

Redwood Village
855 Barron Ave.
Redwood City, CA 94063

San Mateo County

Revision 4



UPDATED PRICING

R4Ps' team is pleased to participate in the facelift of Redwood Village in San Mateo County. While we strive to remain consistently competitive in our offering, prices have changed from the initial submission of RFP #1334 in January 2017.

Ultimately, the market demand for affordable housing has been the cause for price increases across the board. The cost of construction has been a major driving force of rising prices due to natural disasters, an upturn in the economy, and the escalation of tariffs. The transportation sector has also experienced additional regulations, insurance requirements and premiums that have created a hike in transporting fees. San Diego Sets, however, will keep prices the same as long as the unit volume does not significantly change.

The low level series has been completely deleted and is no longer available. I have been informed that the factory will have another .75% increase to their base prices with the anticipation of the increase in wages for the state of California. I went ahead and added in that price in the following estimates since we do not have prices 'locked' which is possible if you were ready to order. The following outlines the details and breakdowns the fees necessary for the Baron Avenue Project as of October 28, 2018.

We are still offering an overall discount with a volume order. The following are updates on the 7 units that you have requested.

TINY HOME COTTAGES

Designed for San Mateo's Redwood Village to fit its' small spaces

Individual price & volume discount

• SAN MATEO MICRO LOFT

(Specially designed for Redwood Village - formerly Microbeach)

- 13'4" X 26
- 1 BDRM
- 1 BATH
- LOFT

1
MICROLOFT

Estimated Cost per Unit

1 UNIT = \$52,900

Additional Fees: \$18,325

***Total Estimated Cost: \$71,225
or \$213.38/mo**

Not Available to A4, A6, B3, B5

SAN MATEO 2 BD SHORT LOFT

(Specially designed for Redwood Village)

- 13'4 X 29'5"
- 2 BDRM
- 1 BATH
- LOFT

2
2BD SHORT
LOFT

Estimated Cost per Unit

1 UNIT = \$ 51,700

Additional Fees: \$18,325

***Total Estimated Cost: \$70,025
or \$209.92/mo**

**Available to All C-Lane AND
A5, A7, A9, A11, A13, A15, A17**

Full detailed breakdowns provided in individual estimates/invoices.

***NOTE: Cost are subject to change.**

THE NEW 'SAN MATEO MICRO-LOFT'

