



indieDwell

The modular partner for affordable/attainable housing developers



DOING THE RIGHT THING FOR THE RIGHT REASONS

indieDwell was founded on the principle of doing the right thing for the right reasons. We strive to live up to this ideal every day. This means taking care of our people, our customers, our suppliers, our communities, the environment and ourselves. It means taking responsibility for our mistakes (we do make them), and working tirelessly to ensure we are becoming the best at what we do.

AFFORDABLE HOUSING

The demand for affordable housing is at crisis levels. indieDwell exists first and foremost to provide a supply of healthy, durable, energy efficient and sustainably produced housing. We believe deeply in offsite construction of this housing as a tangible means of reducing costs while increasing supply and sustainability.

SUSTAINABILITY

indieDwell is committed to building highly energy efficient housing using sustainable manufacturing practices. Our commitment to environmental responsibility means we build net zero ready housing as a standard, and do so with a nearly waste free construction process with a commitment to carbon neutral manufacturing by the end of 2023.

WORKFORCE / ECONOMIC DEVELOPMENT / EQUITY

We believe offsite construction is the perfect training ground for new entrants into the construction industry and are committed to hiring and training from the communities we work in. We want to train as many people into the construction trades as possible. We keep our manufacturing process intentionally manual to ensure we can create the greatest amount of jobs possible while also reducing the upfront costs of a factory and avoiding the challenges of automation. Additionally, it gives us the opportunity to create jobs and economic stimulus in communities in need of development. Our factories are located in disadvantaged communities to ensure we are bringing strong economic growth and great jobs in areas in need. Finally, all of our teammates are owners in the business. This element of financial equity creates a strong sense of community, pride of ownership and quality in our product.



Certified



This company meets the highest standards of social and environmental impact

Corporation

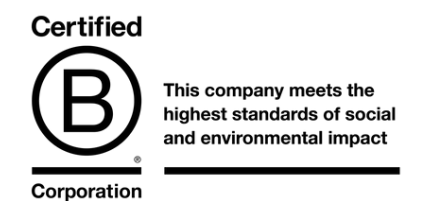


A Benefit Corporation

is a new class of corporation that voluntarily meets different standards of corporate purpose, accountability, and transparency.

PARTNERSHIPS

indieDwell Partners with Nonprofits, Land Owners, Municipalities, Foundations, and like-minded Developers who are committed to developing healthy, durable, sustainable and affordable housing across the country.



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 **GARY**
COMMUNITY VENTURES

 **HMS**
DEVELOPMENT



The Decro Group

 SILICON VALLEY
community foundation®

 AVODAH
CAPITAL GROUP

 **Daylight**

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highest standards of social
and environmental impact
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HIGH QUALITY MODULAR BUILDER

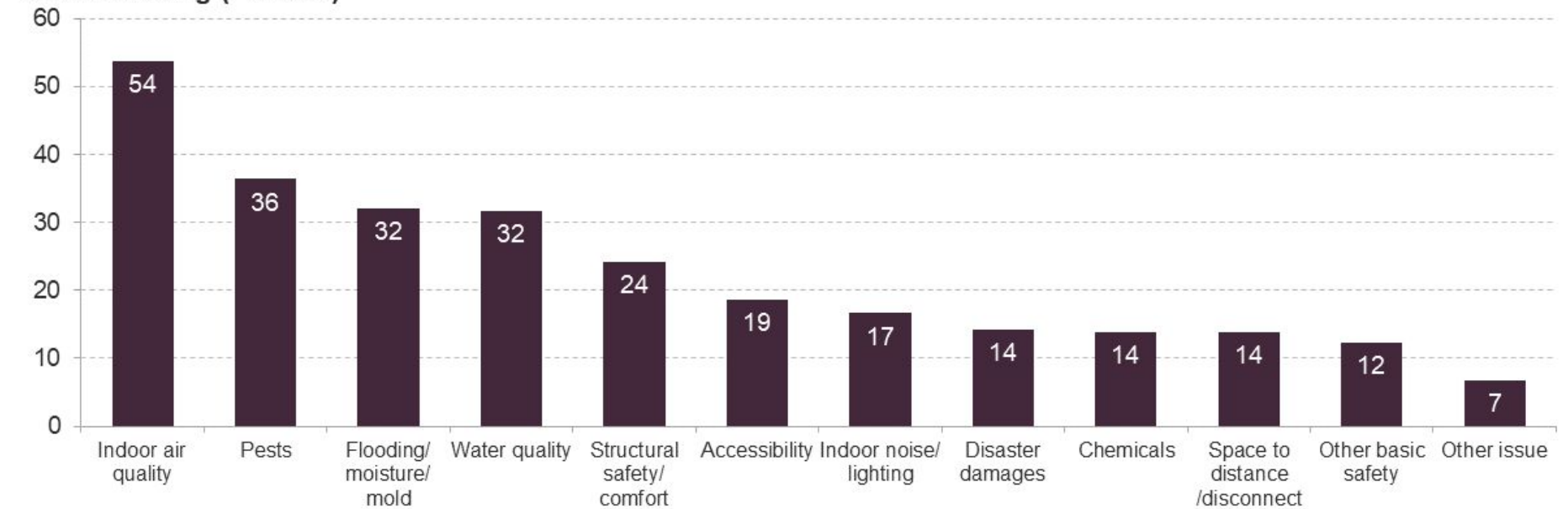
At our core indieDwell is a modular builder focused on the health, durability, energy efficiency and sustainability of our housing. We focus on these areas because they provide benefit to the owner and occupant of the building. While this does not necessarily lead to the lowest initial cost of the build it pays dividends over the life of the building. Since most of our partners and developers take the approach of build and hold, this approach makes perfect sense.



