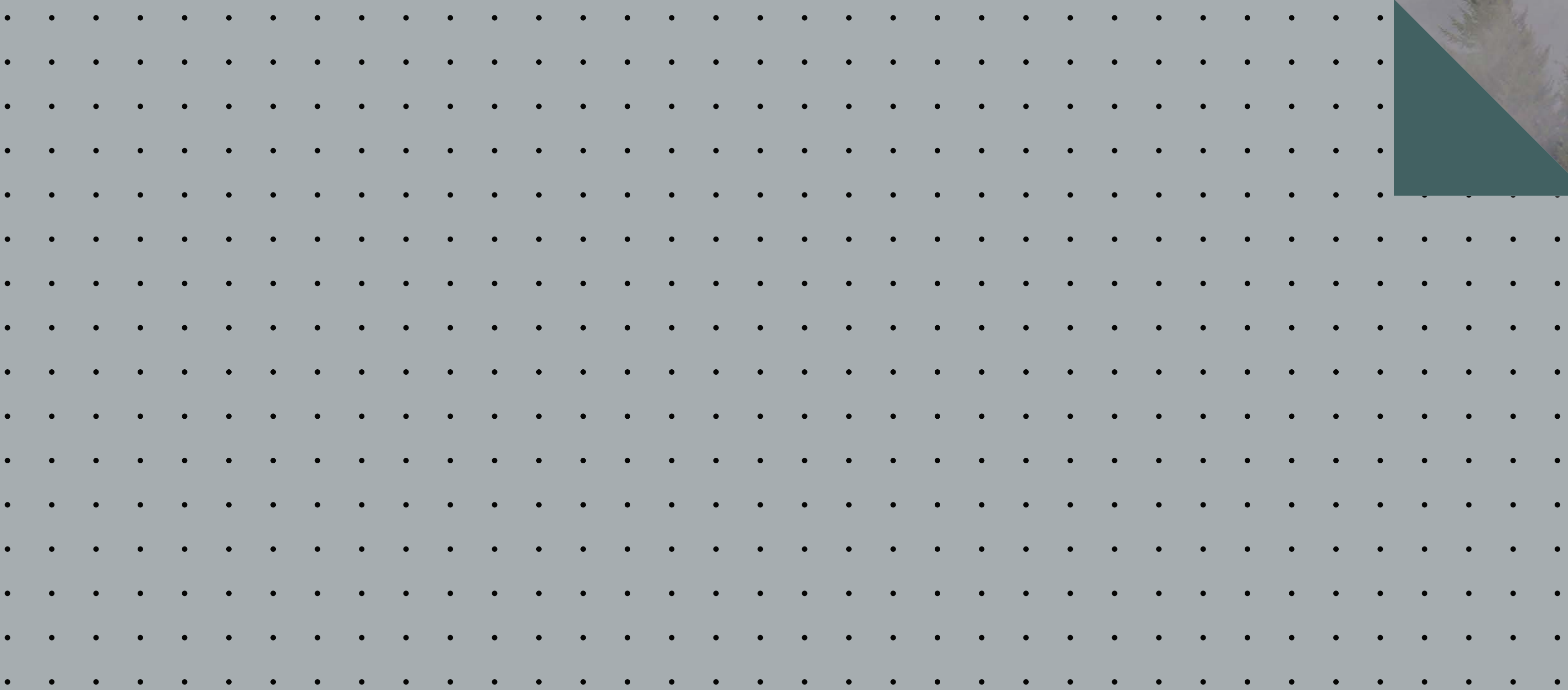


modomi™



A misty forest of evergreen trees, likely spruce or fir, filling the background. The trees are dense and layered, with a soft, hazy atmosphere. The lighting is diffused, creating a serene and somewhat somber mood.

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 **modomi**

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.

modomi – a return of resilience.



THE BUILDING SECTOR
ACCOUNTS FOR
ABOUT **37%** OF CO2
EMISSIONS¹



MODULAR
CONSTRUCTION IS
APPROXIMATELY
84% LESS EMBODIED
ENERGY THAN
CONCRETE AND **81%**
LESS THAN STEEL



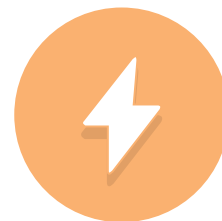
30% LESS CO2
EMISSIONS IN THE
BUILDING PROCESS
VS CONVENTIONAL
CONSTRUCTION²



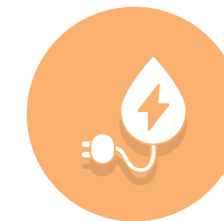
REDUCTION OF
DELIVERIES TO A
SITE BY **90%** AND
DECREASE THE
AVERAGE TRAVEL
DISTANCE OF
WORKERS BY **50%**²



