

1 \*\*\* FINAL DRAFT 2.0 Submitted for to NCSOS \*\*\*  
2 LPO Disclosure Document, June 2018  
3 of  
4 DIY tiny, Inc. (the "Company" or the "Issuer" or "DIYtiny")

5  
6 Offering of Shares of Common Stock

7  
8 Target Date: January 1, 2019

9  
10 Up to 250,000 (and not less than 75,000 (the "minimum offering amount")) shares  
11 \$1.00 per share \$1,000 minimum and \$5,000 maximum (unless accredited investor)

12  
13 **Sales will be made only to residents of the state of North Carolina. Offers and sales**  
14 **of these securities are made under an exemption from registration and have not**  
15 **been registered under the Securities Act of 1933. For a period of six months from**  
16 **the date of the sale by the issuer of the securities, any resale of the securities (or the**  
17 **underlying securities in the case of convertible securities) shall be made only to**  
18 **persons resident within the state of North Carolina.**

19  
20 **In making an investment decision, investors must rely on their own examination of**  
21 **the issuer and the terms of the offering, including the merits and risks involved.**  
22 **These securities have not been recommended by any federal or state securities**  
23 **commission or regulatory authority. Furthermore, the foregoing authorities have**  
24 **not confirmed the accuracy or determined the adequacy of this document. Any**  
25 **representation to the contrary is a criminal offense.**

26  
27 **These securities are subject to restrictions on transferability and resale and may not**  
28 **be transferred or resold except as permitted under the Securities Act of 1933, as**  
29 **amended, and the applicable state securities laws, pursuant to registration or**  
30 **exemption therefrom. Investors should be aware that they will be required to bear**  
31 **the financial risks of this investment for an indefinite period of time.**

32  
33 Investors shall direct all payments to the escrow agent to be deposited into the escrow account  
34 until at least the minimum offering amount has been reached. An investor may cancel an  
35 investment for any reason before the minimum offering amount has been reached. No interest  
36 will be earned on the funds held in escrow. Funds received after the initial closing on the  
37 minimum offering amount will be paid directly to the Company without the use of any escrow.  
38  
39  
40

41 **OFFERING** .....2

42 **FOUNDER STATEMENT** .....3

43 **DESCRIPTION AND HISTORY** .....6

44 **BUSINESS PLAN**.....7

45 **COMPENSATION TO FOUNDER, AGENTS AND RELATED PARTY TRANSACTIONS**..... 16

46 **RISK FACTORS - OFFERING RISK** ..... 17

47 **RISK FACTORS – OPERATING RISK SPECIFIC TO THOW CAMPGROUND** ..... 19

48 **FINANCIAL CONDITION OF THE ISSUER**.....22

49 **FORWARD LOOKING STATEMENTS** .....24

50 **ONGOING DISCLOSURE** .....25

51

52 **Offering**

53 The offering is structured with a minimum investment of \$1,000 and the maximum investment of

54 \$5,000. You may, potentially, invest more if you are an accredited investor. A maximum

55 investment of \$250,000 is being offered with a minimum issue of \$75,000. Stock is being

56 offered at a price of \$1.00 per share. All stock offered will be common stock. There is no public

57 market and restrictions on resale exist in the NC PACES Act, SEC rule 147A, and in the

58 Company Bylaws. The offering target date to hit minimum offering amount is January 1, 2019.

59 Please see [www.diytiny.com/lpo](http://www.diytiny.com/lpo) for a copy of this disclosure document, Company documents,

60 and investor communications platform. There, you may also register your suitability and interest

61 to invest by completing the web registration.

62

63 The following internet accounts are expected to be used in marketing this LPO:

64 Web: [www.diytiny.com](http://www.diytiny.com)

65 Facebook: DIYtiny

66 Instagram: DIYtiny, DIYtinytoo

67

68

69

70

71

72

73 Escrow and Notice of Withdrawal

74 Investors shall direct all payments to the escrow agent to be deposited into the escrow account  
75 until at least the minimum offering amount has been reached. An investor may cancel an  
76 investment for any reason before the minimum offering amount has been reached. No interest  
77 will be earned on the funds held in escrow. Funds will be released to the issuer once at least the  
78 minimum offering amount is reached. Funds received after the initial closing on the minimum  
79 offering amount will be paid directly to the Company without the use of any escrow.

80  
81 Notice of cancelation of investment must be sent by certified mail to escrow agent and funds will  
82 be returned by mailed check within 10 days of receipt of notice of cancelation if (a) investor  
83 cancels before minimum offering amount is reached or (b) minimum offering amount is not  
84 reached by target date or (c) the Issuer withdraws the offering. Funds will be released to the  
85 Issuer once at least the minimum offering amount is reached.

86  
87 Within 10 days of each the initial close and the conclusion of the offering, the following will be  
88 reported to the state Administrator: the identity and residence of each investor, the aggregate  
89 amount of securities sold during the offering (expressed as number of shares and dollars raised),  
90 the date of release of funds to issuer or returned to investors, and date on which the offering was  
91 concluded or escrow terminated following initial close.

92  
93  
94 Founder Statement

95 The sole director/founder is Drew Crawford, who also acts as President, Treasurer, and Secretary  
96 and CEO.

97  
98 I want people who invest the time and energy in learning how to build their own tiny home to be  
99 able to have ownership in the land where they park. To this end, I have transferred my property  
100 at Burleson Rd and will transfer my first tiny house (with the license plate DIYTINY1) into the  
101 Company by transfer of title from my personal name to that of DIYtiny, Inc. This is my  
102 contribution in exchange for the shares shown in the tables below.

