

FARM HAVEN COTTAGES

A · L · I · V · E

Affordable Lifestyle In a Village Environment

Lake City, South Carolina



Own Your Home



Solar + Grid Power



Licensed RN



Village Community



1 Hr to Beach

Two Communities · Family Homes & Senior Village · Modular Homes by Cavco

The affordable, resilient, dignified way to live in the American South

farmhavencottages.com · bob@farmhavensc.com · Lake City, South Carolina

THE SENIOR HOUSING CRISIS

Demand is exploding. Affordable options are disappearing. America needs a solution — now.

71.5M

Americans currently
receiving Social Security

\$9,000+

Average monthly cost
of a U.S. nursing home

2030

Year ALL Baby Boomers
reach age 65

America urgently needs affordable, dignified housing for seniors — at massive scale.

Farm Haven Cottages is the answer.

Sources: SSA, SeniorLiving.org, Fortune, PolitiFact (2026)

THE MARKET OPPORTUNITY

The demand for affordable senior housing has never been greater — and it is growing every single day.

10,000

Baby Boomers reach age 65
every single day

300,000

Reach retirement age every
month

3.8M

Become eligible for Social
Security per year

~180,000

New Social Security enrollees per
month

71.5M

Americans currently receiving
Social Security

By 2030

ALL Baby Boomers reach 65 —
retirement wave fully crests

ALIVE — BUILT FOR THE FUTURE

Like life insurance for your lifestyle — hope you never need it, grateful every day that you have it.



THE RISK IS REAL

- ⚡ Grid failures are becoming more frequent in America
- ⚡ Texas 2021 — millions without power, deadly cold
- ⚡ Northeast & Midwest — grid failure is life threatening
- ⚡ For elderly residents the risk is extreme and immediate
- ⚡ No heat · No water · No food · No communication
- ⚡ The older we are — the greater the danger



FARM HAVEN PROTECTS YOU

- ☀️ Solar + grid backup — home keeps running
- 🏠 R-70 insulation — stays comfortable for days
- 🌡️ Mild Southern climate — survivable without power
- 🍽️ Food security — long growing season nearby
- 👨🏻‍⚕️ Licensed RN on site — medical help always available
- 🏡 Village community — neighbors helping neighbors
- 🌿 Community greenhouse — fresh food grown on site

THE SOLUTION — FARM HAVEN COTTAGES

Affordable · Independent · Dignified · Resilient

Traditional Options

- ✗ \$8,000–\$10,000+/mo nursing home
- ✗ You RENT — zero equity built
- ✗ Institutional clinical setting
- ✗ Little privacy or independence

VS

Farm Haven Cottages

- ✓ Starting at \$144/sq ft — you OWN
- ✓ Build real equity in your home
- ✓ Private home in village setting
- ✓ Freedom, privacy & community

TWO COMMUNITIES — ONE VISION

Farm Haven Cottages offers two distinct communities — each designed for a different lifestyle and stage of life.



FAMILY HOMES

For All Ages & Families

- ✓ Quarter acre lots in Lake City
- ✓ 1,783 to 1,832 sq ft homes
- ✓ 4 bedrooms / 2 bathrooms
- ✓ All premium standard features
- ✓ Hayworth Max: 1,100 sq ft attic included
- ✓ Finish for ~\$38,500 — get 2,900 sq ft
- ✓ Starting at \$129 per sq ft



SENIOR VILLAGE

Ages 55 & Up

- ✓ Right-sized — 660 to 1,100 sq ft
- ✓ Single level — no upstairs
- ✓ Low maintenance inside & out
- ✓ Private home — your own space
- ✓ Community of peers your own age
- ✓ All premium standard features
- ✓ Starting at \$144 per sq ft

YOUR HOME — PREMIUM FEATURES STANDARD

Every Farm Haven home is built by Cavco — one of America's largest modular home builders. Like a new car, every home comes fully loaded.

Dual Power — Solar + Grid

Solar powered heat & A/C · Electric grid backup · R-70 super insulation · Reflective ceiling panels

Smart Windows & Doors

Double panel vacuum sealed · Auto sun-blocking · See out from inside · Privacy from outside

Premium Interior

10-foot ceilings · 9-foot all-wood doors · All appliances installed · Solid oak cabinets & center island

Fast 60-Day Delivery

From order to delivery in ~60 days · Cavco factory warranty · Fully customizable to your taste

Complete Transparency

Buyers receive copy of order form and sales contract · All cards on the table at all times

Fully Customizable

Choose from many options — like selecting features on a new car — to suit your budget and lifestyle

FAMILY HOME MODELS — 40 PLANS TO CHOOSE FROM

\$129/sq ft Standard · \$139/sq ft With Upgrades · All homes on quarter-acre lots

