington. The SHC ten homes will consist of two Model A duplexes and two Model B triplexes. Models A&B will also be offered as an ADU and or a standalone starter home.

2. Models A&B will be an innovative, stylish design inside and out that really “pops” yet cookie cutter with no typical custom options available to the home owner for this one SHC pilot/ beta test. Our dynamic, simple, and attractive design will enable the company to scale locally and nationally fast at the lowest price point. (Our business model was inspired by Henry Ford Model T and McDonalds, Dick and Mack .15 cent hamburger “a hamburger ready in 30-seconds not 30-minutes”. Must see movie “The Founder”).
3. The SHC pilot / beta test will be built at cost plus minimum profit margin and at significantly reduced builder GC fees. (HOMES WILL NOT BE BUILT AT COST + MAXIMUM PROFIT MARGIN + MAXIMUM BLOATED HOUSING MARKET PRICE VALUATIONS LIKE ALL OTHER CONVENTIONAL HOME BUILDERS).
4. Home owner retains 100% of new appraised market home value / equity from day one.
5. All homes will be “smart home” enabled.
6. [See more details.](#)
7. Liberal supply of windows.
8. Lower energy bills due to lower energy consumption due to less cubic feet to heat.
9. We pass on 100% of all discounts to our customers that we receive through economies of scale, via our chosen suppliers, U.S. based 4,436 home improvement centers.
10. All selected SHC home owners will be invited and encouraged to participate actively to contribute their honest thoughts on the final design and living environment after they take occupancy.
11. Any fossil fuel burning equipment AKA gas powered lawn mowers, weed blowers or grass edger’s will not be required in the SHC. Landscape will be a zero-maintenance design, “green” easy peasy.
12. Why our smaller and smarter homes are good for current and future unborn generations and [good for the world.](#)
13. We will be providing five of the ten homes with single and two car garages to include lighted covered parking and uncovered parking stalls.
14. Our scalable business model is referred to as a triple bottom line company where our values are listed in the following order of our priority and importance to us. People 1st, planet and profits last.
15. **Bonus:** Four (4) model homes we will ask to be made available for tours where pre-selected home owners will receive an added incentive for delaying their occupancy. The company will reimburse these four selected home owners a total of 15% of their final all in building cost that will be paid from future revenues, profits generated sales produced from tours at a rate of \$500 per each future unit, Model A&B sold.
16. The SUNSHINE Home™ (SH) we refer to as “smaller starter homes”. All SH™ will be permanent homes built on cement foundations engineered and built to the highest standards of [IBC](#), [IRC](#), [CBC](#) and Oregon building codes designed to last 100-years with basic preventive maintenance, upkeep factored in.

17. Our company is the seller of pre-engineered SUNSHINE Home Kits™ (SHK) whom sells at wholesale to our licensed Oregon SUNSHINE Dealer (SD) whom has operated as a licensed, experienced and reputable Oregon general contractor GC for thirty-years. That SD is www.rolin.build / Owner Rolin Atkinson will be responsible selling and contracting to build the SHC in Oregon. We are currently seeking a SD in Washington State and California.

It is my opinion we as a society have lost our way in regards to what housing was meant to be. At the end of the day our homes should be truly affordable and a place to shelter us from the elements. Growing up my father worked full time as an ROTC instructor in Riverside California. My mother did not work and was a “stay at home mom”. My family of four sisters one brother and parents or eight people all lived in a 1,600sf four-bedroom ranch home with two full bathrooms including a large living room, separate dining room, separate family room, semi large kitchen, two-car garage on a ¼ acre lot in a middle-class neighborhood. We always had plenty of good food and always dressed well to include we had two-week family vacations every year. My father’s percentage of his total income to monthly mortgage payment was 23% on a home that cost \$26,900. The year was 1967. That world no longer exists.

How much space does one human being really need to take up where they stand or where they sleep? (one six-foot person let’s say two-feet wide takes up 12sf) How much time do you spend in all your rooms, space inside your own home? How much time do you spend conscious / awake inside your home? When you really begin to think about it and analyze how much time you spend sleeping, driving on the road back and forth to work and at work, back and forth to shopping and shopping, playing, in school etc. You will conclude like I have that the average person / family is paying full time usage fees for a home that is way over priced and that they see or use very little. In addition to all that, [the world cannot continue to consume the resources we are all consuming](#) especially big homes and to heat them which is at a rate faster than our precious planet can produce.

Over the year’s homes have become larger and very expensive while families have gotten smaller. Incomes are shrinking and opportunities for raises, promotions and better paying jobs are eluding most American families. A smaller home is not only easier to take care of in addition the total debt and mortgage payments are greatly reduced thus in effect giving the individuals and family a much-needed raise in income or discretionary spending each month. The time has come to provide everyone the opportunity to own a truly affordable home. A home is not just made up of 2x4 lumber, insulation and windows. A “home” is where we go to recharge our batteries our spirit. A place to bath, sleep and share a meal and interact with our loved ones where our hopes and dreams are born and take seed and flight. A truly affordable “home” provides one with real peace of mind and joy and a true sense of security. A “home” provides one a place to build one’s life on, to raise a family and a community to belong too. A “home” is in fact the foundation for a strong nation.

If you share our passion and all the good our new housing model will bring to millions of people / families in need throughout NW communities and the U.S. and are still interested in participating in our SHC pilot/ bet test, one of many SHC planned, and being part of something bigger than ourselves than we ask you to forward us your completed application via the **APPLICATIONS HERE** posted link on home page. To no surprise we have received a very favorable response to our ad in Craig’s list and again, will only be selecting #10 applicants whom are pre-qualified with the means to purchase.

If you still have any questions please do not hesitate to email or call me directly. I will be more than happy to respond to your emails in a timely manner and or to speak with you or even meet with you personally. Our corporate address is Salem Oregon however my-self and my entire team all live in central Oregon from Bend to Sisters.

Cheers,
Bill Sagona

**ATTENTION "ACCREDITED INVESTOR"
INVESTMENT OPPORTUNITY:**

We are seeking one "accredited investor" to participate with "seed capital" investment funding for the expansion of one-hundred (100) future SHC (Our scalable business model solves a substantial national pain point) to be developed beginning in the NW and California where a favorable ROI and company valuation will be offered

Only serious accredited investors enquire please

Executive Summary available upon request

*Representing law firm responsible for all SEC documents is www.orrick.com