	Current Shares		Minimum LPO		Maximum LPO		Fully Diluted Shares	
Founder Shares	350,000	100%	350,000	82%	350,000	58%	350,000	52%
LPO			75,000	18%	250,000	42%	250,000	37%
Equity Pool (Expected)**							75,000	11%
Total Issued	350,000		425,000		600,000		675,000	
Shares Authorized	1,000,000							

104 *\*\* Please note the inclusion of an equity pool in the fully diluted column, which is anticipated to be used to*  
105 *incentivize future employees. The final terms of how these shares will be distributed has not been determined.*

### 106 Why Invest in DIYtiny

107 Tiny houses are not insignificant projects. Building your own tiny house requires knowledge,  
108 materials, and space—and as an early adopter of these homes, I never want anyone aspiring to  
109 the tiny house lifestyle to have to go at it alone.

110  
111 As the founder of DIYtiny, I want to empower people to learn how to build and maintain their  
112 own tiny houses while owning a portion of the land where they park. Such ownership will be  
113 accomplished by allowing investors to own a portion of DIYtiny, which will hold title to the  
114 campground property (Note: individual investors will not own the land in their individual name;  
115 instead, DIYtiny will hold title to the land and the investors will own a portion of DIYtiny). By  
116 fostering a community of independent, industrious homebuilders, DIYtiny will bring together  
117 neighbors who love living together and making something uniquely their own.

### 118 Laying Our Foundation

119  
120 I've always loved living in small, specially-curated spaces, and as the tiny house movement  
121 began to take root across the United States in 2014, I gave myself permission to join. I built my  
122 first tiny house as a room addition to my old home in Davidson, NC. Later I took this tiny home  
123 on the road, traveling for about two months in my tiny home on two trips to New England. In the

124 next year I bought an acre on Burleson Road in Asheville with the vision of beginning a  
125 community of tiny living.

126  
127 I use the phrase “gave myself permission” intentionally, as there were no official laws for tiny  
128 houses on wheels (THOW) beyond trailer and RV regulations. Today, this legal gray area around  
129 tiny houses persists. Some campgrounds allow THOWs with no conditions, others do not, and  
130 still others require specialized insurance policies for THOWs. This gray area adds regulatory  
131 uncertainty to the existing challenges of designing, building, and maintaining a tiny custom  
132 home.

133  
134 After experiencing the joy and challenge of building my own tiny house, I wanted to become a  
135 catalyst for a community of tiny home builders. This vision became the DIYtiny community we  
136 are building today.

137  
138           The Vision for the DIYtiny Community

139 The DIYtiny project will lower the activation energy requirement for those who aspire to create  
140 their own tiny houses in a neighborhood of hardworking, independent thinkers. As an  
141 experienced tiny home designer and builder, I want to facilitate others in making the same leap.

142  
143 With a \$32,000 budget for trailer, materials and guidance along with 3–4 months of work, a  
144 capable person can build a tiny house that’s truly their own. What’s more, those who join the  
145 DIYtiny community can also have partial ownership in the land on which they park their new  
146 homes by owning a portion of DIYtiny. The result is a community of independent thinkers who  
147 love living together and making something their own.

148  
149           The Future of DIYtiny

150 With 7 tiny houses and a shared farmhouse, today the DIYtiny property is full. With the funding  
151 for this project, we will begin preparations to expand DIYtiny into a larger campground and  
152 create a scalable methodology to facilitate people who want to build tiny houses on wheels in our  
153 community and others like it. This will also facilitate tiny house builders gaining ownership of  
154 land on which they will live.

155  
156  
157  
158  
159  
160  
161  
162  
163  
164  
165  
166  
167  
168  
169  
170  
171  
172  
173  
174  
175  
176  
177  
178  
179  
180  
181  
182

Here is my vision of this expanded DIYtiny. What is today 7 tiny homes snugly parked around a shared farmhouse will become between 16 to 24 tiny houses with space to garden, work, and play in a flexible community. We will share ownership, space, and responsibility while also giving each tiny house builder the freedom to make their own home according to their needs. Finally, while I envisioned the first DIYtiny campground by myself, I look forward to working with a team of active shareholders in creating future DIYtiny campgrounds.

### Description and History

After experiencing my own delight in the tiny house lifestyle, I wanted to foster a community that would share this experience with like-minded tiny house owners. This in mind, the primary purpose of this DIYtiny project is to provide stable housing to individuals who construct or buy Tiny House On Wheels (THOWs).

As part of this mission, the DIYtiny project will facilitate individuals and families in constructing their own THOW. We will also work with policy-driven institutions and agencies to formalize the rights of people to live in flexible spaces like THOWs and related housing types. Our community will accept commercially built RVs and THOWs, but we will give priority to owner-constructed and -occupied THOWs.

After traveling for months in the tiny home I built, in 2014 I purchased land off Burleson Road in Asheville with the vision of starting a community of tiny living. Zoned for campground use, this Burleson Road site is approximately 1 acre and is connected to the Metropolitan Sewerage District of Buncombe County, and uses a private well for water dug in 2015. Construction for the first THOW parking spots were completed in early 2016.

183 Within a year this campground was full, with 7 THOWs parked around a 1940s farmhouse that  
184 contains a shared laundry and a residential kitchen. After being renovated in 2016, this  
185 farmhouse also houses the property manager and two rooms rented out to Airbnb visitors.

186

187 As of April 2018, the campground has reached full occupancy with all 7 parking spots prepared  
188 and occupied by THOWs. With the funding from this LPO, we will prepare to take DIYtiny to a  
189 new phase of development and possibility by engaging active investors who will contribute their  
190 ideas and vision to the project as well as their funding.

