



build.perpetualhomesadu.com

Perpetual Homes

ADU's In Backyards Using Existing Land to Create More Housing

- Perpetual Homes specializes in providing eco-friendly, turn-key backyard homes, known as Accessory Dwelling Units (ADUs) in Northern California.
- We are united by one simple business philosophy: We believe in providing affordable housing and eco-friendly housing for all.
- We believe progressive approaches to housing alternatives, such as ADUs, are needed now more than ever in California due to current prices and supply constraints.

Who is Perpetual Homes?

Visionary and progressive real estate startup that is aimed at disrupting the ADU space through a turn-key platform that is setup for multiple markets.

Perpetual Homes differentiates itself by providing:

- Targeted marketing using software that targets *lot coverage* and generates owner information
- Turn-key soup to nuts service from initial site review to ADU installation.
- Lowest price *high quality* ADU through a factory direct relationship with a national ADU manufacturer.
- Assistance with sourcing funds and financing.
- Return On Investment can be approximately \$1,500,000 over 30 Years!
- Up-to 18% annual return on Perpetual ADU Home Investment.

How Will Perpetual Homes Outflank the Competition?

Cutting-edge cost advantages by using factory built ADU homes.

Provide custom designed ADU designs targeted at both individual and communal living.

Provide turn-key service, design, permitting to construction.

35-year new home Bay Area development experience.

Swift, expedited install and a seasoned multi-decade project management experience.

Proprietary access to cutting edge building of core ADU in factory - balance is finished on-site.

Strategic, target marketing.

Unique financing solutions.

Community service - We give back!

Perpetual Homes Proprietary Construction Methods

- Perpetual Homes off-site construction is simply a natural extension in which larger components are pre-built in a manufacturing facility with the same materials built on-site.
- Inside our manufacturing factories, we have access to tools, jigs, tables and material handling equipment which are not viable on a field construction site. These tools and equipment increase the efficiency of our workforce and ensure our quality standards.
- Since all material is safely stored and protected from the elements and construction takes place in a climate-controlled environment, the components (modules) are not subject to weather-related damage that can cause rework or costly liability issues.
- The result? Completed components transported to construction site, assembled on your foundation. Resulting in a structure that is 70-80% complete for custom upgraded homes with our award-winning architect's designs. The ADU will be completed on-site by our licensed General Contractor. Perpetual Homes will project manage the entire process to create a seamless, simple customer experience.
- Perpetual Homes ADUs are placed on a permanent foundation that are earthquake resistant.
- Perpetual Homes are built with a high percentage of shear walls offering great structural support.
- We install your home onto a series of steel support piers, one of the best earthquake restraint bracing systems (ERBS). The piers offer structural foundation and seismic bracing for any lateral forces caused by an earthquake. In addition, we provide a wall for stronger perimeter foundation.

Advantages of Off-Site Construction

- Quality Control
- Construction Speed
- Energy-Efficient Structures
- Less Waste
- Neighborhood Friendly; reduces construction traffic and noise
- Reduced Financial Risk
- Decreased Site Supervision and Costs
- Decreased Site Management Costs
- Decreased On-Site Vandalism and Theft

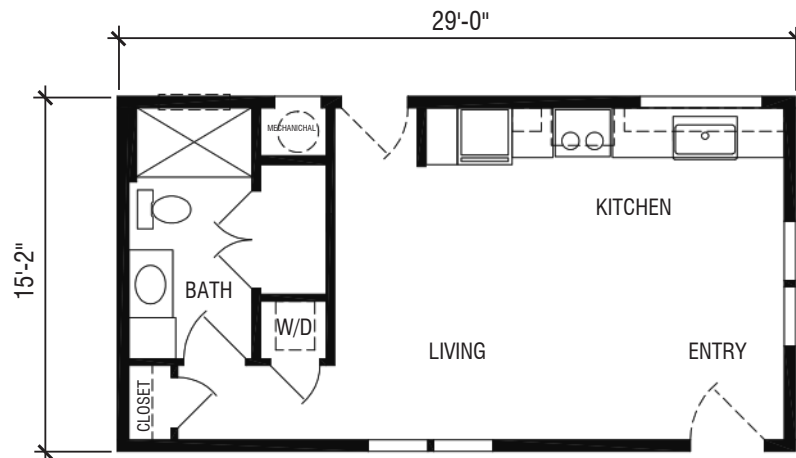
THE CARMEL

BY PERPETUAL HOMES

1 BED - 1 BATH
440 SQ FT



FARMHOUSE



SEE SKYLINE PPG PAINTS FOR COLOR SELECTION

DUE TO CONTINUOUS PRODUCT DEVELOPMENT AND IMPROVEMENT, AVAILABILITY, DIMENSIONS, PRICING, FLOOR PLANS, FLOOR COVERING AREAS, ELEVATIONS, FEATURES, AND OTHER INFORMATION ARE SUBJECT TO CHANGE WITHOUT NOTICE OR OBLIGATION. SQUARE FOOTAGE AND OTHER DIMENSIONS ARE APPROXIMATE. EXTERIOR IMAGES MAY BE ARTIST RENDERINGS AND ARE NOT INTENDED TO BE AN ACCURATE REPRESENTATION OF THE HOME. RENDERINGS, PHOTOS AND FLOOR PLANS MAY BE SHOWN WITH OPTIONAL FEATURES OR THIRD-PARTY ADDITIONS. ALL RENDERINGS, ILLUSTRATIONS, PHOTOGRAPHS, FLOOR PLANS, IMAGES, AND DRAWINGS OF HOMES ON PERPETUAL HOMES WEBSITE (COLLECTIVELY, "RENDERINGS") ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE AT ANY TIME AND FOR ANY REASON AT ALL. PERPETUAL HOMES MAKES NO REPRESENTATION OR WARRANTY THAT HOMES WILL BE THE SAME AS SUCH RENDERINGS.