REDUCTION IN
IMPACTS TO
SURROUNDING
COMMUNITY



REDUCTION IN ENERGY USED
FOR CONSTRUCTION AND
IN LIFE-CYCLE EMBODIED
ENERGY AND CARBON²



QUALITY CONTROL, AND
EARTH ADVANTAGE PLATINUM
CERTIFICATION MAY YIELD
OPERATIONAL SAVINGS OF **20%**



REDUCTION IN
MATERIAL AND WASTE
COMPARED TO
CONVENTIONAL
CONSTRUCTION²

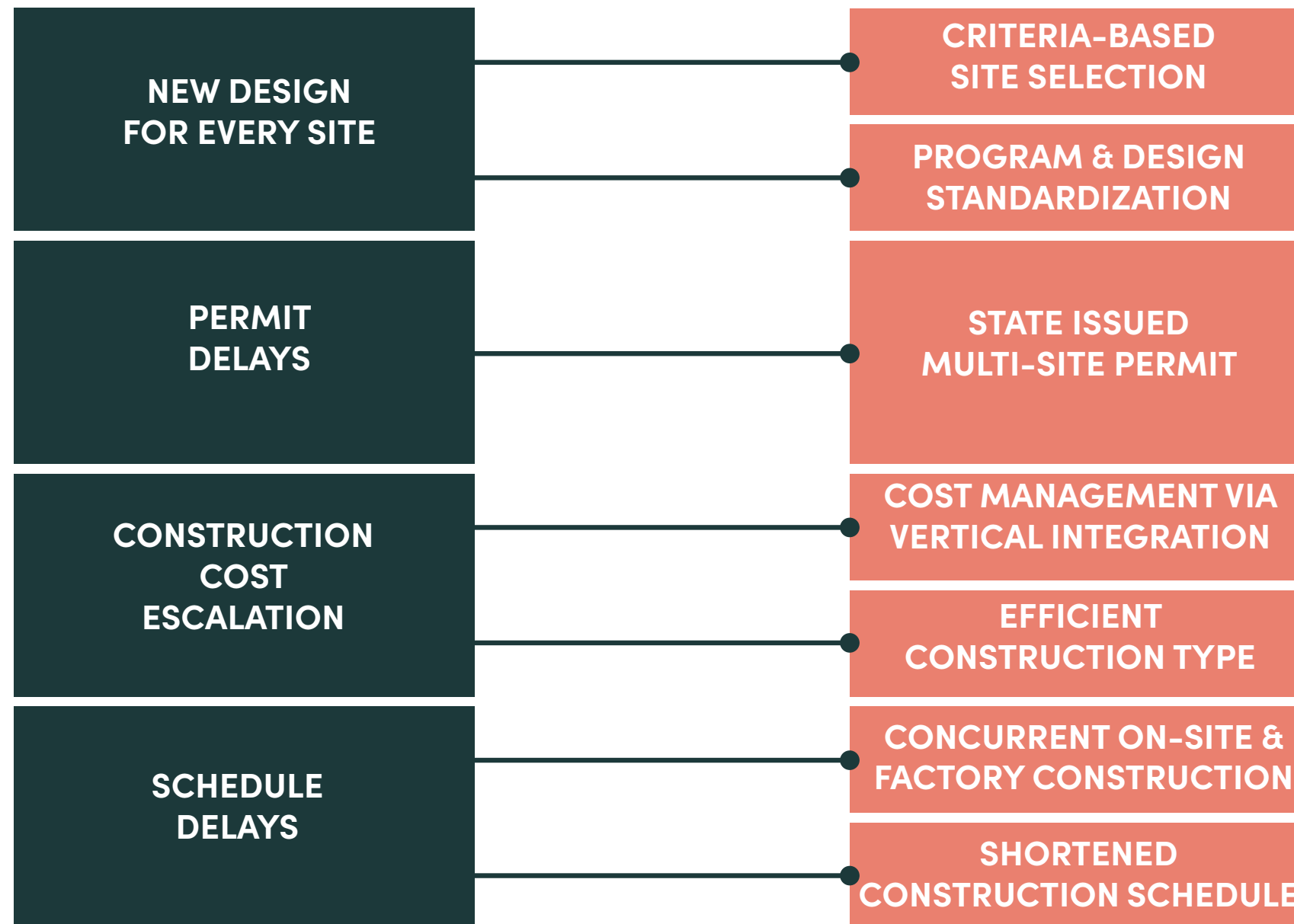
SOURCES:

