

## Limited Number available / ADU Licensed SUNSHINE Neighborhood Dealer (SND™)

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

[California senate bill no. 229](#) opens up ADU applications state wide.

### Overview of benefits and requirements:

1. Increase your monthly income that could be generated from renting out an ADU.
2. Increase your property value by adding an ADU structure to your property.
3. Help to provide affordable new quality housing to your community for people in need.
4. Model A-600, B-468, C-468 will be offered for purchase. See [PRODUCT DESCRIPTION](#).
5. You must have the space on your property for our ADU with set “backs”. See PDF link [“STEP 1”](#).
6. Part time licensed SND™ opportunity: Our company will pay you \$400.00 per each ADU sold up to two (2X) times the total build value of your ADU in exchange, you leave the ADU unoccupied for a period of three-months or 90-days immediately after the permit of occupancy is issued. After 90-days you begin to rent out the ADU.
7. This partnership enables our company to generate sales for our SUNSHINE Cottage Home™ Model that would come directly from tours of the ADU on your property. To promote and display the ADU in the actual environment it is designed for provides a favorable selling advantage.
8. The SUNSHINE Cottage Homes™ will address four-distinctly different and un-serviced market applications which is what will generate the sales which you will be paid from. 1) ADU will provide the home owner a new monthly rental income, increased in property value and truly affordable homes to their community, 2) Single family “workforce housing” starter home on its own lot will enable lower wage earners to realize home ownership. 3) SUNSHINE Cottage Home™ Community consisting of ten homes per 1-acre will provide a community setting for lower wage earners or anyone whom wishes to reduce their carbon foot print, monthly mortgage payment and overall total debt. 4) SUNSHINE Cottage Home™ Homeless Communities will be exclusively designed for our homeless neighbors and built outside the NIMBY roadblock issue.
9. You fund the ADU 100% upfront and own ADU asset 100%.
10. ADU construction funding / mortgage funding referrals available.
11. A licensed, bonded reputable General Contractor GC will build the ADU.
12. Customer resource management software CRM will track all ADU home tours and sales commissions.
13. Your projected estimated total cost to build one ADU Model A or B is \$75,000 to \$125,000 including labor, excavation, SDC fees, system hook up etc. (Cost will vary from lot to lot and city to city).

Example: Your Return on Investment ROI. Projecting if your total cost is \$125,000 would take 312 ( $\$125,000 \div \$400 = 312$ ) units sold to pay off total debt in a market that could consume tens of thousands.

- 14. Bonus for approved SND:** We guarantee we pay you \$50,000 bonus if your sales exceed 100 units sold in first six-months of your active SND.
- 15. Full time income opportunity:** Apply for a full time licensed SND™. Each SND™ would receive \$400.00 in sales commission per each unit sold on any four SUNSHINE Cottage Home™ models sold. Commission Payments process will be determined by documented verification of where the original tour took place.

**Projected estimated, possible gross revenue earnings formula for Licensed SND™:**

- #1-unit sold per month = \$400.00 / per year = \$4,800.00.
  - #10-unit sold per month = \$4,000.00 / per year = \$48,000.00.
  - #25-unit sold per month = \$10,000.00 / per year = \$120,000.00.
  - #100-unit sold per month = \$40,000.00 / per year = \$480,000.00.
- Company CFO will provide all tour tracking and sale verification to your CPA.
  - Licensed SND™ will operate as an independent contractor IC and file annual 1099 tax form.
  - Licensed SND™ agreement will be processed through our representing law firm.

**SND™ license available:**

- Twenty (20) licensed SUNSHINE Neighborhood Dealerships™ available in Oregon.
  - Twenty (20) licensed SUNSHINE Neighborhood Dealerships™ available in WA State.
  - One-hundred (100) licensed SUNSHINE Neighborhood Dealerships™ available in CA.
  - Twenty (20) licensed SUNSHINE Neighborhood Dealerships™ available in ID.
  - Twenty (25) licensed SUNSHINE Neighborhood Dealerships™ available per remaining U.S States.
  - Two-hundred (200) licensed SUNSHINE Neighborhood Dealerships™ available in Canada.
  - Two-hundred (200) licensed SUNSHINE Neighborhood Dealerships™ available in Mexico.
- If interested in applying for a SND™. First step is to email us your home address so we can review your property on google earth.

**Benefits to our Company:**

By sharing a percentage of our profits with you will enable the company to leverage existing assets in multiple markets simultaneously and provide our prospective customers the ability to experience our brand in the very environment our homes would be utilized in.

**Another Income Opportunity:**

If for any reason you don't meet your city space and set back requirements for placing an ADU in your backyard, we would still like to encourage you to refer our ADU program through your social network of friends and family, to anyone located within the entire U.S. Canada and Mexico that you feel may be interested in installing an ADU in their back yard, If your referrals results in a sale, the company will pay you \$250.00 per each unit sold, any model. (Example: 10-referrals resulting in 10-unit sales will pay  $10 \times \$250.00 = \$2,500.00$  in referral commissions). You file your taxes as an independent contractor IC / 1099 form. (all sales commissions are paid after verifying where the original tour took place and the person whom referred the ADU opportunity).

If you have any questions please don't hesitate to contact our office.

*Everyone deserves to have a home*