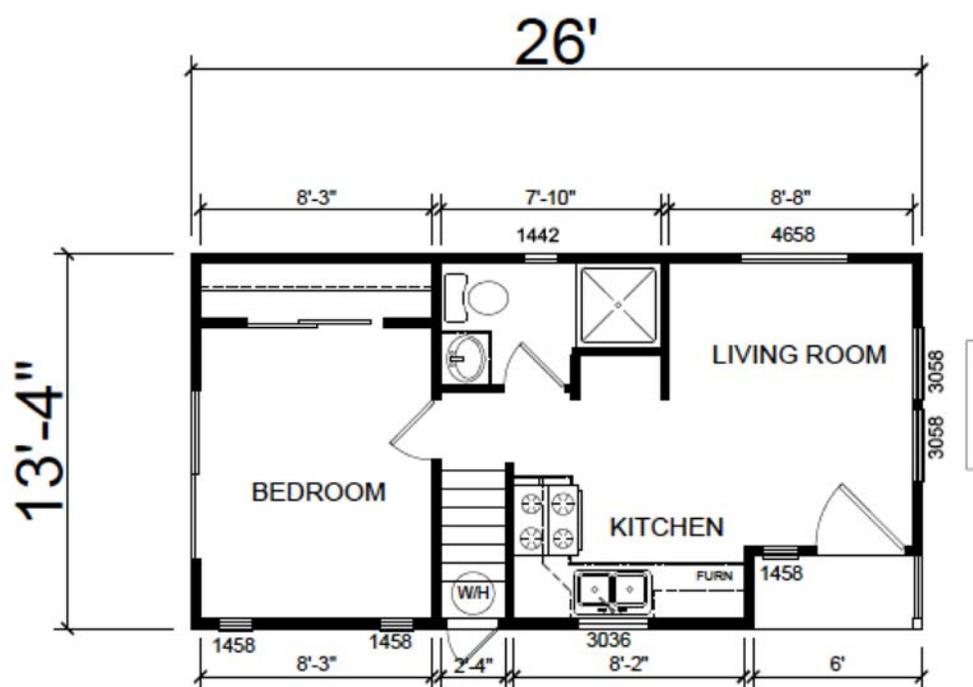
DESIGNED FOR REDWOOD VILLAGE

(Replacing MicroBeach)



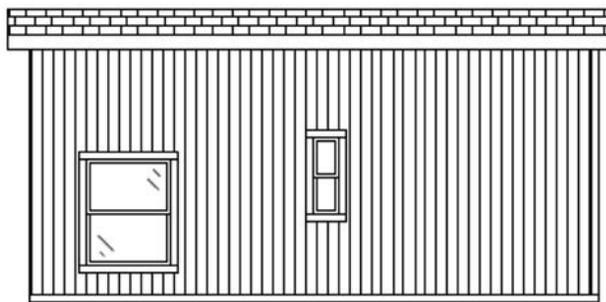
* SOME FEATURES SHOWN IN PHOTOS ARE UPGRADES TO THE STANDARD SPECIFICATION

THE NEW 'SAN MATEO MICRO-LOFT' (Replacing Microbeach) INTERIOR FLOORPLAN

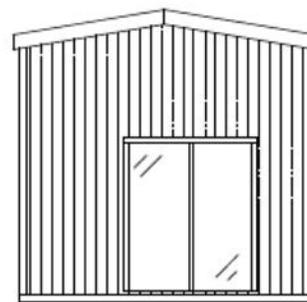


THE NEW
'SAN MATEO MICRO-LOFT'
(Replacing Microbeach)
ELEVATIONS

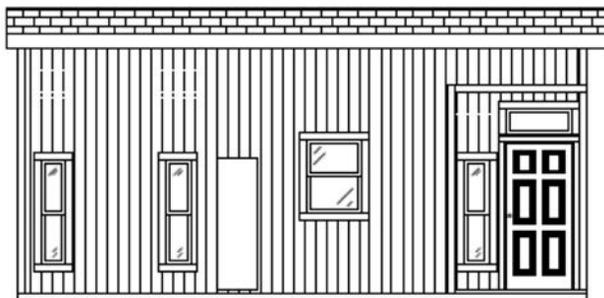
(Specially Designed for Redwood Village)



