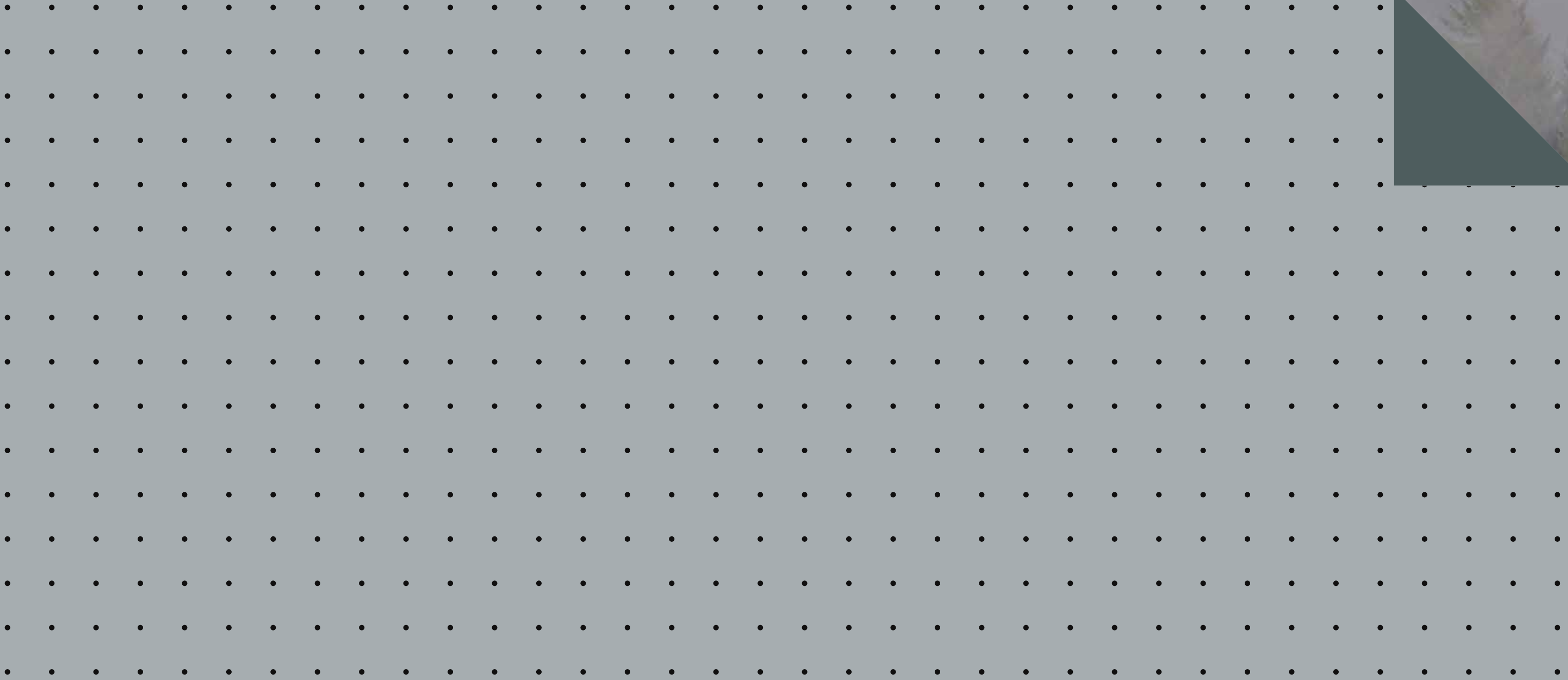


# MOSAIC

a return of resilience







The housing industry is broken.

The result is a supply crisis. Especially for middle income people, the heart of the American economy.

It is incumbent on us to invent and implement **creative solutions** to this crisis.

This is **MOSAIC**

Where **design innovation** and **integration** combine with **real estate analytics** and expertise to provide a scalable solution,

And the result is lasting and thoughtfully designed, **inclusionary**, and **sustainable** communities delivered **40 percent faster** and for **35 percent less** cost.

