

BREATH OF LIFE MEDFORD

"Ruach Kadosh"

Oregon's First
**Net Zero Energy Efficient
Affordable Community**

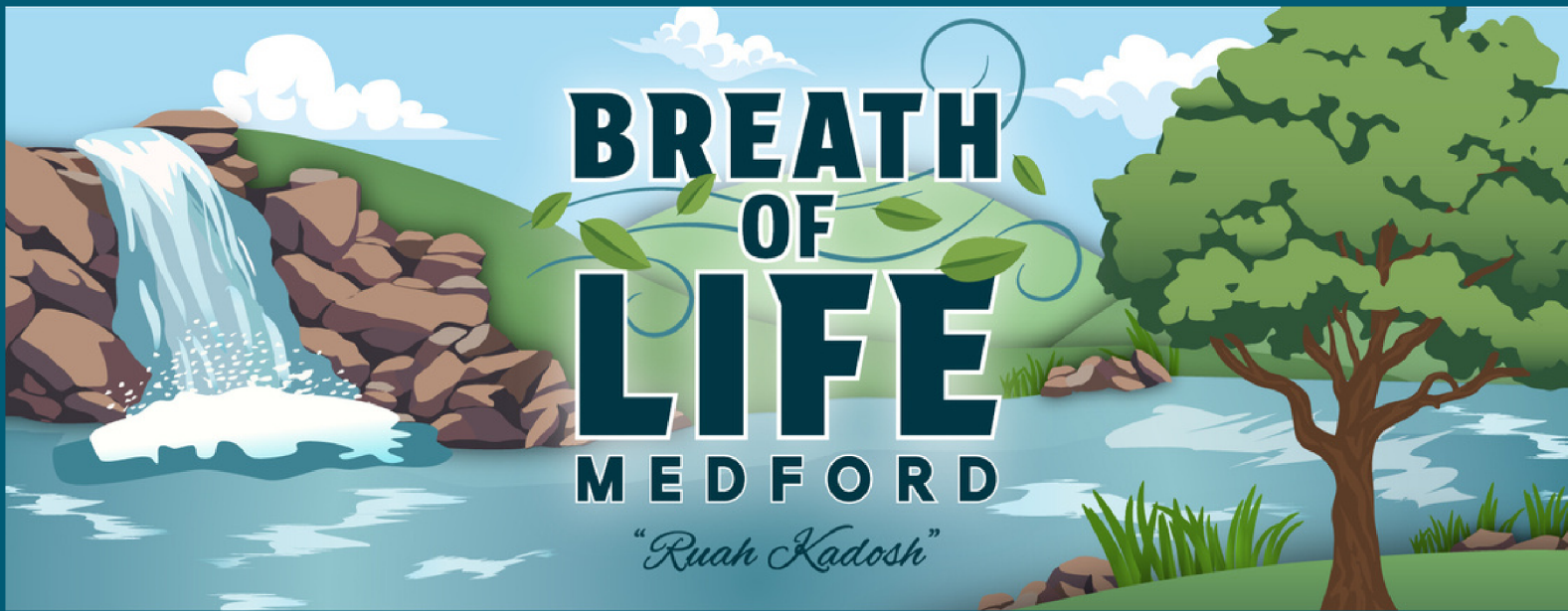


Presented by



Turning Point Program





Project Information

Breath of Life Medford is a 142 unit innovative mixed use community developed and managed by Turning Point Program. The community will feature 56 cottage homes for affordable home ownership, 72 affordable apartments, a community building with open and also reservable gathering space, a water feature splash pad, three community rooftop viewing decks, and landscaped walking paths throughout. All residents will have reserved covered parking under a solar array that produces all the power for the community!

There are 4 floorplans for Home Ownership:

Hideaway - 448 sf studio, 1-Bath (ADA accessible)

Bungalow - 560 sf 1-Bedroom, 1-Bath (ADA accessible)

Cottage - 896 sf, 2-Bedroom, 1-1/2 Bath

Villa - 1120 sf, 2-Master Bedroom, 2-1/2 Bath

Homeowners in Breath of Life Medford will enjoy **all utility bills and exterior maintenance**, included in their minimal ground lease, and facilitated through escrow!