INDIEDWELL STANDARD ITEMS:

- Energy Recovery Ventilator (ERV) in every unit to ensure clean, fresh air
- Water based paint and epoxies to ensure no VOC's
- Cold Formed Steel (CFS) framing
- Solid-core interior doors
- Textured melamine cabinetry with soft close hardware
- Stainless steel hardware
- Solid surface countertops
- WaterSense plumbing fixtures
- Stainless steel undermount sinks
- LED Disk Lights
- High-performance windows
- EnergyStar rated appliances (Microwave, Stove, Refrigerator)
- High Performance Mini-Split Heat Pump and Air Conditioner

Share of Renters by Type of Concern about Impact of Home on Household's Health, Safety, and Wellbeing (Percent)



Notes: Out of a sample of 253 renters concerned about healthy housing issues in the past year. Question asked: "Which categories best describe your concern about the impact of your home on your household's health, safety, and wellbeing?" Multiple selections accepted.
 Source: JCHS tabulations of Harvard JCHS-The Farnsworth Group Healthy Homes Surveys, September 2021.



ATTAINABLE, AFFORDABLE, SUPPORTIVE

indieDwell believes we can impact the housing crisis by exclusively focusing on building housing for individuals earning less than 120% of Area Median Income. This includes building:

- Workforce Housing
- Permanent Supportive Housing
- Emergency Housing
- Residential Treatment Facilities
- Aging in place communities
- Section 8 Housing

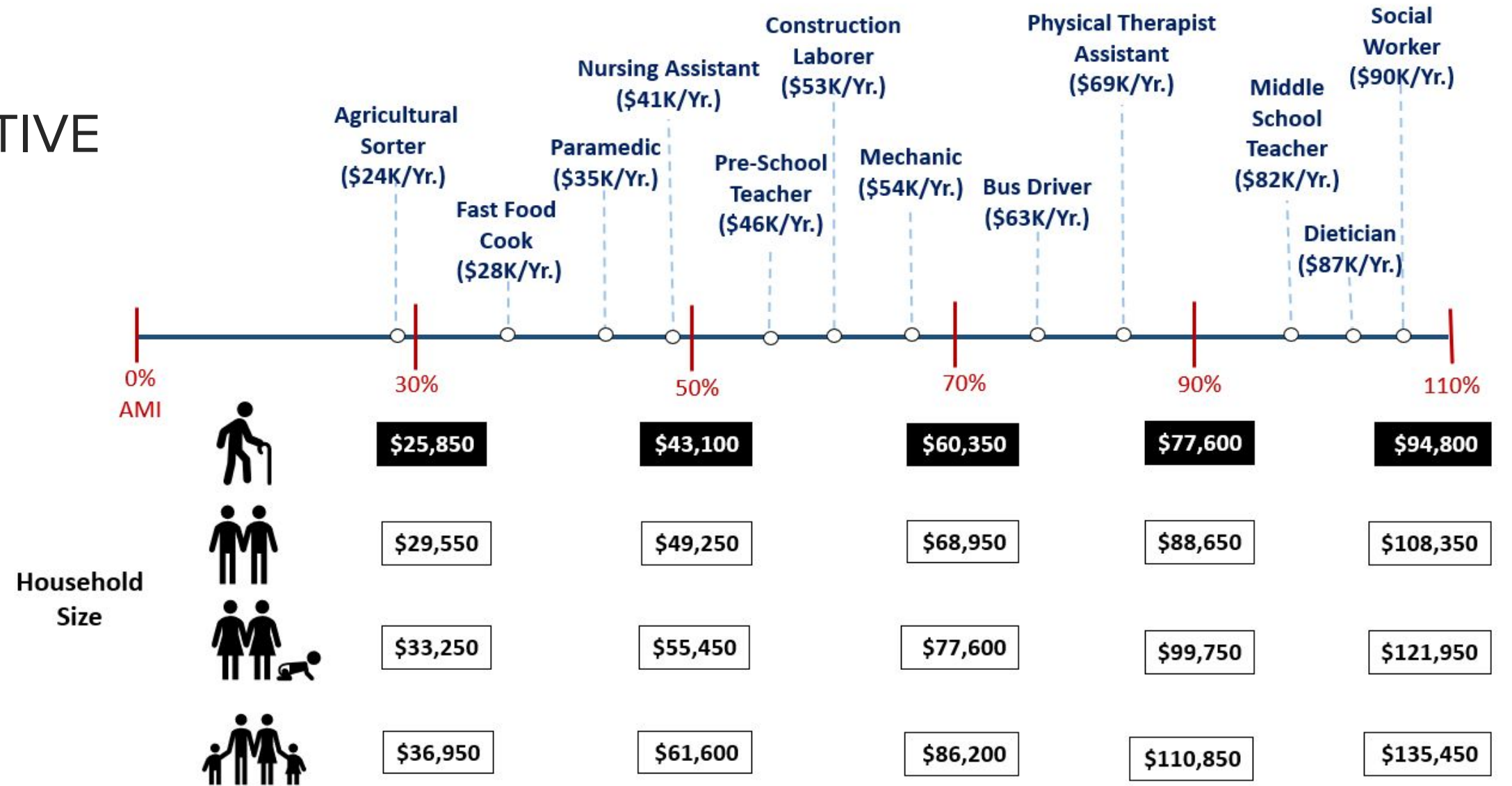


Image Source: Camoin 310



SMART DESIGN

indieDwell focuses exclusively on Affordable housing and as such our target market helps us to make better design decisions. Smart Design means we approach design with the following principles in mind:

