

PathHouse

"Whenever I run into a problem I can't solve, I make it bigger."

Dwight D. Eisenhower

Benjamin Kaiser, Founder & CEO

Eric Blackburn, CFO/ Advisor

Spring, 2023

OUR MISSION

To apply the benefits of mass production to fabricate On-Demand Housing, at an attainable price, while sequestering meaningful amounts of carbon.

MEET THE TEAM



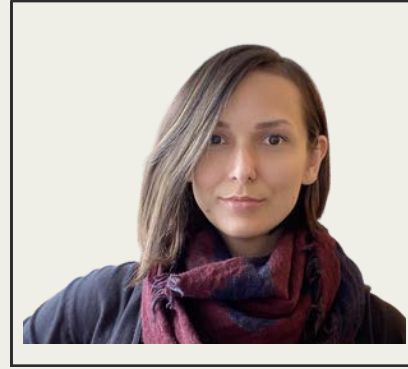
Founder & CEO
Benjamin Kaiser

Ben brings a unique perspective to urban development, informed by over 30 years of serving as the owner, developer, architect, and general contractor on his projects. Ben is committed to mass timber construction and believes it is the future of sustainable development. The projects that Kaiser+Path has designed, developed and constructed have been recognized as transformational to the world of mass-timber.



CFO/ Advisor
Eric Blackburn

Eric was most recently was the CFO of ESCO Corporation, an international manufacturer of industrial products. He has extensive experience in corporate finance, treasury, strategic planning and analysis, and M&A. Eric has a record of identifying both long-term value drivers and the short-term actions necessary to make them a reality. He has been working as a strategic finance consultant since 2019 following the sale of ESCO.



CBO/Product Design
Melissa Galen

Melissa's 13-year career in architecture has included environmental and housing research, and commercial and residential projects. Her passion for sustainability has fueled a focus on integrating manufacturing technology into architecture and construction. She most recently managed multiple factory-built mass-timber residential buildings from design through to construction completion.



Strategy/ Advisor
Andrew Colas

Andrew has experience on various project types including: Design Build, CM/GC and various General Contracting projects. Driven by a collaborative and results oriented focus and armed with extensive experience and knowledge of the development side of the industry, Andrew leads on efforts to bridge the divide between the owner/developer and the project team.



COO/ Manufacturing
Nathan Young

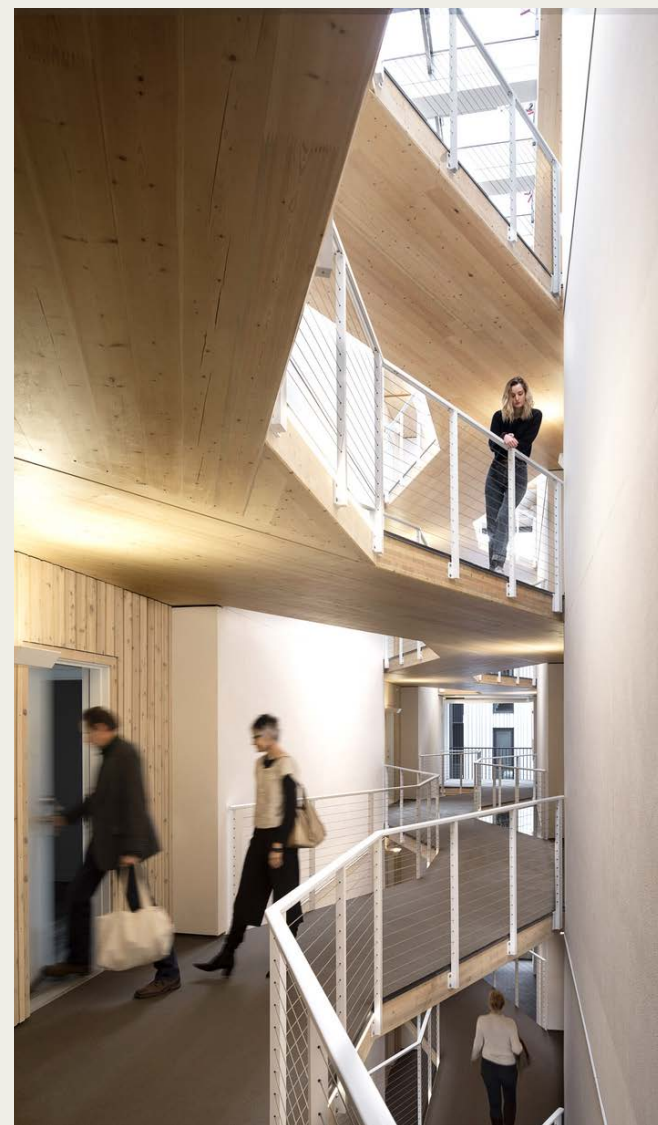
Nathan is a career builder with a degree in Environmental Economics and Political Science from Willamette University. Nathan's passion for building science, investing in quality relationships with partners and employees and friendly approach to clients and customers have earned him multiple awards and industry recognition. Nathan has been building and deploying modular housing for almost two decades throughout the PNW.