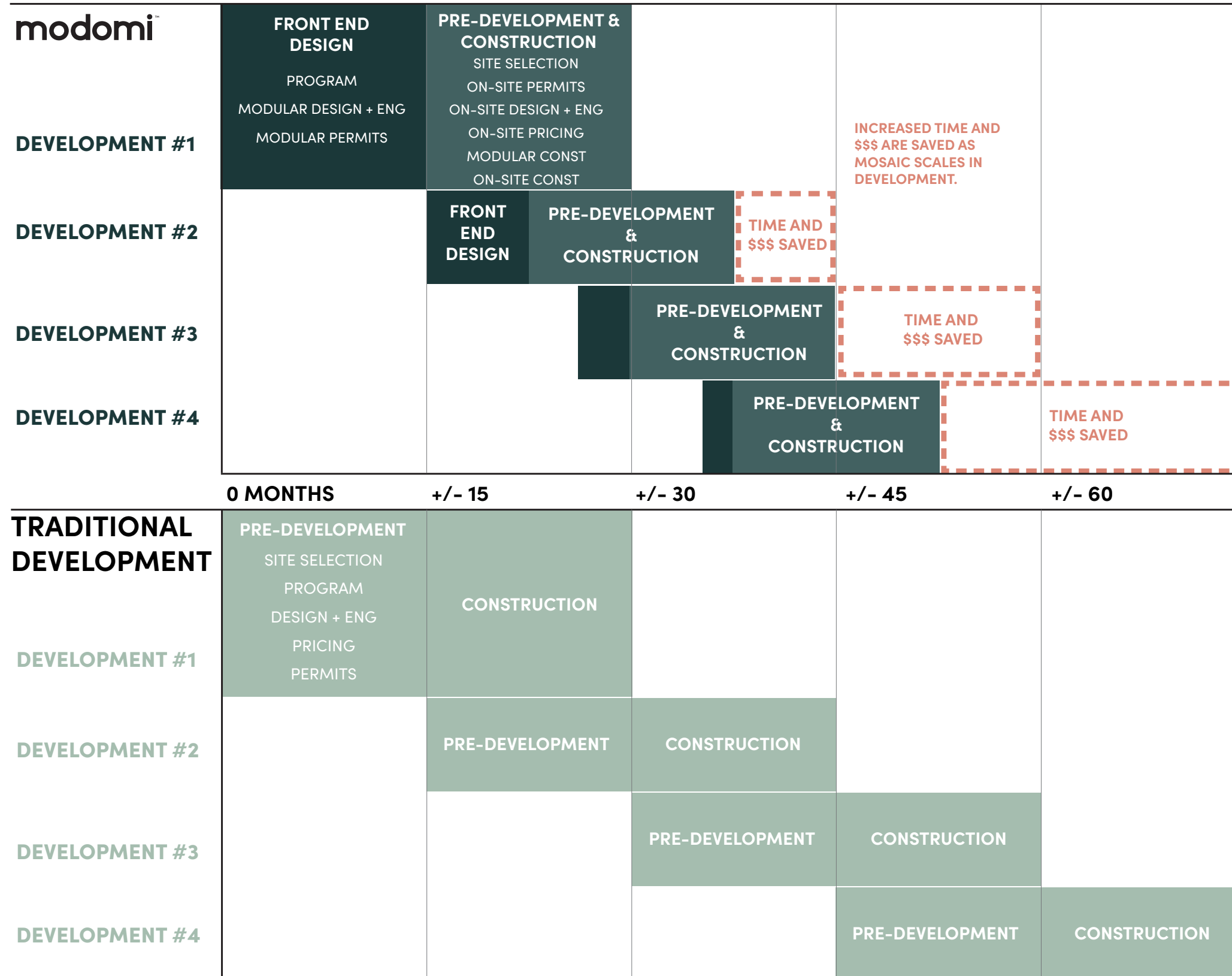
1. Global Alliance for Buildings and Construction, (2021), 2021 Global Status Report for Buildings and Construction, 15

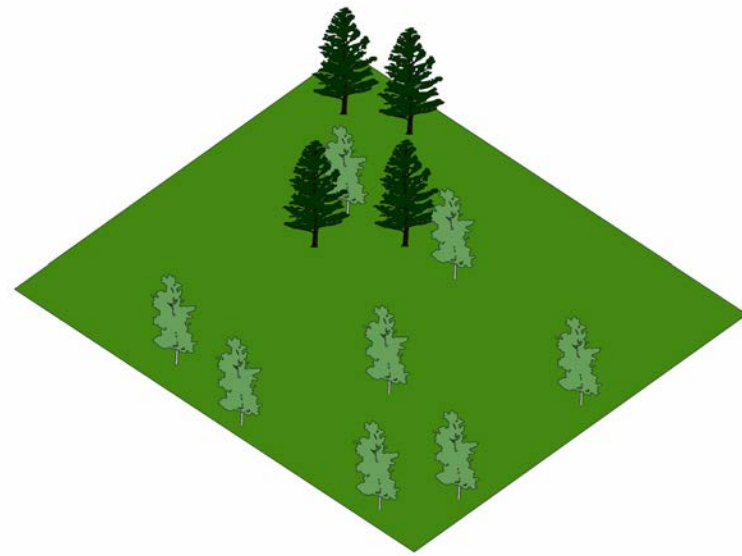
2. Quale, John; Construction Matters: Comparing Environmental Impacts of Building Modular and Conventional Homes in the United States

