

Q&A

INBOX STRUCTURES





DISCLAIMER: ALL INFORMATION PRESENTED COMES FROM THIRD PARTY INDIVIDUALS AND THE INVESTOR COMMUNITY. RTR IS SIMPLY A REAL ESTATE EDUCATION PLATFORM AVAILABLE TO THE GENERAL PUBLIC FOR ANYONE WHO WOULD LIKE TO LEARN MORE ABOUT REAL ESTATE RELATED TOPICS. INDIVIDUAL OWNERS HAVE THE ABILITY TO SHOW THEIR PROPERTIES PUBLICLY ON OUR SITE TO FIND POTENTIAL DEAL PARTNERS. ALL INFORMATION SHOWN COMES DIRECTLY FROM THE INDIVIDUAL OWNER. EACH PERSON IS ENCOURAGED TO CONDUCT THEIR OWN INDEPENDENT VERIFICATION OF ANY INFORMATION SHOWN AS RTR WILL NOT BE HELD RESPONSIBLE FOR INACCURATE INFORMATION PRESENTED BY WEBSITE USERS. RTR DOES NOT ACT AS A BUYER, SELLER OR REPRESENTATIVE OF EITHER PARTY IN THE TRANSACTION. YOU ARE ENCOURAGED TO CONSULT WITH THE APPROPRIATE PROFESSIONALS YOU DEEM NECESSARY TO MAKE AN INFORMED INVESTMENT DECISION.





Questions

WHAT TYPE OF PLUMBING IS USED THROUGHOUT THE HOUSE?

APPROXIMATELY HOW MUCH WILL ELECTRICITY COST FOR THIS PROPERTY?

DOES THE LOT COME INCLUDED?

WHAT TYPE OF WEAR AND TEAR IS COMMON FOR THESE CONTAINER HOMES?

Answers

CONTAINER HOMES TYPICALLY UTILIZE STANDARD RESIDENTIAL PLUMBING SYSTEMS, INCLUDING PVC OR PEX PIPING FOR WATER SUPPLY AND DRAINAGE. THE SPECIFIC MATERIALS AND LAYOUT DEPEND ON THE DESIGN AND BUILDER PREFERENCES.

ELECTRICITY COSTS VARY BASED ON USAGE, LOCAL RATES, AND ENERGY EFFICIENCY. IN FLORIDA, THE AVERAGE RESIDENTIAL ELECTRICITY RATE IS ABOUT 12 CENTS PER KWH. FOR A 1,280-SQUARE-FOOT ENERGY-EFFICIENT HOME, MONTHLY BILLS MIGHT RANGE FROM \$100 TO \$150, BUT THIS IS AN ESTIMATE AND ACTUAL COSTS CAN DIFFER.

THE LAND IS PURCHASED BY THE BUYER WITH THE CONTAINER HOME BUT IN SOME CASES WE CAN BUILD THE CONTAINER HOME IN YOUR OWN SITE THAT YOU PURCHASED IN ANY LOCATION THROUGHOUT THE US.

COMMON ISSUES INCLUDE RUST AND CORROSION, WHICH CAN BE MITIGATED WITH PROPER MAINTENANCE AND PROTECTIVE COATINGS.





Questions

APPROXIMATELY HOW MUCH ARE CLOSING COSTS?

WHAT IS THE LIFESPAN OF THE CONTAINER MATERIAL BUILD?

HOW IS THE PROPERTY INSULATED TO HANDLE EXTREME HEAT?

ARE THESE CONTAINERS REUSED OR REPURPOSED?

Answers

CLOSING COSTS IN FLORIDA TYPICALLY RANGE FROM 2% TO 5% OF THE PROPERTY'S PURCHASE PRICE. FOR A PROPERTY VALUED AT \$250,000, THIS EQUATES TO \$5,000 TO \$12,500

WITH PROPER MAINTENANCE, SHIPPING CONTAINER HOMES CAN LAST 25 YEARS OR MORE. PROTECTIVE MEASURES AGAINST RUST AND CORROSION CAN EXTEND THIS LIFESPAN SIGNIFICANTLY.

PROPER INSULATION IS CRUCIAL. SPRAY FOAM INSULATION IS COMMONLY USED IN CONTAINER HOMES TO MANAGE HEAT AND HUMIDITY, PROVIDING AN EFFECTIVE BARRIER AGAINST FLORIDA'S CLIMATE. ALONG WITH CENTRAL AC'S.

MOST "NEW" CONTAINERS ARE ONE-TRIP (1-OFF), USED ONCE FOR CARGO TRANSPORT. THEY OFFER NEAR-NEW QUALITY AT A LOWER COST, MAKING THEM THE BEST CHOICE FOR CONTAINER HOMES. NON 1 OFFS ARE AVAILABLE AS BRAND-NEW SHIPPING CONTAINERS BUT ARE RARE AND EXPENSIVE.





Questions

Answers

HOW MUCH CAN YOU RENT THESE FOR?

RENTAL RATES DEPEND ON LOCATION, AMENITIES, AND MARKET DEMAND. IN LEHIGH ACRES, A 1,280-SQUARE-FOOT HOME MIGHT RENT FOR APPROXIMATELY \$2,200 ESTIMATED PER MONTH.

DOES THIS PROPERTY INCORPORATE SMART HOME TECHNOLOGY?