**MOSAIC** - a return of resilience.

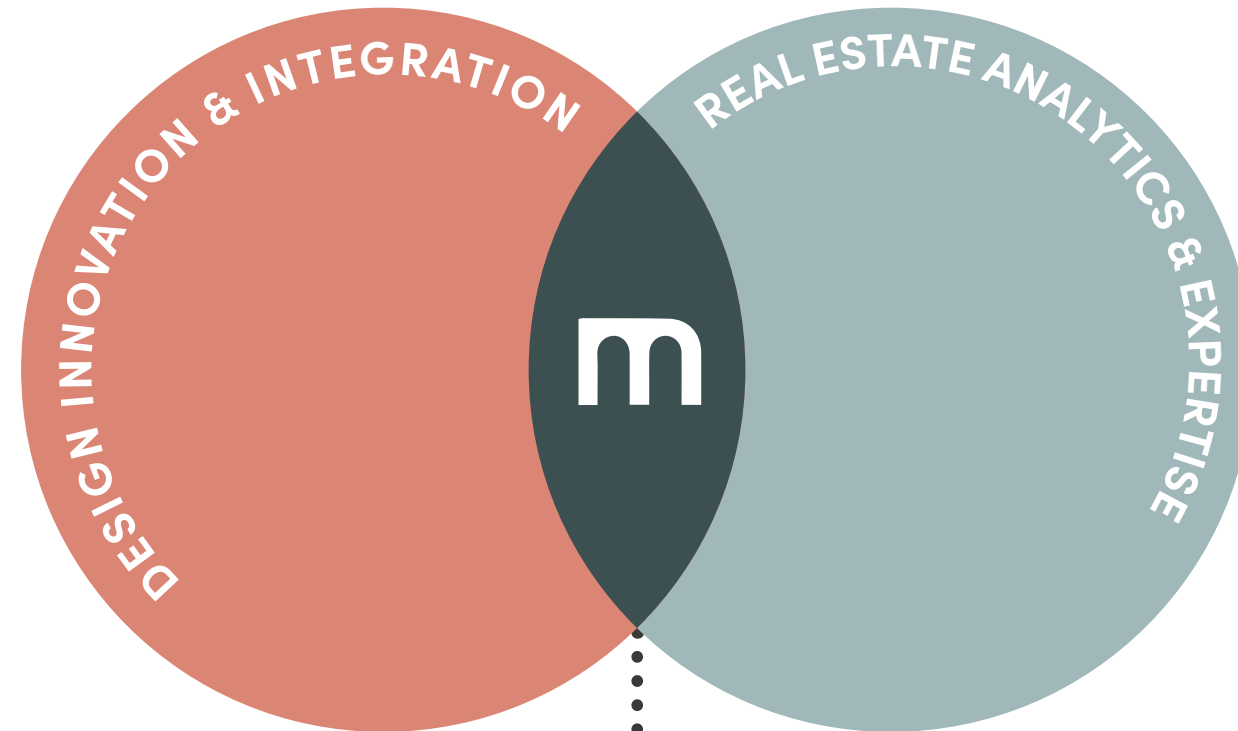
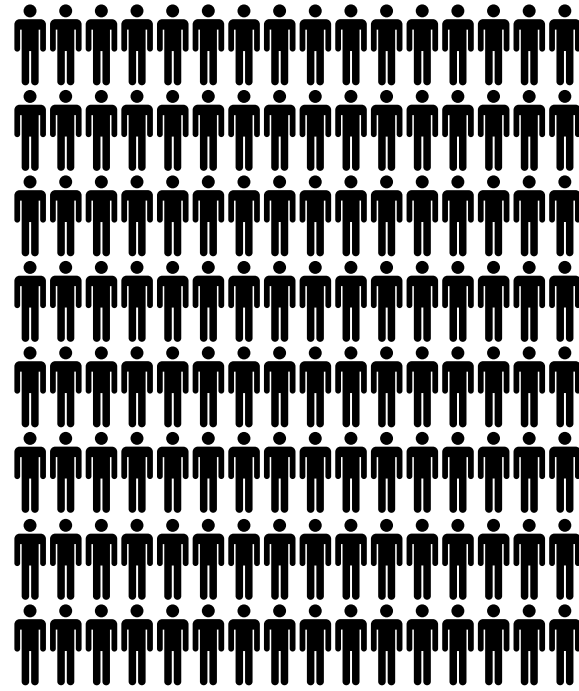