CTO/ Sustainability
Zlatan Sehovic

Zlatan is a Bosnian-American architect, researcher, and environmental building designer. He specializes in energy performance, building material systems, life-cycle design, passive design strategies and building technology. His work includes high-rise towers in the US and abroad along with commercial, and residential mixed-use projects. Zlatan has extensive experience in the digitized world of industrialized construction techniques

KAISER+PATH WORLD LEADERS IN MASS-TIMBER



MARKET DEMAND



CALIFORNIA 2.5 MILLION HOMES NEEDED

ENTIRE WEST COAST REZONED TO ALLOW FOR ADUs IN BACKYARDS

WASHINGTON 1.1 MILLION HOMES NEEDED

NATURAL DISASTERS CONTINUALLY ADD TO THE MARKET DEMAND

OREGON 260,000 HOMES NEEDED

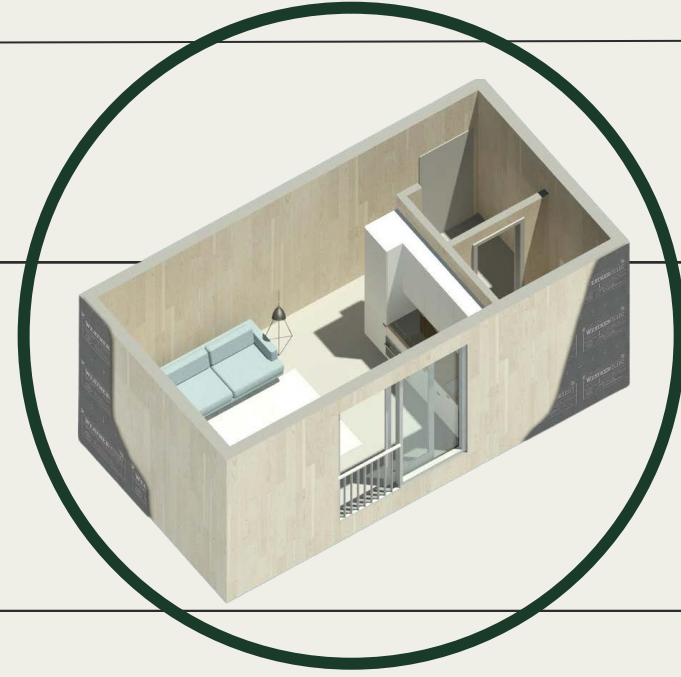
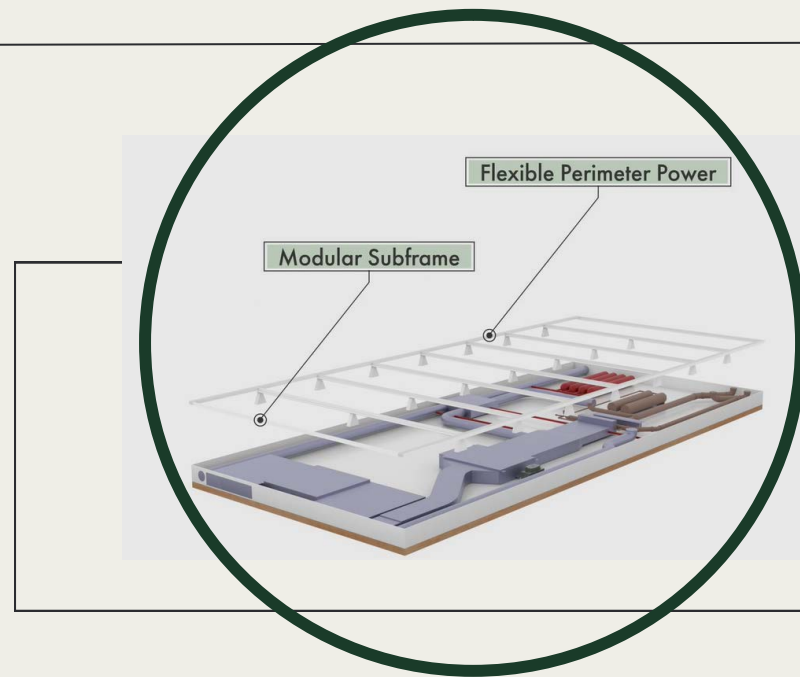
HOMELESSNESS IS DEBILITATING OUR CITY CENTERS

*A report from the California Department of Housing and Community Development found that by the year 2030, at least **2.5 million** new homes need to be built, with at least one million of those going to lower-income families.

