

PARADISE TINY HOMES



Locally Owned & Founded by a Brother & Sister on the Big Island.

We saw the overwhelming need for elegant flexible alternatives to Hawaii's real estate options. It's become our mission to offer comfort, beauty, attainability, and freedom throughout all of Hawaii in the form of *Accessory Trailer Units*.

ATUs By: *Ellie K. Design*.





**WE MAKE DOWNSIZING FEEL LIKE
UPGRADING**

Yes, something ***smaller*** can be and IS more desirable!

Paradise ATUs are not a compromise, they are sophisticated in their simplicity. These thoughtful designs are significantly more efficient, not just to heat, cool, clean and move, but to be in and to use.

All of the best features and details are thoughtfully and intentionally put in the right place; designed to feel open, light and grand; designed especially for Hawaii living.

Paradise Tiny Homes + Ellie K. Design



**Offering more beauty, craftsmanship, creative design
and comfort than most larger homes with bigger price
tags offer.**





The Original Paradise Model ATU

2bd/1.5ba

Downstairs bedroom

+Loft

8x28' Trailer



Our designs continue to demonstrate how much more luxurious, peaceful, easy, and enjoyable small spaces can be.

Paradise Tiny Homes offers products that can be seen as both economic and luxury simultaneously.



ACCESSORY TRAILER UNITS

The real flex is freedom!

ATUs are built with trailers as their effective foundations, so are not considered “Real Estate” and therefore don’t go through the typical permitting process. ATUs are more closely related to **RVs** and can be registered with the **DMV**.

Those interested are encouraged to do their research and find out if an ATU is right for them, their specific purpose and specific location.





RENOWNED DESIGNS of the **HIGHEST QUALITY** making the **BIGGEST IMPACT** with the **SMALLEST FOOTPRINT.**



How are ATUs used? And by who?

Our ATUs are extremely versatile. We even design coffee huts, saunas, and other custom ATUs.

We have investors, homesteaders, business owners, singles, couples, large families, long-time residents, new-comers, vacationers, young couples, retirees, all who are finding multiple purposes for and value in our creations.

They can be used for **anything** and by **anyone**.





**iPhone is to Rotary Phones what
Paradise Tiny Homes is to Standard Homes.**

It's not just about portability and hyper-convenience, it's about freedom and lifestyle.

FULLY FINISHED AND FURNISHED







Our pricing is transparent and our order process simple:
a **hands-off process** with a **turn-key result**.

Much different from building a **typical house.**

Reserving one of our products is easy and straightforward. No need to find contractors, decide on every detail or manage the project. We'll go through the interior options with you and our design team will ensure everything comes together beautifully and cohesively.



ATUs are Tiny Homes on Wheels, not **RVs**.

Although we can obtain certification from the RVIA to certify an ATU as an RV, Paradise ATUs are different. They are build, look and feel completely different than your standard, or even ultra luxury RV. All Paradise Tiny Homes are artisanal one-of-a-kind works of art.



This 30' Design Can Sleep Up to 8!



