



Miami Valley

BARNES, LLC

STORAGE FOR YOU · FOR LIFE



Purchase or Rent to Own | Free Delivery & Setup*



*Within 40 miles of your dealer.

www.miamivalleybarns.com

Our Story

Our founder, Nathaniel Yoder, has worked in the portable building industry for over 15 years. We give credit to God as the leader of our company and for providing us with wisdom and a passion for excellence. Our company was founded on God's principles and that is what guides us today.

Here at Miami Valley Barns we believe that quality products and excellent service are the most important items we can offer to our customers. When you choose a Miami Valley Barn, you are choosing the product with the best quality in the industry as well as the level of professionalism and service! Our buildings are built in the Miami Valley Area of Ohio and Northern Kentucky by experienced Amish and Mennonite craftsmen.

Our delivery system is unparalleled and free delivery is included with all our products (within 40 miles of your dealer). Our professional delivery staff will take great care of your purchase during transport, ensuring that you receive the best we have to offer.

We would like to thank you for considering a Miami Valley Barn! We are proud of the Miami Valley Barn team and we hope that we will have a chance to serve you!

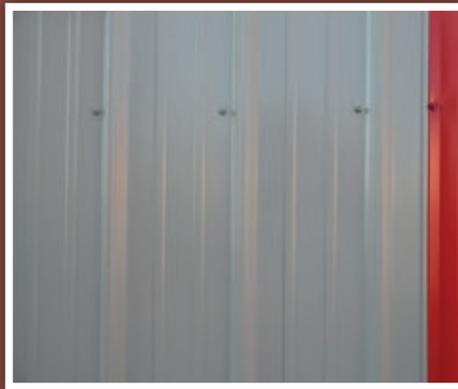


the Right Barn For You

We have five different siding types available on most of our building styles.



VINYL
Low Maintenance
Match your house



METAL
Low Maintenance
Lower cost than vinyl



WOOD
More Traditional Look



BUDGET METAL
Lowest Cost



LP SMARTSIDING
With NaturalKote Urethane Finish

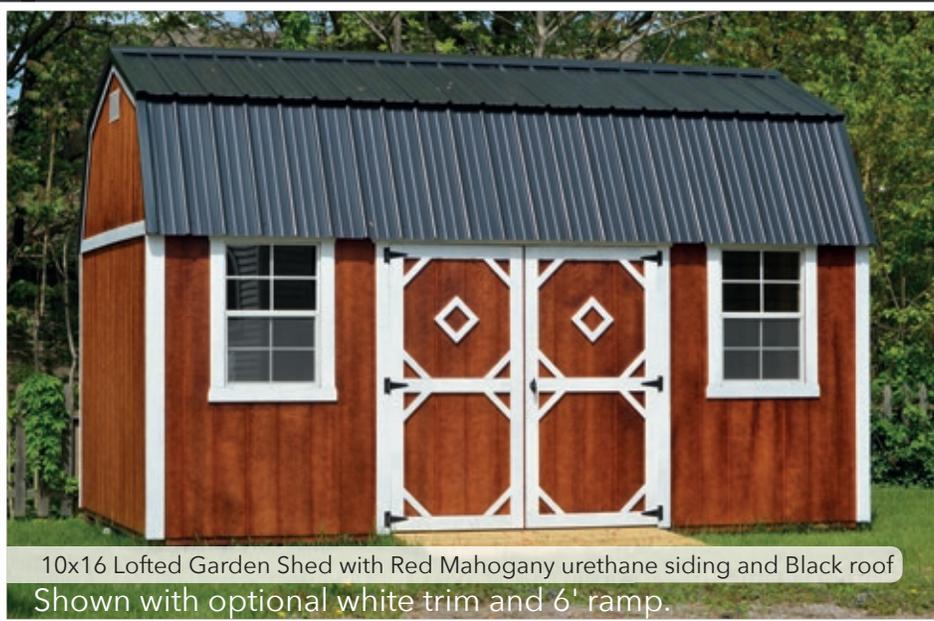


LP SMARTSIDE
5/50 YEAR LIMITED WARRANTY

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the Lofted Garden Shed



10x16 Lofted Garden Shed with Red Mahogany urethane siding and Black roof
Shown with optional white trim and 6' ramp.