191

192

### 193 Business Plan

194

195 This LPO will fund completion of the existing THOW campground on Burleson Road and help  
196 expand DIYtiny into a second, larger campground. By doing this, we also want to create a  
197 scalable methodology to facilitate people who want to build tiny houses on wheels in our  
198 community and others like it.

199

200 The new DIYtiny property is envisioned with 16 to 24 tiny houses, offering each resident space  
201 to garden, work, and live in a flexible community. Due to the importance of site selection,  
202 campgrounds of differing sizes will be considered. Funds spent in preparation for our second  
203 campground site will be used to hire design professionals, make real estate deposits, and  
204 purchase materials and supplies. The second project is expected to have common areas, which at  
205 minimum contain laundry and storage capabilities, to facilitate tiny house building and living.  
206 Showers and toilets will also be part of the common area if the property is also suitable for  
207 primitive camping use. Additional funding will be required to complete a second campground  
208 with a total expected cost of between \$500,000-800,000.

209

210 As part of creating the structure required to engage more people in the campground creation  
211 process, we are establishing DIYtiny as a corporation with active shareholders. The first

212 campground was primarily driven by my individual vision, but I want the new DIYtiny space to  
213 reflect my community's ideas as well. This in mind, the structure of shared responsibility will  
214 help us to properly create additional spaces. While I will be leading the company through this  
215 initial transition as the sole board member until the 2019 annual meeting, at that meeting I hope  
216 to create a diverse board of tiny house enthusiasts. One of the first projects of the expanded  
217 board will be the examination of moving towards B-Corp, or Benefit Corporation, values with  
218 active investors and a structure to enable residents and employees of the campgrounds to be  
219 owners. While not currently recognized in North Carolina as a corporate structure, the principles  
220 of a Benefit Corporation can be read about here through a non-profit certification process known  
221 as B-Corp Certified: <http://www.bcorporation.net>

222  
223 As the first campground is located in Asheville, North Carolina, we expect the second  
224 campground to be located in a nearby community to help maintain continuity of employment by  
225 persons choosing to live in DIYtiny. For example, there are THOW options located south of  
226 Asheville in Henderson County. Thus we are looking in unincorporated Buncombe county and  
227 north towards Madison and Yancy county and west towards Haywood county.

228  
229 Community and shareholder input will be sought to help determine the location, structure, and  
230 characteristics of subsequent campgrounds. Residents of current and future campgrounds are  
231 asked to be active participants in the maintenance and operations of the campground by  
232 providing 1–2 hours of community work per week. This facilitates group projects and helps  
233 provide direction to campground locations.

234  
235 We expect to charge new residents a monthly rate of \$400 for a spot in the new campground. In  
236 addition to parking and living space, this rate grants a resident access to common areas and  
237 facilities such as gardening plots, laundry and kitchen facilities, wireless internet, and other  
238 amenities to be decided later. This price point is significantly less than other tiny house  
239 communities, as we want to provide a basic and affordable tiny living experience rather than that  
240 of a high-end resort (which might include a gym, swimming pools, and other amenities). Unlike

241 competing tiny house campgrounds that charge higher rates for more services, our vision for  
 242 DIYtiny is a more down-to-earth and essential experience of tiny living.  
 243

244 In addition to the primary goals of finishing the existing DIYtiny campground and preparing to  
 245 expand to the new site, this LPO will also continue our community’s learning process of how to  
 246 curate and thrive in a tiny living community. With this project, we want to learn how to scale our  
 247 community effectively. This will allow us to create a successful model to help others interested  
 248 in tiny house living build their own THOWs and live in this type of community. The result will  
 249 be a repeatable pattern of tiny living that we can translate into workshops and teaching materials  
 250 to be shared with interested parties outside our geographic area. We elaborate on the value of  
 251 this proposed business in the sections below.

252

253

Use of Funds

254

Use of Funds Table	Min	Max
Burleson Rd		
Debt payoff (Burleson Rd)		\$ 32,000
Burleson Driveway	\$ 18,000	\$ 32,000
T3 (Truck, Tractor, Trailer)		\$ 28,000
Burleson Design/Landscaping	\$ 8,000	\$ 25,000
Internship Project		\$ 30,000
Solar PV installation		\$ 30,000
Project 2.0 Preparation	\$ 9,000	\$ 27,500
Reserves		
Operating Reserve	\$ 3,000	\$ 5,000
Burleson Upfit Reserve	\$ 3,000	\$ 5,000

Expenses			
Marketing	\$	3,500	\$ 5,000
LPO and Formation Expense	\$	10,500	\$ 10,500
Management Compensation	\$	20,000	\$ 20,000
Totals	\$	75,000	\$ 250,000
Investors @ 5K each		15.0	50.0

255

256 2.0 Project Preparation (Second THOW Campground)

257 Now that the existing DIYtiny campground is full, the raised funds will go to preparing for the  
 258 expansion of our community into a new campground for THOWs. In addition to the primary  
 259 goals of finishing the existing DIYtiny campground and preparing to expand to the new site, this  
 260 LPO will also continue our community’s learning process of how to curate and thrive in a tiny  
 261 living community. The second campground is expected to cost between 500,00 and 800,000 and  
 262 will require additional financing beyond this LPO. With this project, we want to learn how to  
 263 scale our community effectively.