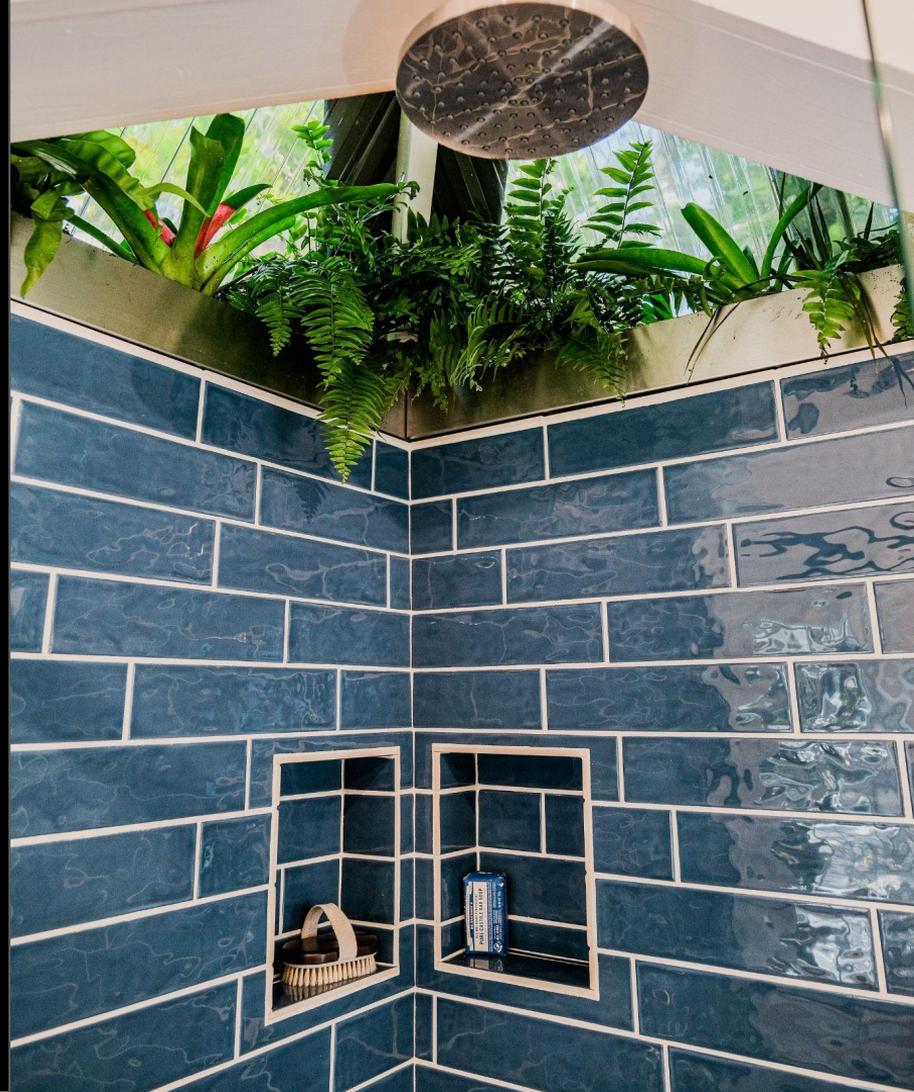
View all models and pricing at: paradisetyinhomes.com/models

We'll Talk Through Preferences

...If you'll want all appliances included or to simplify for more storage and less energy consumption; if a bathtub or fireplace is a must for you; how many people you'll want your unit to sleep comfortably; what type of toilet will work best for your situation (off-grid options); and furniture layout (furniture is included).

After we chat through these details, we'll send over a purchase agreement, and as soon as a payment is made, we'll get to work!

You can have your custom ATU in as quickly as 3 months.



CUSTOMIZED OPTIONS INCLUDE:

-Countertop,
backsplash, and
cabinet colors

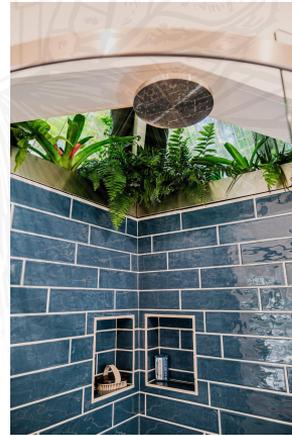
-Composting,
Incinerating or
standard flush
toilet

-Furniture layout,
use of space
and storage

-Shower tile
And if you'd like
a tub.

-Appliances
desired-
propane or
electric

-Interior and
exterior paint
color choices



Transport

If you have a truck with substantial tow capacity, great, you may be able to tow your own ATU! If not, you can always have a friend or hauling company help out. ATUs range from around 7k- 14k lb.

Inter-Island Shipping

Our ATUs are available across all of Hawaii. We build here on the Big Island but shipping to any island is made possible through *Young Brothers*.





