

# MODULAR PROCESS

DESIGN



PERMIT



BUILD

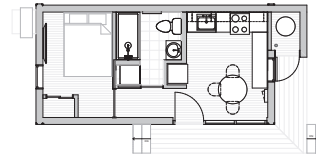
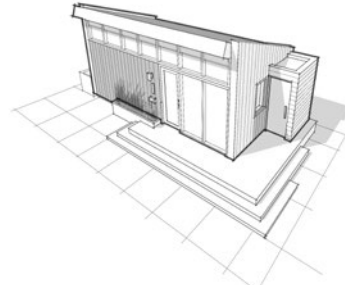


DELIVER



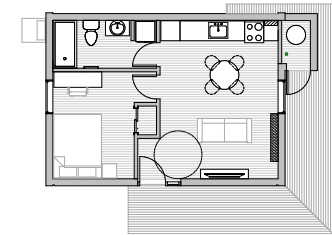
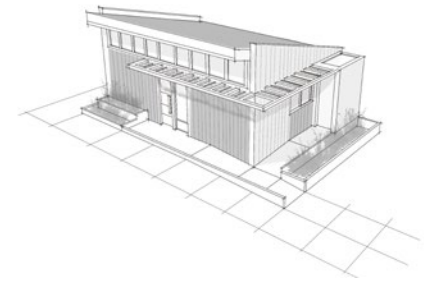
## MOD 1

SQUARE FOOTAGE: 280 SF  
# OF BED/BATH: 1/1  
# OF FLOORS: 1



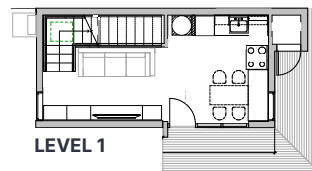
## MOD 3

SQUARE FOOTAGE: 380 SF  
# OF BED/BATH: 1/1  
# OF FLOORS: 1



## MOD 2

SQUARE FOOTAGE: 430 SF  
# OF BED/BATH/DEN: 1/1/1  
# OF FLOORS: 2



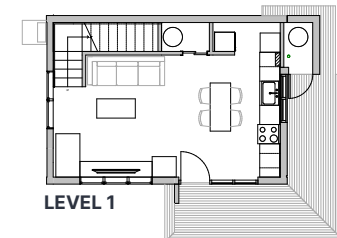
LEVEL 1



LEVEL 2

## MOD 4

SQUARE FOOTAGE: 740 SF  
# OF BED/BATH: 1/1.5/1  
# OF FLOORS: 2



LEVEL 1

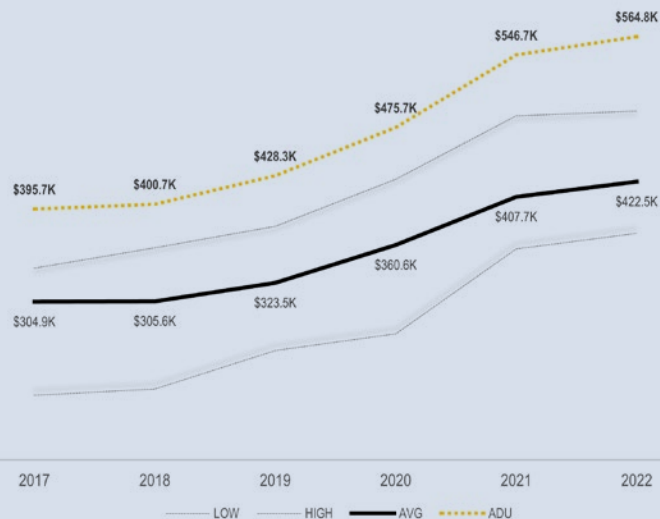


LEVEL 2

# MODULARA FINANCIALS

## ESTIMATED REAL ESTATE VALUE WITH A BACKYARD HOME

4815 BASS PL SE, WASHINGTON DC, 20019



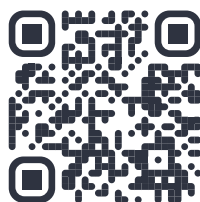
## INCREASE YOUR HOME VALUE WITH A BACKYARD HOME (ADU)!

### BENEFITS:

- Adding an ADU could increase your home value by nearly 120%, even after factoring in construction costs.
- Creates a new source of rental income to protect your financial health during times of economic volatility.
- Facilitates multi-generational living and allows homeowners to age in place.
- Construction is faster and less disruptive than a typical renovation.

### CONSIDERATIONS:

- Labor and materials may vary by jurisdiction.
- Lower interest rate options like home equity lines of credit (HELOC) are available. Consider:
  - **Tower Federal Credit Union** (towerfcu.org)
  - **Upstart** (upstart.com)
  - **Lending Club** (lendingclub.com)



modulara.com