



951-679-9907, Ext 1
www.USModularinc.com

**CHANGING
THE WAY THE WORLD
BUILDS**

**GREENER.
FASTER.
SMARTER.**



CA Contractor Lic. No. 943047
CA HCD Dealer Lic. No. DL1241679

Publication Date: 11-06-2020

**FULL SERVICE DESIGN BUILD
GENERAL CONTRACTOR**



FULL SERVICE DESIGN BUILD GENERAL CONTRACTOR

USMODULAR, INC. is a full service design build general contractor in Southern California specializing in factory built technology construction.

Our project portfolio includes affordable housing both single family and multi-family, pre-designed homes, custom homes and accessory dwelling units.

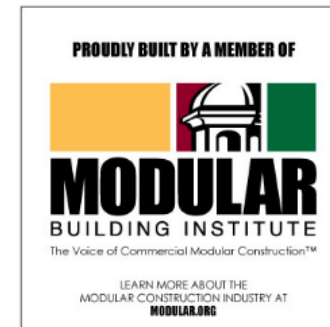
We welcome the opportunity to partner with you on your construction project.

www.USModularinc.com
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MHBA



Modular Building Institute



BBB Accredited Business A+ Rating



Affordable Housing Canoga Park, CA



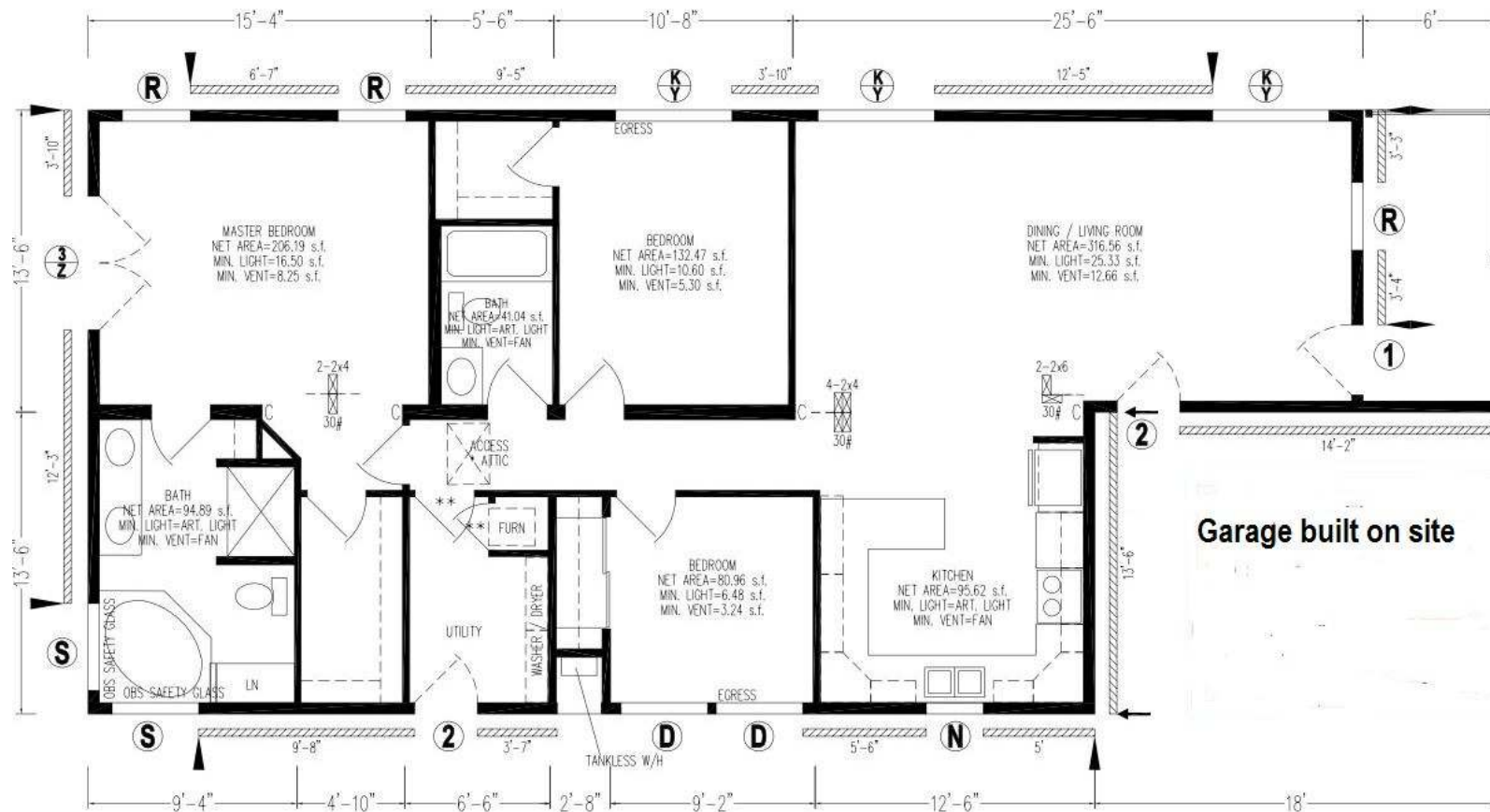
New Economics for Women (NEW) has completed Phase II of a single home subdivision in Canoga Park, CA. The homes are 1,471 sq. ft 3 bedroom 2 bath homes with a comfortable covered front porch and attached 2 car garages. These single story home features include 9 foot sidewalls, tile surround showers, solid surface countertops, laminate floors, energy saving Cool Roof tiles and Energy Star appliances. Rain Barrels and Storm Water Planters are included to capture water to minimize landscaping and water costs.

These homes are being built by USModular, Inc. using modern modular prefab construction technology to increase quality of the homes while minimizing the construction time and impact on neighbors. Phase 1 consists of 4 homes that were completed around May 2017, just 4 months after receiving a building permit from the City of Los Angeles.