With its two windows, 6-foot double doors, 75" wall height and two loft areas, the Lofted Garden Shed has become our most popular building! The side entrance allows you to better utilize the whole floor area without wasting space and also gives you better access to the loft areas. Keep your important tools, equipment or documents safe. The Lofted Garden Shed is available with treated wood, urethane, metal or vinyl siding. The Vinyl Lofted Garden Shed comes with shutters.

10x16 Lofted Garden Shed with Taupe metal siding and Rustic roof



10x16 Lofted Garden Shed w/ treated wood siding and Burgundy roof



10x16 Lofted Garden Shed w/ Harbor Stone vinyl siding and Brown roof

Wood or Metal Siding

size	price	36 months rent to own
8x12	\$2,475	\$114.58
10x12	\$2,945	\$136.34
10x16	\$3,405	\$157.64
10x20	\$3,945	\$182.64
12x12	\$3,555	\$164.58
12x16	\$4,145	\$191.90
12x20	\$4,825	\$223.38
12x24	\$5,545	\$256.71
12x32	\$6,745	\$312.27
14X24	\$6,895	\$319.21
14x32	\$8,445	\$390.97
14x36	\$9,145	\$423.38

Vinyl Siding

size	price	36 months rent to own
*8x12	\$2,875	\$133.10
*10x12	\$3,275	\$151.62
10x16	\$3,825	\$177.08
10x20	\$4,535	\$209.95
12x12	\$4,135	\$191.44
12x16	\$4,875	\$225.69
12x20	\$5,595	\$259.03
12x24	\$6,495	\$300.69
12x32	\$7,525	\$348.38
14X24	\$7,830	\$362.50
14x32	\$9,295	\$430.32
14x36	\$9,975	\$461.81

*comes with 1 window

Prices subject to change without notice.



the Garden Shed



10x16 Garden Shed w/ Honeytone urethane siding and B. slate roof
Shown with optional white trim.

The Garden Shed has an attractive appeal with its double doors and 2x3 window on the side. You can choose between metal, treated wood, urethane or vinyl siding. It comes standard with 75" walls. The airy roominess will provide lots of room for your lawn and garden tools. Universally praised for its outstanding design, the Garden Shed is a storage building to be proud of. Eight-foot wide buildings come with 48" single door, ten and twelve-foot wide buildings have six-foot double doors. Vinyl Garden Sheds come with 2 windows and shutters.



10x16 Garden Shed w/ treated wood siding and Forest roof



10x16 Garden Shed w/ Taupe metal siding and Burgundy roof



10x16 Garden Shed w/ Sunny Maize vinyl siding and Rustic roof

Wood or Metal Siding

size	price	36 months rent to own
8x12	\$2,170	\$100.46
10x12	\$2,570	\$118.98
10x16	\$3,070	\$142.13
10x20	\$3,650	\$168.98
12x12	\$3,125	\$144.68
12x16	\$3,600	\$166.67
12x20	\$4,250	\$196.76
12x24	\$4,870	\$225.46
12x32	\$6,070	\$281.02
14X24	\$6,250	\$289.35
14x32	\$7,370	\$341.20
14x36	\$8,070	\$373.61

Vinyl Siding

size	price	36 months rent to own
*8x12	\$2,595	\$120.14
10x12	\$3,095	\$143.29
10x16	\$3,595	\$166.44
10x20	\$4,195	\$194.21
12x12	\$3,695	\$171.06
12x16	\$4,295	\$198.84
12x20	\$4,995	\$231.25
12x24	\$5,495	\$254.40
12x32	\$6,895	\$319.21
14X24	\$6,995	\$323.84
14x32	\$8,295	\$384.03
14x36	\$8,850	\$409.72

*comes with 1 window

the Lofted Garage



12x24 Lofted Garage w/ treated wood siding and Black roof.