BACK ELEVATION



REAR ELEVATION



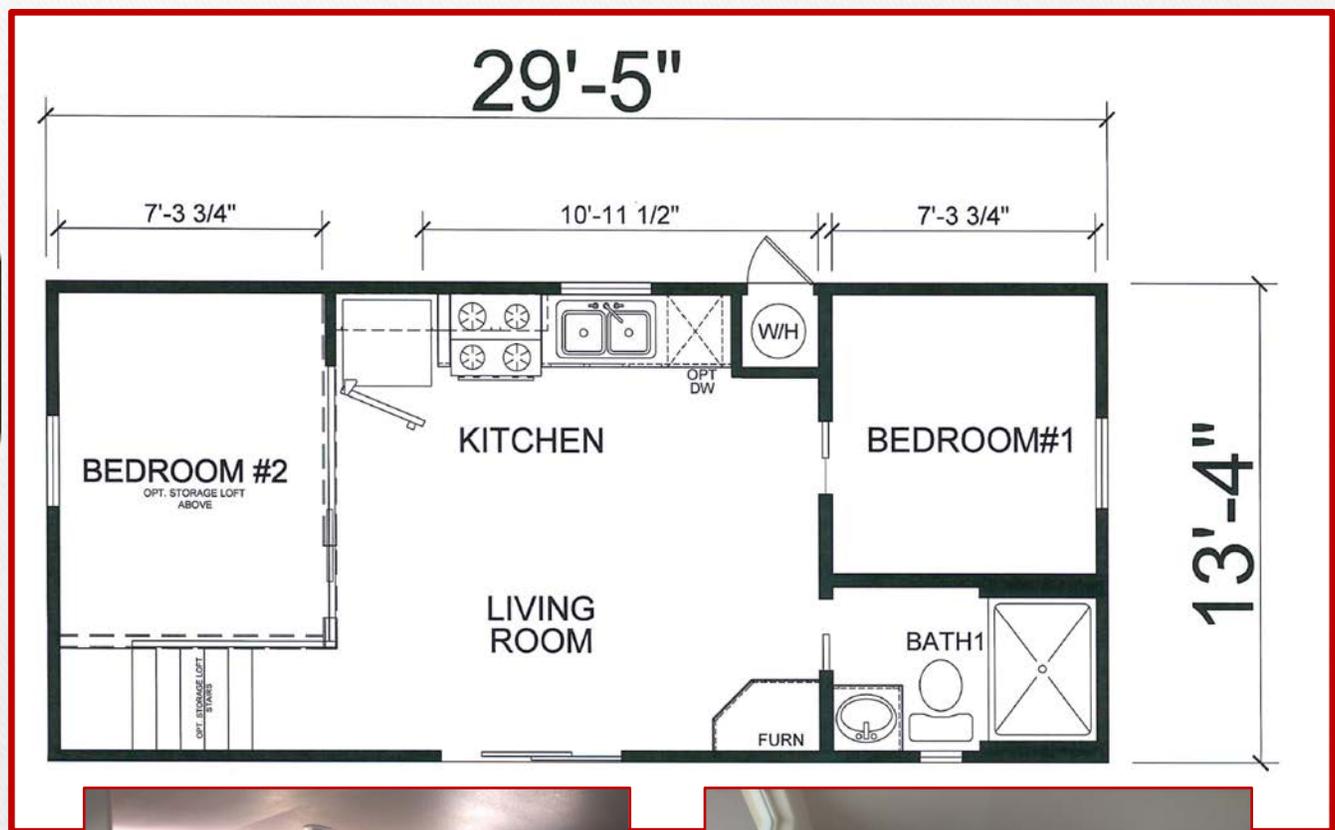
FRONT ELEVATION



HITCH END ELEVATION

SAN MATEO 2 BD SHORT LOFT INTERIOR FLOORPLAN

(Specially Designed for Redwood Village)



2-SHORT COTTAGE

3

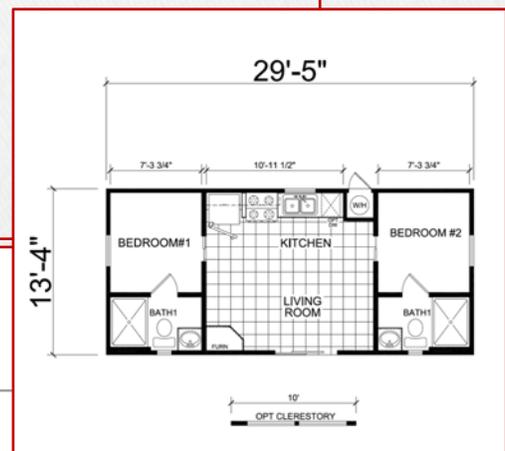
- 2 BD 13'4" X 29'5"
- 1 BA (NO LOFT)
 - OPTION A. - FRONT LIVING AREA
 - OPTION B. - BEDROOM ON EACH SIDE
- FITS IN SHORTER SPACE
- OPEN LIVING AND KITCHEN AREA

1 UNIT = \$47,700

Additional Fees: \$18,325

***Total Estimated Cost: \$66,025
or \$198.39/mo**

**Available to ALL C-Lane and
A5, A7, A9, A11, A13, A15, A17**



Full detailed breakdowns provided in individual estimates/invoices.