264

265 Using funds raised by this LPO, we will enter into contracts to purchase or lease the new land,  
 266 hire landscape architects and engineers to guide design and construction, and begin purchasing  
 267 building materials and other supplies. If needed, any Burleson Rd project may be postponed, and  
 268 funds reallocated to proceed with the 2.0 Project. It is possible that contracts will be entered into  
 269 during the LPO process. Any contracts will be made available to potential investors at least 30  
 270 days prior to initial close of the LPO.

271

272 With this new campground, we expect to not only expand our community by adding between 16  
 273 and 24 tiny house, but also provide residents room to garden, work, and play in a flexible space.  
 274 Our current residents are already meeting to plan and envision the new layout and facilities for  
 275 our second THOW campground. In addition, we want active investors to take part in developing  
 276 these concepts and begin making their mark on the future of DIYtiny. Once we have selected  
 277 and designed the site, a significant amount of the construction work may be done by residents of

278 the community. While the design of the new campground will be distinct from the existing  
279 campground, the two spaces will share similar characteristics:

280

- 281 - Both properties will have common spaces for short and long-term tenant use.
- 282 - Both properties will promote community and collaboration between neighbors.
- 283 - Both properties will provide water, power, sewer, and wireless internet connectivity.
- 284 - Both properties will allow short term rentals (in the style of AirBnB) to augment the project,  
285 but these rentals are not the primary focus of the project.

286

### 287 Burleson Driveway

288 In addition to preparing for the second campground for DIYtiny, we will use raised funds to  
289 build a 100'x10' concrete driveway with a curb up to the lower driveway of the current DIYtiny  
290 property. This new concrete driveway will upgrade the existing gravel driveway, which requires  
291 excessive maintenance and is less than optimal for the number of vehicles entering and exiting  
292 our site.

293

294 While the existing driveway is part of Burleson road, its narrow shape has made it difficult for  
295 government road crews to maintain it with public funds. In addition to being difficult to navigate,  
296 the existing driveway's steep incline has also led to water wash erosion. This has required  
297 regular loads of gravel from DIYtiny and tractor maintenance from our neighbors to keep the  
298 driveway usable and safe.

299

300 By using raised funds to pave this new concrete driveway, we will not only improve access and  
301 safety for the DIYtiny community, but also benefit our neighbors in navigating this section of  
302 Burleson road more effectively. The new driveway will also reduce the ongoing cost of  
303 maintaining a steep gravel driveway and mitigate water wash issues. Additional driveway  
304 projects may include adding an additional concrete curb preparation for tiny house parking spots,  
305 and/or paving material to the top of the DIYtiny property.

306

### 307 Improvements to Burleson Site

308 Beyond expansion to a second campground and the driveway paving project, we want to use  
309 raised funds to improve the existing DIYtiny site in numerous ways. We have garden walls to  
310 finish, plants to put in the ground, and infrastructure connections to add in order to make our  
311 existing DIYtiny property a better home for current and future residents. These improvements  
312 may include but are not limited to:

- 313 - Terraced garden plots, walls, fences, and trellises to allow residents more options to grow their  
314 own herbs and food
- 315 - Trees, shrubs, berry patches, and other flora to both beautify the space and provide more food  
316 growing capabilities
- 317 - Easier to use and code compliant sewer and water connections to facilitate THOW visitors and  
318 residents in the Burleson road property
- 319 - A new, stronger wifi antenna to improve wireless internet access across the property or other  
320 solution to improve wireless internet connectivity
- 321 - A hot tub and/or sauna for communal relaxing and socializing
- 322 - Refurbishing an old children's play area into a chicken coop
- 323 - A rebuilt and redesigned pig pen, hardscaped to allow us to better contain our current pig  
324 population (2-3) without undue strain on the land and environment. This new pen will be  
325 designed alongside the fence to be built alongside a new hotel that is currently approved for  
326 development in property adjacent to the Burleson site.

327  
328 Through these improvements to the existing DIYtiny property, the funds raised by this LPO will  
329 have an immediate impact in our community while enabling a more promising future.

### 330 331 Solar PV Installation

332 As the DIYtiny community embraces a brighter future, we want solar energy to be part of our  
333 expansion. Along the top of the existing property, we plan to build a new storage shed with a  
334 roof of solar panels. This will reduce the carbon footprint for our community, cut energy costs,  
335 and provide a reliable and independent source of electricity for our campground.

336  
337 We have already identified the ideal spot to build this shed with solar energy in mind. The shed  
338 will use a grid-tie system of solar panels. There will also be a battery backup connected to our

339 community well pump, repurposed from DIYTINY1. By connecting this battery to our well, we  
340 can provide more reliable power for our water pumping system. This will ensure all our THOW  
341 sites have water access even if the rest of our power grid suffers an interruption. The above  
342 design may change as we engage a contractor to finalize design of the system.

343

344 At the same time, this new shed will provide additional storage for both residents and community  
345 equipment. This shed will likely store lawnmowers, building materials, bikes, and other outdoor  
346 equipment belonging to DIYtiny residents. The small size of tiny houses makes external storage  
347 essential, and the funds raised from this LPO will make this storage possible.

348

349 T3 (The Truck, the Trailer, and the Tractor)

350 Three vehicles owned by founder Drew Crawford have been instrumental in getting DIYtiny to  
351 this point, and will be sold to the company as-is at fair market prices (KBB). These three  
352 vehicles are a 2002 Ford F-250 7.3 diesel truck, a 2016 John Deere 1025 tractor, and a hydraulic  
353 dump trailer or equipment capable of similar levels of work.

354

355 The truck is for hauling. Configured with extended range tanks that can also burn straight  
356 vegetable oil (SVO), the truck is capable of moving tiny houses up to 10,000 lbs. The truck's  
357 estimated value is \$10,000. The truck also moves and positions the trailer.