Wood or Metal Siding

size	price	^{36 months} rent to own
12x16	\$4,690	\$217.13
12x20	\$5,370	\$248.61
12x24	\$6,090	\$281.94
12x32	\$7,290	\$337.50
14x24	\$7,440	\$344.44
14x32	\$8,990	\$416.20
14x36	\$9,690	\$448.61

The Lofted Garage provides storage ideal for autos, mowers and ATV's plus the overhead loft gives you added storage space. The Lofted Garage comes with a heavy duty floor, 9x7 roll-up door, a large loft area, Fiberglass entry door and one 2x3 window. Wall height is 75".



12x24 Lofted Garage w/ Driftwood urethane siding and Crimson roof.

Shown with optional white trim and 9' ramp.



12x24 Lofted Garage w/ Taupe metal siding and Rustic roof.

the Garage



12x32 Garage w/ Taupe metal siding and B. slate roof and Wainscot
Shown with optional wainscot and 9' ramp.

The Garage makes a nice shelter for your vehicle, motorcycle or boat. You can even turn it into an organized workshop! Its 92" wall height gives you lots of headroom. The garage comes with a heavy duty floor, 9x7 Roll-up door, Fiberglass entry door and one 2x3 window.

Wood or Metal Siding

size	price	36 months rent to own
12x16	\$4,190	\$193.98
12x20	\$4,995	\$231.25
12x24	\$5,595	\$259.03
12x32	\$6,575	\$304.40
14x24	\$6,595	\$305.32
14x32	\$7,995	\$370.14
14x36	\$8,695	\$402.55



12x24 Garage w/
treated wood siding and
Rustic roof



12x24 Garage w/ Chestnut urethane
siding and Black roof.
Shown with optional white trim.

the Lofted Cabin

12x26 Lofted Cabin w/ Taupe metal siding and B. slate roof and Wainscot
Shown with optional wainscot.



Wood or Metal Siding

size	price	36 months rent to own
12x18	\$5,190	\$240.28
12x22	\$5,795	\$268.29
12x26	\$6,485	\$300.23
12x32	\$7,395	\$342.36
14x26	\$7,550	\$349.54
14x32	\$8,895	\$411.81
14x36	\$9,595	\$444.21

The Lofted Cabin makes a great weekend cabin, office or backyard studio. With its six-foot double doors in the back, you can even store your mower or gardening tools in the back while using the front for a man cave! Great for ranchers or hunters! The Lofted Cabin comes with a six-foot porch, a Fiberglass entry door, four 2x3 windows, six-foot double doors, 75" walls and two large loft areas.



12x32 Lofted Cabin w/ treated wood siding and Burgundy roof



the Cabin



12x22 Cabin w/ treated wood siding and Hunter roof

Wood or Metal Siding

size	price	36 months rent to own
10x18	\$3,980	\$184.26
12x18	\$4,595	\$212.73
12x22	\$5,195	\$240.51
12x26	\$5,795	\$268.29
12x32	\$6,995	\$323.84
14x26	\$7,195	\$333.10
14x32	\$8,295	\$384.03
14x36	\$9,195	\$425.69

The Cabin is an economical solution for use as a guest house, studio or hunting cabin. Its 92" wall height creates a roomy interior. The Cabin comes with a six-foot porch, a Nine Lite Fiberglass door, and three 3x3 windows.



12x26 Cabin with Taupe metal siding and Black roof.

the Lofted Barn



Wood or Metal Siding

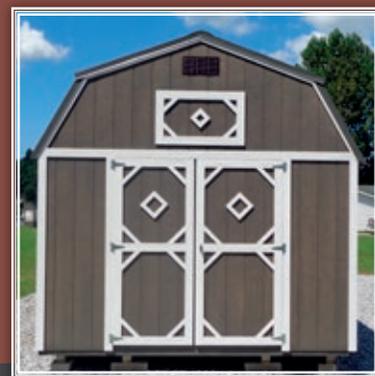
size	price	36 months rent to own
8x12	\$2,325	\$107.64
10x12	\$2,795	\$129.40
10x16	\$3,255	\$150.69
10x20	\$3,795	\$175.69
12x12	\$3,405	\$157.64
12x16	\$3,995	\$184.95
12x20	\$4,675	\$216.44
12x24	\$5,395	\$249.77
12x32	\$6,595	\$305.32
14x24	\$6,745	\$312.27
14x32	\$8,295	\$384.03
14x36	\$8,995	\$416.44