## DEMAND 13.5 M UNITS

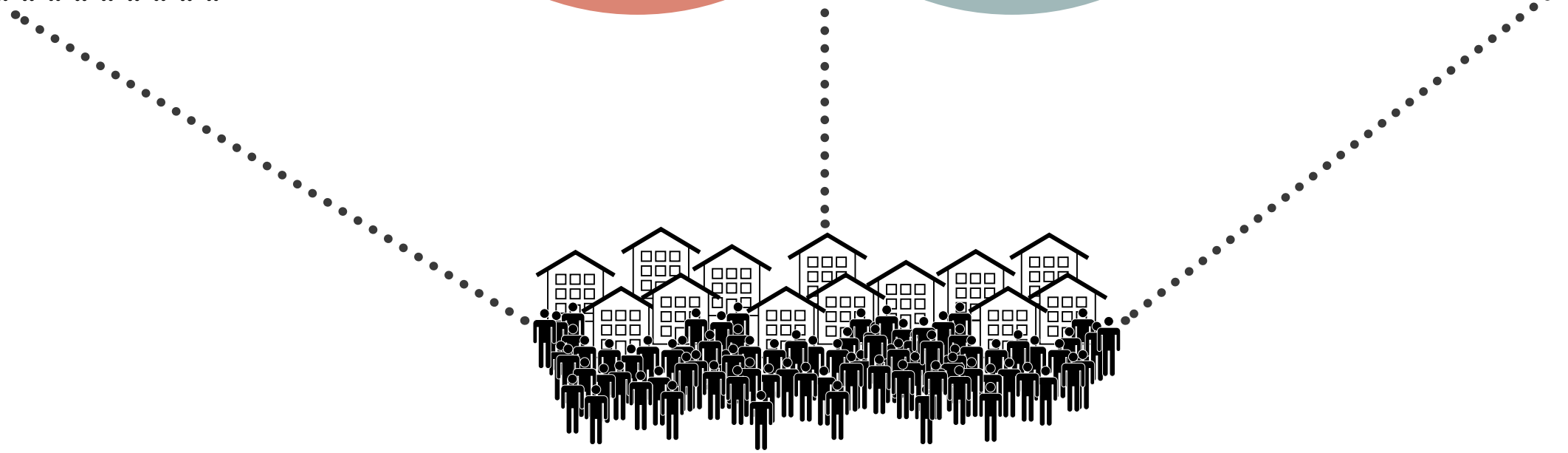
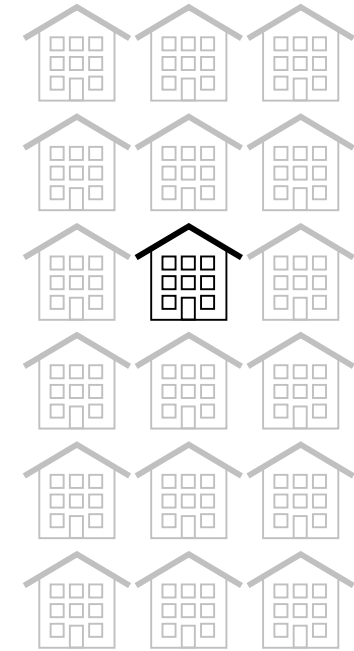
## NATIONALLY WORKFORCE HOUSING IS UNDERSUPPLIED BY OVER 50%

## SUPPLY 6.7 M UNITS

DEMAND POOL



SUPPLY CRISIS



MEETING WORKFORCE  
HOUSING DEMAND

## MODULAR INDUSTRY

### FACTS AND FACTORS THAT CONTRIBUTE TO EFFICIENCY AND A LOW CARBON FOOTPRINT

THE BUILDING SECTOR ACCOUNTS FOR ABOUT **37%** OF CO2 EMISSIONS

WOOD HAS APPROXIMATELY **84%** LESS EMBODIED ENERGY THAN CONCRETE AND **81%** LESS THAN STEEL

MODULAR CONSTRUCTION PRODUCES **43%** LESS CO2 EMISSIONS IN THE BUILDING PROCESS THAN CONVENTIONAL CONSTRUCTION

MODULAR CONSTRUCTION CAN REDUCE THE TOTAL NUMBER OF DELIVERIES TO A SITE BY **90%** AND DECREASE THE AVERAGE TRAVEL DISTANCE OF WORKERS BY **75%**