THE MONTEREY

BY PERPETUAL HOMES

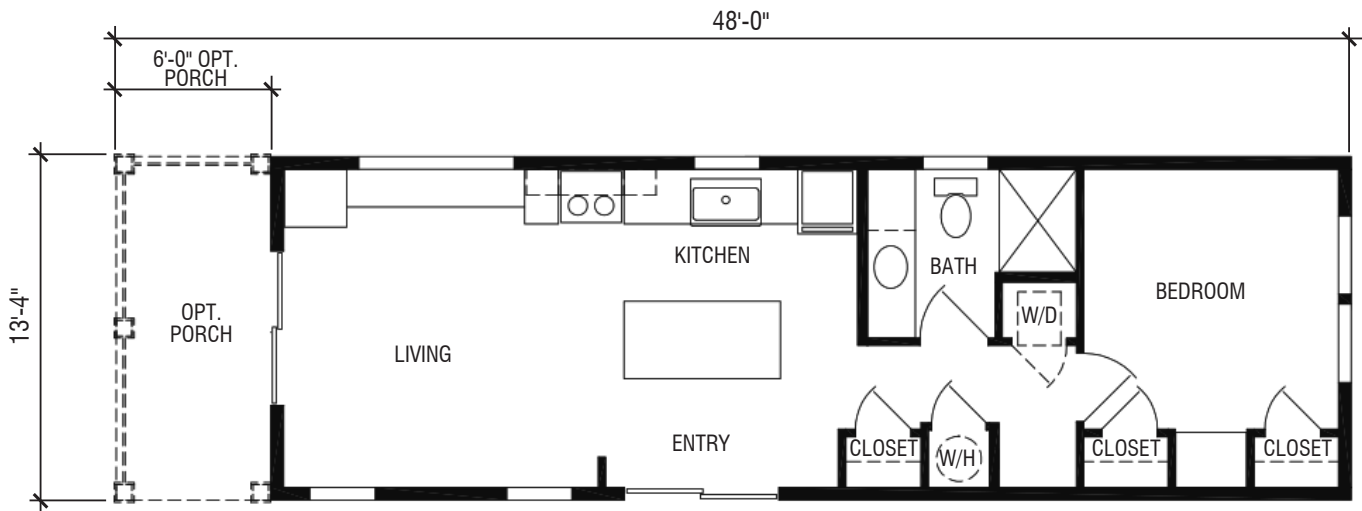
1 BED - 1 BATH
560 SQ FT



FARMHOUSE



MODERN



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THE PIEDMONT

BY PERPETUAL HOMES

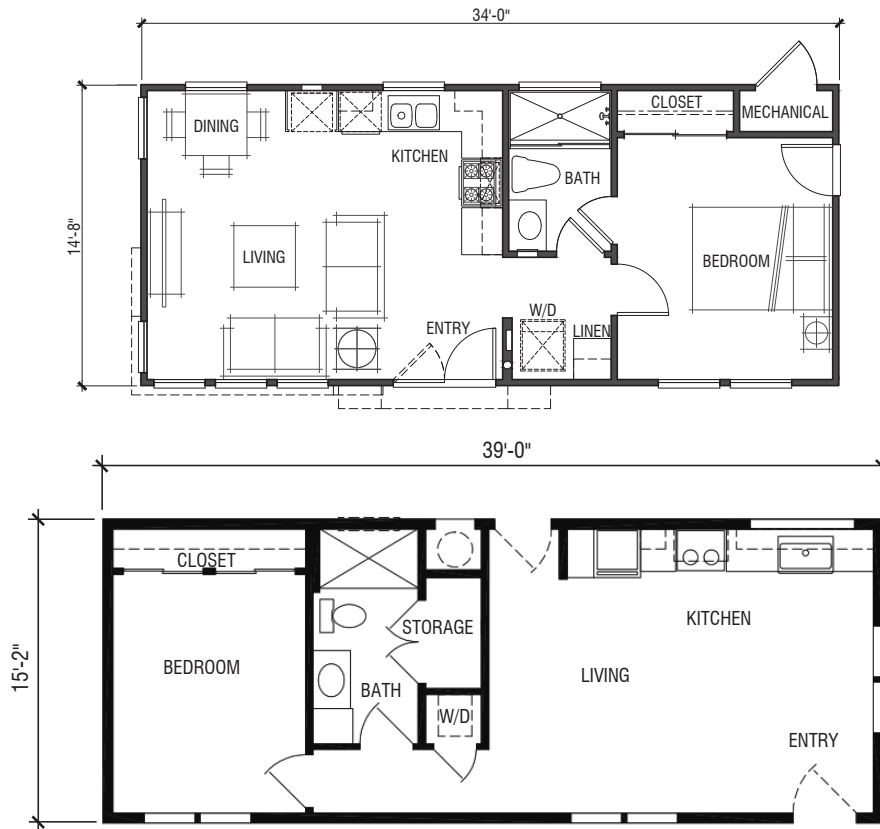
1 BED - 1 BATH
590 SQ FT



FARMHOUSE



MODERN PREMIUM



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THE COMMUNAL

BY PERPETUAL HOMES

2 BED - 2 BATH
616 - 697 SQ FT



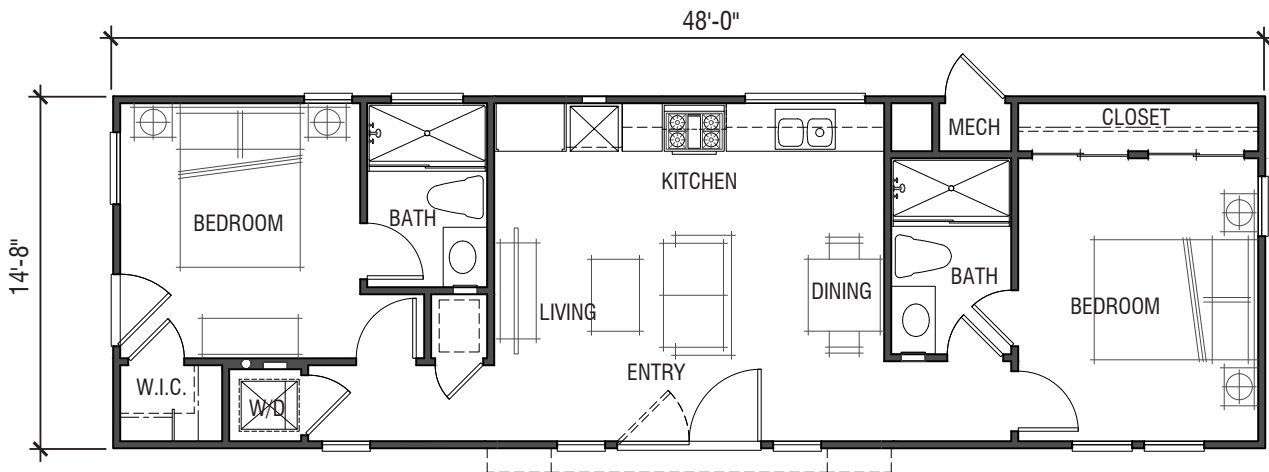
FARMHOUSE



MODERN PREMIUM



MODERN



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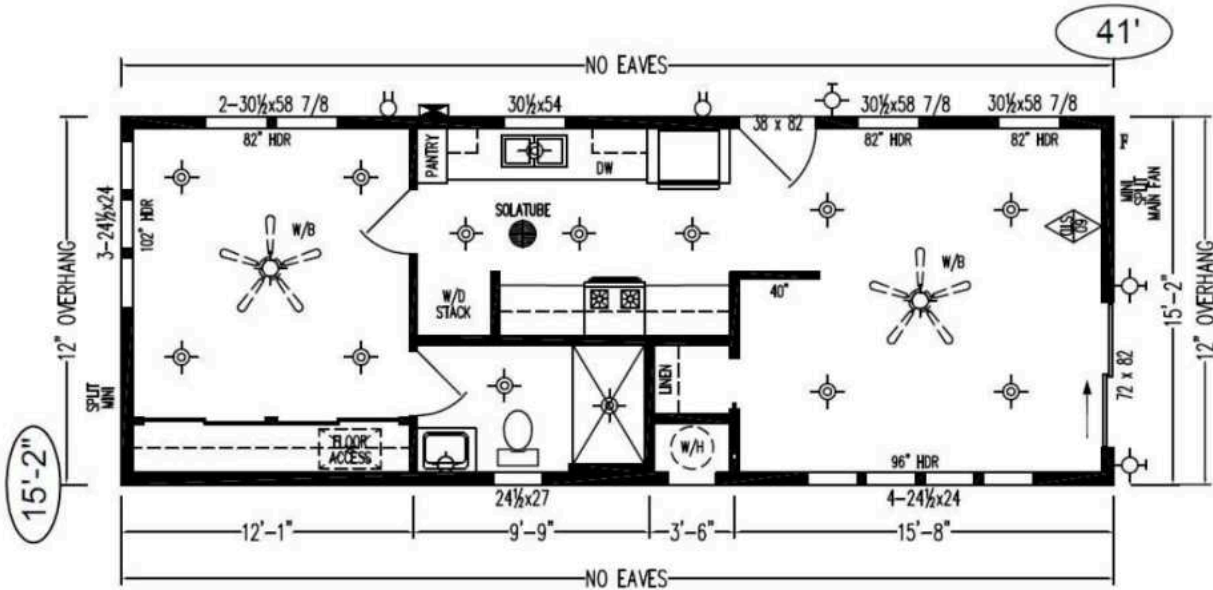
THE BENICIA

BY PERPETUAL HOMES

1 BED - 1 BATH
621 SQ FT



MODERN



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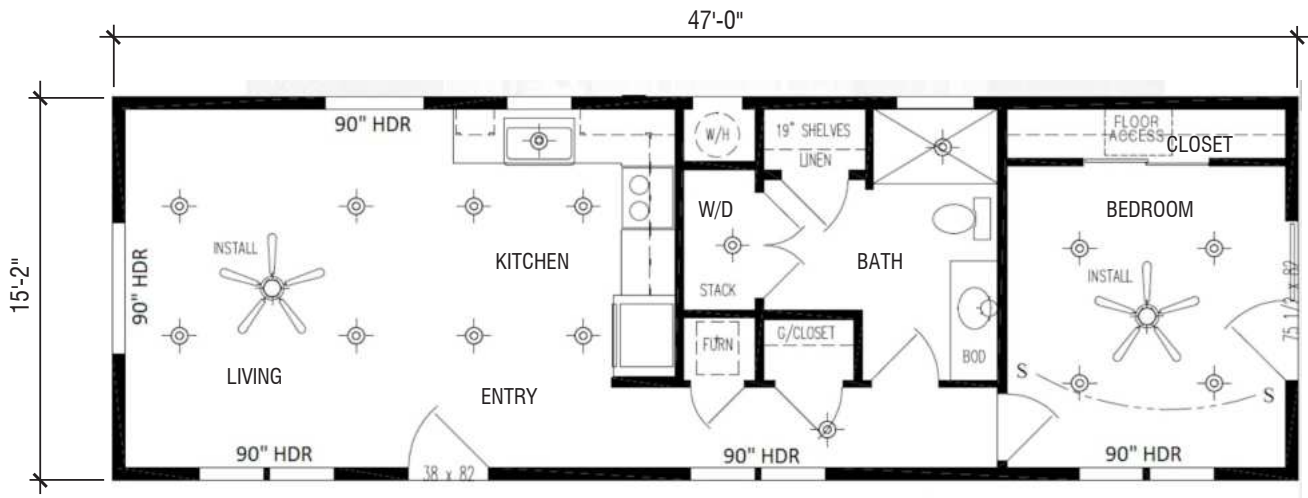
THE SARATOGA