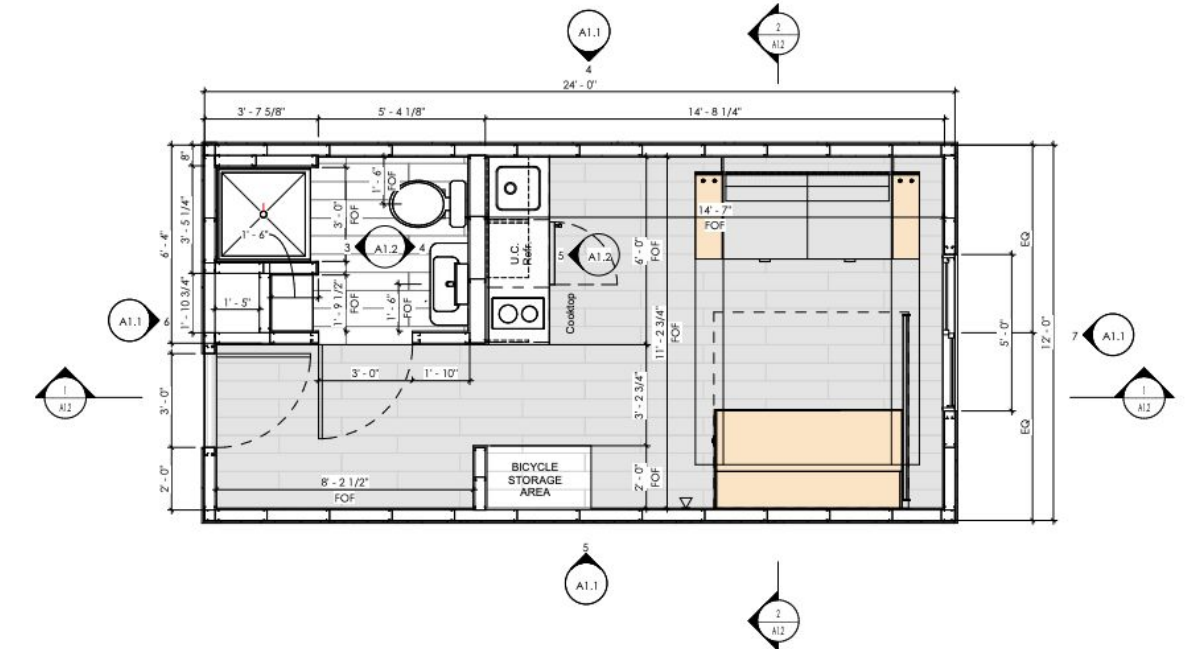
Right Sized Housing - A focus on thoughtful, efficient, smaller square footage living spaces

Live Well - Innovative and well designed spaces can still live very well

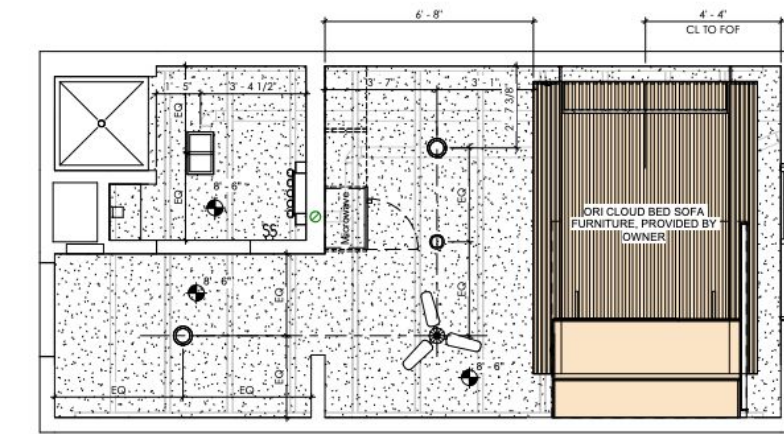
Repeatable - Reducing variability reduces costs

Per Door - a focus on reducing the cost per door rather than cost per square foot

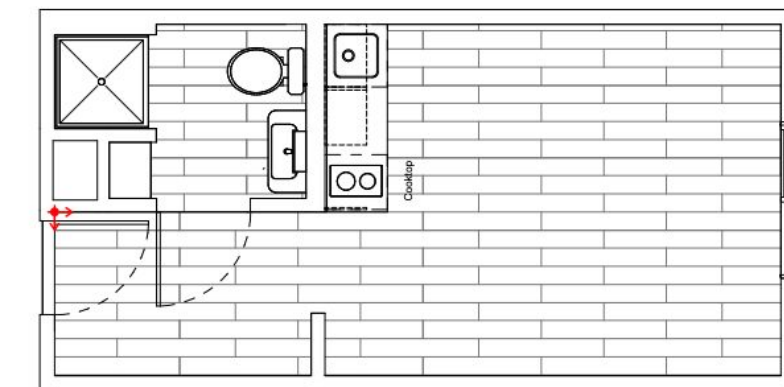
Building Community - creating spaces which encourage community



1
3/8" = 1'-0"



2
3/8" = 1'-0"