10x16 Lofted Barn w/ Gray metal siding and Rustic roof

The spacious Lofted Barn provides you with a versatile storage solution. With almost double storage space, you can store your large lawn and garden equipment below, while the two loft areas provide you with a place to store all your Christmas decorations. The Lofted Barn is also fully customizable, providing you with a choice of door location and upgrades such as windows or a ramp. Eight-foot wide buildings come with 48" single door, ten and twelve-foot wide buildings have six foot double doors.



10x12 Lofted Barn w/ treated wood siding and Charcoal roof



12x16 Lofted Barn w/ Driftwood urethane siding and Charcoal roof
Shown with optional white trim.

the Barn

Wood or Metal Siding

size	price	36 months rent to own
8x8	\$1,625	\$75.23
8x12	\$1,825	\$84.49
10x12	\$2,150	\$99.54
10x16	\$2,625	\$121.53
10x20	\$3,150	\$145.83
12x12	\$2,745	\$127.08
12x16	\$3,295	\$152.55
12x20	\$3,825	\$177.08
12x24	\$4,495	\$208.10
12x32	\$5,295	\$245.14



8x8 Barn w/ Walnut urethane siding and Black roof
Shown with optional white trim.

Just need storage? The Barn is an economical choice for your lawn and garden tools. With its four-foot sidewalls and gambrel roof design, the Barn is perfect for areas where you want your storage building to blend in with the surroundings. Eight-foot wide buildings come with four-foot single door, ten and twelve-foot wide buildings have six-foot double doors.



8x12 Barn w/ treated wood siding and Black roof



10x12 Barn w/ Light Stone metal siding and Taupe roof

the Utility



10x12 Utility w/ Driftwood urethane siding and Rustic roof
Shown with optional white trim.

Enhance your back yard with the Utility. Create a back yard workshop, store your lawn equipment or keep your tools dry with this simple design. You can even add extra high walls or a small loft area for more storage. Eight foot wide buildings come with 48" single door, ten and twelve foot wide buildings have six foot double doors.



8x12 Utility w/ Ivory metal siding and Brown roof



10x16 Utility w/ treated wood siding and Black roof

Wood or Metal Siding

size	price	36 months rent to own
8x12	\$2,095	\$96.99
10x12	\$2,495	\$115.51
10x16	\$2,995	\$138.66
10x20	\$3,575	\$165.51
12x12	\$3,050	\$141.20
12x16	\$3,525	\$163.19
12x20	\$4,175	\$193.29
12x24	\$4,795	\$221.99
12x32	\$5,995	\$277.55
14X24	\$6,175	\$285.88
14x32	\$7,295	\$337.73
14x36	\$7,995	\$370.14

the Budget Utility

The Budget Utility is our most economical building. The simple design and low cost materials combine to give you storage without costing big bucks! Its metal siding has a ten-year paint warranty. Wall height is 71"; you can add the extra height option if you need more headroom. Eight-foot



10x16 Budget Utility w/ Light stone siding and Forest trim

wide buildings come with 48" single door, ten and twelve-foot wide buildings have six-foot double doors. The Budget Utility comes standard with Lt. Stone Siding and choice of 5 trim colors.

Metal Siding

size	price	36 months rent to own
8x8	\$1,395	\$64.58
8x12	\$1,615	\$74.77
8x16	\$1,945	\$90.05
10x12	\$1,975	\$91.44
10x16	\$2,295	\$106.25
12x12	\$2,395	\$110.88
12x16	\$2,945	\$136.34
12x20	\$3,325	\$153.94
12x24	\$3,795	\$175.69

the Budget Garage

The Budget Garage is the perfect way to get the garage you've always wanted without the big price tag! The design of the Budget Garage allows us to use less framing lumber which saves you money. The Budget Garage also uses metal with a ten-year warranty to further cut costs. It includes one 3-foot door, one 2x3 window, 89" walls and a 9x7 roll-up door. The Budget Garage comes standard with Lt. Stone Siding and choice of 5 trim colors.