Transporting an ATU

Inter-Island Shipping

Big Island to Maui

Port of Hilo > Port of Kahului

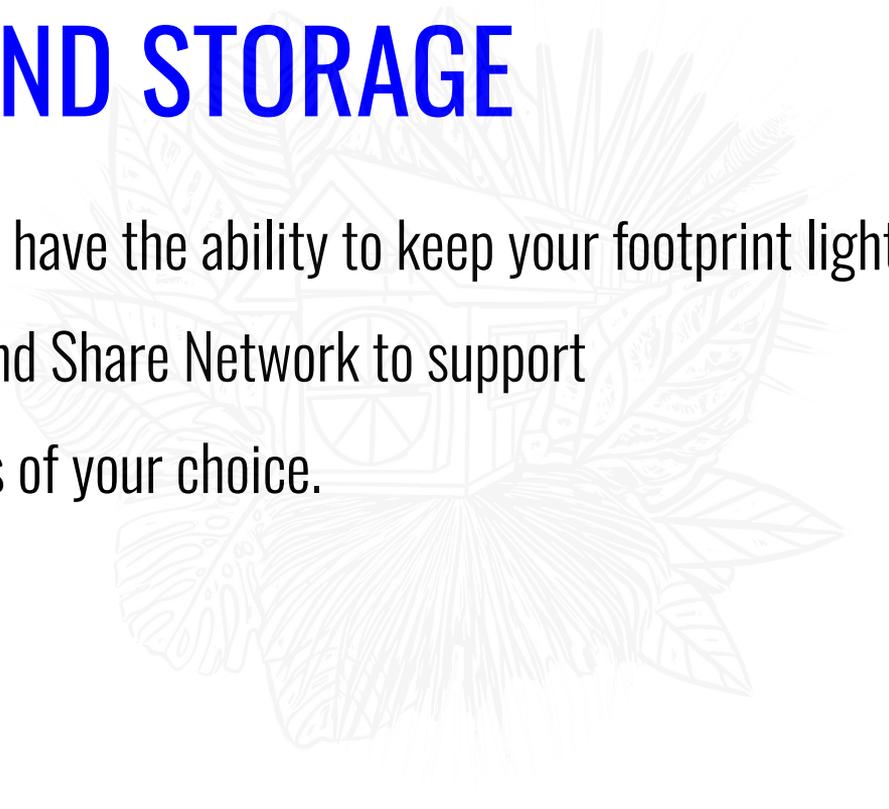
WHERE TO PARK IT

- With friends or family
- Your own property
- A tiny home community
- A combination
- Still looking:

Find Land at LandShareNetwork.com



PARKING AND STORAGE



As an ATU owner, you have the ability to keep your footprint light on the islands by going through our Land Share Network to support local property owners of your choice.

LandShareNetwork.com



Property owners across all islands are welcome to join the network to help our growing tiny home community. With property owners offering placement options, ATU owners have more freedom to park in different gorgeous locations statewide.

View land options at: paradisetyinhomes.com/land



All Welcome

- On-grid or off-grid.
- Cleared or uncleared.
- Developed or not yet developed.

It's free to be added to the network- all we need is contact info, property details, price per month, ideal rental duration and photos added to:

LandShareNetwork.com/shareproperty

Hook-ups

Going off-grid or where utilities are provided?

Water- rain catchment from roof runoff, water generator, well water, or county water if provided.

Power- solar, generator, propane or electric if provided.

Waste- blackwater holding tank, composting/incinerating toilet, or septic if provided.

Pricing

Pricing for all models is set and transparent so you know exactly what to expect from the beginning- not a base price or estimate.

Prices listed include appliances, select customizations, furniture and trailer.

Purchasing

To reserve our next build, pre-order today (50% down secures your purchase).

Cash Buyer- Wire transfer or Check to: Paradise Tiny Homes, HC2 Box 6949 Keaau, HI 96749

Creative Options- Private loans, personal loans, business loans, borrowing against other assets, or a combination

Financing- Ask us about in-house financing and Tiny Home Mortgage options through our lending partners



Made in Hawaii

By working with Paradise Tiny Homes, you are supporting countless other small suppliers, tradesman/women, and other small businesses here in Hawaii.