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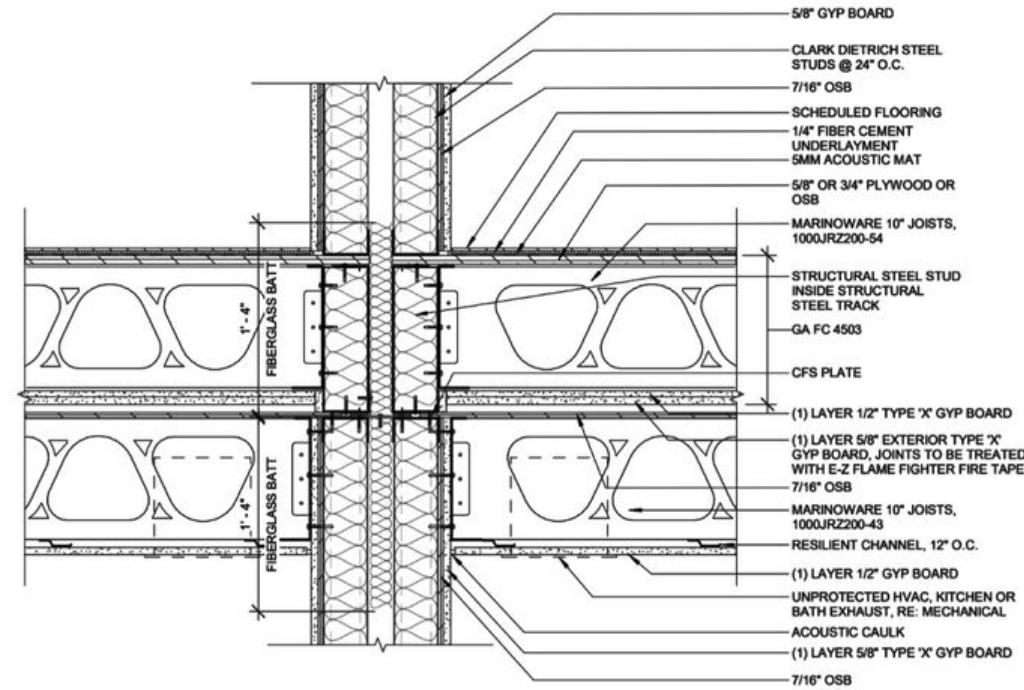
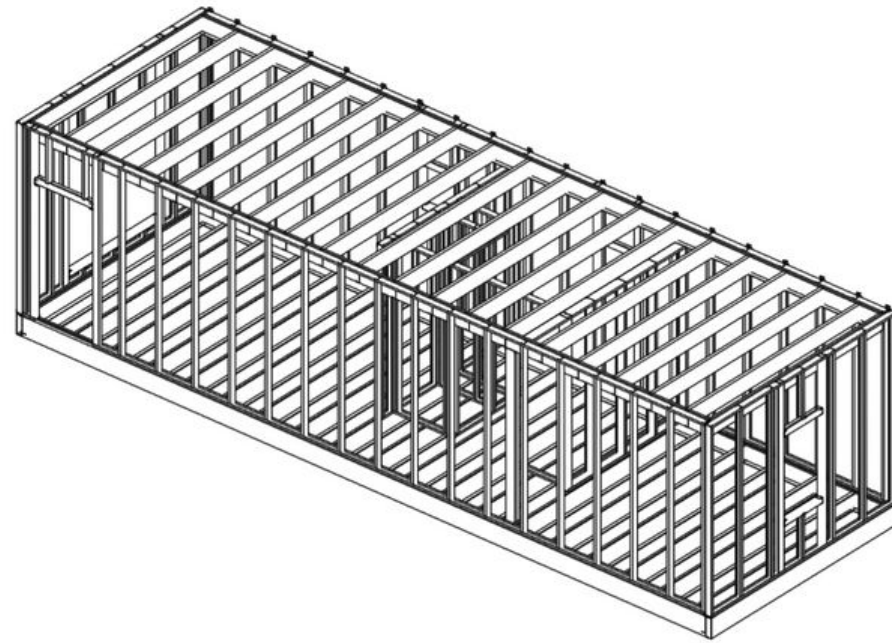
Financial Strength / Investors

indieDwell is supported by incredible investors who are committed to our mission of creating high quality affordable housing and living wage jobs.

**indie
DWELL**

Certified

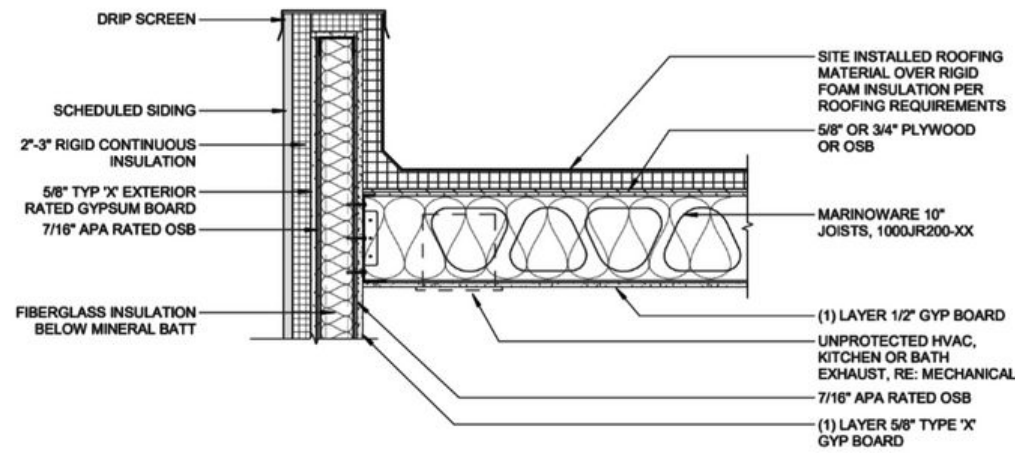
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1 DEV - V2.2 - Mate Line 4x4
SCALE: 1 1/2" = 1'-0"

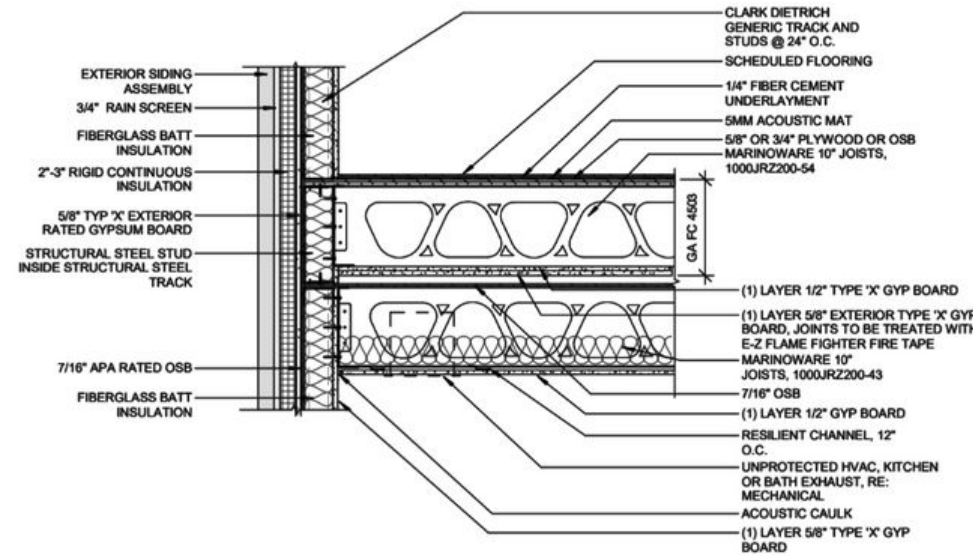
STEEL FRAMED MODULAR

indieDwell has developed a proprietary method for steel framed modular construction. This approach allows us to build up to six stories over a podium, which is a major advantage over standard wood construction when maximizing density is critical.