INCLUSION OF SMART HOME FEATURES DEPENDS ON THE BUILDER AND PACKAGE SELECTED. MANY BUILDERS OFFER OPTIONS TO INTEGRATE SMART TECHNOLOGY UPON REQUEST.

ARE YOU PLANNING TO DEVELOP A COMMUNITY OF CONTAINER HOMES OR IS THIS A STANDALONE PROJECT?

THESE ARE BUILT ON INDIVIDUAL HOME SITES THROUGH MULTIPLE CITIES, COMMUNITIES AND STATES.

IS THERE AN OPTION TO CREATE AN UPSTAIRS

THE ADVANTAGE OF CONTAINER HOMES IS THAT YOU CAN CUSTOMIZE THESE ANYWAY YOU LIKE.

CAN THE HOME BE EXPANDED WITH ADDITIONAL CONTAINERS AND HOW MUCH EXTRA WOULD THAT BE?

CONTAINER HOMES ARE MODULAR & CAN BE EXPANDED BY ADDING MORE CONTAINERS. COSTS VARY BASED ON DESIGN & LABOR; CONSULTING WITH THE BUILDER WILL PROVIDE SPECIFIC PRICING.





Questions

HOW ENERGY EFFICIENT IS THIS HOME?

COULD I ADD SOLAR PANELS TO THIS HOME?

WHAT TYPE OF AC IS INSTALLED IN THE HOME?

IS THERE ANY BUILT-IN FURNITURE?

CAN YOU ADD A FIREPLACE?

Answers

WITH PROPER INSULATION AND ENERGY-EFFICIENT SYSTEMS, CONTAINER HOMES CAN BE QUITE ENERGY EFFICIENT, OFTEN COMPARABLE TO TRADITIONAL HOMES. ALL THESE ARE BUILT UP TO THE STATE AND CITY STANDARDS.

YOU CAN ADD ANY PRODUCT THAT YOU LIKE TO THESE HOMES.

THE HOME COMES EQUIPPED WITH A CENTRAL AC SYSTEM, ENSURING EFFICIENT COOLING THROUGHOUT THE SPACE.

NO, WE DO NOT PROVIDE BUILT-IN FURNITURE. HOWEVER, THE OPEN LAYOUT ALLOWS FOR FLEXIBLE FURNISHING OPTIONS TO SUIT YOUR STYLE AND NEEDS.

YES, ELECTRIC OR VENTLESS GAS FIREPLACES CAN BE INCORPORATED INTO CONTAINER HOMES, DEPENDING ON DESIGN PREFERENCES.





Questions

HOW IS THE PEST CONTROL FOR THIS PROPERTY?

IS THERE ANY TAX INCENTIVE FOR BUYING ONE OF THESE PROPERTIES?

HOW WELL DOES THIS HOME WITHSTAND A FLOOD.

HOW DO YOU PREVENT CONDENSATION FOR THE PROPERTY?

Answers

STANDARD PEST CONTROL MEASURES, SUCH AS SEALING ENTRY POINTS AND REGULAR TREATMENTS, ARE EFFECTIVE. THE STEEL STRUCTURE CAN OFFER SOME RESISTANCE TO PESTS COMPARED TO TRADITIONAL WOOD FRAMING.

TAX INCENTIVES VARY BY LOCATION AND ARE SUBJECT TO LOCAL REGULATIONS. IT'S ADVISABLE TO CONSULT WITH A LOCAL TAX PROFESSIONAL OR THE COUNTY ASSESSOR'S OFFICE FOR SPECIFIC INFORMATION.

PROPER ELEVATION AND SITE SELECTION ARE CRUCIAL. BUILDING IN NON-FLOOD ZONES AND ENSURING ADEQUATE DRAINAGE CAN MITIGATE FLOOD RISKS.

PROPER INSULATION AND VENTILATION ARE KEY TO PREVENTING CONDENSATION, ESPECIALLY IN HUMID CLIMATES.





Questions

WILL MOLD BE AN ISSUE FOR THIS PROPERTY?

WHAT TYPE OF WEAR AND TEAR IS COMMON FOR THESE CONTAINER HOMES?

WHAT DOES THE RESALE VALUE DO FOR ONE OF THESE CONTAINER HOMES?

DO BANKS OFFER STANDARD MORTGAGES FOR CONTAINER HOMES?

WILL INSURANCE COMPANIES INSURE THIS PROPERTY?

Answers

WITH APPROPRIATE MOISTURE CONTROL MEASURES, SUCH AS DEHUMIDIFIERS AND PROPER VENTILATION, MOLD CAN BE EFFECTIVELY MANAGED.

COMMON ISSUES INCLUDE RUST AND CORROSION, WHICH CAN BE MITIGATED WITH PROPER MAINTENANCE AND PROTECTIVE COATINGS.

RESALE VALUE DEPENDS ON FACTORS LIKE LOCATION, CONDITION, AND MARKET DEMAND. CONTAINER HOMES IN DESIRABLE AREAS WITH QUALITY CONSTRUCTION CAN RETAIN OR APPRECIATE IN VALUE.

YES MOST INSTITUTIONS DO OFFER MORTGAGES FOR NON-TRADITIONAL HOMES; IT'S BEST TO CONSULT WITH LOCAL LENDERS.

YES, MANY INSURANCE COMPANIES WILL INSURE CONTAINER HOMES, THOUGH POLICIES AND PREMIUMS MAY VARY. IT'S ADVISABLE TO SHOP AROUND FOR COVERAGE.