TINY HOME COTTAGES

Designed for San Mateo's Redwood Village

Individual price & volume discount

4
ACCESSIBLE
FRIENDLY

ACCESSIBLE FRIENDLY

- 13'4 X 31'10"
- 1 BEDROOM
- 1 BATH
- SPECIAL SHOWER & SINK
- WIDER DOORS

1 UNIT = \$49,700

Additional Fees: \$18,325

***Total Estimated Cost: \$68,025
or \$204.15/mo**

**Available to ALL C-Lane and
A5, A7, A9, A11, A13, A15, A17**

ULOFT

(Formerly EVS 04-157)

- 11'2" X 35'2"
- **U SHAPE KITCHEN**
- 1 BEDROOM
- 1 BATH
- LOFT

1 UNIT = \$53,300

Additional Fees: \$17,850

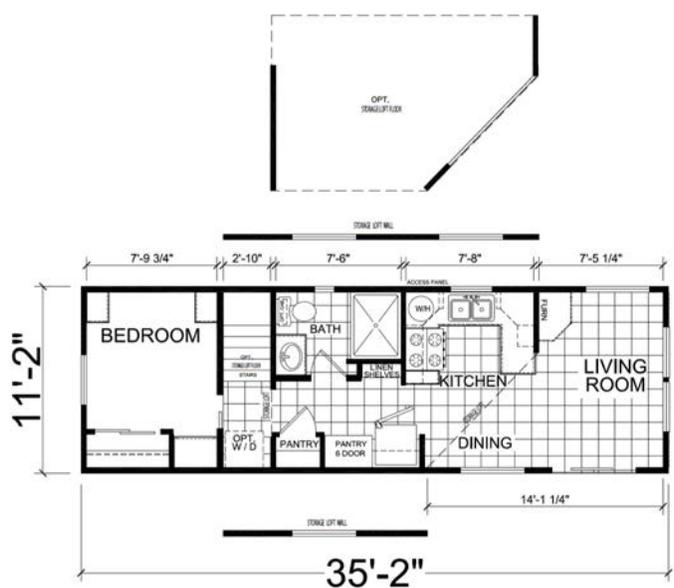
***Total Estimated Cost: \$71,150 or
\$213.16/mo**

**Available to A5, A7, A9, A11, A13,
A15, A17 and C-Lane (but not
available to C6, C8, C10, C12, C14,
C16, C18)**

5
ULOFT

Full detailed breakdowns provided in individual estimates/invoices.

ACCESSIBILITY FRIENDLY



SAN MATEO ULOFT (Formerly EVS 04-157)

* SOME FEATURES SHOWN IN PHOTOS ARE UPGRADES TO THE STANDARD SPECIFICATION

TINY COTTAGES

Standard Specifications

CONSTRUCTION

Vaulted Ceiling Throughout
12" Eaves Front & Rear
Nominal Eaves Both Sides
30# Roof Load
2x4 Exterior walls
2x6 Floor Joists 16" On Center
6/12 Roof Pitch on 11'2" and 4/12 on 13'4" & 14'4"
5/8" Tongue & Groove Floor Decking
R-22 Ceiling Insulation
R-13 Wall Insulation
R-11 Floor Insulation

EXTERIOR

Sliding Glass Entry Door
Deluxe Porch Light
Class A Shingles
Cemplank Vertical Siding
Cemplank Fascia
Cemplank Perforated Soffit
Low "E" Dual Glaze Windows Throughout
4" Cemplank Window Trim Throughout

KITCHEN

Bank of Drawers
Granite Counters With Single Eased Edge
4" Granite Backsplash
Lined Overhead Kitchen Cabs
Brushed Nickel Single Lever Kitchen Faucet
Cabinet Over Refrigerator
Stainless Steel Sink
Flat Panel MDF Cab Doors