BY PERPETUAL HOMES

1 BED - 1 BATH
713 SQ FT



FARMHOUSE



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THE PASADENA

BY PERPETUAL HOMES

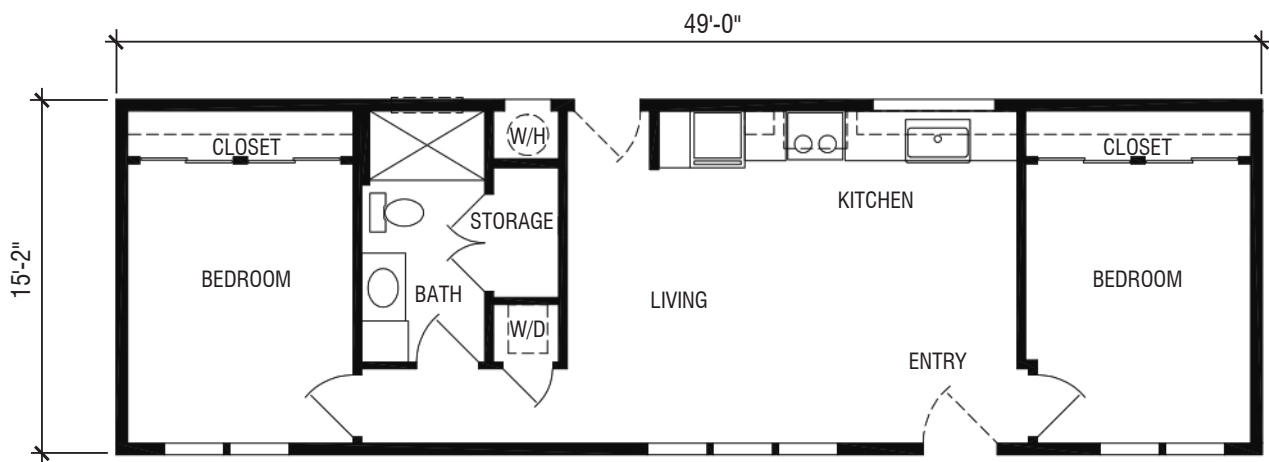
2 BED - 1 BATH
744 SQ FT



FARMHOUSE



MODERN PREMIUM



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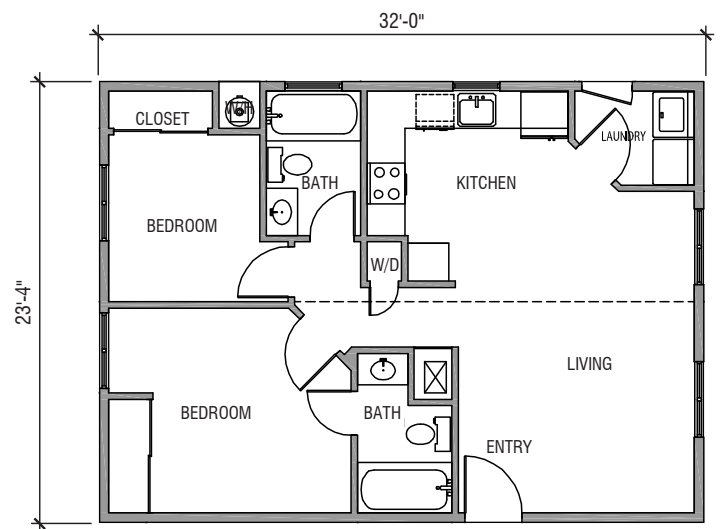
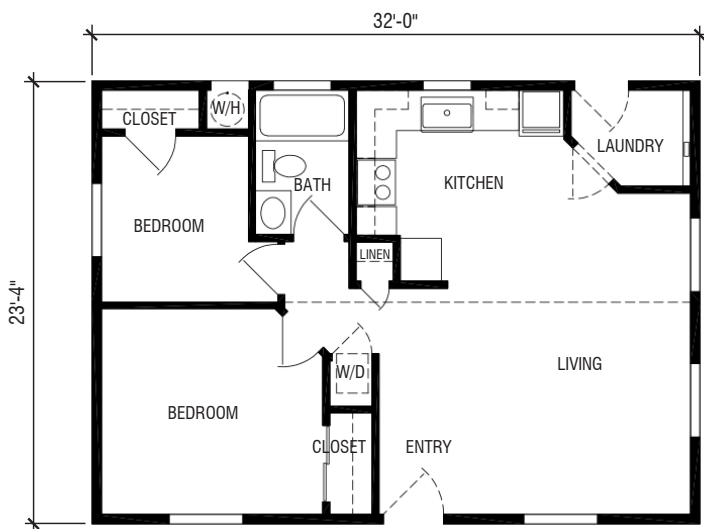
THE CLAREMONT

BY PERPETUAL HOMES

2 BED - 1 BATH
2 BED - 2 BATH
747 SQ FT



MODERN



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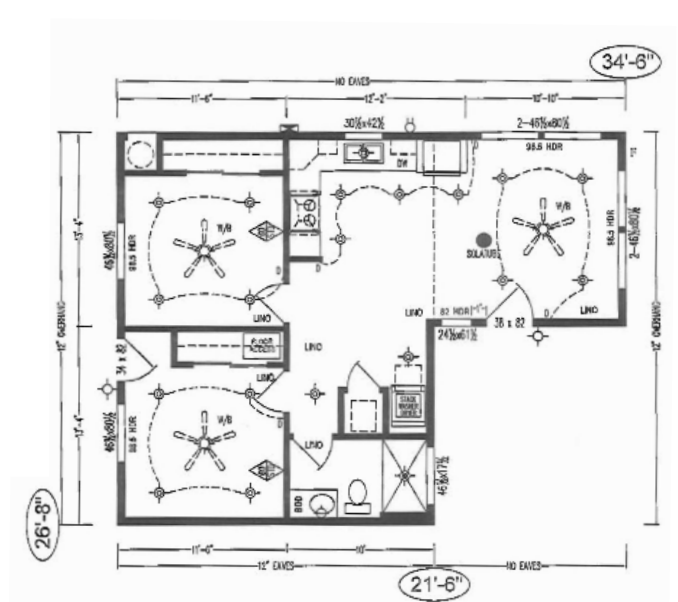
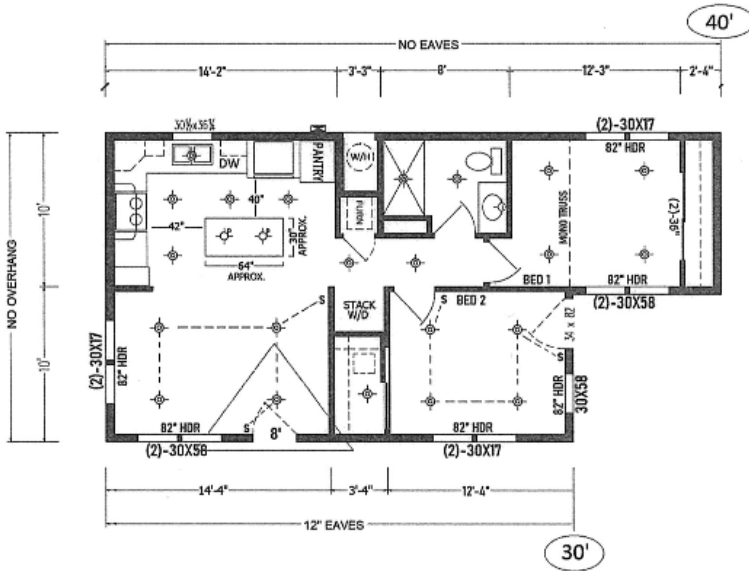
THE TIBURON

BY PERPETUAL HOMES

2 BED - 1 BATH
748 SQ FT



MODERN FARMHOUSE



SEE SKYLINE PPG PAINTS FOR COLOR SELECTION

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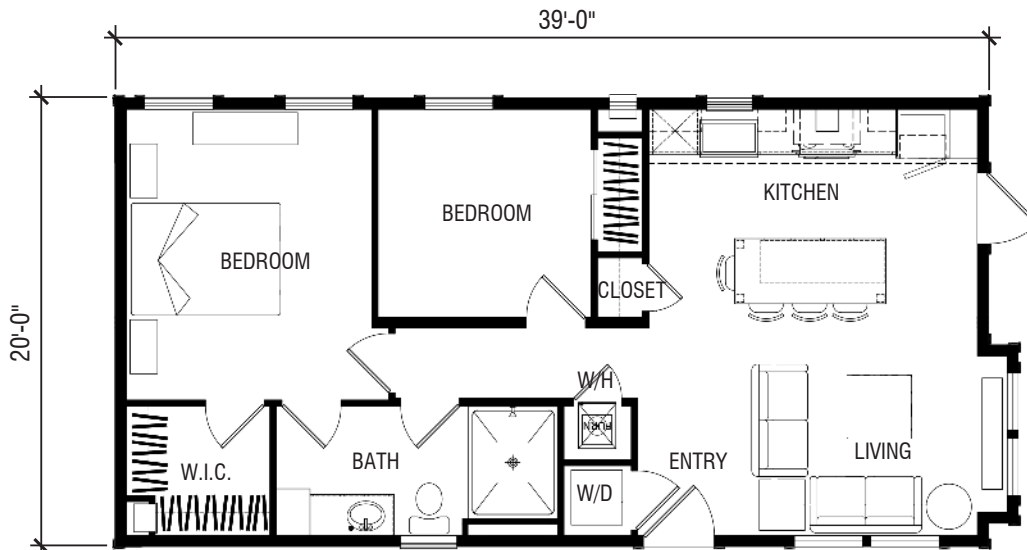
THE NEWPORT

BY PERPETUAL HOMES

2 BED - 1 BATH
780 SQ FT



FARMHOUSE



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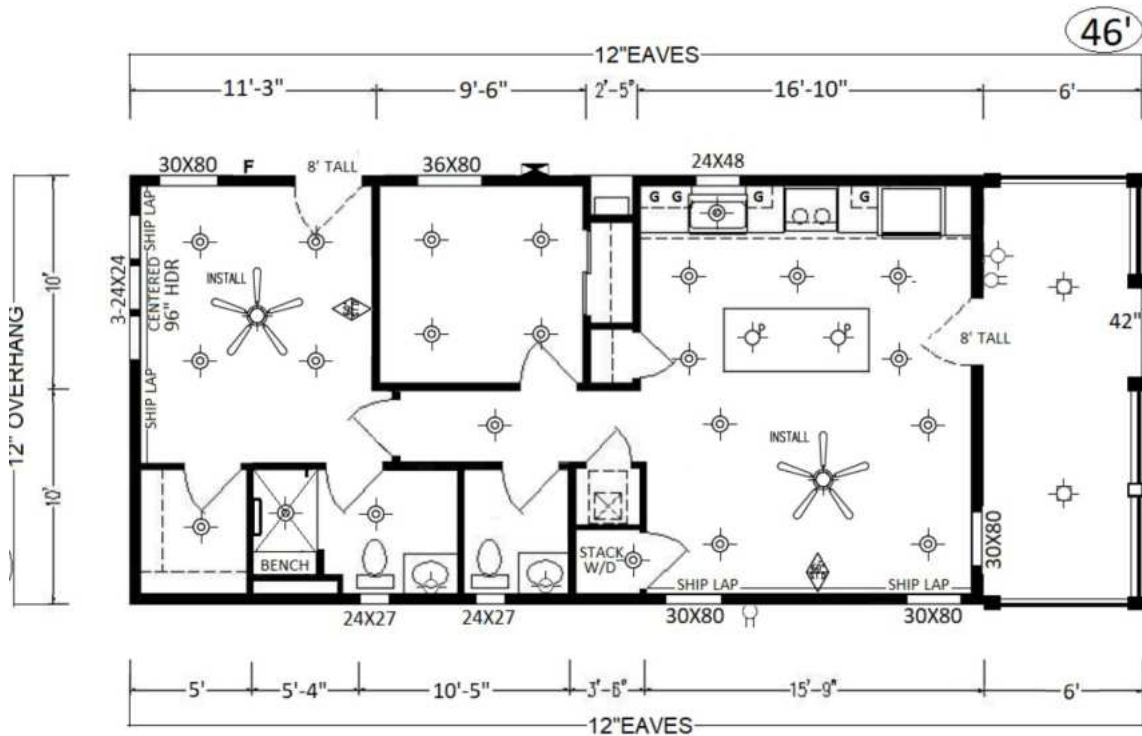
THE HEALDSBURG