TRADITIONAL DEVELOPMENT CHALLENGES

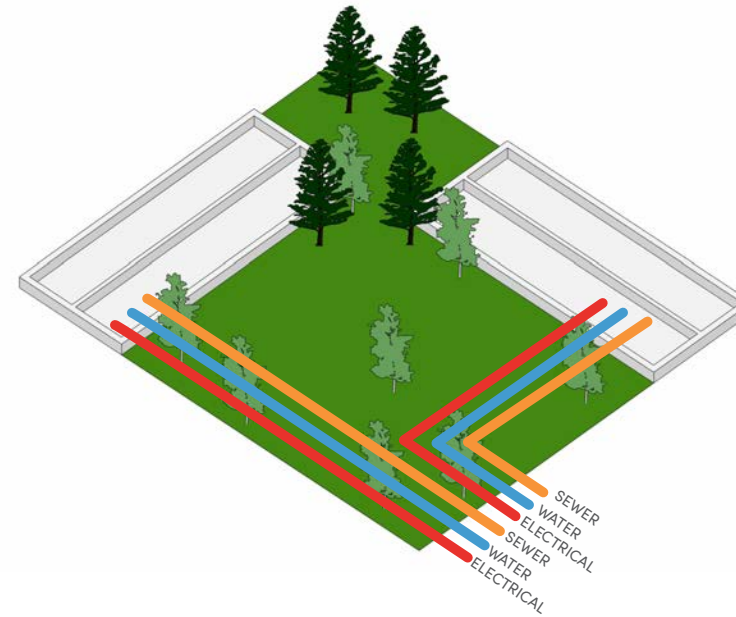
MODOMI SOLUTION



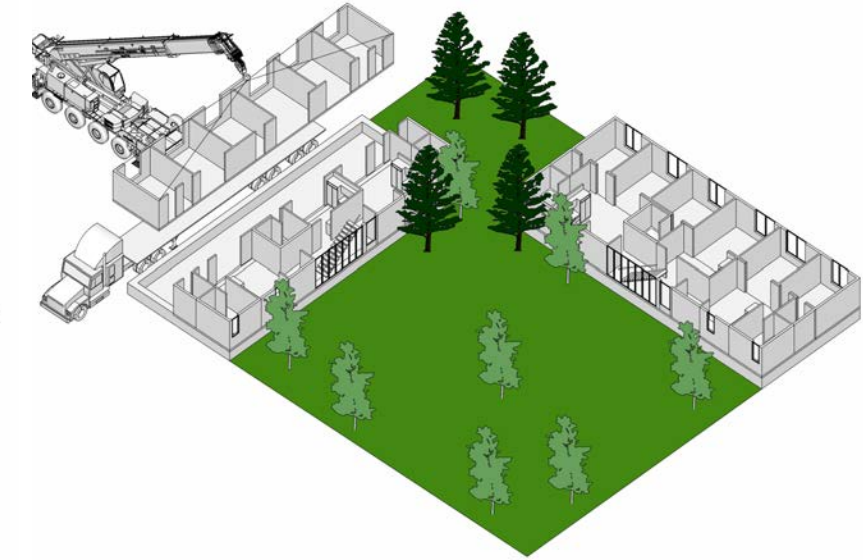




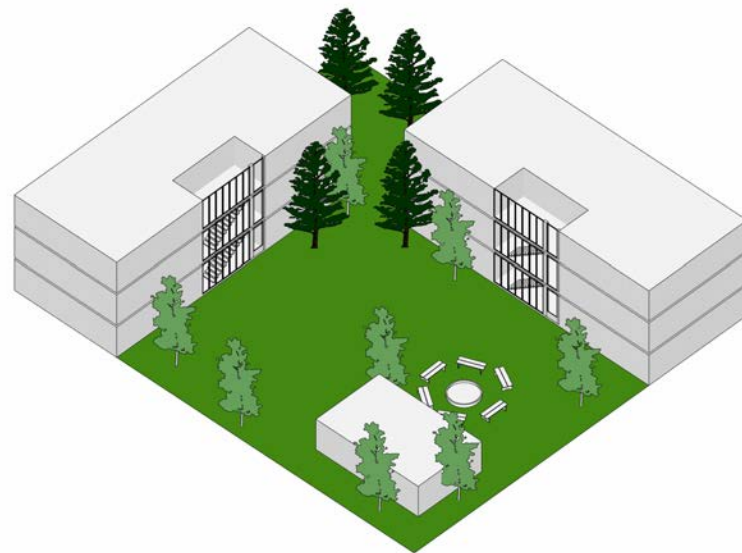
1. TYPICAL FLAT SITE OF +/-3.0 ACRES



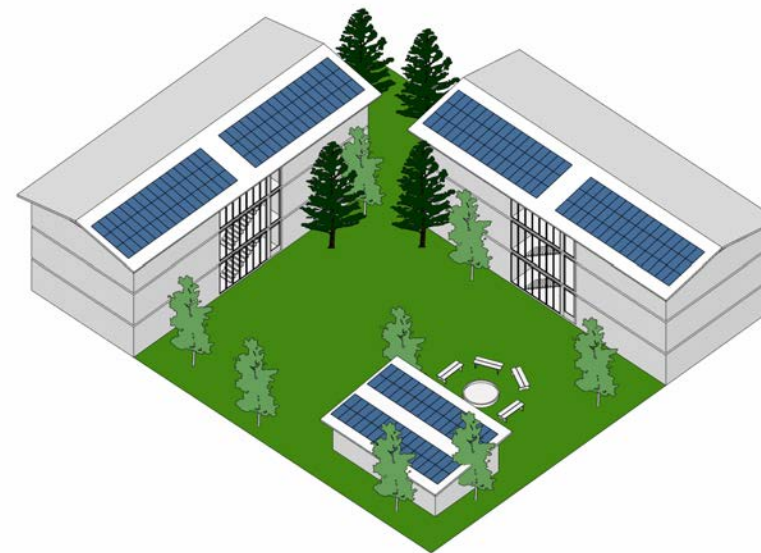
2. FOUNDATIONS ARE CONSTRUCTED AND UTILITES BROUGHT TO EACH BUILDING



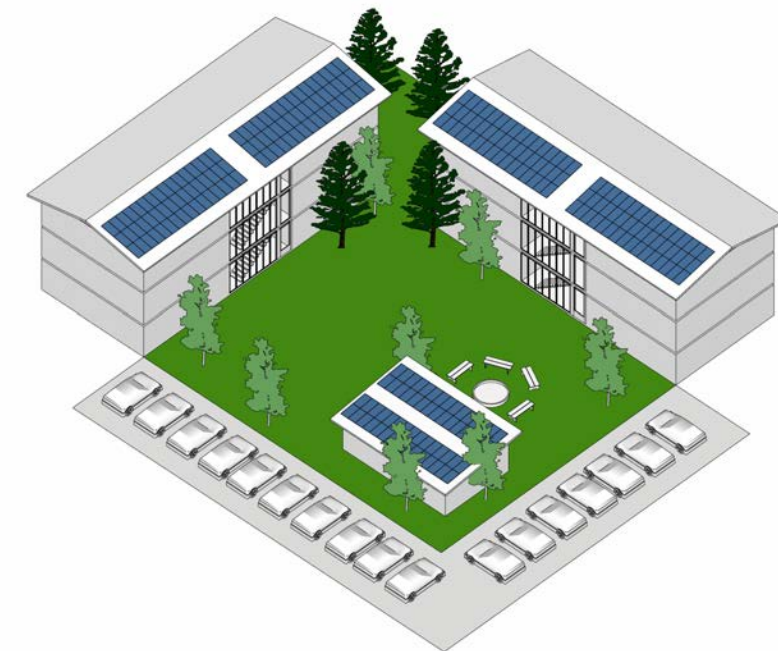
3. MODULES ARRIVE AND ARE INSTALLED BY CRANE AND LEVELED BY SET CREW, UTILITIES TO THE UNITS AND BETWEEN MODULES ARE CONNECTED