INTERIOR

T&T Throughout With Rounded Corners
2" Fauxwood Blinds Throughout
White 2-1/4" Door Case Molding
Rocker Light Switches Throughout
3" Baseboard Molding Throughout
Wood Rod & Shelf Throughout
Simply Stated Carpet
#4 Rebond Carpet Pad
Mirrored Closet Doors in Bedroom
Night Stand & Dresser - 1 Bedroom Units Only

APPLIANCES

Deluxe Gas Range
18 CF Frost Free Refrigerator
30" Vented Range Hood With Light

PLUMBING/HEATING/ELECTRICAL/UTILITY

Gas Forced Air Furnace
Toe Kick Heat Registers Throughout
Shutoff Valves Throughout
50 AMP Service With 25' Power Cord
20 Gal Electric Water Heater
Exterior GFI Receptacle
Carbon Monoxide & Smoke Detectors
Fire Extinguisher

BATHS

Brushed Nickel Faucets & Hardware
Granite Counters With Single Eased Edge
36" or 48" Shower With Glass Enclosure
4" Granite Backsplash

Due to our philosophy of continuous improvement, we reserve the right to change pricing and specifications without notice and/or obligation.

* SOME FEATURES SHOWN IN PHOTOS ARE UPGRADES TO THE STANDARD SPECIFICATION

Manufactured
HUD homes
13'4" & 14'4"
single wide to
accommodate 7
spaces



HUD #1

- 13'4 X 56"
- 2 BEDROOMS
- 1 BATH
- 750 SQ. FT.

1 UNIT = \$52,500

Additional Fees: \$23,516

***Total Estimated Cost: \$76,016
or \$227.19/mo**

A5, A7, A9

HUD #1

HUD #2

- 14'4" X 54' OR 56'
- 777-806 SQ. FT.
- 3 BEDROOMS
- 2 BATH

1 UNIT = \$ 57,700

Additional Fees: \$23,516

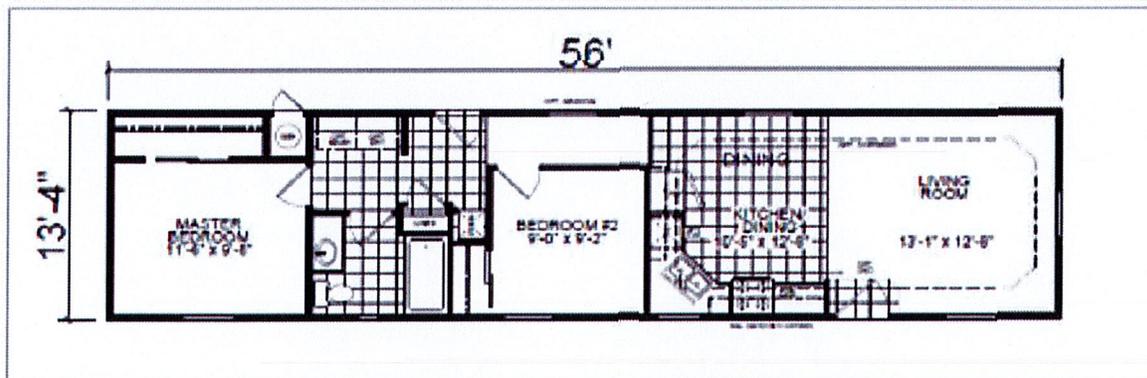
***Total Estimated Cost: \$81,216
or \$242.19/mo**