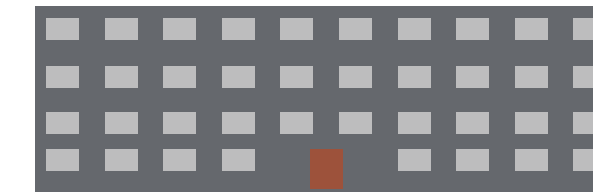
1 1-HR RATED ROOF/CEILING BALLOON FRAMING

SCALE: 1" = 1'-0"

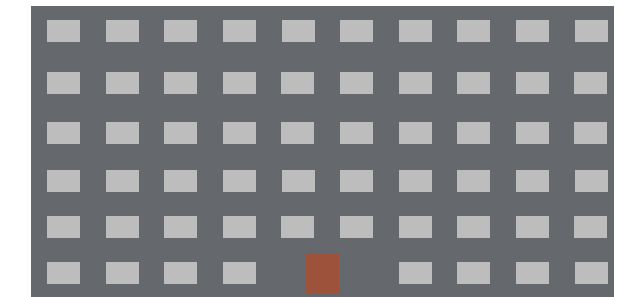


1 1-HR RATED WALL/FLOOR/CEILING ASSEMBLY AT EXTERIOR WALL

SCALE: 1" = 1'-0"



Wood



indieDwell

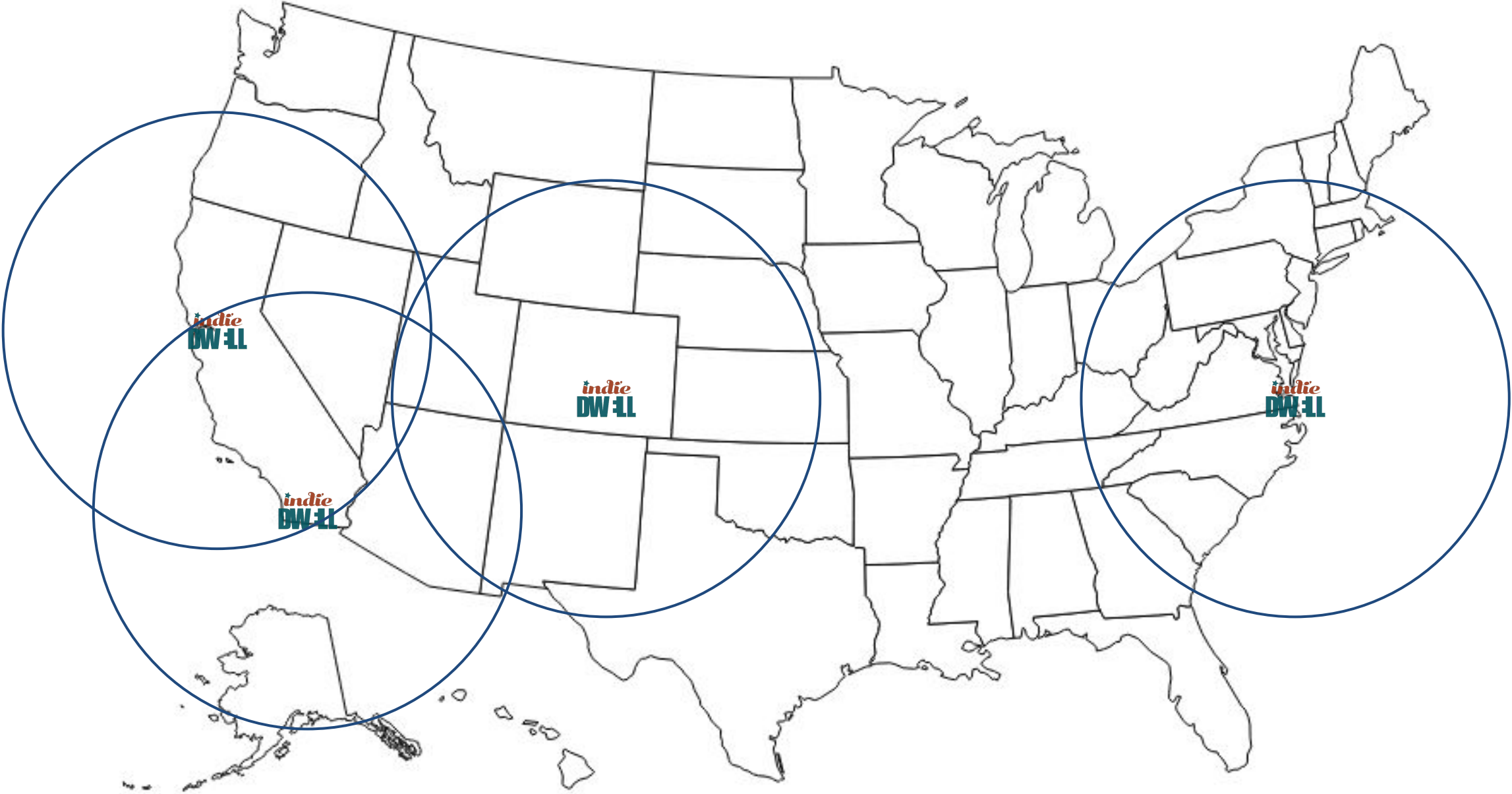


NATIONAL REACH

indieDwell has a national footprint allowing us to reach roughly 180 million people within 500 miles of any factory. We are planning to add an additional four factories to allow us to cover the majority of the US market.