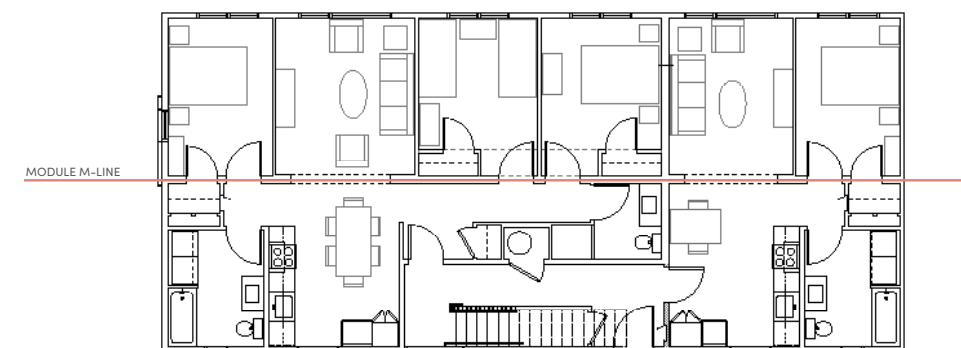
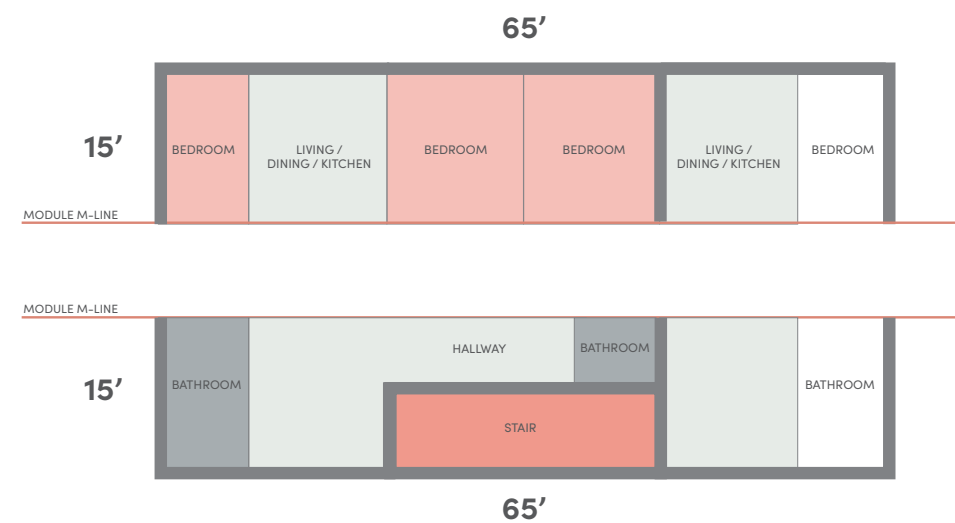
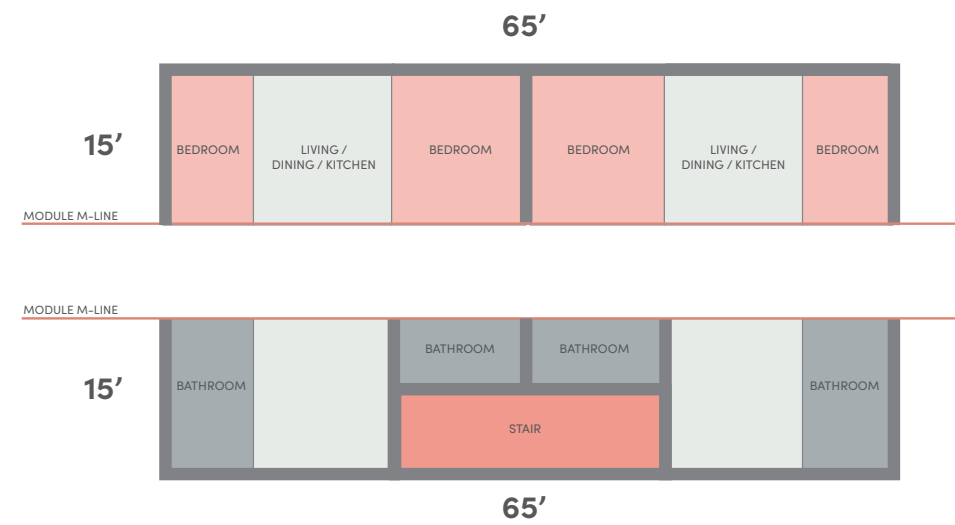
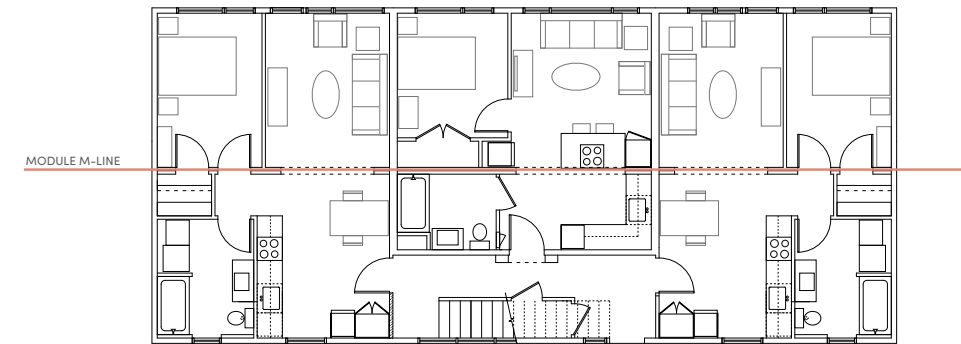
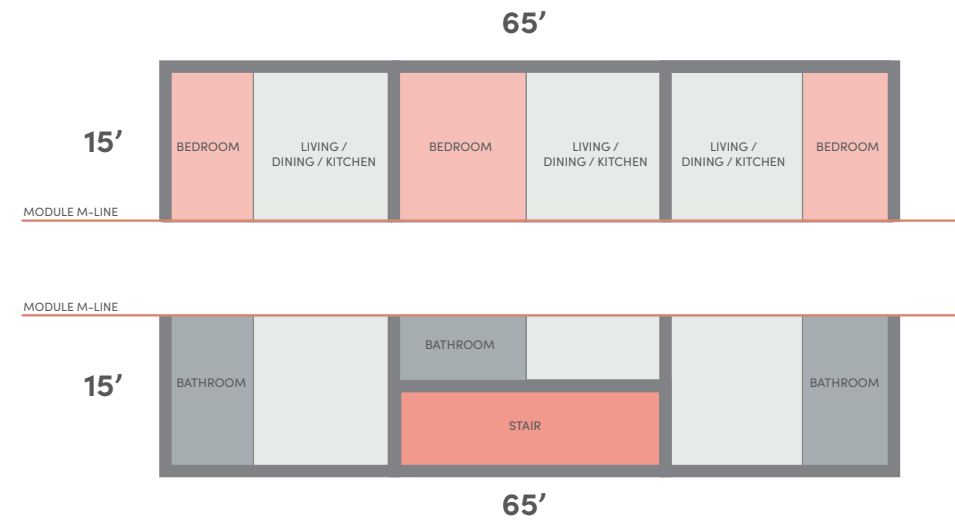
4. COMMON AREA AMENITIES CONSTRUCTED ON-SITE