A11, A13, A15, A17

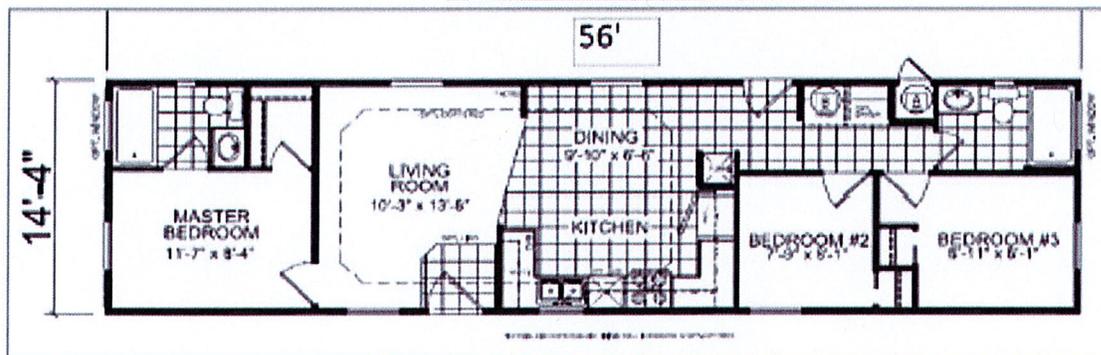
HUD #2

Full detailed breakdowns provided in individual estimates/invoices.

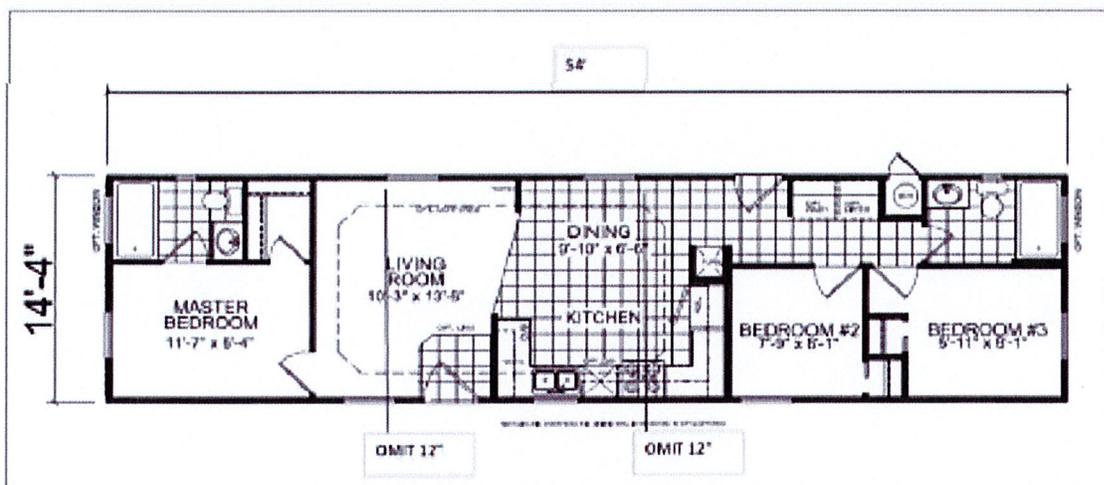
Available to: A5, A7, A9



Available to: A11, A13, A15, A17



Available to: A11, A13, A15, A17



HUD UNITS

Standard Specifications

CONSTRUCTION

8' Flat Ceiling Throughout
12" Eaves Hitch End Only
Nominal Eaves Sides & Rear - All Except 28' & 40' Wides
6" Eaves Sides & Rear - 28' & 40' Wides Only
20# Roof Load
2x4 Exterior walls
2x6 Floor Joists 16" On Center
3/12 Roof Pitch
5/8" Tongue & Groove Floor Decking
R-22 Ceiling Insulation
R-13 Wall Insulation
R-11 Floor Insulation

EXTERIOR

36" Inswing Steel Front Door
Standard Front & Rear Porch Lights
Class A Shingles
Cemplank Vertical Siding
Cemplank Facia
Cemplank Perforated Soffit
32" Inswing 6-Panel Rear Door
Shutters Hitch & Front Door Side - Single Wides Only
4" Cemplank Window Trim Throughout
Low "E" Dual Glaze Windows Throughout

KITCHEN

Granite Counters With Single Eased Edge
4" Granite Backsplash
Bank of Drawers
Lined Overhead Kitchen Cabs
Brushed Nickel Kitchen Faucet
Cabinet W/ No Doors Over Refrigerator
Stainless Steel Undermount Sink
Flat Panel MDF Cab Doors