Canoga Park, CA



Canoga Park, CA



Canoga Park, CA



Canoga Park, CA



Canoga Park, CA

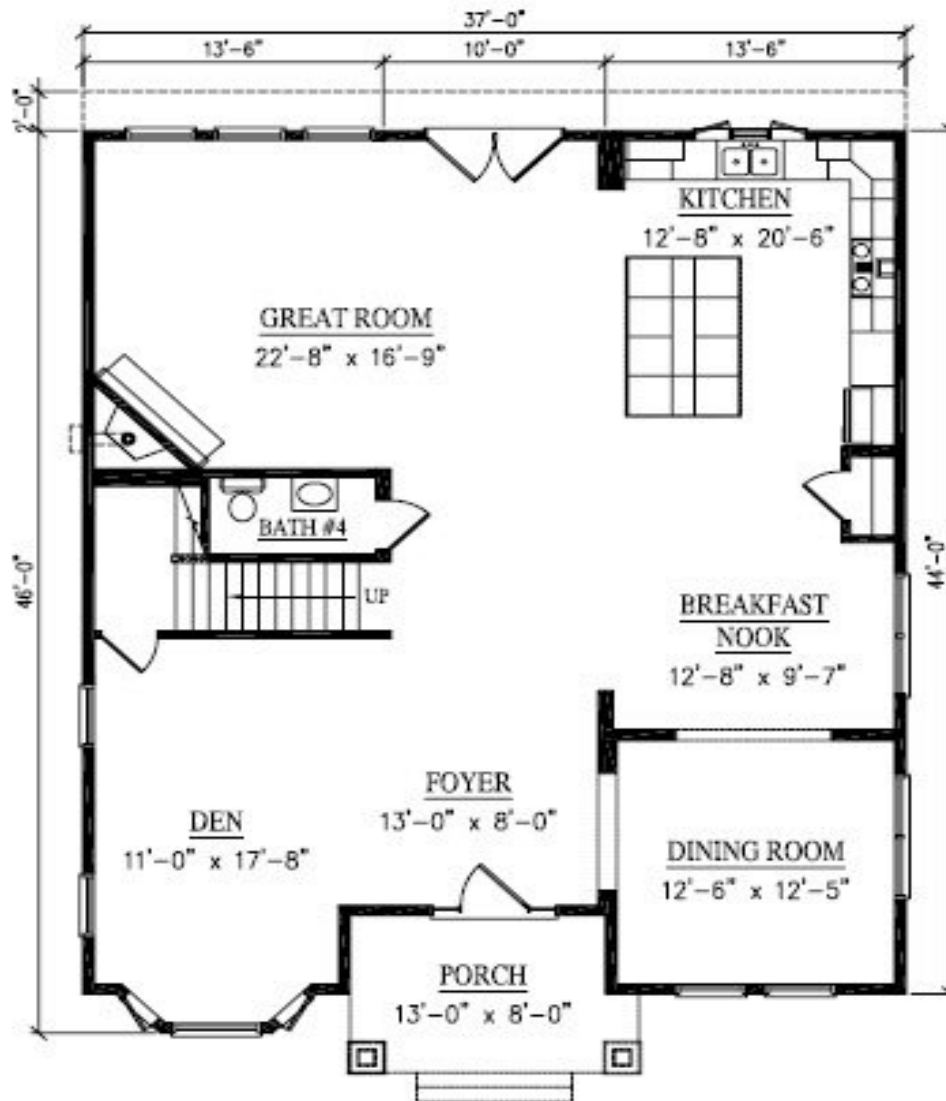


Craftsman Style Custom Home Cheviot Hills, CA

This 2,972 sf 2-story 4 bedroom, 3.5 bath Craftsman Style Home built with modular construction in Los Angeles, California features Custom Merrilat Masterpiece Cabinets, Hardiplank Siding, Custom Double Hung Pella Windows and Doors, Custom Tile in Bathrooms, Granite Countertops, Kitchen Island with Bar, Fireplace, Stainless Steel Appliances. This beautiful custom prefab home in Los Angeles recently sold for \$2,250,000 proving prefab is here to stay!



Cheviot Hills, CA



1ST FLOOR PLAN

Cheviot Hills, CA



2ND FLOOR PLAN



Cheviot Hills, CA



Cheviot Hills, CA



Los Angeles, CA

Energy Efficient Modular Home



This 1,306 sq. ft 3 bedroom 2 bath home was installed in Los Angeles on July 11, 2016 in one day. This energy efficient home has a classic Modern Craftsman style with volume ceilings and a large front porch

This home developed by RNLA features a bright open floor plan with Hardwood Floors in the Living and Dining Room. The Open Kitchen features brand new Counters and cabinets, Recessed Lights, and energy efficient appliances. The Master Bedroom features an In-Suite Bath, Separate Laundry Room, Central Heat, and more. .. Entertain in the Spacious Backyard or sit and relax on the lovely Front Porch. Drought Tolerant Landscaping, Convenient location close to schools, shopping, and transportation.

USModular designed this one of a kind custom single family home and carport for an in-fill lot in Los Angeles. Services included demolishing existing house, grading, foundation, quality control at modular factory, transport, craned and installed modular home, built carport, installed hardscape and landscaping including rain barrels.

Los Angeles, CA



Los Angeles, CA



TOTAL: 1,306 SQ. FT.

Los Angeles, CA



Carlsbad, CA

Custom Modular Home



The weather in Southern California was 75 degrees and a perfect day to install a new custom home in South Carlsbad, California, just 35 miles north of San Diego. This beautiful new prefab home was built by [US Modular Home Builders](#). Unlike most modular homes sold, USModular, Inc. has chosen a modular shell and the remainder of the home was finished on site. The home is 2,451 sf with 4 bedrooms, a master bathroom, guest bathroom, master closet and laundry room. The interior of the home and features unique finishes to create a fabulous modular home for the owners. A drone was on hand to take aerial photos of the installation. What a great perspective to see the 400 ton crane in action.

Carlsbad, CA



Carlsbad, CA





ellen show 12 Days of Giveaways Santee, CA

The USModular team was approached by GAF in January of 2014 with one question: Can you design and build a new house that will be shown on National TV in 75 days as well as get all the necessary permits and demolish the existing home?! USModular was up for the challenge! With the help of all of our partners, including GAF, Cavco West and support from the City of Santee, we built a beautiful 2,282 sq. ft 2 story home for the Conway family.

This beautiful new custom home uses green technology and has 30% more lumber than a traditional Site Built home. This two-story home has 2,282 sf of living space, a large modern kitchen, family room with built in entertainment center, dining room and a guest bedroom with a large bathroom on the 1st floor. The 2nd floor has 3 bedrooms and 2 full bathrooms for family members. The attached garage is big enough to house the new car the Conway's received from The Ellen DeGeneres Show. The interior of the home features custom built white shaker cabinets, custom quartz countertops , engineered hardwood floors and interior finishes chosen and installed by John Colaneri and Anthony Carrino from the HGTV Show "Cousins Undercover".

ellen show
Santee, CA

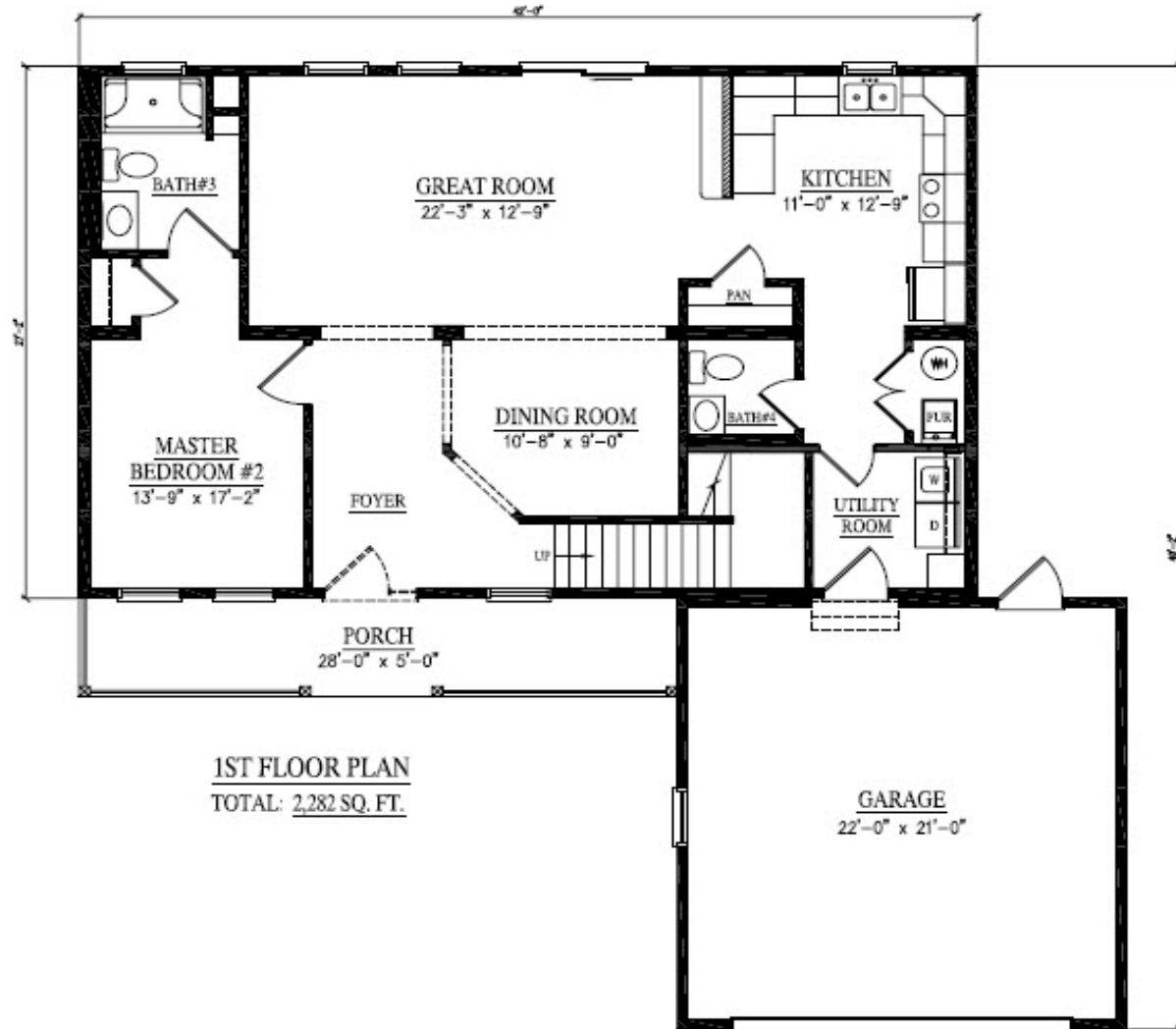


ellen show

Santee, CA



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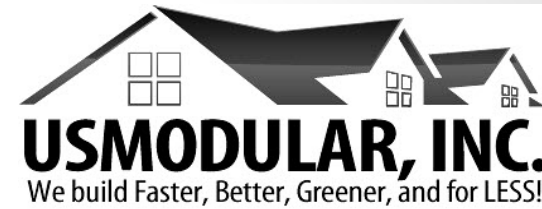
ellen show
Santee, CA



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Santee, CA



Southern California's Largest Modular Affordable Housing Project



Revitalizing Redlands, CA

Valencia Grove, at the corner of Orange Street and Lugonia Avenue in Redlands, CA was built more than 70 years ago. The entire community is currently undergoing a major revitalization. For this modular apartment project, the Housing Authority of the County of San Bernardino (HACSB) partnered with its affiliate non-profit developer, Housing Partners, Inc. (HPI) in an effort to move away from the traditional public housing model towards a multi-use housing community. The site plan for the revitalization of Valencia Grove in North Redlands includes three parks/playgrounds and a multi-use community center. Construction and financing costs were lowered, the project permitting and construction were faster, so the project had an earlier occupancy date due to the use of innovative Modular Construction!

The project involves the following partners: HPI, Chase Bank, PNC Bank, [US Modular Inc.](#), City of Redlands, Redlands Unified School District, and the County of San Bernardino. These partners worked together to revitalize this North Redlands neighborhood and have created a vibrant mixed income community with multi-use educational and recreational facilities available to all residents of the City of Redlands.

Redlands, CA



Redlands, CA



Redlands, CA



San Diego, CA Custom Modular Home



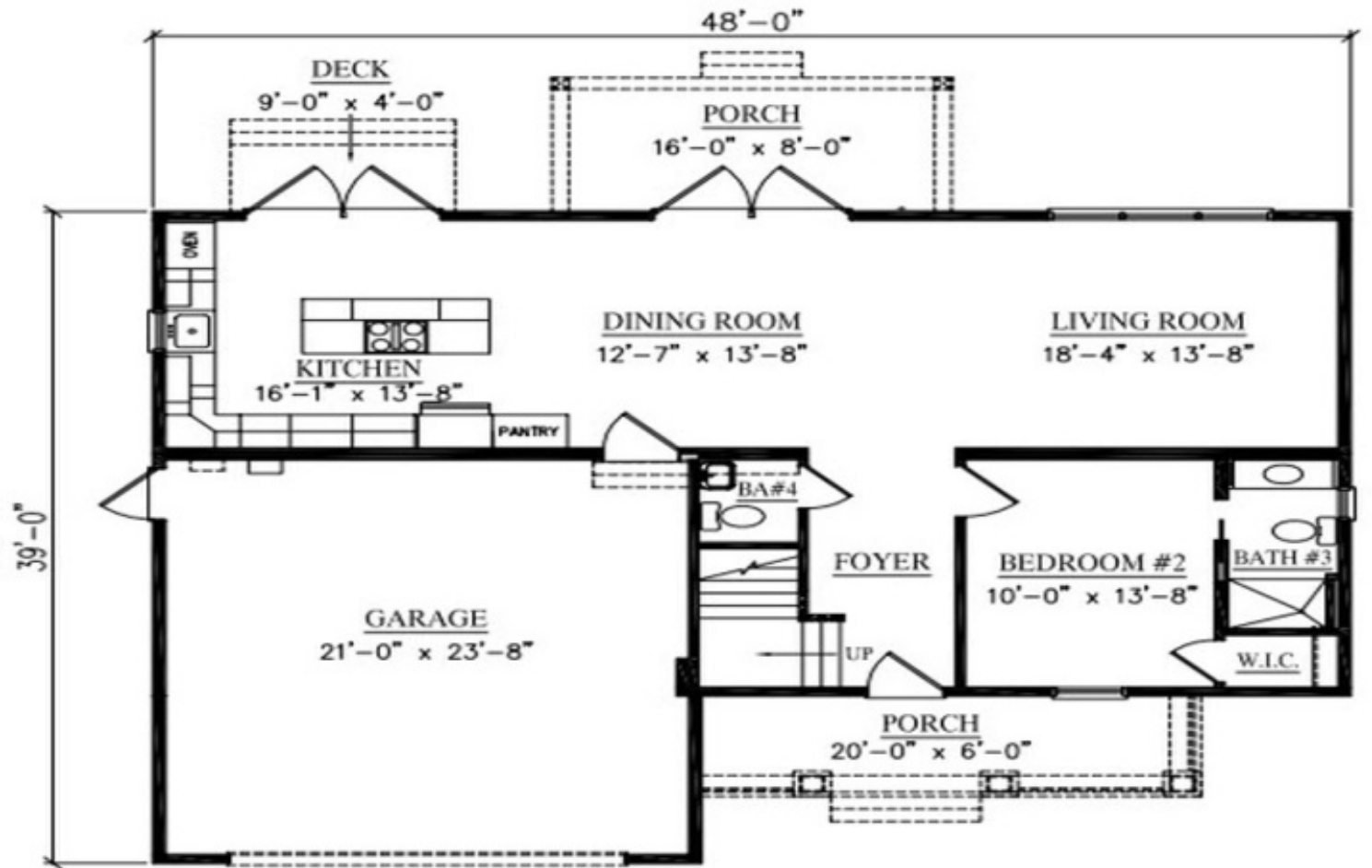
This 2,465 sf 2-story Contemporary California home built with modular construction in South County San Diego, California features a stucco interior, Level 5 Smooth hand applied interior walls, custom engineered hardwood floors, quartz countertops, hardwood cabinets, KitchenAide and Whirlpool appliances, Panoramic Doors, glass/metal stairway handrail, and split mini ductless HVAC Systems.

Abe Ferriera, CEO of USModular, Inc. states, “The home is a great example of the flexibility of working with USModular, Inc. as the owners are very talented and had specific finishes that they wanted to have installed. They designed and installed the flooring, cabinets, tile and countertops to create a beautiful contemporary masterpiece overlooking San Diego Bay by using site installed Panoramic Doors while USModular, Inc. as General Contractor oversaw the house design, permits and construction of structure. This home is a true San Diego contemporary masterpiece. ”