*Oregon State analysts calculate that Oregon is **140,000** homes short of what is needed to meet its need. That does not count the **220,000** homes needed to keep up with future population growth and demand over the next decade.

*The Washington State Department of Commerce recently stated that the state needs to add **1.1 million** homes over the next 20 years, and more than half of them need to be affordable for residents at the lowest income levels.

MODULE WITHIN A MODULE WITHIN A MODULE



Innovation

Cassette Module

Eight pending patents, together with the USDA Forest Service, is the result of applying high production design principles to the challenge of lowering our country's housing costs.

Simplification

Housing Module

We have only six 12'x26' models to choose from. They arrange in a multitude of ways. The customer can customize only through our after market partners. Our objective is to dramatically lower costs and produce the highest quality product possible.

Repetition

Factory Module

We'll design the first 50-80,000 sf factory in such a way to be reproducible in the other wood baskets of North America, each with their own particular forestry practices and distinct housing challenges.

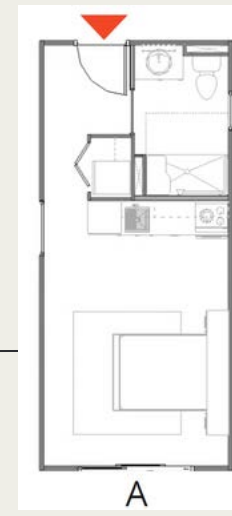
Solution

Affordability

Applying Design for Manufacturing principles (DfMA) to the housing challenge, we'll always be extracting costs from the housing cost equation. With each unit we produce, the price goes down.

MODULAR/ADDITIVE PROCESS

TYPE	MODULES	AREA	LENGTH	WIDTH
Studio		312 SF	27 FT	13 FT
1-Bedroom		624 SF	27 FT	25 FT
2-Bedroom		624 - 936 SF	27 FT	25 - 37 FT
3-Bedroom		936 - 1,248 SF	27 FT	37 - 49 FT
4-Bedroom		1,248 - 1,560 SF	27 FT	49 - 61 FT
5-Bedroom		1,560 - 1,872 SF	27 FT	61 - 73 FT



Studio Unit



Two Bedroom



Two Bedroom



Three Bedroom

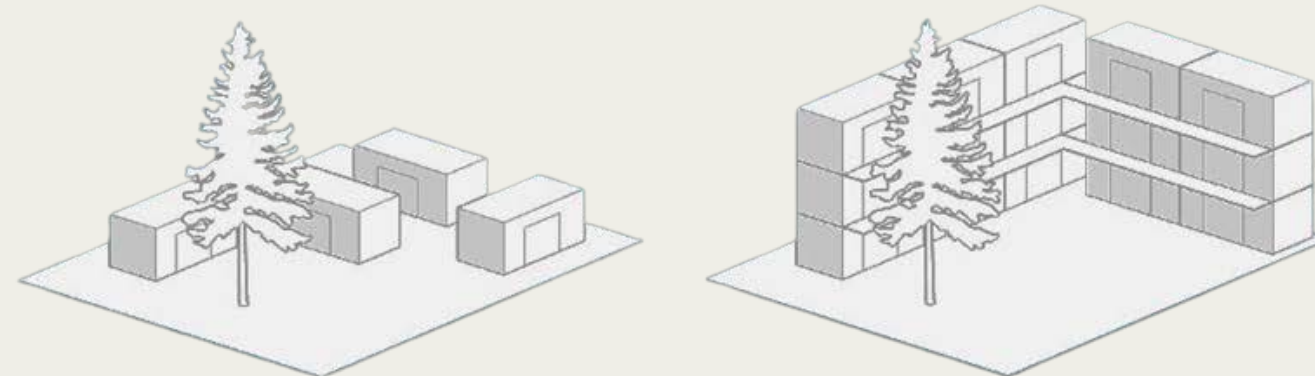


Three Bedroom



Four Bedroom

A Multitude of Unit Configurations from 6 module types



Long-Term Vision

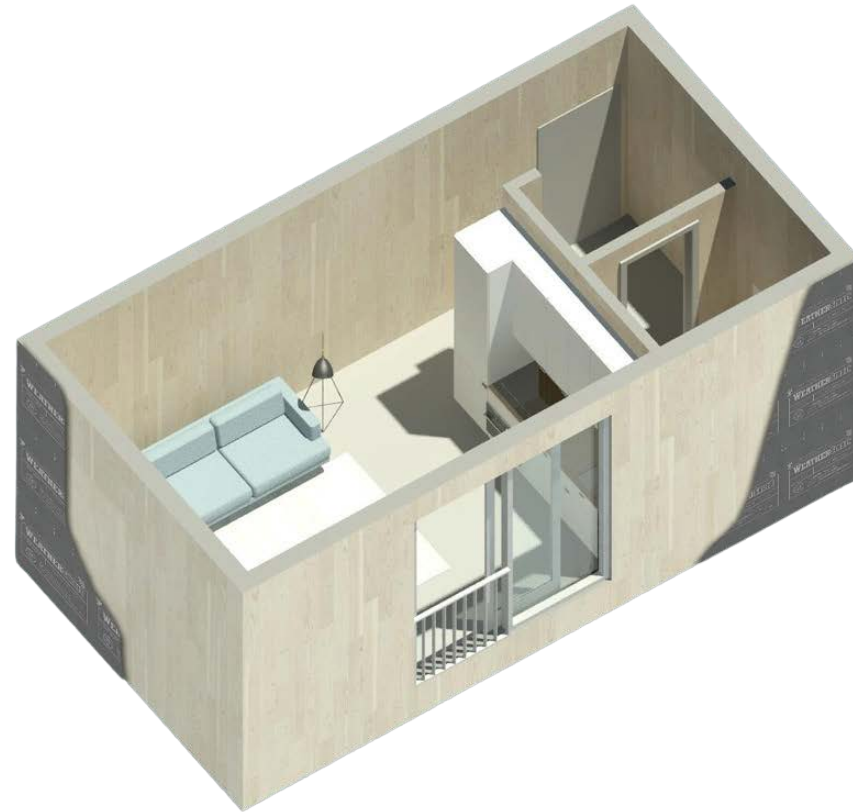
**FACTORY 3
10,000 MODULES**

**FACTORY 1
10,000 MODULES**

**FACTORY 5
10,000 MODULES**

**FACTORY 4
10,000 MODULES**

**FACTORY 2
10,000 MODULES**



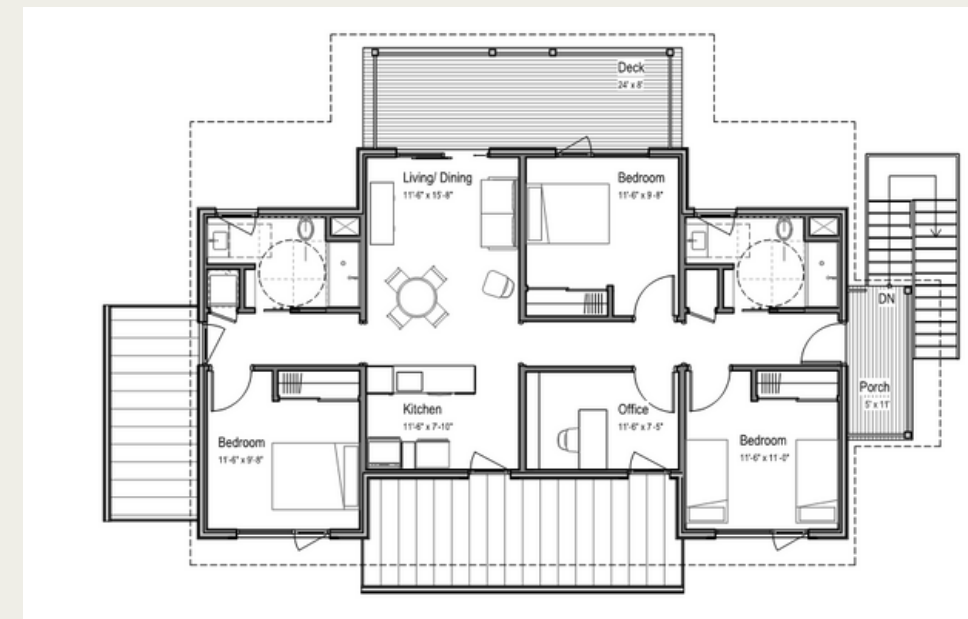
The cost benefits of mass production and advanced manufacturing are maximized at volumes between 1,000 and 10,000 units per year.
(Per McKinsey & Company Research 2019)