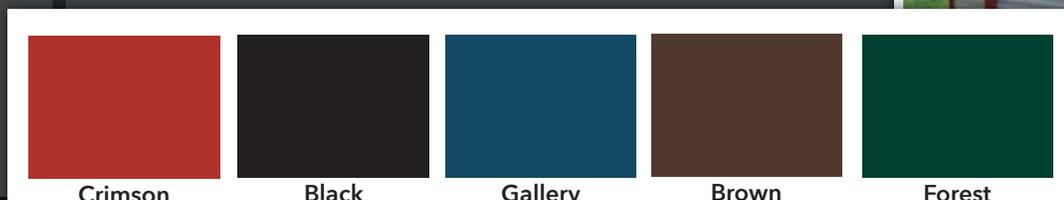
Metal Siding

size	price	36 months rent to own
12x12	\$3,120	\$144.44
12x16	\$3,670	\$169.91
12x20	\$4,050	\$187.50
12x24	\$4,595	\$212.73



12x20 Budget Garage w/ Light Stone siding and Crimson trim

Trim Colors



Crimson

Black

Gallery

Brown

Forest

the Chicken Coop



7x8 Chicken Coop w/ B. slate roof



The Chicken Coop is designed specifically to house your chickens. With its nesting boxes, roosts and outside access door, you will have the most contented chickens around! You can even check for eggs from outside the Chicken Coop! The Chicken Coop includes roosts, nesting boxes, a three foot door as well as a small door for the chickens, and two small windows with screens. Rent to Own is not available on the Chicken Coop.

Wood Siding

size	price
7x8	\$1,875
9x8	\$2,175
11x8	\$2,495



Delivery

Miami Valley Barns is proud to offer FREE delivery for up to 40 miles from any of our locations!

Standard Free Delivery Includes:

- Ability to access location with our equipment
- Any openings we need to take your building through must be at least one foot wider than the building width.
- Setting up your building on your level site, or we can level up to eight inches with treated wood blocks.
- Any sites over eight inches off level, you will need to supply concrete blocks.
- Delivery date will be synchronized with your local delivery driver's schedule.
- In stock buildings can *usually* be delivered within 5-7 business days (weather permitting).
- Ordered buildings can *usually* be delivered within 3 weeks (weather permitting).

Your local driver operates on a schedule that is planned up to 14 days in advance. Your delivery date will be scheduled based upon the readiness of the building and other local jobs.

Some additional items to consider:

1. We do not deliver buildings on any type of platforms or piers raised above the ground.
2. We reserve the right to reschedule a delivery if the ground conditions are not adequate for a safe and non-destructive delivery.
3. Customer bears all responsibility for damage to yard, driveway, etc.
4. You are responsible to know and obtain all permits and meet any HOA requirements.
5. We do not deliver on Sunday.

Our professional drivers perform many deliveries and your cooperation with these steps will help insure that you have a pleasant delivery experience!