Blue Ridge Limited 4

1,783 Sq Ft

4 Bed / 2 Bath

Master Bed · Living Room
Kitchen with Nook
Home Office · Covered Porch

\$230,007 – \$247,937

Blue Ridge Essentials

1,800 Sq Ft

4 Bed / 2 Bath

Master Bed · Great Room
Dining · Kitchen · Foyer
Optional Covered Porch

\$232,200 – \$250,200

Hayworth Max

1,832 Sq Ft

3 Bed / 2 Bath

Master Bed · Great Room
Dining · W.I. Pantry
Covered Porch · Utility Room

\$236,328 – \$254,648

★ HAYWORTH MAX — SPECIAL BONUS INCLUDED STANDARD

1,100 sq ft attic · Pre-plumbed for full bath · Pre-wired · 9-foot ceilings · Finish for ~\$38,500 (\$35/sq ft)

Result: A family gets nearly 2,900 sq ft of living space — at a fraction of comparable new construction cost

Virtual 3D Home Tours Available at benhavenhousages.com

VILLAGE LIFE & AMENITIES

Everything you need for a comfortable, active, and worry-free lifestyle — all in one village.



Licensed RN On-Site Every Day — Wellness checks · Medication support · Emergency first response · Preventive care



Meals Available

\$8 per meal · As you use · No mandatory plans



Clubhouse & Cafe

Social events · Coworking · Community gathering



Fitness Center

Top quality equipment · Fully equipped gym



Swimming Pool

Recreation · Entertainment · Leisure



Community Greenhouse

Grow fresh produce · Voluntary program

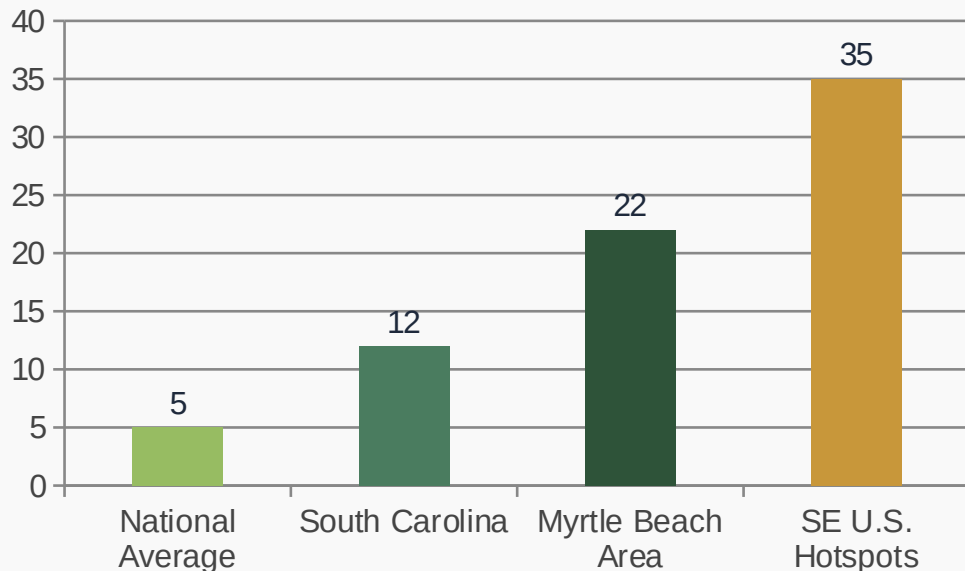


Walking Trails

Parks · Trails · Outdoor green spaces

WHY THE SOUTH — WHY LAKE CITY?

Annual Property Value Growth (%)



**Representative estimates for SE U.S. real estate growth.*



Cost of living ~9% below national average



Some of the lowest property taxes in America



No snow — warm mild Southern winters



Food security — long growing season, McCall Farms



Darla Moore invested \$250M+ in Lake City



South Carolina — America's #1 fastest growing state

EXPLORE THE REGION



Crossroads of America — I-95 (North-South) & I-20 (East-West) intersect in Florence, SC — just 30 minutes away



Myrtle Beach

60-90 Minutes

24 million tourists per year · World famous beaches, entertainment & shopping · Myrtle Beach International Airport



Charleston, SC

~2 Hours

One of America's most beautiful historic cities — architecture, culture and fine dining.



Pawleys Island

~1 Hour

Charming beach community known for natural beauty and a relaxed coastal lifestyle.



Georgetown, SC

~1 Hour

Historic waterfront city — one of the oldest and most charming cities in South Carolina.



Lake Marion

Minutes Away

110,000 acres · 315 miles of shoreline · World class fishing and stunning natural scenery.



Florence Airport

~30 Minutes

Regional airport with convenient connections to major hubs — easy travel for residents and guests.

READY TO MAKE FARM HAVEN YOUR HOME?

We would love to answer your questions and help you find your perfect home.



Website:

farmhavencottages.com



Email:

bob@farmhavensc.com



Location:

Lake City, South Carolina



Virtual Tours:

Available online — visit our website

Tour Our Homes Virtually — 3D Tours at farmhavencottages.com