358

359 The trailer is for dumping. This 12' hydraulic dump trailer allows Drew and other users to move  
360 and dump hundreds of pounds of gravel, mulch, brush, and any other material needed by the  
361 DIYtiny community. The trailer's estimated value is \$4,000.

362

363 The tractor is for landscaping, building, and hauling the truck out of the mud. As a 2016 John  
364 Deere 1025 with front scoop and rear hoe attachment, the tractor helps Drew and other residents  
365 build and maintain retaining walls, place mulching, and dig post holes with the tractor's digger  
366 attachment. The tractor's estimated value is \$14,000.

367

368 With a collected value of \$28,000, these vehicles, or others like them, will need to be purchased  
369 or leased in order to further the DIYtiny expansion. This LPO will provide the funds to purchase,

13

370 at fair market value, the above mentioned vehicles from Drew Crawford or other suitable  
371 equipment as needed by Diytiny for business expansion and operations.

372

### 373 Paid Internship Program

374 One of the most exciting possibilities for the future of DIYtiny is our summer internship  
375 program. Begun in 2017 with the purpose of educating interested people in the craft and work of  
376 tiny home building, our internship program offers free housing in the DIYtiny community in  
377 exchange for working on tiny house maintenance and construction. This effectively acts as cost-  
378 effective vocational training for those interested in learning about tiny house construction.  
379 Interns are compensated as seasonal employees on an hourly basis (anticipated at \$7.25 per  
380 hour), with a periodic summer building season lasting less than six months. Should interest  
381 extend through the winter months, the employment may be extended.

382

383 Approximately 30 individuals have already applied to work with DIYtiny for a summer  
384 internship/job. These individuals may work for 24 hours per week in exchange for free housing  
385 and are paid a minimum wage under the direction of the manager to work on the campground or  
386 DIYTINY1, the DIYtiny-maintained THOW.

387

388 Funding raised from the LPO will help solidify training curricula, ensure housing, and cover  
389 insurance and liability costs for the internship program. And as we break ground on the second  
390 campground for DIYtiny, our interns may also assist with construction for this project.

391 We may even be able to start a second THOW for use as an additional Airbnb unit for the second  
392 campground.

393

### 394 Cash Reserves

395 The operating cash reserve is a minimum amount of cash to be held by DIYtiny for operations.  
396 DIYtiny will be managed using excess cash points, which will be used for community  
397 management decisions like building additions, events, and other activities. Because DIYtiny  
398 keeps low cash reserves and puts the money into improving the property, when used, these cash  
399 reserves usually go to repair and maintenance expenses as well as potential project cost overages.

400

401 Project reserves are set to account for potential project cost overages in additional to baseline  
402 cash reserves. The Board and Management may adjust the reserve amounts. Amounts held in  
403 excess of the reserve amount may be applied to projects and/or dividends by the board through  
404 distribution of excess cash to shareholders.

405

#### 406 Debt Restructure

407 Once these other priorities have been funded, remaining funds will be used to pay off/reduce  
408 outstanding debt owed on the property 22 Burleson Rd. Currently this outstanding debt is a  
409 private loan of \$32,000, paid quarterly, at 8% and on the second year of a 10-year amortization.  
410 The debt was assumed by the Company from Drew Crawford as part of the contribution of the  
411 Burleson Rd property to the company.

412

413 This loan was used to develop the existing campground. The loan went to constructing the pig  
414 pen, retaining walls, gardening beds, leveling/graveling tiny house parking pads, sewer and water  
415 hookups, fire pit and social area, and a new well.

416

#### 417 Marketing

418 DIYtiny currently has little marketing besides word-of-mouth, our existing website, and a series  
419 of community workshops. These dinnertime workshops spread awareness of the DIYtiny mission  
420 and community while also providing access for people to learn more about tiny house  
421 construction and life. Marketing funding will keep the cost of these eat-and-learn dinners  
422 affordable and accessible to the public.

423

424 Following completion of the LPO, our marketing account may fund a new website and  
425 promotion of DIYtiny. This promotion may include website revisions, Facebook ads, print  
426 materials for presentations, other promotional opportunities.

427

#### 428 LPO and Formation Expense and Management Compensation

429 This will pay for and reimburse Drew Crawford for work done to prepare and execute the LPO,  
430 in addition to reimbursement of legal fees, escrow fees, architect and other advisory fees  
431 associated with the creation of DIYtiny, Inc. and the LPO.

15

432

**LPO AND FORMATION EXPENSES**

<b>INCORPORATION</b>	\$ 500
<b>BYLAWS</b>	\$ 1,000
<b>SUBSCRIPTION AGREEMENT (AND QUESTIONNAIRE)</b>	\$ 1,000
<b>LPO ADVISING</b>	\$ 1,000
<b>COPYWRITING ASSISTANCE</b>	\$ 500
<b>ESCROW</b>	\$ 3,000
<b>DISCLOSURE DOCUMENT ADVISING</b>	\$ 2,500
<b>ADDITIONAL LEGAL ASSISTANCE</b>	\$ 1,000
<b>TOTAL</b>	<b>\$ 10,500</b>

433

434

Compensation to Founder, Agents and Related Party Transactions

435

436 LPO funds will pay and/or repay the Company and Crawford for fees charged by professionals  
437 for the LPO process:

438 - The escrow agent, Vyas Realty Law, will be compensated in accordance with the escrow  
439 agreement.