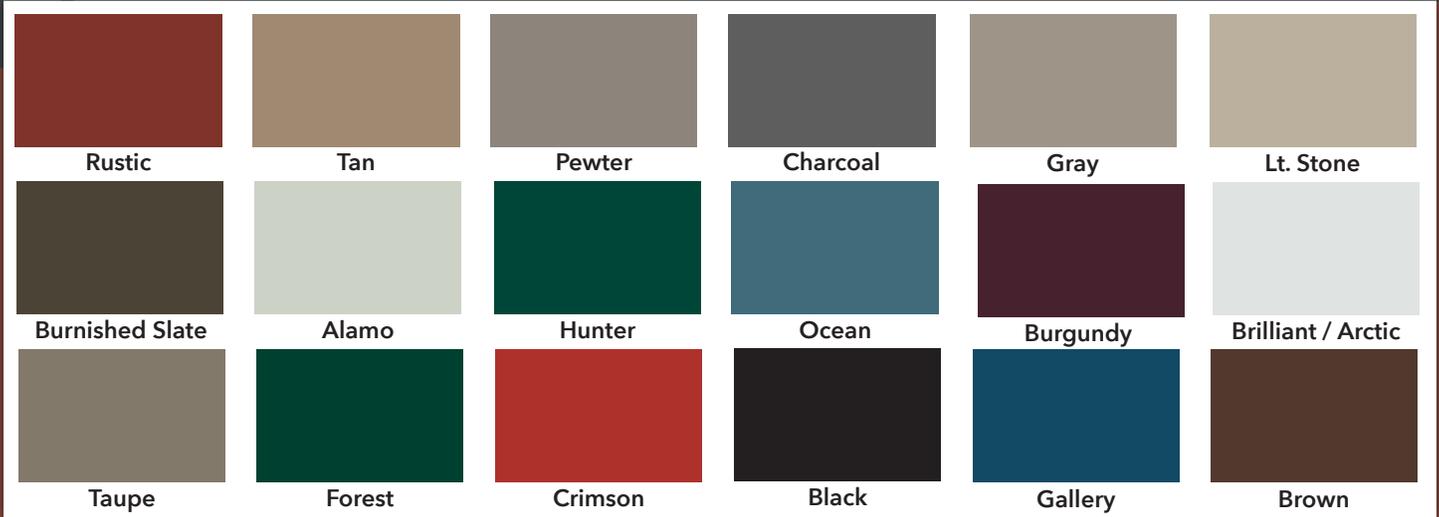


Colors

(Due to printing process, colors may vary slightly from sample.)

(See your local dealer for an actual color chart.)

Metal Colors



Vinyl Colors



Urethane Colors

Note: Urethane color tones will vary slightly across building structure.



Construction Details



Vapor Barrier

- Standard on all our roofs (except budget series)
- Reduces building condensation
- Reduces heat loss in winter and heat gain in summer



Tread Plate

Garage doors and barn doors now come with a diamond tread aluminum threshold.



Steel Gussets

We use 2"x4" Steel Gussets on all trusses and door frames.



Treated Skids

We use 4x6 Treated Skids that are notched to accept 2x4 floor joists.



Loft Details

All Lofted buildings have two loft areas with a four foot access opening.



Frame Construction

Vinyl building stud framing is 16 inches on center, trusses are 2 feet on center.



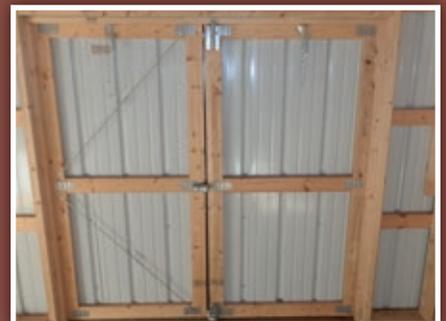
Floor Construction

With our 4x6 Skids, 2x4 floor joists and 5/8" Treated plywood flooring we have one of the strongest floor system in the industry. Our floors will never rot out!



Frame Construction

We use 2x4 stud framing on our walls. Premium metal series have 2x4 purlins every 2 feet.



Doors

Our 2x4 reinforced doors are designed to seal out rain and rodents and are key locked for your protection.

Our Warranty

Miami Valley Barns, LLC **Three Year Limited Manufacturer's** **Warranty**

Valid on: Lofted Barn, Lofted Garden Shed, Lofted Cabin, Garage, Garden Shed, Utility, Barn and Chicken Coop, Budget, Utility and Budget Garage, Cabin, Lofted Garage

Miami Valley Barns, LLC warrants to the original purchaser that your *Miami Valley Barns, LLC* product is free from defects in material or workmanship upon delivery, and will replace or repair any components that do not provide reasonable service within a period of three (3) years from the date of purchase. Correction by repair or replacement of materials or workmanship in your *Miami Valley Barns, LLC* product, which our examination shall disclose to our satisfaction to be defective, shall constitute fulfillment of all liabilities of *Miami Valley Barns, LLC* under this warranty. In order for this warranty to be valid, building must be properly maintained and kept clean and building must be two (2) feet away from any objects (trees, shrubs, buildings, etc.).

