



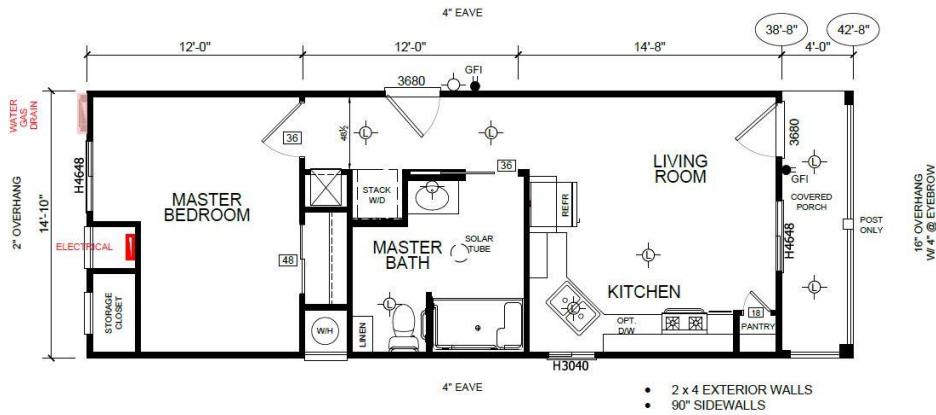
Modular Lifestyles



An Alternative way to living for under \$100,000



Add the Power Center of Solar + Battery for Zero Net Carbon house



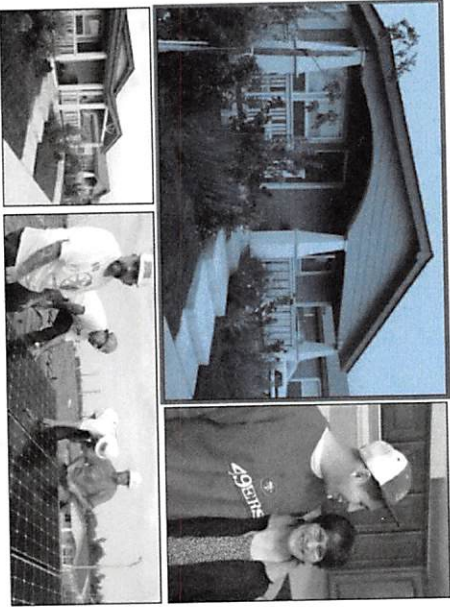
888-437-4587 to learn more

Sierra Pointe

- Ground set manufactured home subdivision

Sierra Pointe FRESNO

1233 West Ardham Avenue



Overview: Sierra Pointe, Fresno

Year built	2009
Project type	Home ownership for first time buyers
Building type	Single Family Homes
Number of units	53 homes
Site size	8.12 acres
Amenities and Location highlights	Close to retail, schools, churches, child care, family education center, county "one-stop service center"



Fresno Housing Authority chose Sierra Pointe for its program throughout Fresno County including 21 developments in the City of Fresno.

FRESNO HOUSING AUTHORITY





NET ZERO OPERATING HOUSE Ojai, CA

Modular Lifestyles has been seeking to build and prove that affordable manufactured houses can reach "Net Zero" quicker than site built homes. One of my 62+ senior customers works as a subcontractor for SCE utility company in Southern California. She requested I build her a home to achieve zero utility costs especially electric a daunting challenge in Ojai, CA where housing is expensive proposition. Our 18 new solar homes built within Oak Haven a 62+ senior community through the years was the launching pad for us to develop this kind of home by learning from our mistakes.

This homeowner's home since Feb. 2014, has attained a cumulative credit of \$85.38 for all appliances electric. I purposely did not install the Tankless as a electric water heater; it is Gas operated. The Tankless water heater electrical costs are very high and require more PV panels. The cost to heat HOT water needs has been running around \$4.00 per month.

In addition, this home was built with Universal design features to allow "Age-In-Place". The recessed front porch was collaboration with Trustram wheelchair lifts to allow its installation at a future date. The land square footage of an ADA ramp was prohibitive.

I believe factory built homes to be the best at achieving "Net Zero" in most climates of California for an affordable price for the low to middle income demographic

Follow Up:

2014-2015 annual electrical bill = \$-55.00 / Nat Gas bill \$56.00 annually

What do you think about factory built house results like this?

A SHARED HOUSING for Community Curb Appeal

A HUD code 50 AMP Shared 2 Master Suite replacement house

Ductless Mini Split HVAC

Solar + Battery + Electric Car ready

Developed for Seniors living only on Social Security – Rent the room not the house.