Our factories are located in:

- Pueblo, Colorado
- Newport News, Virginia
- East Palo Alto, California
- Brawley, California



Typical Project Schedule

Successful modular projects rely on early commitment, good planning, solid modular design principles and the execution of multiple facets of the project at one time, in particular site work and in factory modular production. Below is a representation of a typical multi-family process from contract execution through to delivery.

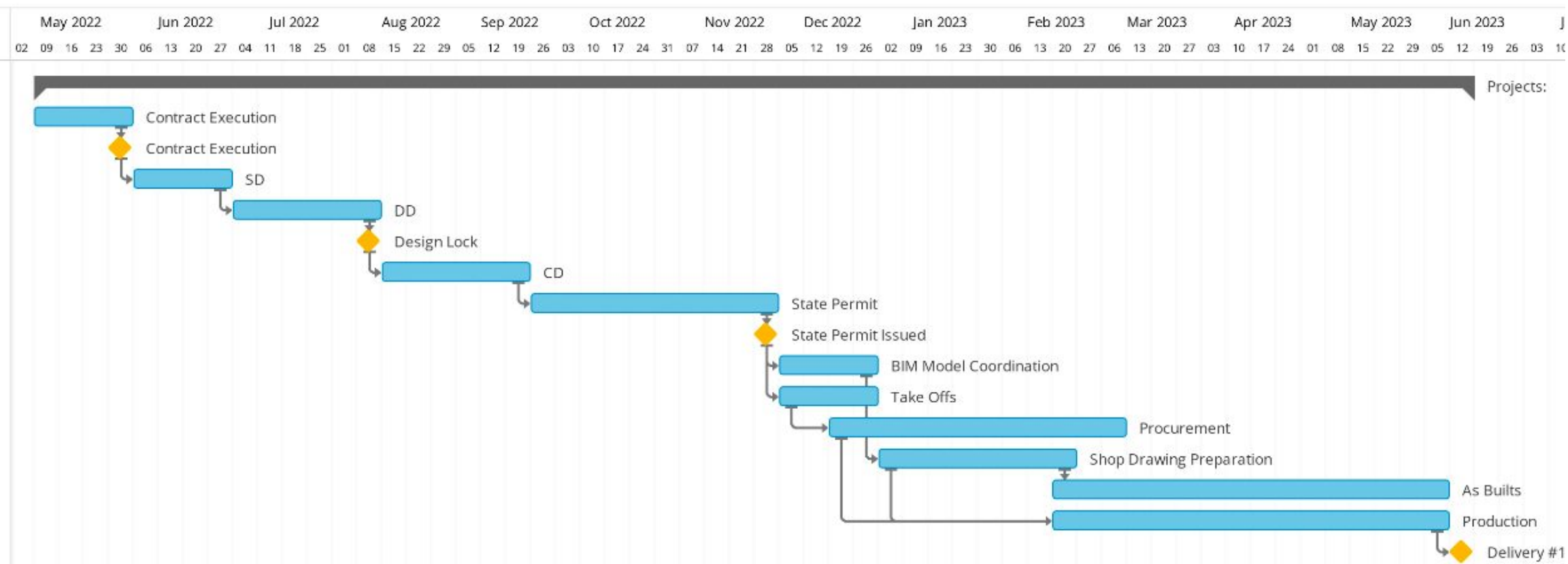


Design Schedule Template Copy (Commerci...

Read-only view, generated on 19 Apr 2022



ACTIVITIES	ASSIGNEE	EH	START	WD	DUE	DPD	STATUS	%
Projects:								
1	✓	-	09/May	20d	03/June		Not started	0%
2	✓	-	03/June	1d	03/June	1	Not started	0%
3	✓	-	06/June	20d	01/July	2	Not started	0%
4	✓	-	04/July	30d	12/Aug	3	Not started	0%
5	✓	-	12/Aug	1d	12/Aug	4	Not started	0%
6	✓	-	15/Aug	30d	23/Sep	5	Not started	0%
7	✓	-	26/Sep	50d	02/Dec	6	Not started	0%
8	✓	-	02/Dec	1d	02/Dec	7	Not started	0%
9	✓	-	05/Dec	20d	30/Dec	8	Not started	0%
10	✓	-	05/Dec	20d	30/Dec	8	Not started	0%
11	✓	-	19/Dec	60d	10/Mar	10	Not started	0%
12	✓	-	02/Jan	40d	24/Feb	9	Not started	0%
13	✓	-	24/Feb	76d	09/June	12	Not started	0%
14	✓	-	20/Feb	80d	09/June	12, 11	Not started	0%
15	✓	-	12/June	1d	12/June	14	Not started	0%



MULTI-FAMILY HOUSING PROJECTS



COLLEGE OF IDAHO DORMS



Project Location - Caldwell, ID

Project Information

Beds: 54

Square Feet: 11,520

Financing: Private

Target: Student Housing

Summary: The College of Idaho developed this 54 bed suite style living project to expand their housing options while demonstrating their commitment to sustainable development and living. 12 independent suites with 54 single room occupancy rooms make for a wonderful community living space. The dorms are the most requested living option at the College.

Status: Complete



BRYNHURST



Project Location - Los Angeles, CA

Project Information

Units: 26

Square Feet: 23,040

Financing: Private

Target: Workforce Housing and Section 8

Summary: Brynhurst is a 26 unit/72 bed multi-family infill project on an extremely small lot. The project is 4 stories of housing over a semi-subterranean parking garage.

This is a transit oriented development with several units dedicated towards Section 8 vouchers with the balance of the units targeting attainable / workforce rents.