Miami Valley Barns, LLC shall not be responsible for the natural characteristic of some wood to split, warp or twist.

This warranty shall not apply to any *Miami Valley Barns, LLC* product or any part thereof which has been damaged by fire,

flood, water, earthquake, earth movement, hail, wind, adverse weather conditions, vandalism, theft, act of God, accident or other event, or a casualty which is customarily covered by homeowner's insurance. The warranty does not cover damage caused by abuse, misuse, alteration, neglect, improper maintenance or use of building in a commercial application.

LP Smartside Products come with a 5/50 year limited warranty from the manufacturer.

Premium Series 40 Year Warranty

Metal has a separate warranty from the manufacturer: 40 year paint adhesion, 30 year chalk and fade and 20 year rust through.

Budget Series 10 Year Warranty

Metal has a separate warranty from the manufacturer. 10 year paint adhesion.

Return & Cancellation Policy

A restocking fee of 10% of purchase price will apply to all custom ordered buildings that are cancelled after materials have been ordered and/or construction has begun. In stock buildings have no restocking fee unless delivery has been attempted.

The Nature of Wood: Wood is a natural material and minor defects are common. We use premium and #1 grade lumber. Common imperfections such as knots, sap pockets, warping, crooking, twisting, small splits and small bark edges might be found in your building. Similar imperfections and defects are found in typical home construction: you just don't see it because it's covered by drywall. Normally these small defects do not affect your building's strength or longevity and are not cause for warranty repairs. We take great care to cull lumber that is not up to our standards.



Options

Options for all buildings

Single Wooden Barn Door	\$65
Double Wooden Barn Doors.....	\$130
Double Fiberglass Doors.....	\$300
2x3 Window.....	\$75
3x3 Window.....	\$85
24x36 Insulated Window	\$150
36x40 Insulated Window	\$200
4'W x 4'L Ramp.....	\$105
6'W x 4'L Ramp.....	\$120
9'W x 4'L Ramp.....	\$160
Loft (<i>per foot</i>).....	\$20
Wainscoting.....	\$2.50/Linear ft.
Flower Box.....	\$35
Shutters Black or White (<i>per pair</i>).....	\$40
6-Panel Fiberglass Door.....	\$225
9 Lite Fiberglass Door	\$275
9x7 Roll-up Door.....	\$500
9x7 CHI Overhead Door	\$625
½ HP Electric Garage Door Opener (<i>for CHI Door Only</i>)	\$300
Drawings	\$75
Stamped Engineered Drawings.....	<i>Call for Price</i>
Shelves 16" Deep (3 tier)	\$9/ft.
Workbench 24" Deep	\$10/ft.
Electrical Package (<i>Includes 2 Lights and 3 Receptacles</i>).....	\$295
Extra Light or Receptacle	\$25
Loft Ladder.....	\$75
Rfoil Insulation on Walls	\$.85/sq. ft.
12" O.C. Floor Joists (<i>standard on Garages</i>)	\$.25/sq. ft.
16" O.C. Studs (<i>standard on Vinyl Sheds</i>)	\$.30/sq. ft.
16" O.C. Trusses	\$.50/sq. ft.

Options for Utility & Garden Shed

Extra High Walls	6% of base price
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Options for Budget Series

Custom Colors	\$50
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Options for Urethane Finish

Painted Trim	\$50
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Prices subject to change without notice.

Rent to Own

Tired of wasting money on Mini Storage fees?

Our no-strings-attached Rent to Own program allows you to have your very own storage unit in your back yard! The low monthly rates are comparable to Mini Storage rates per square foot. There is no credit check nor are you required to keep your building. All that is required to get your Rent to Own building is one month of rent (two months for 14' wide buildings).

You may cancel the Rent to Own Agreement at any time by simply calling us and we will pick up the building. You may also purchase the building at any point by paying 60% of your remaining balance.



**48 Month
Rent-to-Own
NOW AVAILABLE!**

See your dealer for details.

Put your car back in the garage and get a Miami Valley Barn today!

Thank-you for considering our portable buildings!



Miami Valley
BARNs, LLC



www.miamivalleybarns.com

Your Local Dealer: