

PROMOTION INCOME OPPORTUNITY

We Are Seeking Multiple Partners / Licensed SUNSHINE Neighborhood Dealers (SND™) in Order to Help Us Promote Our Sunshine Cottage Homes™

- ✓ INCREASE YOUR PROPERTY VALUE!
- ✓ INCREASE YOUR NET WORTH!
- ✓ INCREASE YOUR MONTHLY-YEARLY INCOME!
- ✓ PROVIDE QUALITY NEW HOUSING TO YOUR COMMUNITY FOR PEOPLE IN NEED

IMPORTANT: SEE [Purchase Page](#) for product pricing & description and PDF STEP 1 / ASK QUESTIONS / to easily understand what you will need to know before you purchase, to insure your city building and planning department will approve the construction and issue permits on each respective lot.

COST FOR ([MODEL A-600sf / see details here](#)) OPTION TO BUILD AS A SINGLE FAMILY HOME ON PRIVATE LOT:

2-bedroom 1-full bathroom \$45,777. Complete kit. *Projected estimated* all in final cost to build on its own lot \$119,500. (Land, excavation, SDC / permit fees extra). *Projected estimated* monthly mortgage payment assumptions principle & interest / 4% interest / 10% down / 30 years = [\\$513.46](#) per month PI. Add a one or two car car-port or detached garage optional / extra cost.

COST FOR ([MODEL B-468sf / see details here](#)) OPTION TO BUILD AS A ADU IN HOME OWNER BACK YARD:

1-bedroom 1-full bathroom \$41,087. Complete kit *Projected estimated* all in final cost to build ADU \$114,777. *Projected estimated* monthly mortgage payment assumptions principle & interest / 4% interest / 10% down / 30 years = [\\$493.17](#) per month PI. *Projected rent* \$1,200 per month. *Projected estimated* profit \$706.83 per month or \$8,481.96 per year in new income.

FINAL COST:

Your total final all in cost to build will vary from lot to lot and from city to city and won't be determined until after a formal review of your property is completed by a vetted reputable general contractor (GC). Your final actual monthly mortgage payments will also be determined by how much cash you put down / your credit score and the land on which you intend to build.

- ✓ Model A-600sf, B-468, See [PRODUCT DESCRIPTION PAGE for details](#).
- ✓ You must have land to build single family home and or space with setbacks on existing home property backyard to build our ADU. See [PURCHASE PAGE](#) PDF link “STEP 1” for details.
- ✓ 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** in exchange; you leave the ADU or single-family home unoccupied for a period of twelve consecutive months in order to generate a new income and provide open tours at scheduled times TBD-to be determined throughout the week. At the end of the twelve months you will have an opportunity to extend your contract.

WHATS IN IT FOR US?

- ✓ This unique partnership enables our company to generate sales for our SUNSHINE Cottage Home Kits™ that will result directly from tours of the ADU or single-family home in the actual environment it is designed for thus providing our company a favorable marketing selling advantage.
- ✓ You fund the ADU or starter home on own lot 100% upfront and own the ADU, single family home asset 100%.
- ✓ ADU, single family home construction funding / mortgage funding referrals available.
- ✓ A licensed, bonded reputable General Contractor GC will build the ADU. You can choose our recommended GC or simply choose your own local GC.
- ✓ We track all ADU home tours and sales in order to insure you are compensated correctly for all tours that resulted in sales that actually originated on 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.).

Performance Bonus for licensed 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™ contract.

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

- ✓ #1-unit sold per month = \$700.00 / per year = \$8,400.00.
- ✓ #10-unit sold per month = \$7,000.00 / per year = \$84,000.00.
- ✓ #25-unit sold per month = \$17,500.00 / per year = \$210,000.00.
- ✓ Company CFO will provide all tour tracking and sales verification that will be 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.
- ✓ If interested in applying for a SND™. Your first step is to email us your home address so we can review your property and neighborhood on google earth.
- ✓ **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 x \$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)
- ✓ **Benefits to our Company and the communities we will serve:**
By sharing a percentage of our profits with you 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

Thank you for your interest

William A. Sagona
Founder, Chairman & CEO