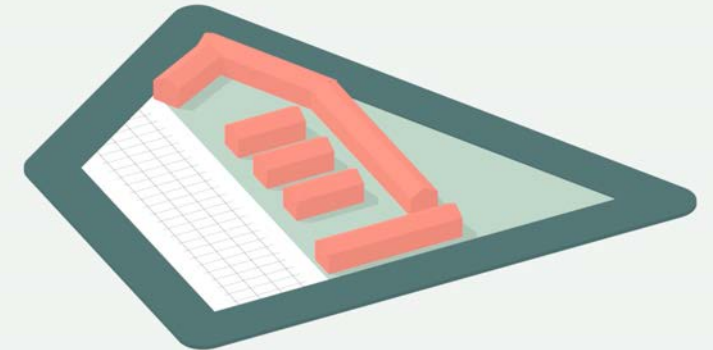
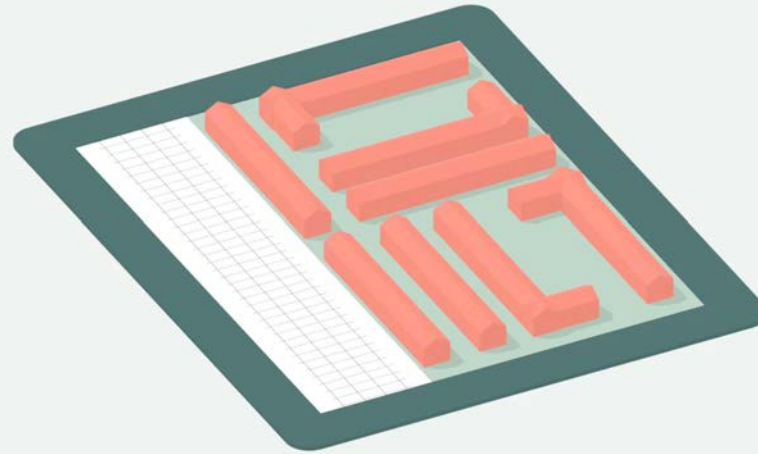
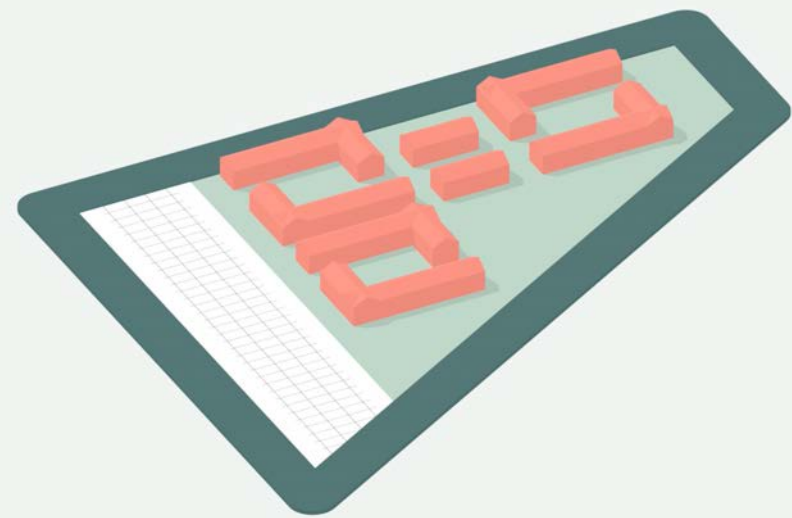