440 - Kevin Israel, Attorney, [www.venturelawnc.com](http://www.venturelawnc.com)

441 - Marketing and Web, Rachel Bastarache Bogan ([www.rachelfinder.com](http://www.rachelfinder.com)) and Dan Cropper at  
442 Straight Edge Marketing

443 - Architect, Legerton Architecture P.A.

444 - Landscape Architecture, Sitework Studio

445 - Civil Engineering, Civil Design Concepts

446

447 The CEO/President, Drew Crawford, will be compensated for work done to setup, create,  
448 promote, and manage this LPO as listed in Use of Funds above. This compensation is in  
449 addition to the salary for operating and working inside the Company. The CEO position is  
450 considered a ¼ time (25%) job and shall have an annual salary of \$12,000 and an award of 5,000  
451 shares of stock in exchange for an average of 10 hours of work per week. Additional hours may  
452 be worked at a rate of \$20 per hour, as needed. Crawford's work with LS Pro Support, Inc  
453 (Wooden Stone Consulting) is not expected to interfere significantly with the management of

16

454 DIYtiny, as shown by Drew Crawford's work, concurrently, in both ventures over the past two  
455 years.

456

457 The Company intends to elect up to 6 additional board members at the 2019 annual meeting.

458 DIYtiny's advisors, as listed on the Company website, are people active in the Tiny House  
459 community and are consulted by Crawford before major actions are taken. Advisors may  
460 be added or removed at any time. Advisors and Board members who are not employees of the  
461 Company will receive \$25 per meeting, each, and/or a meal provided by the Company.

462

463 Current Board Bios

464 Drew Crawford, President, Treasurer, and Secretary

465 - 350,000 Shares (52% at full dilution)

466 - Planned and built DIYtiny's first campground and two tiny houses

467 - Business Consultant, Lightspeed Retail POS ([www.woodenstoneconsulting.com](http://www.woodenstoneconsulting.com))

468 - UNC Chapel Hill, Kennan-Flagler Business School, MBA 2012

469 - Davidson College, BS Chemistry and BA Political Science 2001

470 - There are no legal proceedings involving DIYtiny, Inc., Drew J Crawford or any other  
471 company in which Drew J Crawford is an owner.

472

473 Additional Company Information

474 No other person other than Drew Crawford is authorized to give information or representation  
475 about the Company or this offering. Do not rely upon information not provided by Drew  
476 Crawford or the Company.

477

478

479 Risk Factors - Offering Risk

480

481 Offering Price - The offering price of Company securities has been set by estimated book value  
482 and EV Multiple and should not be considered a fully precise value of the Company.

483

484 Sale of Security - The Company is offering these securities on a “best-efforts” basis. The  
485 Company has not contracted an underwriter, placement agent, or other person to purchase or sell  
486 all or a portion of our securities. This means there is no assurance we can sell all or any of the  
487 securities.

488  
489 Dilution - The Company is not limited in its ability to issue securities in the future. Management  
490 intends to issue additional shares to raise funds or compensate employees. If the Company  
491 issues additional securities, investors participating in this offering may experience further  
492 dilution of the value of their investment.

493  
494 Debt – The Company is not restricted from borrowing more money. It is likely the company will  
495 need to incur additional debt or other liabilities to operate and grow our business. It is expected  
496 that the Company will need to borrow money to fund a second campground.

497  
498 Securities Not Registered – You are responsible for deciding if this investment is good for your  
499 circumstances. No governmental agency has reviewed this offering. The company is relying on  
500 the NC Crowdfunding Exemption as described by the NC PACES Act. This means investors  
501 should do their own assessment of this disclosure and information provided.

502  
503 Transfer Restrictions; No Future Registration – It will not be easy and may take months to sell  
504 the shares of the Company. There is no public market and restrictions on resale exist in the NC  
505 PACES Act, SEC rule 147A, and in the Company Bylaws. To protect the S-Corp status, first the  
506 company and second other shareholders have right of first refusal to purchase shares, as  
507 described in Bylaws.

508  
509 Long Term Investment – The Company hopes and expects you will be a long-term, active  
510 investor in DIYtiny. We hope you will come to the annual meetings, respond to requests for  
511 opinions, and engage other shareholders and management in concerns.

512  
513 Limitations on the transfer of the Securities may also adversely affect the price that you might be  
514 able to obtain for the Securities in a private sale. Prospective investors should be aware of the

515 long-term nature of their investment in the Company. Each Prospective investor in this Offering  
516 will be required to represent that it is purchasing the Securities for its own account, for  
517 investment purposes and not with a view to resale or distribution thereof. Please see Company  
518 Bylaws for resale restrictions intended to protect S-Corp status.

519  
520 Lack of Investor Control – Substantially all decisions with respect to the management of the  
521 Company will be made exclusively by the officers, directors, managers or employees of the  
522 Company. As such, you may have limited ability to influence the Company. Your ability to  
523 directly influence the Company is limited to election of directors. Accordingly, no person should  
524 purchase a Security unless he, she or it is willing to entrust all aspects of management to the  
525 Company to us.

526  
527 Small Management Group – Drew J Crawford is the sole director of the Company. Subject to  
528 any fiduciary duties owed to our investors under North Carolina law, Mr. Crawford exercises  
529 exclusive control over the Company’s management and policies. His interests are different from  
530 yours as an investor.

531  
532 Tax Implications – You may owe taxes on this investment and not receive any funds from the  
533 Company to pay this tax liability. The company intends, but is not required, to make a tax  
534 distribution each year sufficient to cover most investors tax liability created by the S-Corp pass  
535 through of income liability. This distribution will not necessarily correspond to when the taxes  
536 are due by the individuals or entities holding company stock. The company does not guarantee  
537 this tax distribution and thus a cash liability may be created for the investor with no return from  
538 the company to cover the liability. The company may seek a line of credit to assist in managing  
539 cash flows related to the tax distribution.

