

The Skinny Project consists of three homes just a few doors down from the 100k House. It is named for a newly introduced model (SKINNY) designed to fit on the many narrow lots available throughout Philadelphia. One or two of the homes in this project will be built with this design. The other model making its debut in this project will be the WORK which offers a large flexible open space on one of the two floors.

These homes will all be built to Passive House and LEED Platinum standards. Hopefully, the state incentives for solar will remain available, and we can also pursue Net-Zero energy. As with our previous homes, this energy efficiency, combined with quality design, will give us a highly marketable product that has proven itself even in a down economy.

This document is a call for investors interested in funding this project. With all of our current home offerings sold and a growing list of clients waiting for the next project, it is important for us to move quickly. We hope to have all funding in order by the end of June and interested investors will be evaluated on a first come first served basis. We will also give a bonus to the first investor on board. So, if you are interested, reply promptly.

*If you are receiving this proposal it is because you are on our qualified investor list. We ask that you keep this proposal and any other related communications confidential.*

## PROJECT TEAM

<b>Developer</b>	Postgreen
<b>Architect</b>	Interface Studio Architects
<b>General Contractor</b>	Manor Hill Contracting
<b>Sales</b>	The Stokes Group

## FUNDING GOAL

**\$150,000**

*This goal will be reached by taking on as many Investors as necessary at a minimum of \$10,000 per party. The remaining construction funding will be obtained through one of several interested banks.*

## GETTING PAID: WHO, WHEN, HOW MUCH

### POSITIONS (who gets paid first)

- 1st Position:** The Bank - Construction loan gets paid first. (~\$385,000)  
**2nd Position:** The Investors - Investment money and return gets paid second. (~\$165,000)  
**3rd Position:** Postgreen - We make our money last. Talk about incentive to perform. (whatever is left)

### TIMELINE (what happens when)

1. Begin to raise initial funding.
2. Begin pre-selling
3. Purchase land
4. Obtain construction financing
5. Build
6. Settle on homes
7. Pay bank
8. Pay investors
9. Pay selves
10. Celebrate

*Once we break ground the build is expected to run 6 months. However, since this is construction we can make no promises. It could be faster. It could be slower.*

### HOW MUCH (what investors make)

Interest for investors will be paid on a 12 month period regardless of the duration of the project. If the project extends beyond 12 months, the interest period will be extended in 3 month increments. Rates of return will be based on the amount invested:

- \$10,000 - \$20,000 will receive 10%
- \$30,000 - \$40,000 will receive 11%
- \$50,000 and above will receive 12%

We will also give a bonus point to the first investor on board.

### LEGAL STRUCTURE

The investment is secured by a note. Simple.

## DETAILS AND SPECIFICATIONS

### ALL HOMES

**Ratings:** LEED Platinum, Passive House, Energy Star, Net-Zero Energy (possibly)

**Layout:** Two-story with basements

**Insulation:** SIPs panel construction will provide at least R-45 walls and R-70 roof

**Windows:** Triple pane fiberglass with insulated frames

**HVAC:** Super-efficient air-to-air heat pump and well ducted ERV (energy recovery ventilator)

**Alternative Energy:** Solar thermal hot water and an available solar PV upgrade

**Utilities:** All-electric

**Plumbing:** Low-flow fixtures throughout

**Appliances:** All Energy Star including a highly efficient induction cook top

**Landscaping:** Permeable, drought tolerant and professionally designed.

**Design:** Modern and minimalist

**Upgrades:** Full upgrade options will be available for all homes.

### 2112 E. SUSQUEHANNA

**Size:** 1330 sf

**Possible Models:** SKINNY

**Yard Size:** 15x19

**Additional Info:** Infill

### 2114 E. SUSQUEHANNA

**Size:** 1109 sf

**Possible Models:** SKINNY, WORK, LOFT

**Yard Size:** 16x15

**Additional Info:** Infill

### 2116 E. SUSQUEHANNA

**Size:** 1414 sf

**Possible Models:** SKINNY, WORK, LOFT

**Yard Size:** 16x17

**Additional Info:** Corner