5. SELECT SIDING, PAINTING, GUTTERS AND ROOF FINISHED ON-SITE AND SOLAR-READY

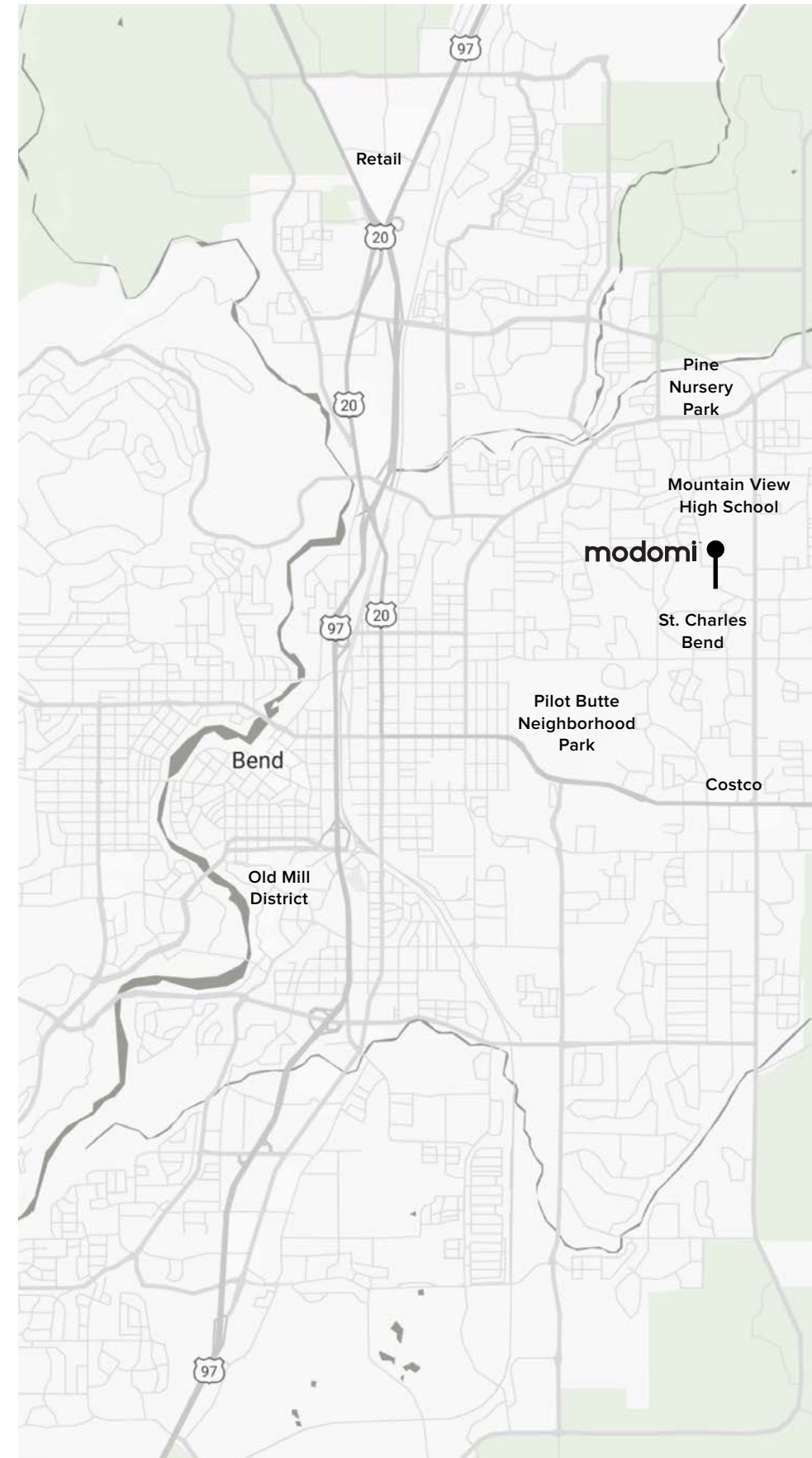


6. PARKING AREA PAVED AND DEVELOPMENT READY FOR TENANTS





THE BASIC BUILDING FLOORPLAN CAN BE ROTATED, AGGREGATED, AND CONNECTED TO ADAPT TO A VARIETY OF DIFFERENT SITES





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, LIVING ROOM AND KITCHEN

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