



To: Members and Friends of Sunnybreeze Christian Fellowship
From: SB Board of Directors

The purpose of this contact is to keep you in the forefront of what the Board is diligently working on. The goal is to provide housing for people who are interested in being a part of our Sunnybreeze family and spending time in SB. Sunnybreeze Christian Fellowship has a rich history and we continue to look ahead, planning for current needs and sustainability of SB. We are all aware that previous attempts to make this happen were cost prohibitive. With this in mind, we invite you to think with us on a different approach.

We presently have only one RTO available for rent with a potential buyer waiting to purchase, in the event it would come up for sale. We know of others who would love to come providing there was adequate housing available. We need additional people to maintain and advance the growth of our community. Financing is always a challenge, so we are proposing a Pre-sell approach. Interested buyers who want to be a part of SB and have a lovely place to consistently come back too, would put the money up front to finance the build. The first build would inspire the next one and the next one!

We have empty lots on Liverpool and Parkway for RTO duplexes and one on Welcome that is zoned for a single-family home. All are zoned for stick-built homes, not mobiles. Included in this email are plans and estimated pricing to give you a visual of what could be yours. Updated designs with additional features will provide more appeal to new RTO potential buyers.

These duplex plans would be posted on our website as choices to be purchased and built on SB property. Please share with friends, family and others who may be interested in this concept.

We covet your prayers and feedback as together we continue to seek Gods leading in this endeavor. Please consider this plan and provide feedback to determine its future.

- _____ will pray for God's direction and leadership for SB
- _____ would like to see this move forward
- _____ would be interested in buying
- _____ would consider a low interest loan to SB to finance the second half of a sold unit until it is sold
- _____ do not approve of this concept

Please direct questions or comments to Jim Masterson at: sunnybreezeplanning@gmail.com



Plan A: Traditional Style Duplex

Each 825 sq ft unit features 2 Bedrooms/2 bath, on opposite ends of the home, large great room, space for washer & dryer, open kitchen with breakfast nook.

Estimated cost: \$110k per unit



Plan B: Ranch Style Duplex

Each unit in this design offers 900 sq ft of well organized living space. 2 bedroom 2 bath, walk-in closets, laundry area and no wasted space.

The kitchen/dining and living space is all open area giving ample room for family functions. Great floor plan.

Estimated cost: \$120k per unit.

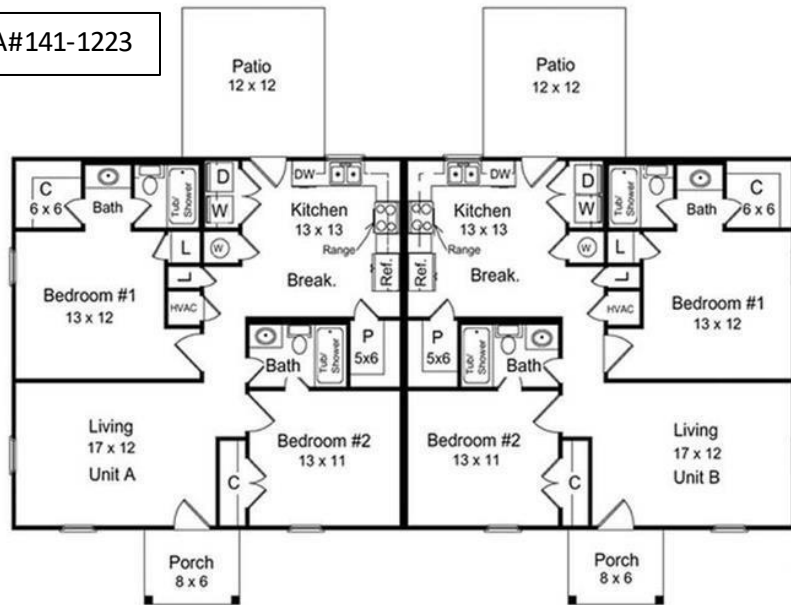


Plan C: Modern Prairie Style Duplex

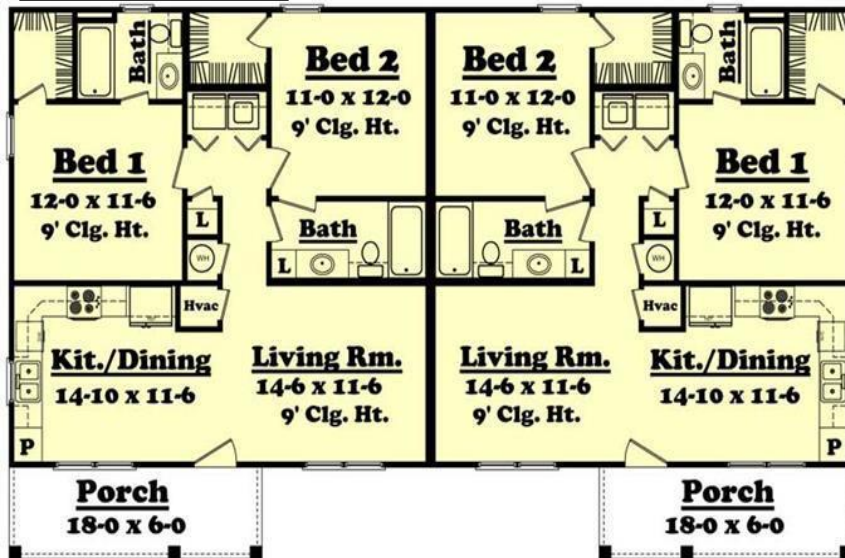
Each unit in this beautiful duplex offers 1046 sq ft of living space on the main floor plus a 300 sq ft garage. 2 bedrooms/2 baths, open concept kitchen with large island. Adequate space for entertaining family & friends. Step onto the front porch and into the foyer.

Estimated cost: \$176k per unit

Plan A#141-1223



Plan B #142-1037



Plan C #D-630