**Power • Gig/Gig Internet • Water • Sewer
Storm • Trash • Exterior Maintenance**

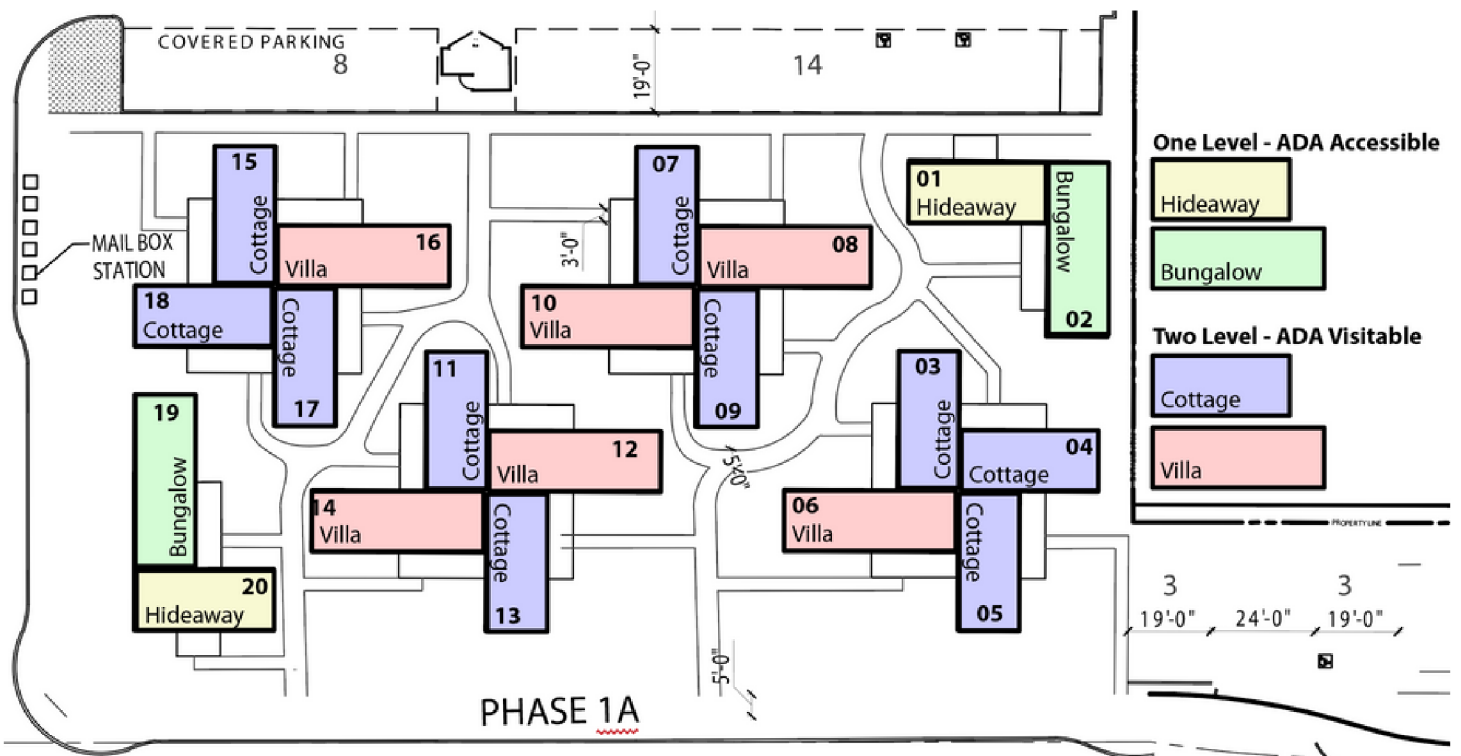
*All members of the community will also have access to the future **community building, reservable meeting space, and rooftop viewing decks.***