ATUs are not shipped over from China or the mainland; they're not prefab kit homes; they're not shipping containers or sheds.

They are handcrafted with love and attention to every detail; designer investment properties built to last- right here in Hawaii.

From those we've built for:

“They were attentive to every detail, responded to all of our requests, and went out of their way to assure our complete satisfaction.”

-Frank & Alane, Hana, Maui

Read full testimonials and watch video reviews at: paradisetyhomes.com/testimonials

From those we've built for:

“We now have the tiny home of our dreams; all thanks to Ellie, Dan, and their Paradise Tiny Homes crew.”

-The Stroud Ohana, Kailua-Kona, Big Island

Read full testimonials and watch video reviews at: paradisetyinhomes.com/testimonials

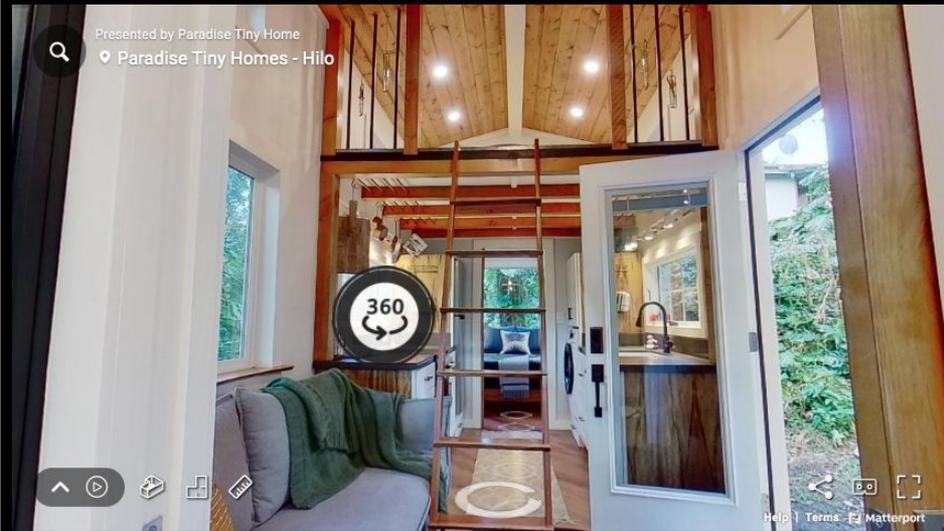
From those we've built for:

“I have been so impressed and am positive I made the only choice for a builder that truly fit me.”

-Jean R, Hana, Maui

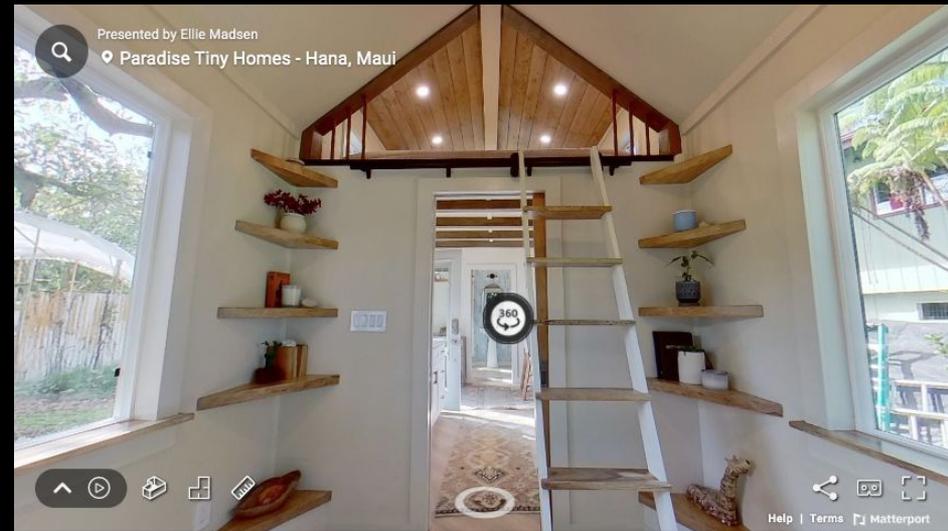
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TAKE A 3D VIRTUAL TOUR



