

**\*We price all SUNSHINE Cottage Home™ (KIT) models at cost plus minimum profit margin, and at below market appraised values, ensuring our cherished customers receive 100% new home equity from day-1 at move in.**

**\*We also pass on 100% of all volume order discounts directly to our cherished customers with the intentions our homes will become less expensive (not more expensive) over time.**

\*Model C-468sf living space, 1-story, open floor plan. You, custom design your interior floor plan.

\*Includes 100% all building materials. Completely wired & insulated, wall power outlets & USB ports throughout.

\*No kitchen, no bathroom.

\*Certified stamped pre-engineered to HUD, IBC, IRC, CBC building codes, master blue prints included. Exterior foot print 18ft x 26ft x 12ft = 468sf.

\*Add additional living space to Model A-600, B-468 as needs or budgets grow over time.

\*Can be built as a addition to an ADU and single family **"STARTER HOME"** and in the SUNSHINE Cottage Home Community™ concept and the community for our homeless neighbors.

**\*FOUR CUSTOM OPTIONS: MUST CHOSE ALL FOUR OPTIONS / OR NONE:** Customize your SUNSHINE Cottage Home™ where you choose ALL the following. **1) choose exterior roofing composite shingle type and color. 2) choose exterior siding type and paint colors. 3) choose window style and color 4) choose interior baseboard trim molding and wall paint colors.** A dollar value equal to our pre-selected items will be applied to The Home Depot shopping card where you personally select your choices. You will also have the option to upgrade or downgrade.

\*You, or your architect will design the interior floor plan. You build yourself or hire a GC.

\*Construct as additional 1 or 2 bedrooms with 2nd full size bathroom, living room, office, den with a cozy fireplace or however you wish.

\*Can be attached or detached as standalone structure from main structure or connected by breezeway option too.

\*Can be utilized to add living space to ADU, single starter home and community applications.

\*Wood grain laminate floors in kitchen great room / bedroom.

\*Liberal supply / eight double-paned windows throughout.

\*Light enhanced, glass insert entrance "man door" with six-window boxes.

\***Toxic absorbing interior** paint additive.

\*Wall, door & window molding throughout.

\*Liberal supply power outlets & USB charging ports throughout.

- \*Coax cable / cat 6 cable supplied for home cable wi-fi service.
- \*Four exterior / interior options to customize your Room KIT™.
- \*LED ceiling lighting with dimmers throughout.
- \*Interior white plantation blinds window coverings throughout.
- \*Exterior window shutters front entrance.
- \*Exterior window planter shelf front entrance.
- \*Exterior entrance window awnings.
- \*Composite shingle roofing / 20-year warranty.
- \*Eleven-foot interior vaulted / textured ceilings.
- \*Bathroom water resistant vinyl floor.
- \*Labor, land, foundation, excavation, permits extra.
- \*Prices are subject to change without notice.**