

Tiny House Community Proposal

Investment Highlights

- **Cheaper than investing in homes and buildings:** The only requirement from an investor is the payment for land and infrastructure (water, electricity, community structures on wheels, roads, septic system). Tenants provide their own housing by traveling with their tiny house on wheels. Quicker return on investment.
- **Popularity is growing:** Over half of the US is open to the idea of living in a tiny house because of its affordability. With stagnant wages and increasing costs of living, popularity will grow in order to meet the demand for more affordable lifestyles.
- **Experienced Management:** The management team has over 15+ years in the real-estate business along with a wide variety of contacts to get projects moving quickly and efficiently.

Target Audience

Many tiny house on wheels owners are self-starters and will usually build their own homes or buy them to save time and become more self-sufficient. They are educated, environmentally aware and mostly work remotely (on their computers at home) from the office. The majority of owners are married or unmarried couples with no kids. Both have jobs and many of them are over the age of 30.



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Proposal

Our project will require a plot of flat land (**10 acres or larger**), that will be retrofitted with roads, electricity, water, sewer connections, street lights, maintenance and garbage collection. Tenants (tiny house owners) will be allowed to either purchase tiny homes from us or bring their own. Each tenant will receive around 900 square feet to park their house along with one car. This will be enough space for their tiny house, their car(s) and 300 square feet for gardening. If they require more space, they may rent out more lots from us. Each community will have an average of **300 tiny houses**, a library, a laundromat and a common area for socializing.

Prices for land will vary. Potential states include: Florida, Texas, California, New York, New Jersey and Pennsylvania. The cost for buying land and building a community will average **\$3,150,000.00** dollars. Each tiny house owner will pay an average of **\$500.00 a month**. With all units (lots) being occupied, each community will produce an average gross income of **\$1,800,000.00** per year. We are seeking a partner(s) who will invest the proposed amount of **\$3,150,000.00** in order to build the community. While we manage everything involved with the construction and management of every tiny house community, **each partner will receive an equal share of the profits**. **50%** of the business will go to the partner(s) while the other **50%** will go to Saat Homes.

Projections

Number of Occupied Lots*	Percentage of Land Occupied	Lowest Monthly Rent Projection	Highest Monthly Rent Projection	Amount of Time to Pay Off Land**	Annual Revenue Low	Annual Revenue High	10-Year Revenue Projection Low	10-Year Revenue Projection High
15.00	5%	\$6,750.00	\$8,250.00	467 to 382 months	\$81,000.00	\$99,000.00	\$810,000.00	\$990,000.00
30.00	10%	\$13,500.00	\$16,500.00	234 to 191 months	\$162,000.00	\$198,000.00	\$1,620,000.00	\$1,980,000.00
45.00	15%	\$20,250.00	\$24,750.00	156 to 128 months	\$243,000.00	\$297,000.00	\$2,430,000.00	\$2,970,000.00
60.00	20%	\$27,000.00	\$33,000.00	117 to 96 months	\$324,000.00	\$396,000.00	\$3,240,000.00	\$3,960,000.00
75.00	25%	\$33,750.00	\$41,250.00	94 to 77 months	\$405,000.00	\$495,000.00	\$4,050,000.00	\$4,950,000.00
90.00	30%	\$40,500.00	\$49,500.00	78 to 64 months	\$486,000.00	\$594,000.00	\$4,860,000.00	\$5,940,000.00
105.00	35%	\$47,250.00	\$57,750.00	67 to 55 months	\$567,000.00	\$693,000.00	\$5,670,000.00	\$6,930,000.00
120.00	40%	\$54,000.00	\$66,000.00	59 to 48 months	\$648,000.00	\$792,000.00	\$6,480,000.00	\$7,920,000.00
135.00	45%	\$60,750.00	\$74,250.00	52 to 43 months	\$729,000.00	\$891,000.00	\$7,290,000.00	\$8,910,000.00
150.00	50%	\$67,500.00	\$82,500.00	47 to 39 months	\$810,000.00	\$990,000.00	\$8,100,000.00	\$9,900,000.00
165.00	55%	\$74,250.00	\$90,750.00	43 to 35 months	\$891,000.00	\$1,089,000.00	\$8,910,000.00	\$10,890,000.00
180.00	60%	\$81,000.00	\$99,000.00	39 to 32 months	\$972,000.00	\$1,188,000.00	\$9,720,000.00	\$11,880,000.00
195.00	65%	\$87,750.00	\$107,250.00	36 to 30 months	\$1,053,000.00	\$1,287,000.00	\$10,530,000.00	\$12,870,000.00
210.00	70%	\$94,500.00	\$115,500.00	34 to 28 months	\$1,134,000.00	\$1,386,000.00	\$11,340,000.00	\$13,860,000.00
225.00	75%	\$101,250.00	\$123,750.00	32 to 26 months	\$1,215,000.00	\$1,485,000.00	\$12,150,000.00	\$14,850,000.00
240.00	80%	\$108,000.00	\$132,000.00	30 to 24 months	\$1,296,000.00	\$1,584,000.00	\$12,960,000.00	\$15,840,000.00
255.00	85%	\$114,750.00	\$140,250.00	28 to 23 months	\$1,377,000.00	\$1,683,000.00	\$13,770,000.00	\$16,830,000.00
270.00	90%	\$121,500.00	\$148,500.00	26 to 22 months	\$1,458,000.00	\$1,782,000.00	\$14,580,000.00	\$17,820,000.00
285.00	95%	\$128,250.00	\$156,750.00	25 to 21 months	\$1,539,000.00	\$1,881,000.00	\$15,390,000.00	\$18,810,000.00
300.00	100%	\$135,000.00	\$165,000.00	24 to 20 months	\$1,620,000.00	\$1,980,000.00	\$16,200,000.00	\$19,800,000.00

Note: Rent for one Tiny House Lot will be \$450 - \$550 a month
Average rent for a one bedroom apartment in metropolitan area \$1,100

*Total for 10 acres is up to 300 tiny house lots

**Before taxes, maintenance and development of roads and other facilities and if the amount of lot occupation does not increase