TIGHT FACTORY-BASED QUALITY CONTROL, AND EARTH ADVANTAGE PLATINUM CERTIFICATION RESULTS IN HIGHER AND MORE RELIABLE ENERGY PERFORMANCE YIELDING OPERATIONAL SAVINGS OF **20%**

REDUCTION IN OVERALL ENERGY USED FOR CONSTRUCTION

REDUCTION IN LIFE-CYCLE EMBODIED ENERGY AND CARBON

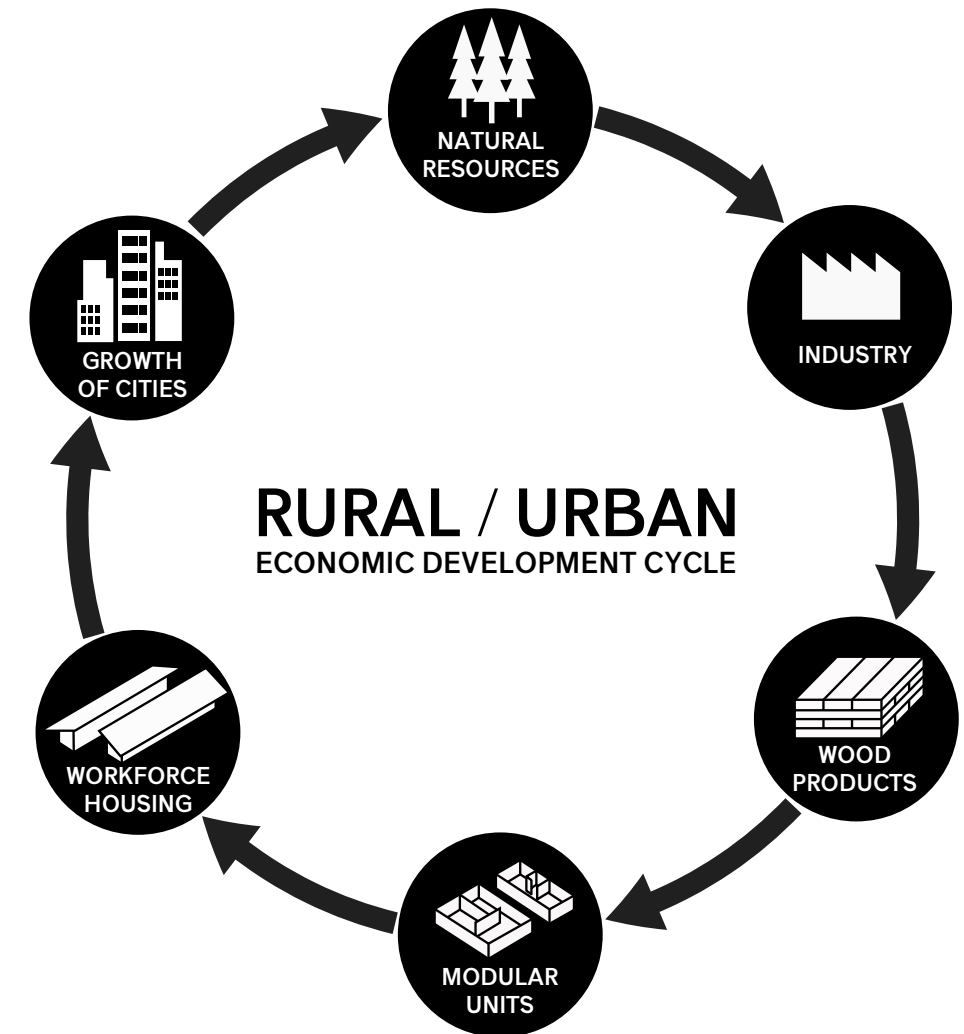
REDUCTION IN MATERIAL AND WASTE

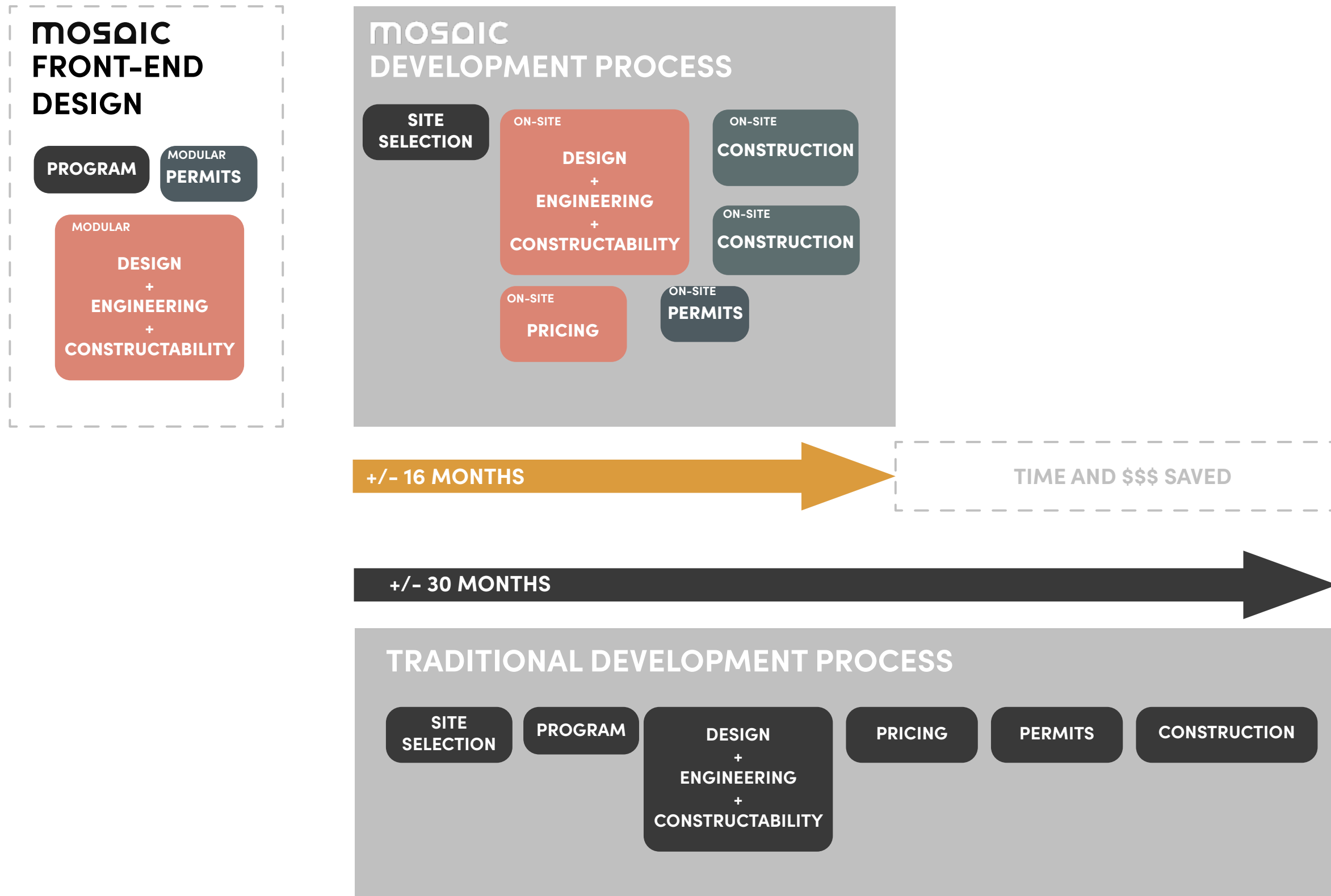
REDUCTION IN IMPACTS TO SURROUNDING COMMUNITY