Community Site Design

Site Plan for Full Phases 1-3



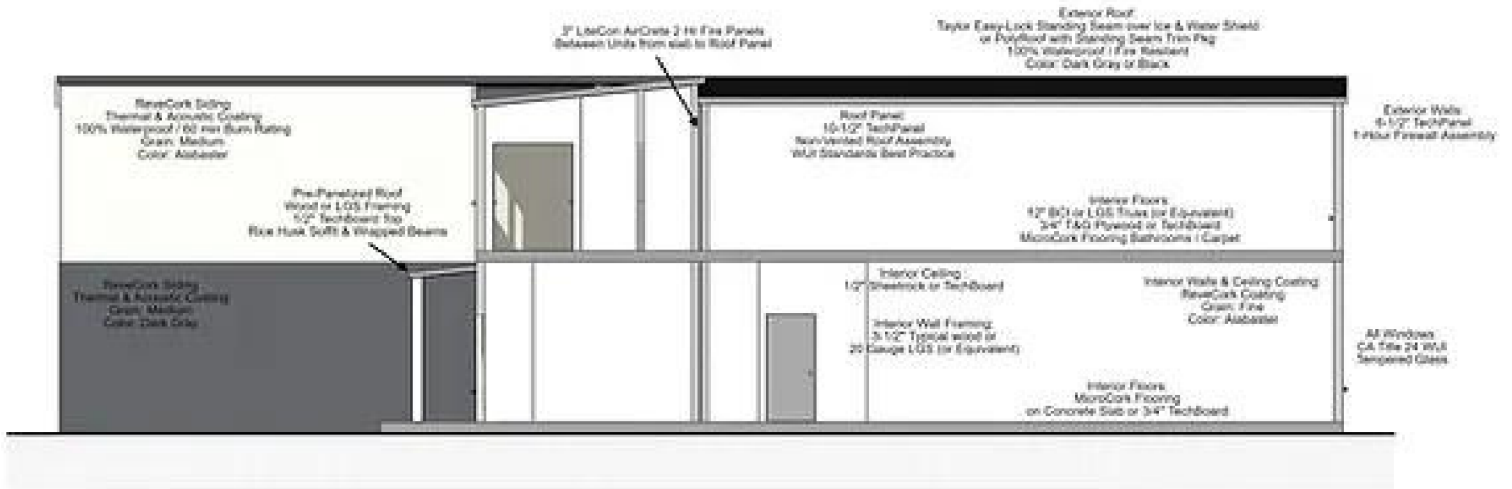
Phase 1 Homeownership Sites Now Available!



Phase 1 Virtual Renderings



Floor Plans & Pricing



Plan SF: 448
Building Envelope: 14'x32'
Bedrooms: Studio
Modules: 1

ROGUE HIDEAWAY



Plan SF: 560
Building Envelope: 14'x40'
Bedrooms: 1
Modules: 1

ROGUE BUNGALOW



\$125,000



\$140,000

Plan SF: 896
Building Envelope: 14'x32'
Bedrooms: 2
Modules: 2 (Stacked)

ROGUE COTTAGE



Plan SF: 1,120
Building Envelope: 14'x40'
Bedrooms: 2
Modules: 2 (Stacked)

ROGUE VILLA



\$170,000



\$210,000

Innovative Home Features

Your home is build with Tech Panels!

These are pre-fabricated Structural Insulated Panels made with award winning non-combustible, carbon neutral, cement based structural sheeting. Your home will be highly energy efficient, fire & extreme weather resilient, and built to withstand significant earth quakes! The Roof panels are a non-vented roof assembly and meet the strict Wildland Urban Interface (WUI) standards.

ReveCork Siding

Your siding is environmentally friendly with carbon capture and fire resilience. Natural cork bark is harvested, particalized and then emulsified into an acrylic mixture. It is tinted to a desired color like paint and then applied in a coating that resembles stucco. 100% waterproof and breathable. This siding seals your home and increases the fire rating, thermal and acoustic insulation.

Solar-Covered Parking

Each unit is all electric and includes ductless mini-splits and tankless hot water heaters. The community was preliminarily energy modeled with the Energy Trust of Oregon. True South Solar took the model and designed the solar covered parking to produce 100% of the projected annual energy usage for all homes and community buildings.



Home Ownership Process

Step 1: Contact ACCESS Oregon

- Verify you qualify under 80% Area Median Income (AMI)
- Enroll in required Buyer Education Classes
- Apply for Down Payment Assistance Programs
- Apply for Disaster Relief Assistance (If applicable)
- Designate Breath of Life Medford for your new home!

Step 2: Loan Pre-Approval

- Obtain a Pre-approval Letter and commitment of funding
- Purchasing a home on a Community Land Trust can be tricky with the additional requirements and restrictions, so we need to make sure our team has reviewed your funding prior to writing a reservation agreement.
- Once your pre-approval is verified, we can obtain construction financing, and you can pick out your home!

Step 3: Home Reservation

- Contact our Sales team and schedule a meeting
- Review the Community and Documentation
- Select a Home and secure your reservation
- Once you have completed your Buyer's checklist we can convert your reservation into a purchase agreement!



Need More Information?

info@breathoflifecommunity.com

Pre-Qualification & Buyers Education

ACCESS OREGON

(541) 779-6691

3630 Aviation Way, Medford, OR 97504



NMLS# 776623

Home Loan Pre-Approval

Rogue Credit Union

Tammy Morgan

(541) 261-4166

Tony Chavez

(541) 778-6862

Home Sites & Amenity Details

Kari Miller

(541) 941-0033

Listing Broker, Windermere Van Vleet



Community Design & Construction

Adrian Broadhurst

(503) 710-7705

adrian.promisedlandinc@gmail.com