INTERIOR

T&T Throughout With Rounded Corners
6-Panel Interior Doors
White 2-1/4" Door Case Molding
Brushed Nickel Lighting & Hardware Throughout
Carpet In Closets Throughout
3" Baseboard Molding in Wet Areas Only
Standard Heat Registers Throughout
Wire Vented Shelving Throughout
Simply Stated Carpet
#4 Rebond Carpet Pad
Linoleum in Kitchen, Dining, Baths & Utility

APPLIANCES

Deluxe Gas Range
18 CF Frost Free Refrigerator
30" Vented Range Hood With Light

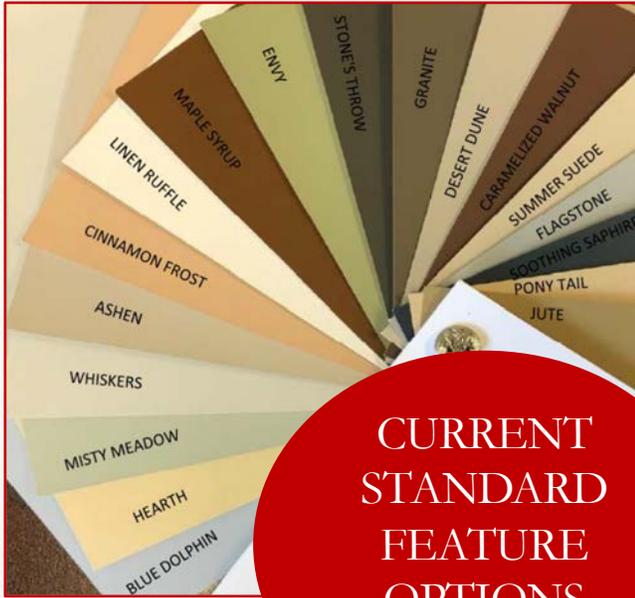
PLUMBING/HEATING/ELECTRICAL/UTILITY

Gas Forced Air Furnace
Shutoff Valves Throughout
Wire & Vent For Electric Dryer
Wire Shelf Over Washer & Dryer
30 Gal Electric Water Heater
100 AMP Electrical Service
Exterior GFI Receptacle
Carbon Monoxide & Smoke Detectors
6" LED Can Lights Throughout

BATHS

Granite Counters With Single Eased Edge
4" Granite Backsplash
1 PC Fiberglass Tub/Shower
Brushed Nickel Faucets & Hardware
Undermount Bath Sinks

Due to our philosophy of continuous improvement, we reserve the right to change pricing and specifications without notice and/or obligation.



**CURRENT
STANDARD
FEATURE
OPTIONS**

Standard Cabinets – Kitchen, Bathrooms,
& Shelves & Drawers throughout



Paint

Standard Granite!