San Diego, CA

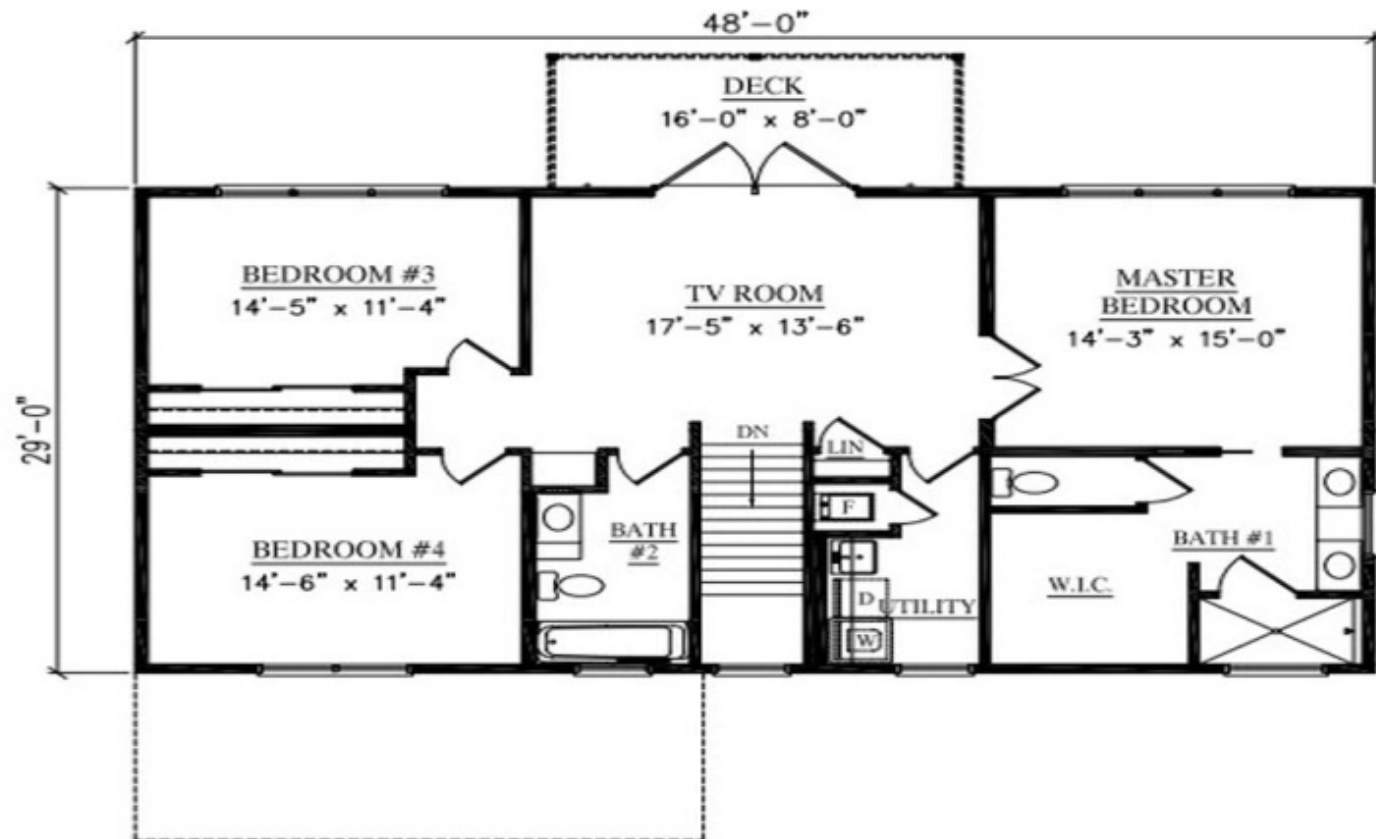


San Diego, CA



1ST FLOOR PLAN

San Diego, CA



2ND FLOOR PLAN

San Diego, CA



San Diego, CA



Bellflower, CA Custom Modular Home



This custom sprawling ranch style prefab home is 1,598 sf with four bedrooms, a master bath, a guest bath, great room and utility room. The Bellflower Project features an 88 sf covered porch and 380 sf garage area.

Bellflower, CA



USMODULAR, INC.
We build Faster, Better, Greener, and for LESS!

Bellflower, CA



Bellflower, CA



Bellflower, CA





Accessory Dwelling Units (“ADU”)

• Granny Flats • In-Law Units • “Tiny Homes”

USModular is a leader in building detached ADUs in Southern California.

What is an ADU?

ADU stands for **A**ccessory **D**welling **U**nit. You might know ADUs by their other, quasi-affectionate names such as granny-flats, mother-in-law-apartments and so on. They are dwellings—either attached or detached from a main single family zoned house—that exist on a lot with another single family house. Maximum size allowed for a detached ADU is 1200 square feet, regardless of the size of the existing home. Adding an ADU to your single family home does not require re-zoning to a multi-family classification.

Constructing an ADU in California has never been easier with the revisions to regulations effective January 1, 2020.

ADU are ideal for:

Downsizing in place, Guest Quarters, Aging family members, Man-Cave or She-Shed, and a source of rental income.

USModular offers pre-designed ADUs from 1 bedroom, 1 bath up to 4 bedrooms, 2 baths.

What is a “Tiny Home”?

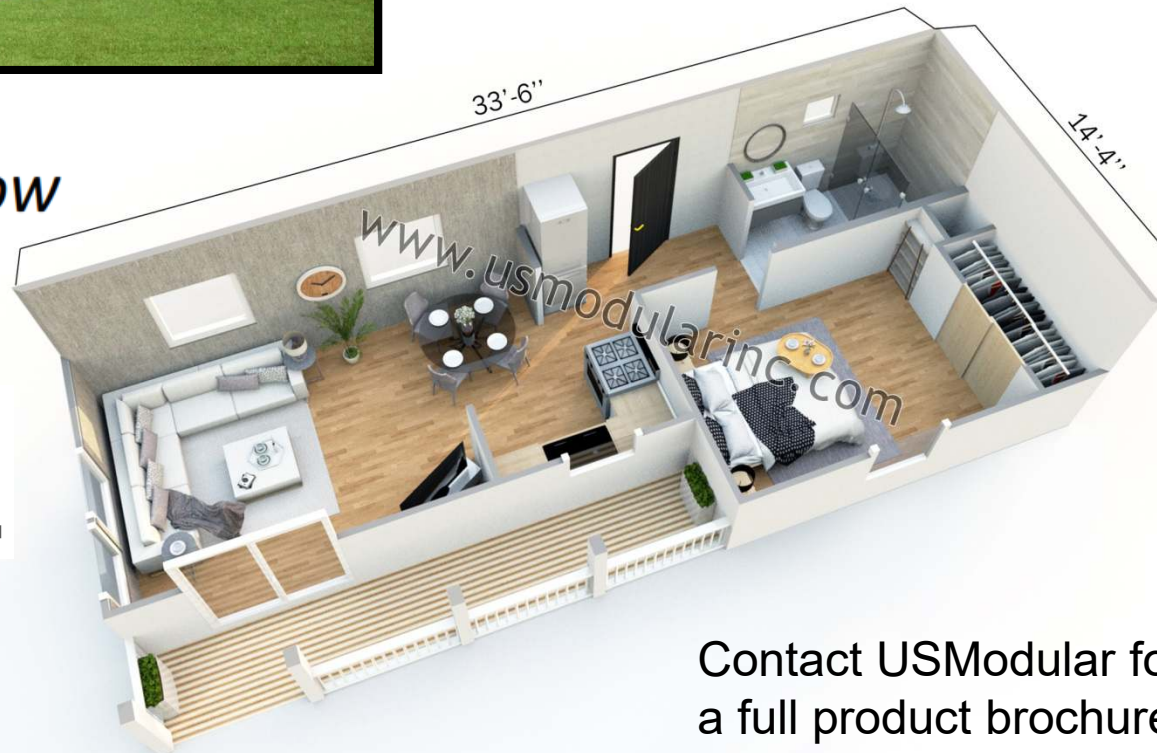
A “Tiny Home” is similar in appearance to a small manufactured home. These are actually specialized use Recreational Vehicles. They are built to the ANSI Code and are identified by the Department of Motor Vehicles as a “Park Model” RV. Park Models are now allowed in some California cities as ADUs.