540  
541 Risk Factors – Operating Risk Specific to THOW Campground  
542  
543 Limits on Duration of Stay – Tiny Houses are still a grey area of regulation and have not been  
544 fully vetted for legal or zoning purposes in all locations. Different states and counties have  
545 different rules to handle non-permanent housing like THOWs. For example, Buncombe County

546 regulations limit length of stay to 6 months for non-permanent housing while Madison County  
547 does not currently regulate length of stay. This may result in a higher turnover of residents than  
548 would be otherwise expected. Hence, we want to build a second campground in a different  
549 county to provide options for people to move their THOW.

550  
551 Non-Typical Insurance – Insurance for THOW may be difficult or expensive to purchase.  
552 Without certifications, a THOW homeowner may only be able to purchase insurance through the  
553 secondary market (ex Lloyds of London). This limits the market of people interested in  
554 THOWs. One of the goals of DIYtiny is to assist people in building THOWs to certified  
555 standards.

556  
557 Resident’s Inconsistent Building – Many tiny houses may be built by owner-occupants with  
558 limited construction skill. We expect that builders select and follow a building standard such as  
559 NFPA or NOAH. Even with a requirement to carry insurance, there may be risk to the Company.

560  
561 Accidents – Accidents may occur while renters and the public are on the DIYtiny property, so  
562 renters may be expected to carry insurance naming the Company and sign waivers regarding their  
563 homes.

564  
565 Completion of Work – Work done at Burleson Road was done with best efforts to code. The  
566 majority, but not all, was permitted and inspected. Some of the funds raised from the LPO will  
567 be used to complete projects, with inspection.

568  
569 Future Projects Not Fully Defined – The site for the 2.0 project has not been selected. The  
570 DIYtiny community will be hosting workshops to define clear criteria for the type of property we  
571 need; it may take time to locate and secure the land and funding for the new site.

572  
573 Lasting Interest – THOWs are trendy at the time of this disclosure, but their popularity may  
574 change. Therefore, it is possible that large-scale interest in THOWs as a lifestyle may not  
575 continue.

576

577 New Company – The Company has limited operating history and is relying on operating history  
578 as a DBA underneath LS Pro Support, Inc (DBA Wooden Stone Consulting) owed by Drew  
579 Crawford. As a new enterprise, the Company may face risks the management has not anticipated  
580 in this disclosure. Please contact management if you identify any potential issues.

581  
582 Competitors – DIYtiny is not the only THOW-friendly campground in the area. Because other  
583 campgrounds offer similar services, DIYtiny faces competition for customers. There can be no  
584 assurance that the Company will be able to compete or capture adequate market share. The  
585 Company may not be profitable if it cannot compete successfully with other businesses. We may  
586 be unable to raise prices or sustain price increases.

587  
588 Material Availability – Volatility in raw material prices and availability at time needed may be  
589 outside the ability of the Company to compensate. This may increase the cost, delay completion,  
590 or even the feasibility of completion of projects.

591  
592 Risks Relating to Financial Forecasts and Resources – The Company has limited resources.  
593 While DIYtiny has created detailed forecasts and plans for this project, the forecasts may be  
594 inaccurate. It is possible the proceeds from this offering and other resources may not be  
595 sufficient for the Company to continue to finance operations.

596  
597 Key Person – The Company has a single director, Drew Crawford, until the 2019 Annual  
598 Meeting. He will continue to have substantial ownership and control over the Company after the  
599 offering. The Company’s success depends substantially on Crawford who is only committed to a  
600 part-time employment with DIYtiny.

601  
602 Key Person Insurance – The Company does NOT maintain key person life insurance on Mr.  
603 Crawford. His loss of life or incapacity could have a substantial negative impact on the  
604 Company and your investment.

605  
606 Government Regulation – The Company must comply with enforced regulations. Failure to  
607 comply may result in fines or other penalties. This may make some THOW renters leave before

608 they would otherwise intend to do so. Their early departure may lead to higher than expected  
609 vacancy rates and lower revenue.

610

611 No Guarantee of Return on Investment – The return to investors and the future value of the  
612 investment will depend on a number of factors, including the risks described in the Offering  
613 Materials, and others which cannot be predicted at this time and may be beyond the control of  
614 the Company. The Company does not make any representations or warranties with respect to  
615 any return on an investment in the Company. There is no guarantee you will see a profit on your  
616 investment, or that your investment will retain value. You should not invest in this offering  
617 unless you can afford the loss of your entire investment.

618

619 NOTICE: In addition to the risks listed here, the company will be subject to risks not foreseen or  
620 fully understood by management. It is not possible to foresee all risks that may affect us. You  
621 should read all offering materials and ask questions of management. This investment is risky.  
622 You should consult your legal and financial advisors prior to making an investment.

623

#### 624 Financial Condition of the Issuer

625

626 The issuer is a new entity and does not have audited financial statements for the previous 12  
627 months. Less than 50% of the income of the General Manager/Property Manager comes from  
628 DIYtiny.