BY PERPETUAL HOMES

2 BED - 2 BATH
800 SQ FT



FARMHOUSE



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THE DANVILLE

BY PERPETUAL HOMES

2 BED - 2 BATH
800 - 880 SQ FT



FARMHOUSE



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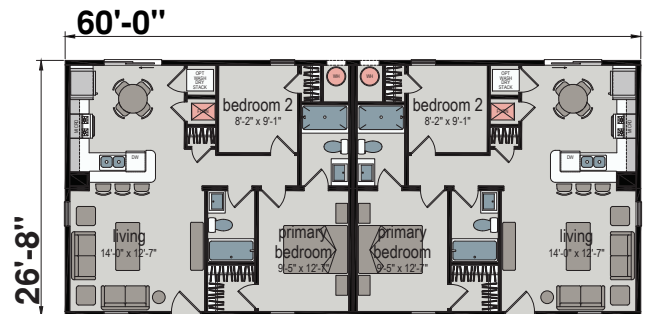
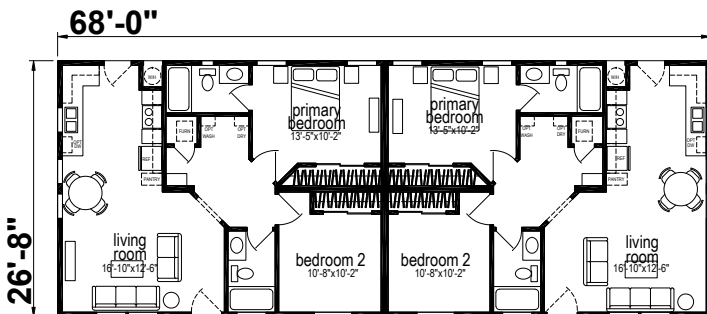
THE GLACIER

BY PERPETUAL HOMES

2 BED - 2 BATH
800 - 907 SQ FT



MODERN FARMHOUSE



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THE MALIBU

BY PERPETUAL HOMES

3 BED - 2 BATH
933 - 1026 SQ FT



FARMHOUSE



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THE SAIL BAY

BY PERPETUAL HOMES

3 BED - 2 BATH
960 SQ FT



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THE ELMORE BAY

BY PERPETUAL HOMES

3 BED - 2 BATH
945 SQ FT



*Available in both models

FARMHOUSE



SEE SKYLINE PPG PAINTS FOR COLOR SELECTION

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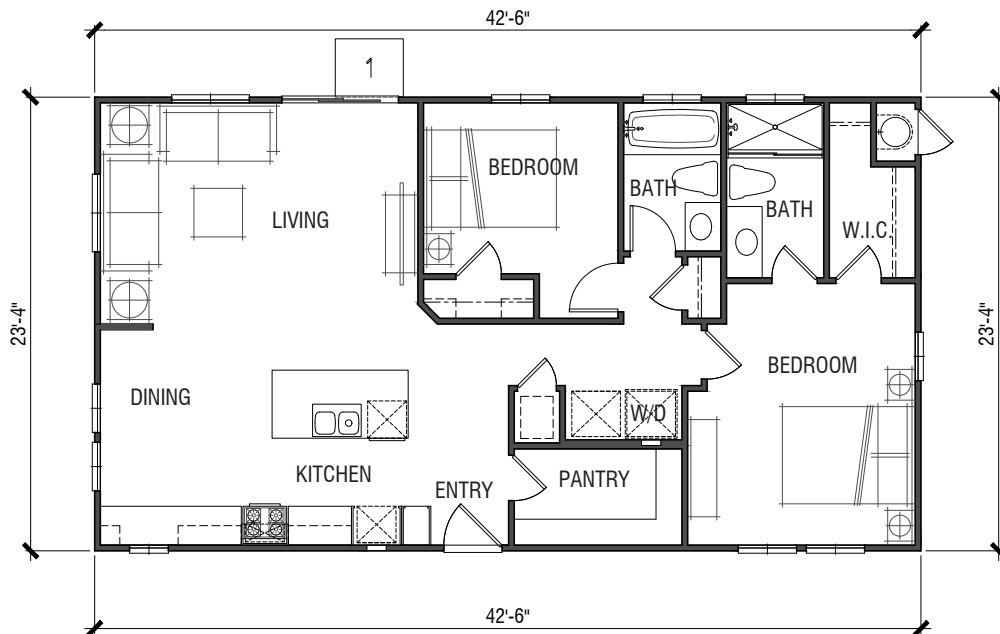
THE BERKELEY

BY PERPETUAL HOMES

2 BED - 2 BATH
984 SQ FT



FARMHOUSE



SEE SKYLINE PPG PAINTS FOR COLOR SELECTION

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THE DEL MAR

BY PERPETUAL HOMES

2 BED - 2 BATH
1026 SQ FT



FARMHOUSE



SEE SKYLINE PPG PAINTS FOR COLOR SELECTION

DUE TO CONTINUOUS PRODUCT DEVELOPMENT AND IMPROVEMENT, AVAILABILITY, DIMENSIONS, PRICING, FLOOR PLANS, FLOOR COVERING AREAS, ELEVATIONS, FEATURES, AND OTHER INFORMATION ARE SUBJECT TO CHANGE WITHOUT NOTICE OR OBLIGATION. SQUARE FOOTAGE AND OTHER DIMENSIONS ARE APPROXIMATE. EXTERIOR IMAGES MAY BE ARTIST RENDERINGS AND ARE NOT INTENDED TO BE AN ACCURATE REPRESENTATION OF THE HOME. RENDERINGS, PHOTOS AND FLOOR PLANS MAY BE SHOWN WITH OPTIONAL FEATURES OR THIRD-PARTY ADDITIONS. ALL RENDERINGS, ILLUSTRATIONS, PHOTOGRAPHS, FLOOR PLANS, IMAGES, AND DRAWINGS OF HOMES ON PERPETUAL HOMES WEBSITE (COLLECTIVELY, "RENDERINGS") ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE AT ANY TIME AND FOR ANY REASON AT ALL. PERPETUAL HOMES MAKES NO REPRESENTATION OR WARRANTY THAT HOMES WILL BE THE SAME AS SUCH RENDERINGS.

THE KENSINGTON

BY PERPETUAL HOMES

3 BED - 2 BATH
1040 SQ FT



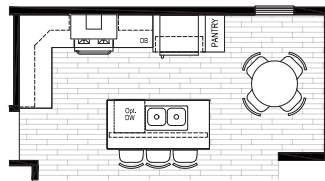
FARMHOUSE



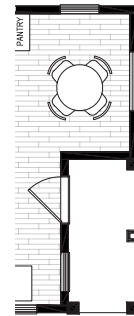
MODERN



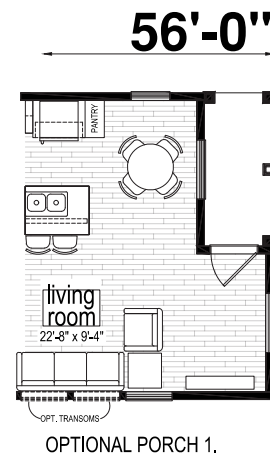
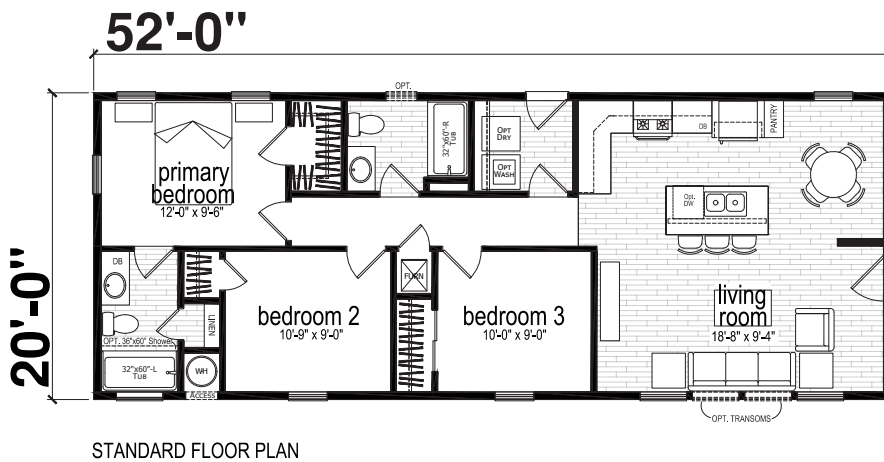
OPT. LAUNDRY