Accessory Dwelling Units



+/- 426 Sq Ft. Living Space
1 Bedroom
1 Bath
Porch Included Standard

The Bungalow



Contact USModular for
a full product brochure

Accessory Dwelling Units



+/- 787 Sq Ft Living Space
2 Bedrooms
2 Baths

Primrose



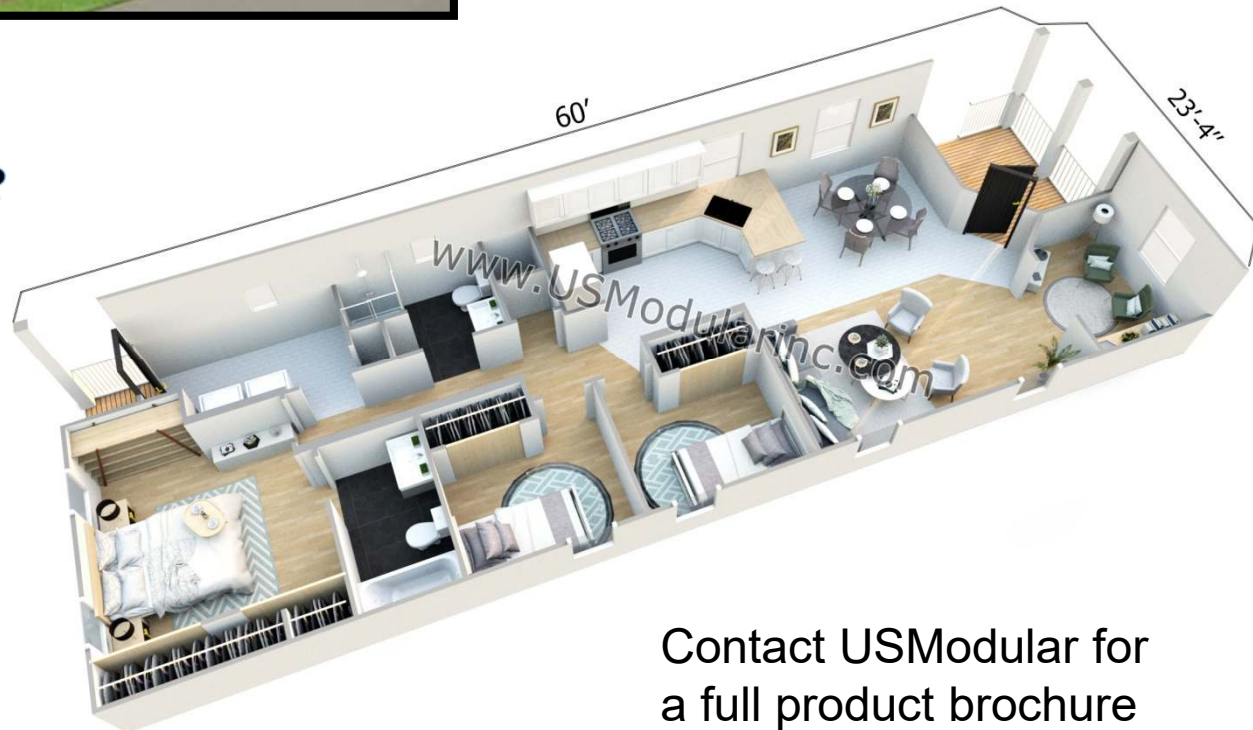
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Accessory Dwelling Units



+/- 1180 Sq Ft Living Space
3 Bedrooms
2 Baths
Porch Included Standard

Windyridge



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Accessory Dwelling Units



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a full product brochure

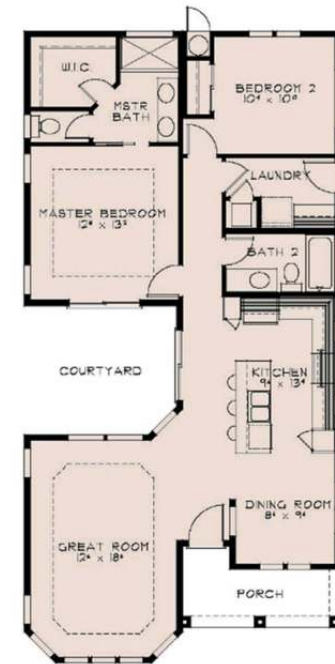
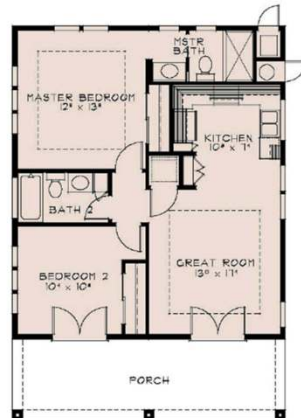
Accessory Dwelling Units



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Accessory Dwelling Units

BALBOA ISLAND COLLECTION





Little River “Tiny Home”

RV Park Models

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We build Faster, Better, Greener, and for LESS!



Contact USModular for
a full product brochure



MH Advantage Homes



MH Advantage homes are an affordable home option. These homes are built to the federal code with specific requirements and can only be placed on private land. These manufactured homes are built to Fannie Mae requirements which will allow these homes to appraise similar to traditional site built homes.

Yes.. These manufactured homes appraise similar to site built homes and qualify for Fannie Mae backed mortgages.

MH Advantage homes are quality built, beautiful homes with a wide range of décor and finish selections; all at a very affordable cost point.

USModular is a full service design build general contractor and we can partner with you to build one of these awesome and affordable homes!

Contact USModular today for a more detailed product brochure about MH Advantage Homes.

MH ADVANTAGE Homes



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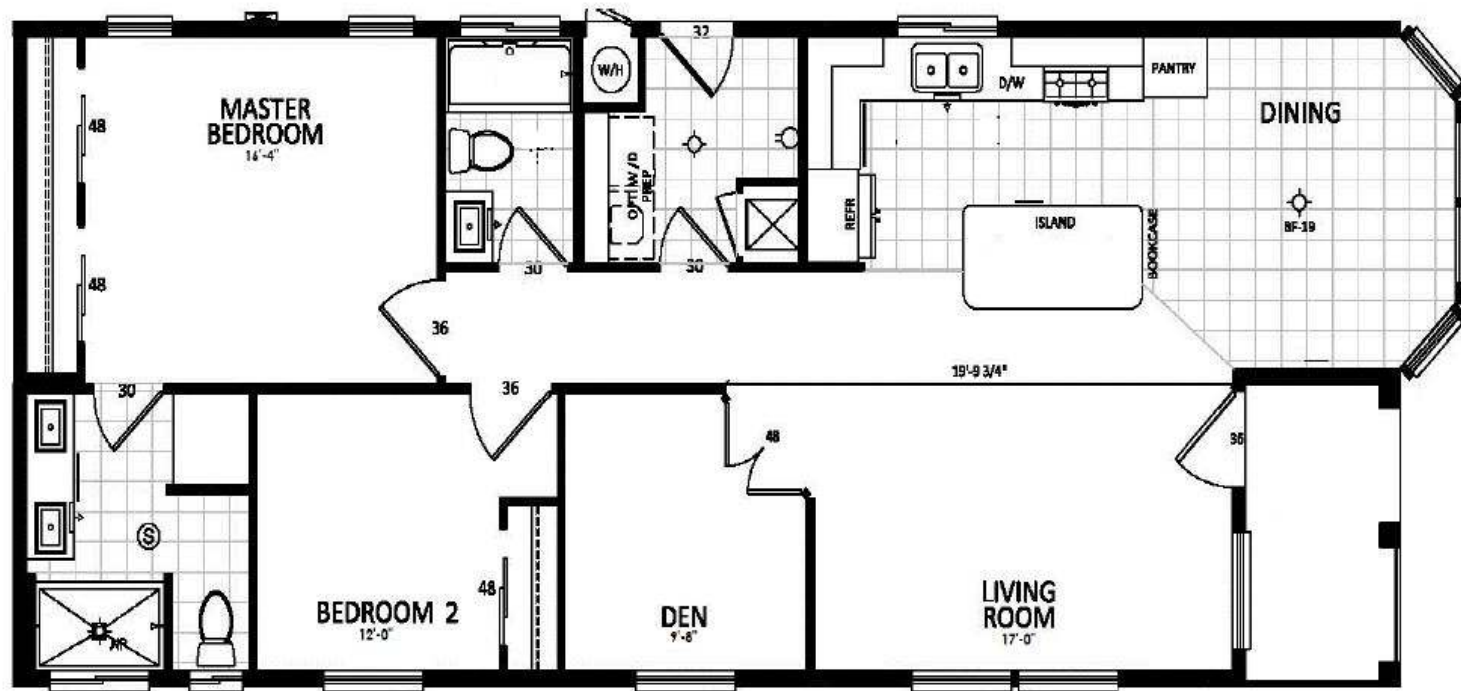