FEWER EMISSIONS FROM HEAVY MACHINERY

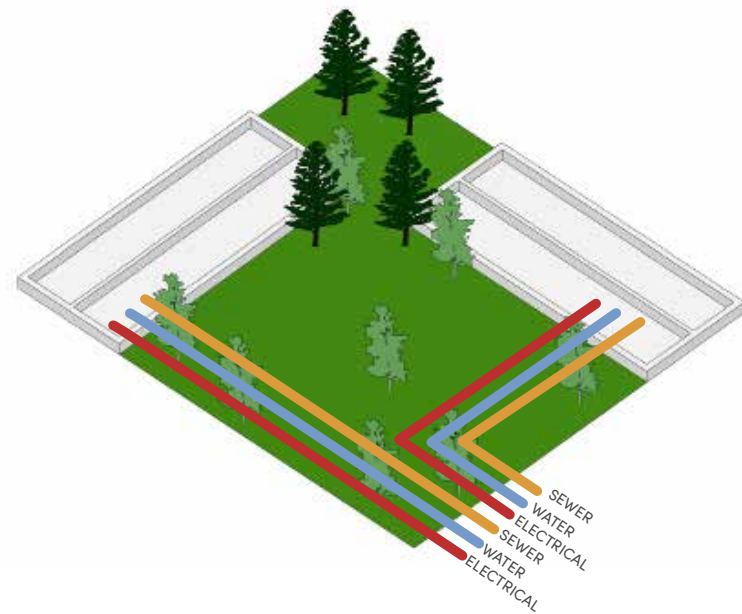
## WOOD CONSTRUCTION

### REGIONAL RESOURCES LEVERAGING EMBODIED CARBON





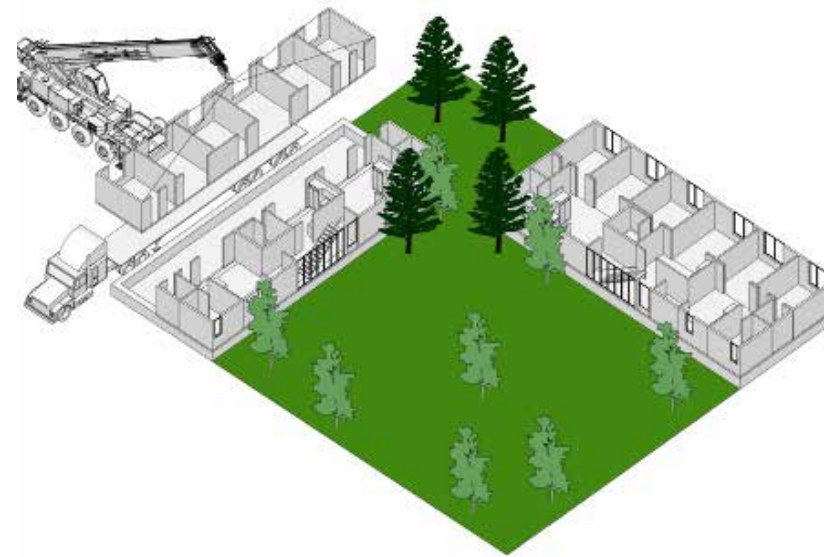
## ON-SITE INFRASTRUCTURE



Typical flat site of minimum 2-3 acres with ideal zoning density

Foundations are constructed and utilities brought to each building while modules are being constructed in the factory

## MODULAR INSTALLATION



Modules arrive and are installed by crane and leveled by set crew, utilities to the units and between modules are connected

## ON-SITE FINISHES



Common area amenities constructed on-site

Select siding, painting, gutters and roof finished on-site and solar-ready

Parking area paved and development ready for tenants





EXTERIOR VIEW FROM WEST COURTYARD LOOKING SOUTH



EXTERIOR VIEW FROM SOUTH PROPERTY LINE LOOKING NORTH



INTERIOR VIEW OF TYPICAL UNIT KITCHEN, LIVING ROOM AND BEDROOM



INTERIOR VIEW OF TYPICAL UNIT KITCHEN, LIVING ROOM AND BEDROOM



An architectural rendering of a modern residential courtyard. The scene is viewed from a low angle looking down a central concrete walkway. On the left, a building with light-colored vertical siding and dark window frames is visible. A man in a dark suit is standing on a balcony. In the center, a man and a woman are walking away from the camera. On the right, a woman with a black bag is walking up a set of stone steps. The courtyard is landscaped with various plants, including yellow and purple flowers, and a large tree in the background. The sky is bright and slightly overcast.

# mosaic

LET'S SOLVE THIS PROBLEM TOGETHER