OPT. EURO RANGE HOOD



OPTIONAL BOX OUT



OPTIONAL BOX OUT

SEE SKYLINE PPG PAINTS FOR COLOR SELECTION

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THE AGATE BAY

BY PERPETUAL HOMES

2 BED - 2 BATH
1050 SQ FT



FARMHOUSE



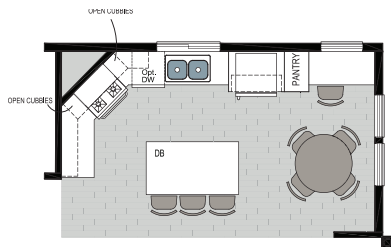
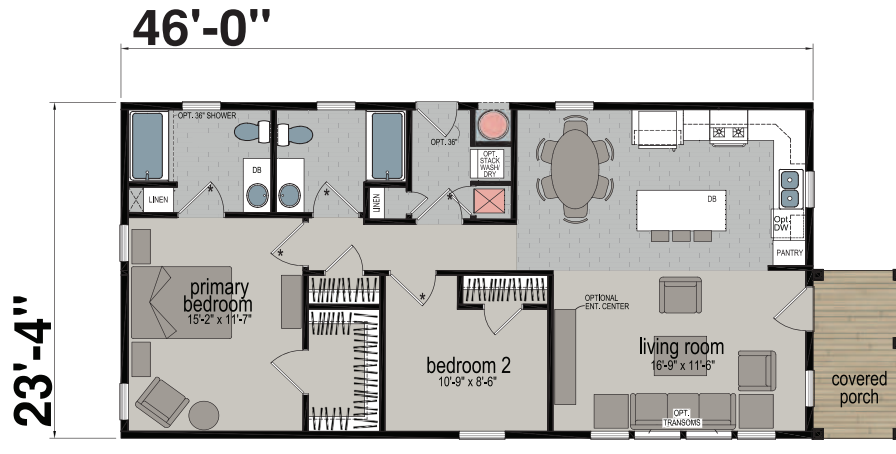
SEE SKYLINE PPG PAINTS FOR COLOR SELECTION

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THE AVILA

BY PERPETUAL HOMES

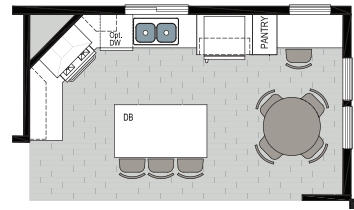
2 BED - 2 BATH
1073 SQ FT



45 Degree Kitchen



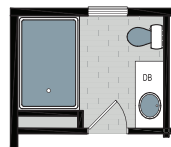
Box Out



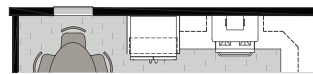
45 Degree Kitchen
w/ Euro Hood



Box Out



Primary Bathroom
w/ 48x72 Shower



Euro Range Hood

DUE TO CONTINUOUS PRODUCT DEVELOPMENT AND IMPROVEMENT, AVAILABILITY, DIMENSIONS, PRICING, FLOOR PLANS, FLOOR COVERING AREAS, ELEVATIONS, FEATURES, AND OTHER INFORMATION ARE SUBJECT TO CHANGE WITHOUT NOTICE OR OBLIGATION. SQUARE FOOTAGE AND OTHER DIMENSIONS ARE APPROXIMATE. EXTERIOR IMAGES MAY BE ARTIST RENDERINGS AND ARE NOT INTENDED TO BE AN ACCURATE REPRESENTATION OF THE HOME. RENDERINGS, PHOTOS AND FLOOR PLANS MAY BE SHOWN WITH OPTIONAL FEATURES OR THIRD-PARTY ADDITIONS. ALL RENDERINGS, ILLUSTRATIONS, PHOTOGRAPHS, FLOOR PLANS, IMAGES, AND DRAWINGS OF HOMES ON PERPETUAL HOMES WEBSITE (COLLECTIVELY, "RENDERINGS") ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE AT ANY TIME AND FOR ANY REASON AT ALL. PERPETUAL HOMES MAKES NO REPRESENTATION OR WARRANTY THAT HOMES WILL BE THE SAME AS SUCH RENDERINGS.

THE LIDO

BY PERPETUAL HOMES

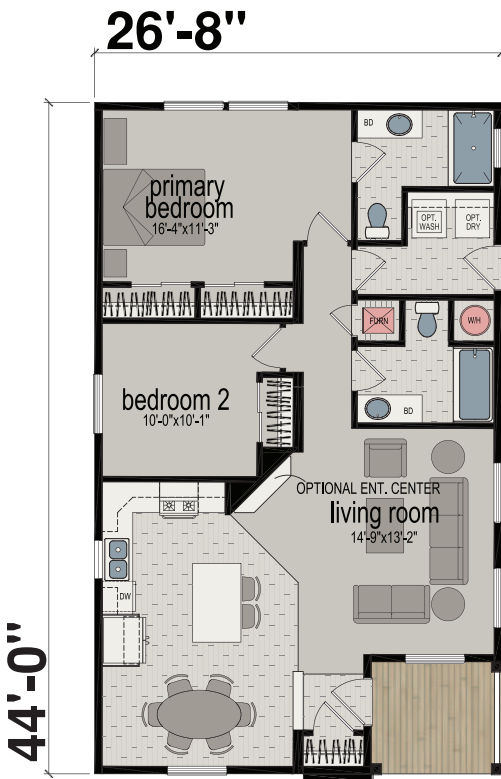
3 BED - 2 BATH
1173 SQ FT



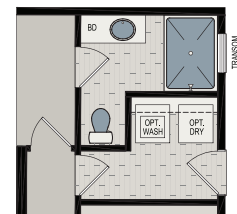
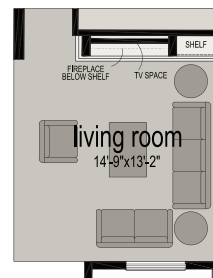
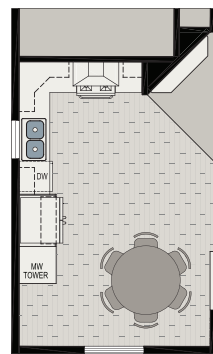
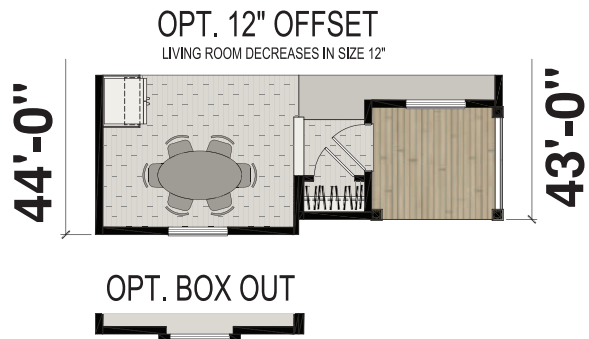
MODERN FARMHOUSE



MODERN



OPT. BOX OUT



SEE SKYLINE PPG PAINTS FOR COLOR SELECTION

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THE HUNTINGTON

BY PERPETUAL HOMES

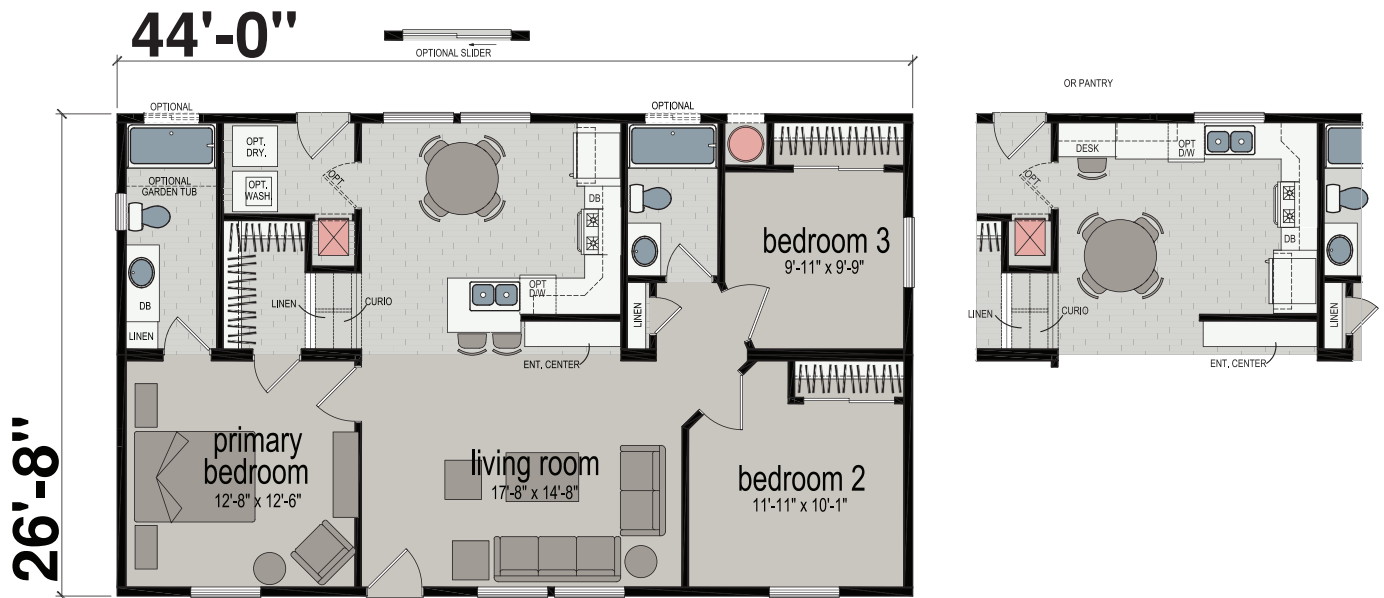
3 BED - 2 BATH
1173 SQ FT



MODERN FARMHOUSE



MODERN



SEE SKYLINE PPG PAINTS FOR COLOR SELECTION

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THE SONOMA

BY PERPETUAL HOMES

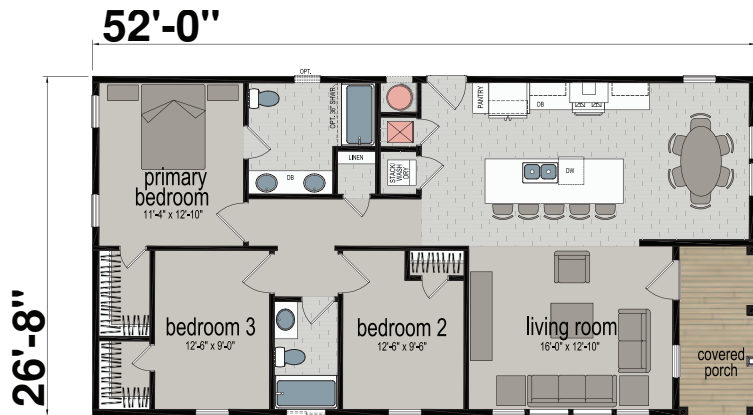
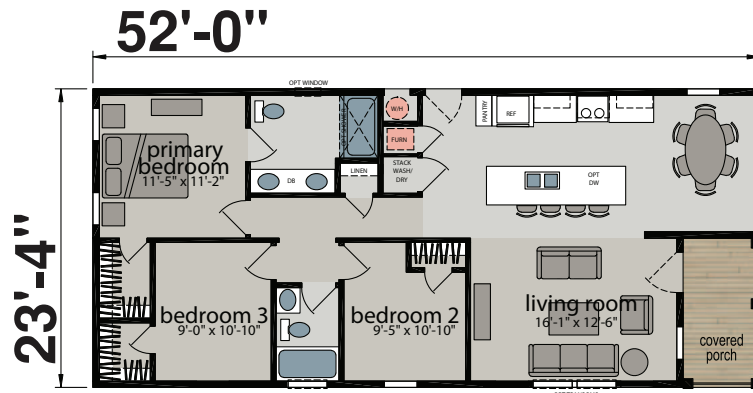
3 BED - 2 BATH
1050 - 1306 SQ FT



FARMHOUSE



MODERN PREMIUM



SEE SKYLINE PPG PAINTS FOR COLOR SELECTION

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THE NAPA

BY PERPETUAL HOMES

3 BED - 2 BATH
1248 SQ FT



DUE TO CONTINUOUS PRODUCT DEVELOPMENT AND IMPROVEMENT, AVAILABILITY, DIMENSIONS, PRICING, FLOOR PLANS, FLOOR COVERING AREAS, ELEVATIONS, FEATURES, AND OTHER INFORMATION ARE SUBJECT TO CHANGE WITHOUT NOTICE OR OBLIGATION. SQUARE FOOTAGE AND OTHER DIMENSIONS ARE APPROXIMATE. EXTERIOR IMAGES MAY BE ARTIST RENDERINGS AND ARE NOT INTENDED TO BE AN ACCURATE REPRESENTATION OF THE HOME. RENDERINGS, PHOTOS AND FLOOR PLANS MAY BE SHOWN WITH OPTIONAL FEATURES OR THIRD-PARTY ADDITIONS. ALL RENDERINGS, ILLUSTRATIONS, PHOTOGRAPHS, FLOOR PLANS, IMAGES, AND DRAWINGS OF HOMES ON PERPETUAL HOMES WEBSITE (COLLECTIVELY, "RENDERINGS") ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE AT ANY TIME AND FOR ANY REASON AT ALL. PERPETUAL HOMES MAKES NO REPRESENTATION OR WARRANTY THAT HOMES WILL BE THE SAME AS SUCH RENDERINGS.

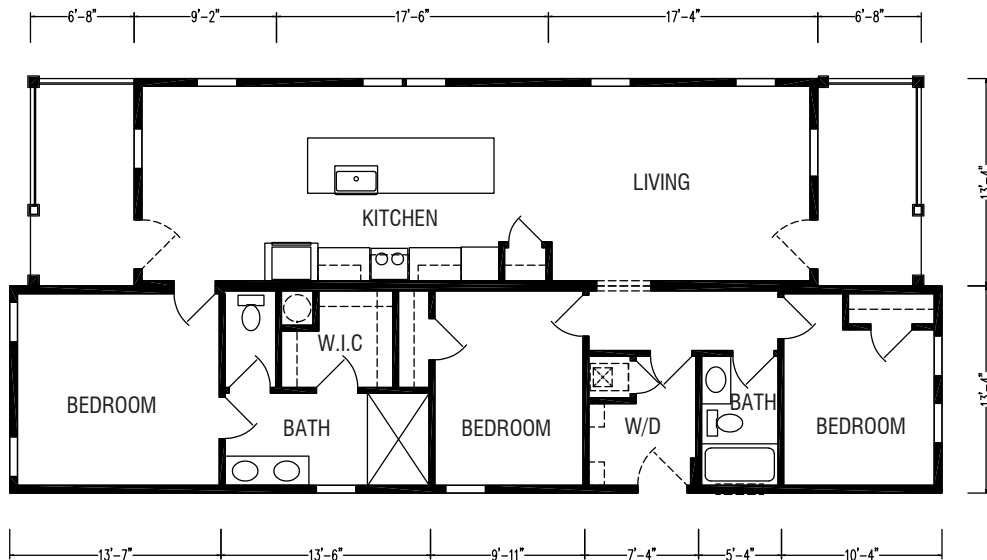
THE YOUNTVILLE

BY PERPETUAL HOMES

3 BED - 2 BATH
1390 SQ FT



MODERN FARMHOUSE



SEE SKYLINE PPG PAINTS FOR COLOR SELECTION

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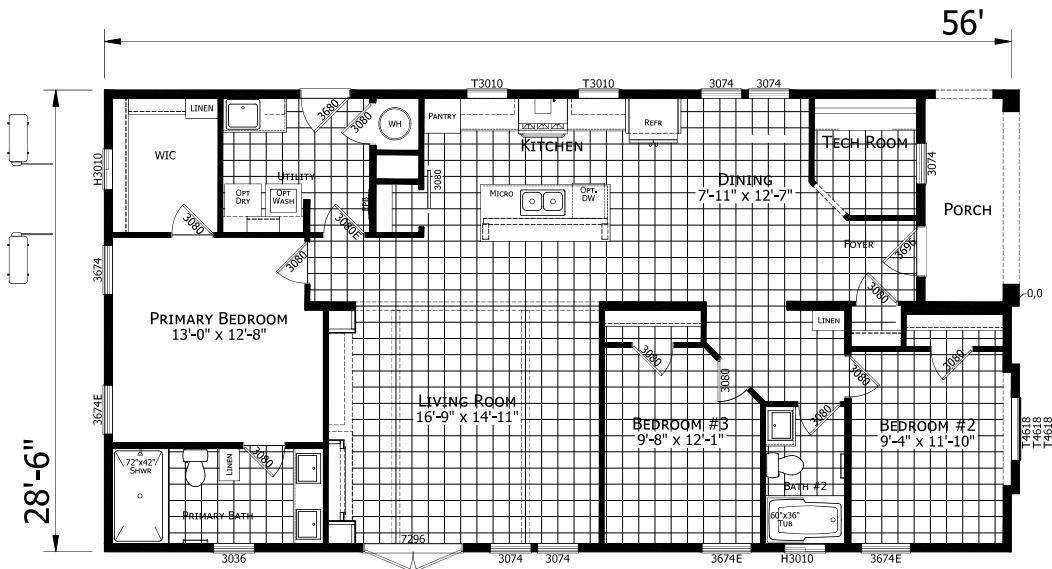
THE CALISTOGA

BY PERPETUAL HOMES

3 BED - 2 BATH
1536 SQ FT



MODERN FARMHOUSE



SEE SKYLINE PPG PAINTS FOR COLOR SELECTION

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THE BODEGA

BY PERPETUAL HOMES

3 BED - 2 BATH
1547 SQ FT



MODERN FARMHOUSE



SEE SKYLINE PPG PAINTS FOR COLOR SELECTION

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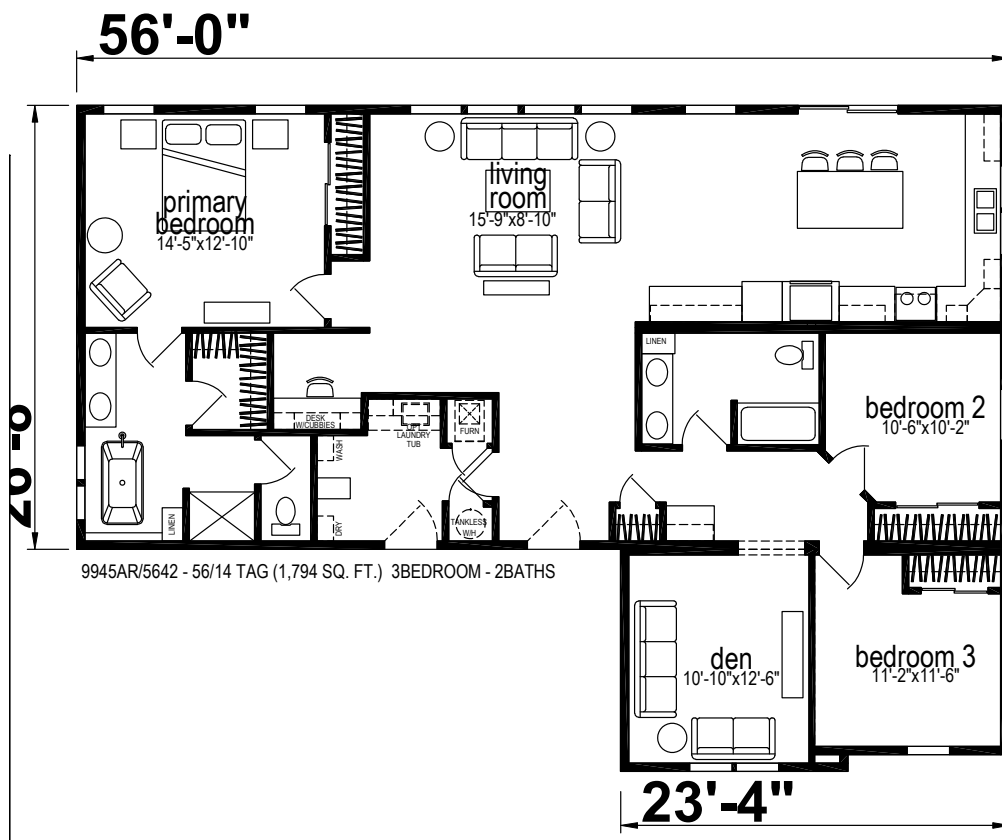
THE BARKLEY

BY PERPETUAL HOMES

3 BED - 2 BATH
1794 SQ FT



MODERN FARMHOUSE



SEE SKYLINE PPG PAINTS FOR COLOR SELECTION

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THE WELLESLEY

BY PERPETUAL HOMES

3 BED - 2.5 BATH
1860 SQ FT



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THE CARLSBAD

BY PERPETUAL HOMES

3 BED - 2 BATH
1885 SQ FT



MODERN FARMHOUSE



SEE SKYLINE PPG PAINTS FOR COLOR SELECTION

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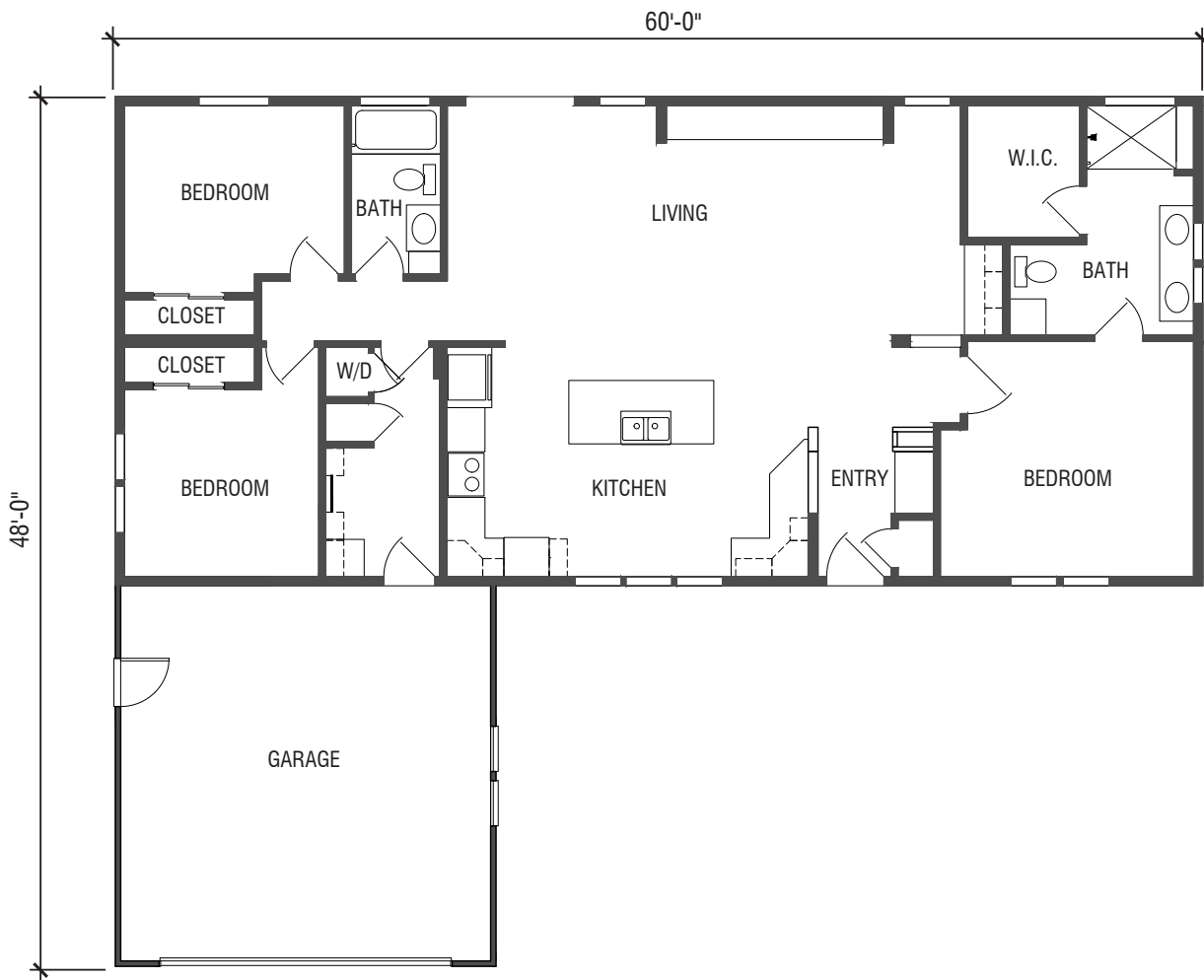
THE MONTECITO

BY PERPETUAL HOMES

3 BED - 2 BATH
2060 SQ FT



FARMHOUSE



SEE SKYLINE PPG PAINTS FOR COLOR SELECTION

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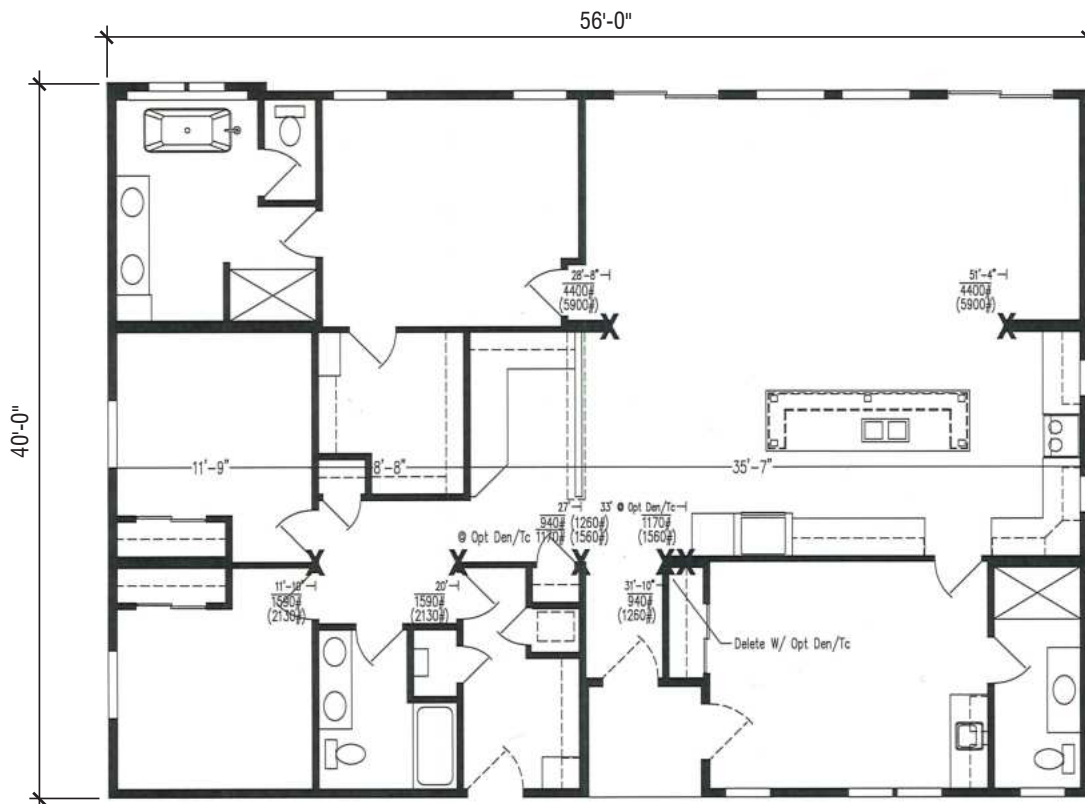
THE CARRINGTON

BY PERPETUAL HOMES

4 BED - 3 BATH
2244 SQ FT



MODERN



SEE SKYLINE PPG PAINTS FOR COLOR SELECTION

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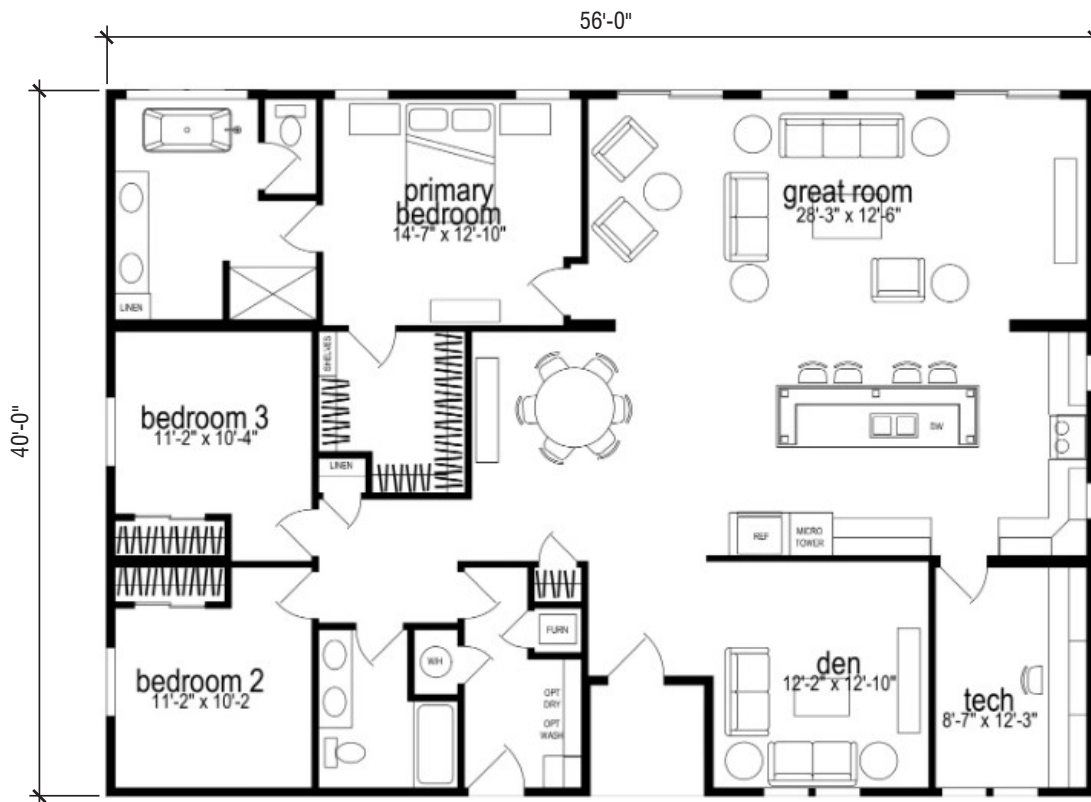
THE CARRINGTON

BY PERPETUAL HOMES

3 BED - 2 BATH
2244 SQ FT



TRADITIONAL



SEE SKYLINE PPG PAINTS FOR COLOR SELECTION

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PERPETUAL HOMES

STANDARD SPECIFICATIONS



CONSTRUCTION & SPECIFICATIONS

- EXTENDED WARRANTY THROUGH YEAR 7 ASSURANT
 - NOW ALSO INCLUDES STRUCTURAL
 - COVERAGE! (DEDUCTIBLES APPLY, CLAIMS PROCESSED BY ASSURANT)
- 30 LB. ROOF LOAD
- TALL WINDOWS PER FLOOR PLAN
- MOISTURE BARRIER WRAP
- 12" FRONT AND REAR OVERHANG
- 12
- ENERGY STAR RATED
- FORMALDEHYDE-FREE INSULATION
 - FLOOR R-22
 - 2 x 6 WALLS R-21
 - CEILING R-38
- ALL STRUCTURAL LUMBER USED IS KILN-DRIED FOR HIGHER QUALITY
- 2" X 6" EXTERIOR WALL STUDS
- WHITE VINYL FRAMED, DUAL GLAZED WINDOWS WITH LOW-E COATING FOR ENERGY SAVINGS
- WINDOWS ARE ENERGY STAR ® RATED & APPROVED
- 100 AMP ELECTRICAL SERVICE
- ELECTRIC FURNACE
- 9' SIDEWALL WITH FLAT CEILINGS (VAULTED PER PLAN)
- 40 GALLON WATER HEATER
- 3/12; 4/12; & 6/12 ROOF PITCHES PER PLAN

EXTERIOR

- CUSTOM SEMI-GLOSS EXTERIOR PAINT WITH
- COLOR DESIGN FEATURING HIGH QUALITY PPG ® PAINT
- (2) EXTERIOR GFI PROTECTED PATIO OUTLETS (LOCATIONS VARY PER PLAN)
- CARRIAGE PORCH LIGHT
- SIDEWALL EAVES PER PLAN (CONSTRUCTION MODIFICATIONS CAN AFFECT STANDARD EAVE DESIGN)
- CLASS "A" 30-YEAR DIMENSIONAL SHINGLES
- SHUTTERS (PER PLAN)
- FIBER-CEMENT EXTERIOR SIDING
- WINDOW COVERINGS WITH FAUX WOOD BLINDS INCLUDED (PER PLAN)
- TWO HOSE BOBS
- 4" TRUWOOD WINDOW TRIM
- 4" TRUWOOD DOOR TRIM
- 36" CRAFTSMAN FRONT DOOR - 32" REAR DOOR

INTERIOR APPOINTMENTS

- FLAT 5'/4" BASEBOARDS
- FLAT DOOR
- FLAT WOOD CASED WINDOWS
- CRAFTSMAN BASEBOARD
- TALL SHAKER CABINETS WITH FINGER PULLS
- WOOD SHELVING/RODS (CLOSETS)
- USB RECEPTACLE IN KITCHEN AREA FOR CAMBRIDGE/PASSAGE DOORS
- SOFT CLOSE CABINET DOORS
- LEVER DOOR HANDLES
- FAUX WOOD BLINDS
- MODERN SQUARE CORNERS OR DRYWALL

FLOORING COVERINGS

- CARPET OR LINOLEUM FLOORING

LIGHTING

- DESIGNER-SELECTED LIGHTING IN DESIGNATED AREAS
- (12) RECESSED LED LIGHTS THROUGHOUT
- 2 TO 4 LIGHT SOURCES OVER BATHROOM SINK
- TWO EXTERIOR GFI LIGHTS

KITCHEN

- UNDERMOUNT STAINLESS STEEL FARMHOUSE SINK
- WHIRLPOOL ® STAINLESS STEEL FINISHED KITCHEN APPLIANCES
 - 30" GAS OR ELECTRIC FREESTANDING RANGE
 - .30" SELF-CLEANING OVEN
 - 18 CUBIC FOOT DOUBLE DOOR REFRIGERATOR
 - MICROHOOD
 - 4-CYCLE DISHWASHER
- GARBAGE DISPOSAL
- NICKEL EURO SINGLE LEVER KITCHEN FAUCET
- KITCHEN ISLAND (PER PLAN)
- NONPOROUS WILSONART THINSCAPE COUNTERTOPS
- OVERHEAD LED LIGHTING
- DUAL LEVER BATHROOM FAUCETS

* SKYLINE CHAMPION MANUFACTURERS ONLY

SEE SKYLINE PPG PAINTS FOR COLOR SELECTION

DUE TO CONTINUOUS PRODUCT DEVELOPMENT AND IMPROVEMENT, AVAILABILITY, DIMENSIONS, PRICING, FLOOR PLANS, FLOOR COVERING AREAS, ELEVATIONS, FEATURES, AND OTHER INFORMATION ARE SUBJECT TO CHANGE WITHOUT NOTICE OR OBLIGATION. SQUARE FOOTAGE AND OTHER DIMENSIONS ARE APPROXIMATE. EXTERIOR IMAGES MAY BE ARTIST RENDERINGS AND ARE NOT INTENDED TO BE AN ACCURATE REPRESENTATION OF THE HOME. RENDERINGS, PHOTOS AND FLOOR PLANS MAY BE SHOWN WITH OPTIONAL FEATURES OR THIRD-PARTY ADDITIONS. ALL RENDERINGS, ILLUSTRATIONS, PHOTOGRAPHS, FLOOR PLANS, IMAGES, AND DRAWINGS OF HOMES ON PERPETUAL HOMES WEBSITE (COLLECTIVELY, "RENDERINGS") ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE AT ANY TIME AND FOR ANY REASON AT ALL. PERPETUAL HOMES MAKES NO REPRESENTATION OR WARRANTY THAT HOMES WILL BE THE SAME AS SUCH RENDERINGS.

PERPETUAL HOMES

STANDARD SPECIFICATIONS



BATH

- 60" FIBERGLASS TUB/SHOWER
- WILSONART THINSCAPE COUNTERTOPS
- BEVELED-EDGE MIRRORED MEDICINE CABINET
- TOWEL BAR & PAPER HOLDER
- ELONGATED LOW-FLOW WATER SAVING TOILETS
- MBS® DUAL LEVER FAUCET WITH RECTANGULAR
- UNDERMOUNT LAVATORY SINK
- MBS® TUB / SHOWER, FAUCET FEATURING PRESSURE BALANCE VALVES
- CEILING VENTED EXHAUST FAN
- COUNTER LENGTH POLISHED EDGE VANITY MIRRORS

PERPETUAL "SMART CHOICE"

OPTIONS FOR YOUR "SMART HOME"

- SOLAR TUBE SKYLIGHTS THAT ILLUMINATE A HOME INTERIORS WITHOUT TURNING ON LIGHTING
- FIXTURES DURING DAYLIGHT HOURS, SAVING ENERGY
- PREP RACEWAYS FOR MOUNT FLATSCREEN TELEVISION
- AIR CONDITIONING
- FIRE SPRINKLERS

OPTIONS (EXTERIOR)

- UPGRADED MODERN STUCCO ELEVATIONS (COMPLETED ON SITE)
- STONE EXTERIOR ACCENTS
- MODERN AND FARMHOUSE EXTERIOR DETAILING

*SKYLINE CHAMPION MANUFACTURERS ONLY

MECHANICAL ELECTRICAL PLUMBING

- 100 OR 200 AMP SERVICE
- PLUMB IN ICEMAKER IN WALL
- WIRE ELECTRIC DRYER
- PLUMB FOR WATER
- SHUT-OFF VALVES THROUGHOUT
- HIGH EFFICIENCY ENGINEERED DUCT SYSTEM, PERIMETER REGISTERS, EVEN TEMPERED CONTROL
- QUIET AIR DELIVERY, % SEALED SYSTEM, TOE-KICK REGISTERS
- HIGH EFFICIENCY GAS FURNACE H/E
- CUSTOM BATH LIGHTS
- CARRIAGE PORCH LIGHT
- 40 GALLON GAS WATER HEATER
- USB RECEPTACLE IN KITCHEN
- ROCKER LIGHT SWITCHES

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