MH ADVANTAGE Homes



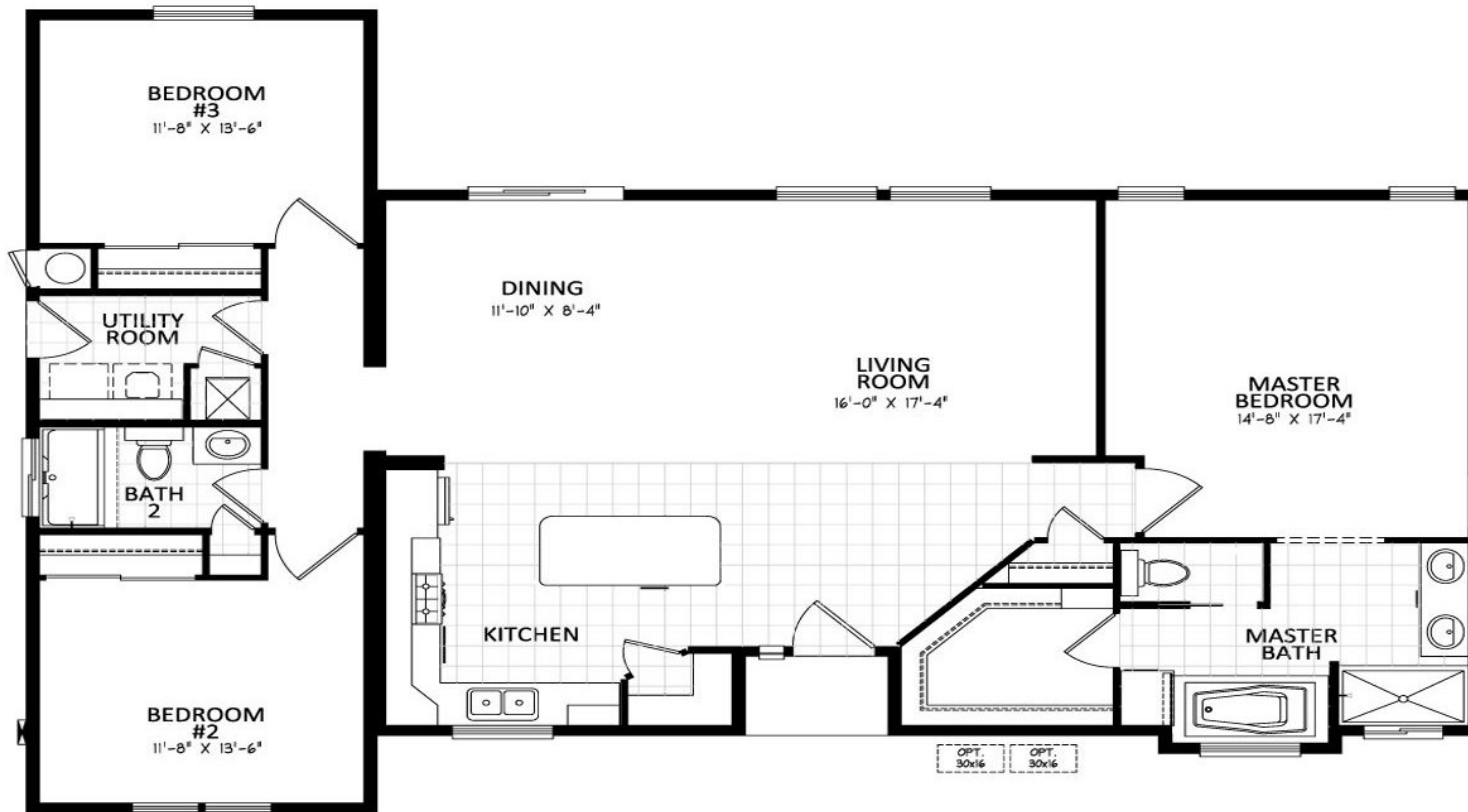
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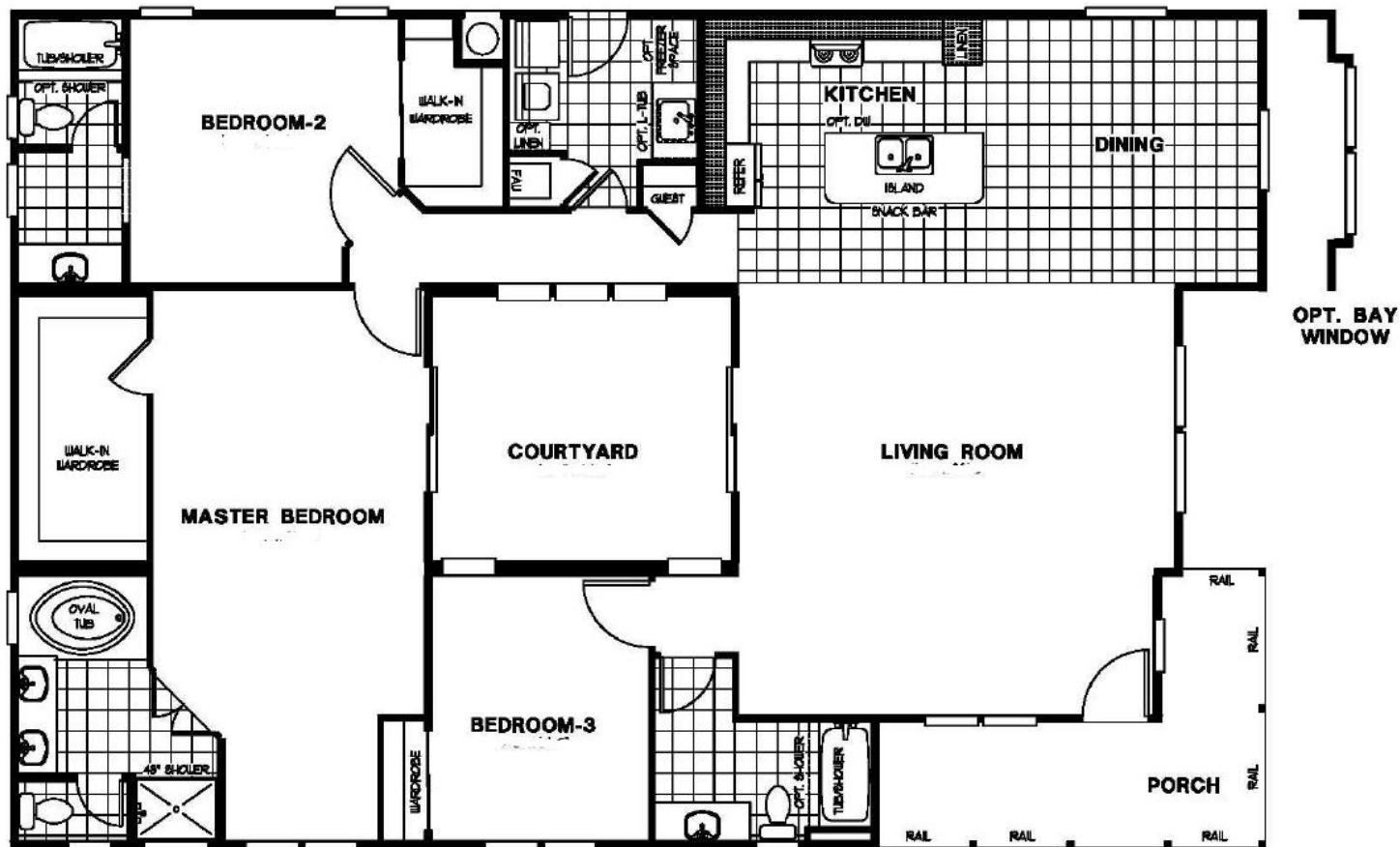
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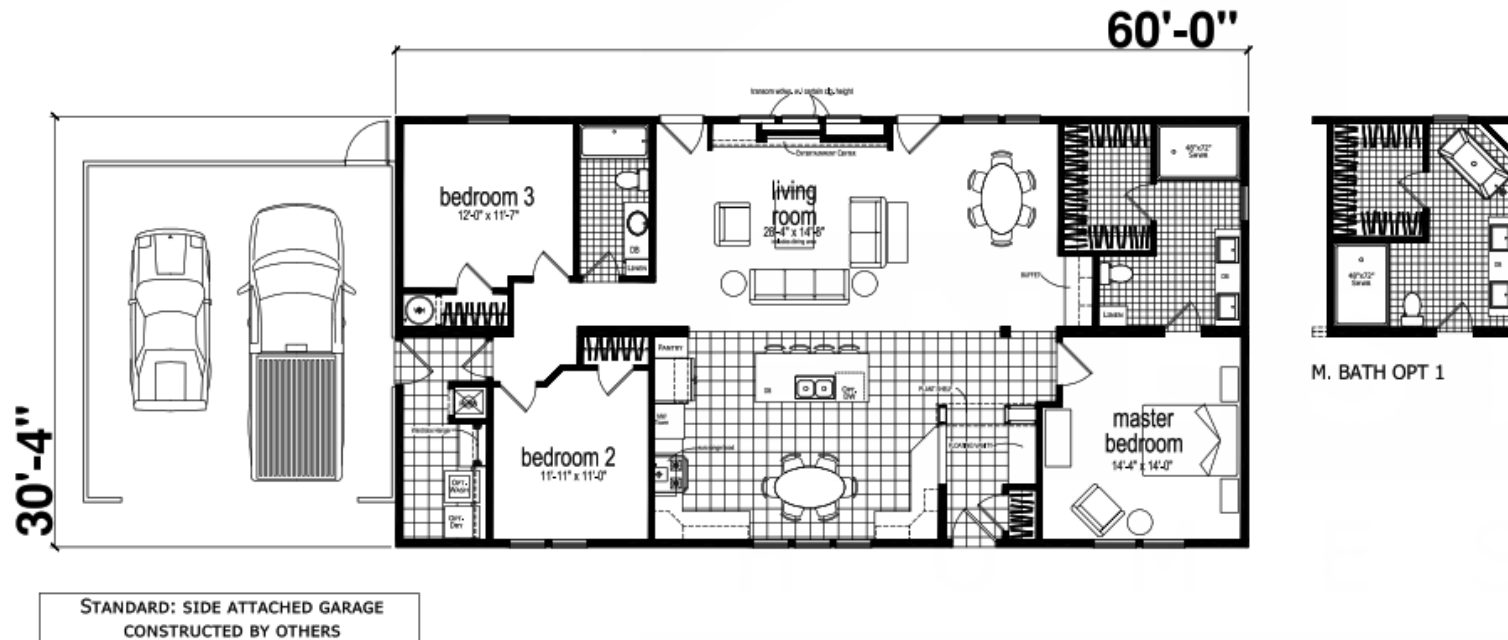
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We offer:



Park Installations



Private Land Installations



Home Sale Only



Two Story Homes



Site Built/Installed Options

USModular additional services list includes, but is not limited to:

- Garage • Carport • ADA Ramp • Storage Shed • Solar • Decks & Covers
- Awning • Sun Room • Air Conditioning • Smart Home Technology
- Landscaping Design & Construction • Fences • Walls • Stucco Exterior
- Concrete – Driveways, Sidewalks, Patios • Custom Flooring
- Tile Roofing • Swimming Pool Design & Construction



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