Status: Nearing Completion



HOLDEN PLACE



Project Location - Denver, CO

Project Information

Units: 68

Square Feet: 59,492

Financing: Private

Target: Attainable / Workforce Housing

Summary: Holden place is a 68 unit/92 bed multi-family building in Denver, CO. The building is 5 stories over a podium along with ground floor common areas and a roof deck amenity. The privately funded building is targeting the essential market of workforce / attainable housing in Denver.

Status: Preparing for manufacturing



WATTS WORKS



Project Location - Los Angeles, CA

Project Information

Units: 25

Square Feet: 8.960

Financing: LIHTC, State and Local

Target: Permanent Supportive Housing

Summary: Watts Works is a 25 unit multi-family designed for chronically homeless individuals, providing wraparound social services such as counseling, community-based health care, treatment, and employment training.

Status: Complete



3 AXO - NE



2 AXO - SW

CHEROKEE



Project Location - Englewood, CO

Project Information

Units: 14

Square Feet: 26,282

Financing: Private

Target: Attainable / Workforce Housing

Summary: Cherokee is a 14 unit/56 bed multi-family building in Englewood, which is a growing suburb of Denver. The building is 4 stories over a podium along with a roof deck amenity. The privately funded building is targeting the essential market of workforce / attainable housing in Denver.

Status: Preparing for manufacturing



VANOWEN APARTMENTS



Project Location - Los Angeles, CA

Project Information

Units: 49

Square Feet: 20,916

Financing: LIHTC, State and Local

Target: Permanent Supportive Housing

Summary: VanOwen Apartments is a three-story complex with 49 apartments for homeless, chronically homeless and transition-aged youth, plus a manager's unit. The development will include a community room, bike storage and community courtyard. Social services such as counseling and community-based health care will be provided on site.

Status: Nearing Factory Completion

THE TELLER



Project Location - Arvada, CO

Project Information

- Units: 18
- Square Feet: 17,903
- Financing: Private
- Target: Attainable / Workforce Housing

Summary: Teller is an 18 unit/21 bed multi-family building in Arvada, which is a growing suburb of Denver. The building is 3 stories from grade with tuck under parking at the rear and 3rd floor decks overlooking McIlvoy Park. The privately funded building is targeting the essential market of workforce / attainable housing in Denver.

Status: Under Contract - In Design Development



4 Axo - SW



OATSIES PLACE



Project Location - Los Angeles, CA

Project Information

Units: 46

Square Feet: 14,400

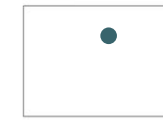
Financing: LIHTC, State and Local

Target: Permanent Supportive Housing

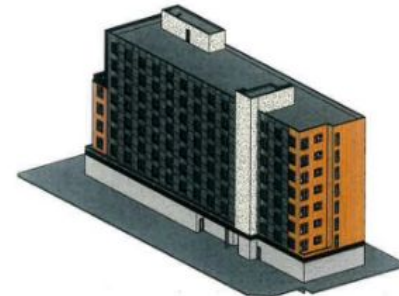
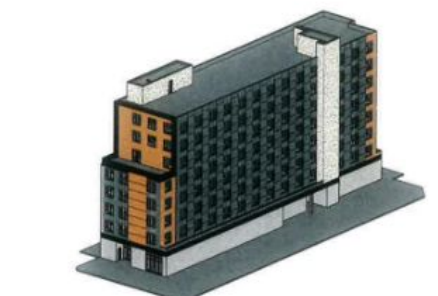
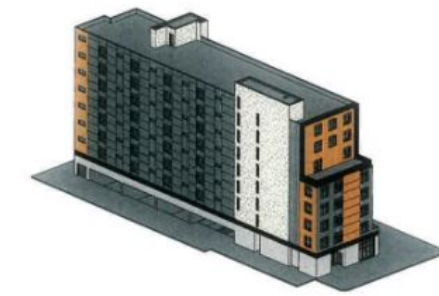
Summary: Oatsie's Place is a four-story supportive housing development in Van Nuys. The development includes 46 units to serve homeless women and survivors of domestic violence, a community room, bike storage, a roof deck and courtyard common open space. Social services such as counseling, community-based health care, and employment training will be provided on site.

Status: Preparing for manufacturing

Conejos Apartments



Project Location - Denver, CO



Project Information

Units: 117

Square Feet: 57,617

Financing: Private

Target: Workforce Housing

Summary: Conejos Apartments is designed to be a naturally occurring affordable housing project designed to fill one of the greatest needs in the Denver market, workforce housing. The building will be indieDwell's largest to date comprising 117 units and over 140 modules. The project is privately funded and could prove as a model for workforce housing across the country.