<https://my.matterport.com/show/?m=hj4fJAnhtyU>

The Paradise Model with Downstairs Sleeping



<https://my.matterport.com/show/?m=LSkYJ6ykZ2y>

The Paradise Model with Loft Sleeping

Hefner- From **Mansion** to **Tiny Home**



Email us what you'd like your model to include:

paradisetyhomes@gmail.com

Visit our website for photos and full testimonials:

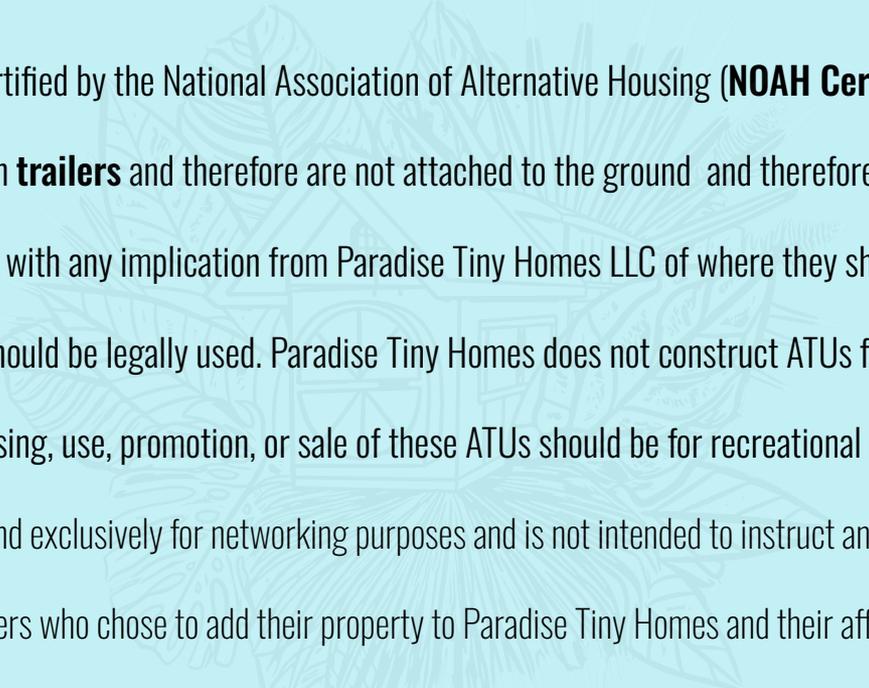
paradisetyhomes.com

Follow us to see photos, videos & updates:

[IG/FB @paradisetyhomes](#)



Call/text: (808) 747-6028



Many Accessory Trailer Units are certified by the National Association of Alternative Housing (**NOAH Certified**) but are not classified as 'real estate' because they are built on **trailers** and therefore are not attached to the ground and therefore are **not permitted**, do not include land and are not built or sold with any implication from Paradise Tiny Homes LLC of where they should or can be legally owned, parked, stored, or how they can or should be legally used. Paradise Tiny Homes does not construct ATUs for use as a primary dwelling; please acknowledge that the purchasing, use, promotion, or sale of these ATUs should be for recreational use or artistic enjoyment only. Any land options shared are entirely and exclusively for networking purposes and is not intended to instruct anyone where ATUs can or should be parked, stored, or used. Property owners who chose to add their property to Paradise Tiny Homes and their affiliates' networks and Land Network do so of their own volition and do not hold Paradise Tiny Homes or its affiliates liable in any way for any issues, legal or otherwise, associated with how property owners choose to list, share, lease, or use their property or properties.



**- Dan & El, Co-founder
Siblings**



Paradise Tiny Homes