

Licensed Full Time ADU / SUNSHINE Neighborhood Dealer (SND™) INCOME OPPORTUNITY

Overview of benefits and requirements:

- ✓ Increase your monthly income that could be generated from renting out an ADU.
- ✓ Increase your property value and net worth by adding an ADU structure to your property.
- ✓ Help to provide affordable new quality housing to your community, for people in need.
- ✓ Model A-600sf, B-468, C-468sf will be offered for purchase. See [PRODUCT DESCRIPTION PAGE for details](#).
- ✓ You must have the space with setbacks on your property for our ADU. See [PURCHASE PAGE](#) PDF link "[STEP 1](#)".
- ✓ We're offering a one-year agreement / full time licensed SND™ opportunity: Our company will pay you **\$700.00 per each SUNSHINE Cottage Home Kit™ sold** as a result of documented home tours from your property. In exchange you leave the ADU unoccupied for a period minimum of three consecutive months and provide open tours at scheduled times throughout the week at 4-days per week / 4-hours per day. At the end of the three-months you will have an opportunity to either extend your contract for unoccupied promotion month to month or simply begin to rent out your ADU immediately at market rates in order to generate monthly rental income stream.
- ✓ This unique partnership enables our company to generate sales for our SUNSHINE Cottage Home KITS™ that will result directly from tours of the ADU on your property, and in the actual environment our model homes are designed for thus providing our company a favorable selling advantage.
- ✓ You fund the ADU 100% upfront and own the ADU asset 100%.
- ✓ See our [preferred banker](#) whom offer regular home & ADU construction / long term mortgage financing.
- ✓ We can recommend a licensed, bonded reputable General Contractor GC to build your ADU at very competitive rates. You can choose our recommended GC or simply choose your own local GC.
- ✓ We will track all ADU home tours and sales commissions in order to insure you are compensated correctly for all tours that resulted in sales that actually originate from your property.
- ✓ Your projected *estimated total cost* to build one ADU Model A-600 is \$119,500 or Model B-468 is \$114,777 to (The total cost will vary from lot to lot and city to city depending on excavation, SDC / permit fees, foundation and local labor).

- ✓ **Performance Bonus for approved SND™:** We guarantee we will pay you \$50,000.00 bonus if your total Kit sales exceed #100 units sold at any time within the first six-months of your active SND™ agreement.

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

- ✓ #1-unit sold per month = \$700.00 commission / per year = \$8,400.00.
- ✓ #10-unit sold per month = \$7,000.00 commission / per year = \$84,000.00.
- ✓ #25-unit sold per month = \$17,500.00 commission / per year = \$210,000.00.
- ✓ Company CFO will provide all tour tracking and sales verification & fully accessible 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 www.orrick.com Seattle office.

SND™ license currently available:

- ✓ Twelve (12) licensed SUNSHINE Neighborhood Dealerships™ available in OR.
- ✓ Fifteen (15) licensed SUNSHINE Neighborhood Dealerships™ available in WA State.
- ✓ Twenty-five (25) licensed SUNSHINE Neighborhood Dealerships™ available in CA.
- ✓ Ten (10) licensed SUNSHINE Neighborhood Dealerships™ available in ID.
- ✓ Seven (7) licensed SUNSHINE Neighborhood Dealerships™ available in UT.
- ✓ Six (6) licensed SUNSHINE Neighborhood Dealerships™ available in AZ.
- ✓ Ten (10) licensed SUNSHINE Neighborhood Dealerships™ available in CO.
- ✓ Fifty (50) licensed SUNSHINE Neighborhood Dealerships™ available in Canada.
- ✓ Fifty (50) licensed SUNSHINE Neighborhood Dealerships™ available in Mexico.

✓ **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 to friends and family, anyone located within the continental 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 \$400 per each unit sold, any model. (Example: 10-referrals resulting in 10-unit sales will pay \$4,000 in referral commissions).

✓ **Benefits to our Company and the communities we will serve:**

By sharing a percentage of our profits will enable our company to leverage existing assets in multiple markets simultaneously and provide our prospective future customers with the ability to experience our brand of new and truly affordable homes in the very environment our SUNSHINE Cottage Homes™ would be utilized in. In addition, we are enabled to help potentially millions of people whom have been priced out of the dream of home ownership.

Everyone deserves to have a home