Status: Completing Design Development



EMERGENCY HOUSING



EVANS LANE



Project Location - San Jose, CA

Project Information

Units: 108 Sleeping Units

Square Feet: 11,520

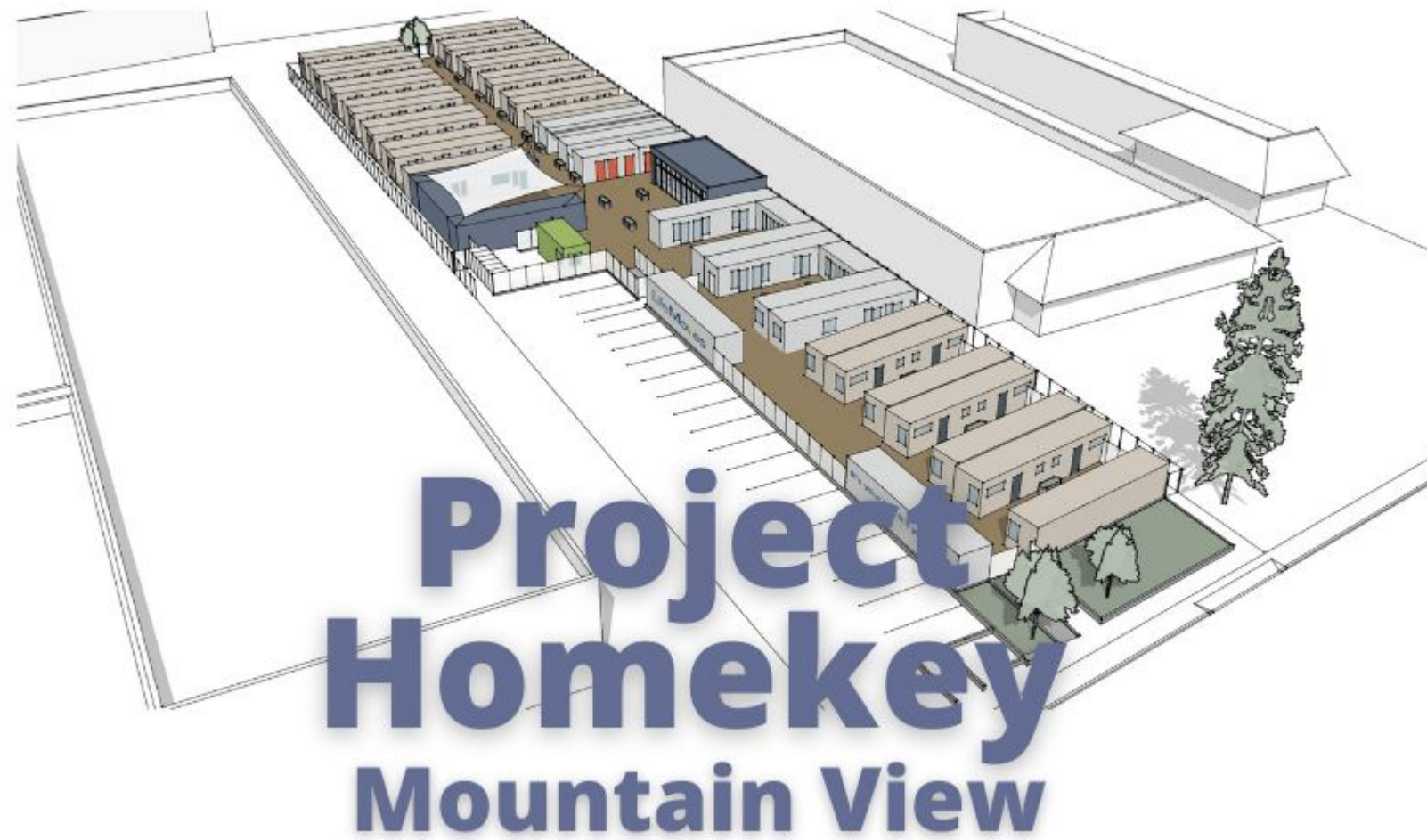
Financing: State and Local Emergency Funds

Target: Emergency Housing

Summary: indieDwell built the units for the 108 bed Evans Lane rapid rehousing project in San Jose, CA with units shipping just 30 days after contract signing. Project WeHope, the City of San Jose, East Bay Habitat for Humanity and private sector partners contributed land, capital, community outreach and construction management to the project, which broke ground in August 2020.

Status: Complete





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HOMEKEY MOUNTAIN VIEW
2566 LEGHORN STREET, MOUNTAIN VIEW, CA
OCTOBER 21, 2020

PROJECT HOMEKEY



Project Location - Mountain View, CA

Project Information

Units: 14 Sleeping Units

Square Feet: 2,240

Financing: State Emergency Funding

Target: Emergency Housing

Summary: With rooms for up to 100 households, this site will provide beds for approximately 124 people at a time, giving a major boost to Mountain View's efforts to address homelessness. Specifically, the site will provide triple the existing number of shelter beds available in Mountain View in winter, and 10 times the number of year-round beds. Most importantly, with full occupancy, the site will provide immediate shelter for over 20% of the 606 people experiencing homelessness in Mountain View* and help over half of Mountain View's homeless population within the first year.

Status: Under Contract - Complete



OTHER HOUSING



THOMPSON PLACE



Project Location - McCall, ID

Project Information

Units: 12

Square Feet: 7,680

Financing: Private

Target: Workforce Housing

Summary: The City of McCall in the mountains of Idaho is in desperate need of workforce housing. In partnership with the City of McCall and a private developer, indieDwell produced and installed 12 units of for sale, deed restricted workforce housing.

Status: Complete



RIVER RIDGE



Project Location - Salida, CO

Project Information

Units: 8

Square Feet: 6,144

Financing: Non-Profit, State and Local

Target: Workforce Housing

Summary: River Ridge, located in Salida, consists of an 8-unit condominium development: two buildings, two-stories with exterior stairways and balconies along the front. Individual storage in back. The development was completed in partnership with the Chafee Housing Trust and supported by the Colorado Health Foundation.

Status: Complete



SOUTHEAST HEALTH - SOBER LIVING



Project Location - La Junta, CO

Project Information

Units: 8 Beds

Square Feet: 1,920

Financing: Non-Profit Donations

Target: Sober Living Facility

Summary: Southeast Health Group worked with indieDwell to create an eight-bed sober living facility on their main campus in La Junta Colorado for people recovering from substance use disorders.

Status: Complete



CARITAS COMMONS



Project Location - Boise, ID

Project Information

Units: 6 Single Family Homes

Square Feet: 5,760

Financing: Non-Profit Donations and State Funding

Target: Low Income Home Ownership

Summary: indieDwell Partnered with LEAP Housing Solutions, St Alphonsus Health Networks and the Idaho Housing and Finance Administration to construct affordable homeownership opportunities for low income families in Boise.

Status: Complete

PLUS MANY MORE



Contact Us

To contact us please send an email to info@indiedwell.com

or contact Brad Henderson at bhenderson@indiedwell.com or 720-988-7352