629

630 An operating Budget Pro Forma is provided below. It does not include the one time expenses,  
631 such as those associated with this LPO. It assumes 12-month occupancy at an average of \$400  
632 per occupied space. The Company owned THOW is counted twice, once for the space it  
633 occupies and a second time for the AirBnB rent, as its average monthly income exceeds \$700  
634 and has reduced utility expenses. Current rents below \$400 are due to the tenants providing  
635 labor in exchange for rent, thus lowering other operating costs. The estimated revenue per space  
636 was used to assist in determining the value for the Burleson Rd property. We believe that any  
637 second campground constructed will require 1-2 years post construction to reach a stable income

638 statement, such as presented here. Construction of a second campground may also be handled in  
 639 phases.  
 640  
 641

	Burleson Rd Income Units	
TH spaces		7
AirBnB spaces		2
Manager spaces		1
TH on AirBnb		1
Total Earning Spaces		11
Income per Unit	\$	400
Monthly Income	\$	4,400
per year	\$	52,800
Expenses		
Payroll	\$	12,000
Debt Service	\$	-
Utilities	\$	6,300
Upkeep	\$	5,280
Taxes/Insurance	\$	2,112
SGA&Marketing	\$	2,640
Total	\$	25,692
EBITDA	\$	27,108
Stock	\$	600,000
per share	\$	0.05
per space per month	\$	205

642  
 643  
 644 The Income Statement below presents the 2017 operating income extracted from LS Pro  
 645 Support, Inc DBA DIYtiny. LS Pro Support, Inc is a NC corporation solely owned by Drew  
 646 Crawford. Note this operating experience is from before DIYtiny, Inc. was formed. The  
 647 revenues are expected to strengthen, as shown in the Pro Forma above, as camping spots were  
 648 completed during 2017 and 2018. Income from 2017 was fully spent on the Burleson Rd  
 649 property and on tiny house construction.

Income Statement
------------------

Revenue		2017
DIY tiny Rent	\$	15,060
AirBnB Income	\$	16,078
Total Revenue	\$	31,137
Operating Expenses		
Repairs & Maintenance	\$	1,554
Office Supplies	\$	805
Utilities	\$	3,964
Burleson Note Payments	\$	5,118
Payroll – Salary & Wages	\$	6,000
Accounting Fees	\$	550
Marketing Expense	\$	663
Total Exp	\$	18,654
NI	\$	12,483

650  
651  
652  
653  
654  
655  
656  
657  
658  
659  
660  
661  
662  
663  
664  
665  
666  
667

The Company has limited cash resources, other than incoming rents, as cash is used to pay down debt and continue tiny house construction and property upfit. No additional resources are pledged to DIYtiny, Inc, but credit may be extended by Drew Crawford and LS Pro Support, Inc to continue work on projects that may be included, and thus reimbursed, through this LPO. Drew Crawford will retain ownership of one tiny house, under construction, that has not been contributed to DIYtiny.

Forward Looking Statements

Certain statements in this Disclosure Document are “forward-looking statements”. Forward-looking statements give management’s current expectations or forecasts of future events; they are not guarantees of future performance. Any one of a number of business risks and uncertainties could cause actual results to differ materially from those expressed in or implied by the forward-looking statements.

668 Forward-looking statements do not relate strictly to historic or current facts. They use words such  
669 as “anticipate,” “estimate,” “expect,” “project,” “intend,” “plan,” “believe,” and other words and  
670 terms of similar meaning in connection with a discussion of future operating or financial  
671 performance. In this report, these include statements relating to future actions; prospective changes  
672 in raw material costs, product pricing, or product demand; future performance or results of current  
673 and anticipated market conditions and market strategies; sales efforts; expenses; and financial  
674 results.

675

676 There are risks and uncertainties that may cause results to differ materially from those set forth in  
677 DIYtiny, Inc.’s forward-looking statements. It is not possible to predict or identify all risk factors,  
678 but unanticipated changes that could cause such results to differ materially.

679

680 DIYtiny, Inc. cannot guarantee that any forward-looking statement will be realized, although  
681 management believes its plans and assumptions are prudent. Should risks or uncertainties  
682 materialize, or should underlying assumptions prove inaccurate, actual results could vary  
683 materially from those anticipated, estimated, or projected.

684

685 DIYtiny, Inc. undertakes no obligation to publicly update forward-looking statements, whether as  
686 a result of new information, future events, or otherwise. Investors should consult any further  
687 disclosures DIYtiny, Inc. makes on related subjects in its filings with the North Carolina Secretary  
688 of State.

689

690

691

692

#### Ongoing Disclosure

693

694 Quarterly reports will be issued within 45 days of the end of the fiscal quarter, starting in the  
695 fiscal quarter which the minimum offering amount is reached. The report will contain an analysis  
696 by management of the business operations and financial condition and, at minimum, the status of  
697 the offering toward target amount and compensation received by each director and executive  
698 officer including cash compensation earned since the previous report and on an annual basis and

25

699 any bonuses, stock options, other rights to receive securities of the issuer or any affiliate of the  
700 issuer, or other compensation received.

701

702 DIYtiny intends to handle all communication electronically with shareholders, except when  
703 electronic communication is not possible or permissible.

704

705 Requests for Additional Investor Information

706 Each investor will be required to comply promptly with reasonable requests for information  
707 made by or on behalf of the Company in order for the Company to satisfy any request for  
708 information about such investor or its investment, including requests made by any national,  
709 federal, state, local or regulatory authority, agency, committee, court, exchange or self regulatory  
710 organization.

711

712 Conclusion

713

714 Thank you for taking the time to learn about the DIYtiny project and our plan for its future. By  
715 connecting with people like yourself with an interest in tiny living, we are growing the reach of  
716 our community by sharing our story.

717

718 If you would like to learn more about a specific aspect of this LPO or are interested in investing,  
719 please visit us at [www.DIYtiny.com/lpo](http://www.DIYtiny.com/lpo).