Barn Wood



Charcoal Slate



Honeytone



**LINOLEUM &
CARPET
STANDARD
FLOORING**



Pacific Crest Trail



Harness



Tannin



Suede



Briest



Spanish Grey



Gravel



Roofing
Standard
Options

Price Summary Sheet - Units

Name of unit	Size	Total Adjusted Production Price 10.2018	Volume 1.5% Discount	20+ units Price	Volume 2% Discount	30+ units Price	Volume 2.5% Discount	40+units Price
Mini Cabin	11'10X21'6"							
litle Bitty	11'8X18'4							
San Mateo MicroLoft	13'4 X 26	\$52,900.00	\$793.50	\$52,106.50	\$1,058.00	\$51,842.00	\$1,322.50	\$51,577.50
EVC 01-157 ALT	11'10"X31							
EVC 03-157	11'10X232'8'							
Uloft	11'4"X32'6"	\$53,300.00	\$799.50	\$52,500.50	\$1,066.00	\$52,234.00	\$1,332.50	\$51,967.50
EVC 08 -157	11'10"X25'							
EVC 11-157	13'4X29'2"							
Accessibility Friendly 1 bd	13'4X31'10"	\$49,700.00	\$745.50	\$48,954.50	\$994.00	\$48,706.00	\$1,242.50	\$48,457.50
2bd 1 ba	11'2X34'11							
2bd w/loft	11'2X34'11							
2 bd 1 ba w/loft								
Spring Creek	11'2"X 35'2"							
1bd w Loft								
Model 12351X	11'2"X35'8"							
San Mateo 2BRShortLoft	13'4 X 29	\$51,700.00	\$775.50	\$50,924.50	\$1,034.00	\$50,666.00	\$1,292.50	\$50,407.50
2 bd 1ba Short	13'4 X 29	\$47,700.00	\$715.50	\$46,984.50	\$954.00	\$46,746.00	\$1,192.50	\$46,507.50
Manufactured Homes								
2bd/1 ba CM #2562L	13'4" X 56	\$52,500.00	\$787.50	\$51,712.50	\$1,050.00	\$51,450.00	\$1,312.50	\$51,187.50
3bd/2ba CM #6563B	14'4" X 56	\$57,700.00	\$865.50	\$56,834.50	\$1,154.00	\$56,546.00	\$1,442.50	\$56,257.50
3bd/2ba CM# 6563B Rev	14'4" X 54							

DMV REGISTRATION



Park Models & Manufactured HUD home :

Since the county will be buying the units initially, there are no sales tax. Once a Certificate of Origin/ MSO is issued, R4P/5Star will get all documents notarized and assign the registration of the units to San Mateo County with the DMV at no cost. Should San Mateo County want to sale to individuals at Redwood Tiny Cottage Village, an approximate fee of \$ 345 fee will be charged for plates, registration, and process to process & submit from California Auto Licensing (CAL). At that point, the individuals will be responsible for sales tax.

Items needed from the residence:

- Individuals name, address, & drivers license
- Bill of sale with Power of Attorney * see following form (2pages)

CAL is a 3rd party entity that R4P/5Star uses for registration services.

Travel Trailers :

A travel trailer's registration is also similar to registering a vehicle at the Department of Motor Vehicles.

Title & taxes are normally due at close.



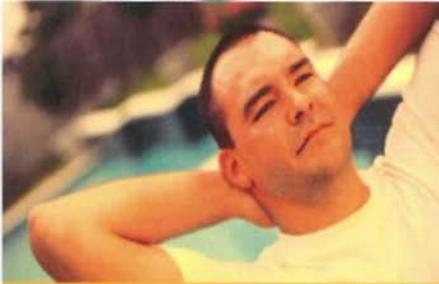
7 YEAR WARRANTY



Redman 7 Year Warranty

Protecting Your Home For Seven Full Years

Home Sweet Home



Rest Easy

There are many reasons for selecting a home builder that protects your investment for many years.

Here are a few good reasons:

- ✓ No unplanned expenses
- ✓ In-home service
- ✓ Maintains home image
- ✓ Extra long term value
- ✓ Transferable warranty
- ✓ Quality assurance

The Redman 7 Year Warranty provides insured protection for 7 full years after purchase.

CHAMPION 



Redman Homes
Champion Home Builders, Inc.
Lindsay, CA.

- Air Conditioning
- Appliances
- Plumbing System
- Heating System



- Electrical System
- Structural
- Renewable Transferable
- No Additional Cost

Comprehensive Home Owner Protection



The
Redman Quality
Of
Excellence

Your air conditioning, heating system, electrical system, plumbing system and your appliances purchased with the home are warranted 7 years to function as intended. You will rest by knowing that the structure of your home is also covered under The Redman 7 Year Warranty. The Redman 7 Year Warranty provides protection for all the covered parts and labor to function as they were originally designed to function.

This warranty information with pictures is not intended to represent the actual home you purchase or a home currently manufactured by Champion Home Builders, Inc. This warranty is available on select homes. Check with your retail sales person for more information concerning this warranty.

* Warranty verbiage to be provided upon request