A "STRATEGIC HOUSING RESERVE" FOR THE COUNTRY



STRATEGIC PARTNER: R&D/INITIAL BUILD

The **USDA Forest Service** is using PathHouse modules to replace housing lost in the 2020 forest fires in Detroit Lake, Oregon



Cooperative Research and Development Agreement CRADA

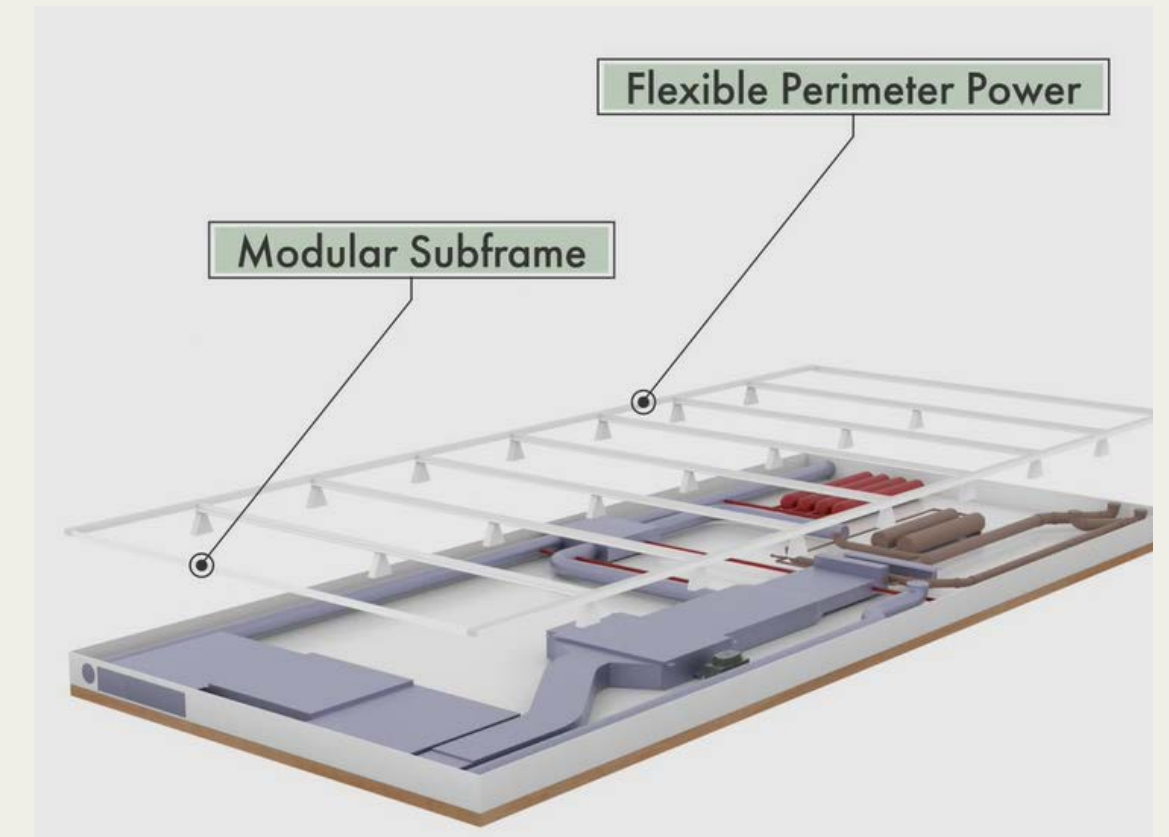
A Cooperative Research and Development Agreement (CRADA) is an agreement between a private company and a government agency to collaborate on a project. It's one of the principal mechanisms used by federal labs to engage in collaborative efforts with non-federal partners, to achieve the goals of technology transfer.

James Geronimo Archuleta, with the USFS, and PathHouse are co-authors on the 8 pending patents associated with the Smart Cassette. This process is paid for by the USDA FS, and they'll pay for future associated patents as well.

The above allows the USDA FS to sole source the PathHouse housing solution on federal properties.

Module within a Module

Mechanical, Electrical, Plumbing (MEP) System

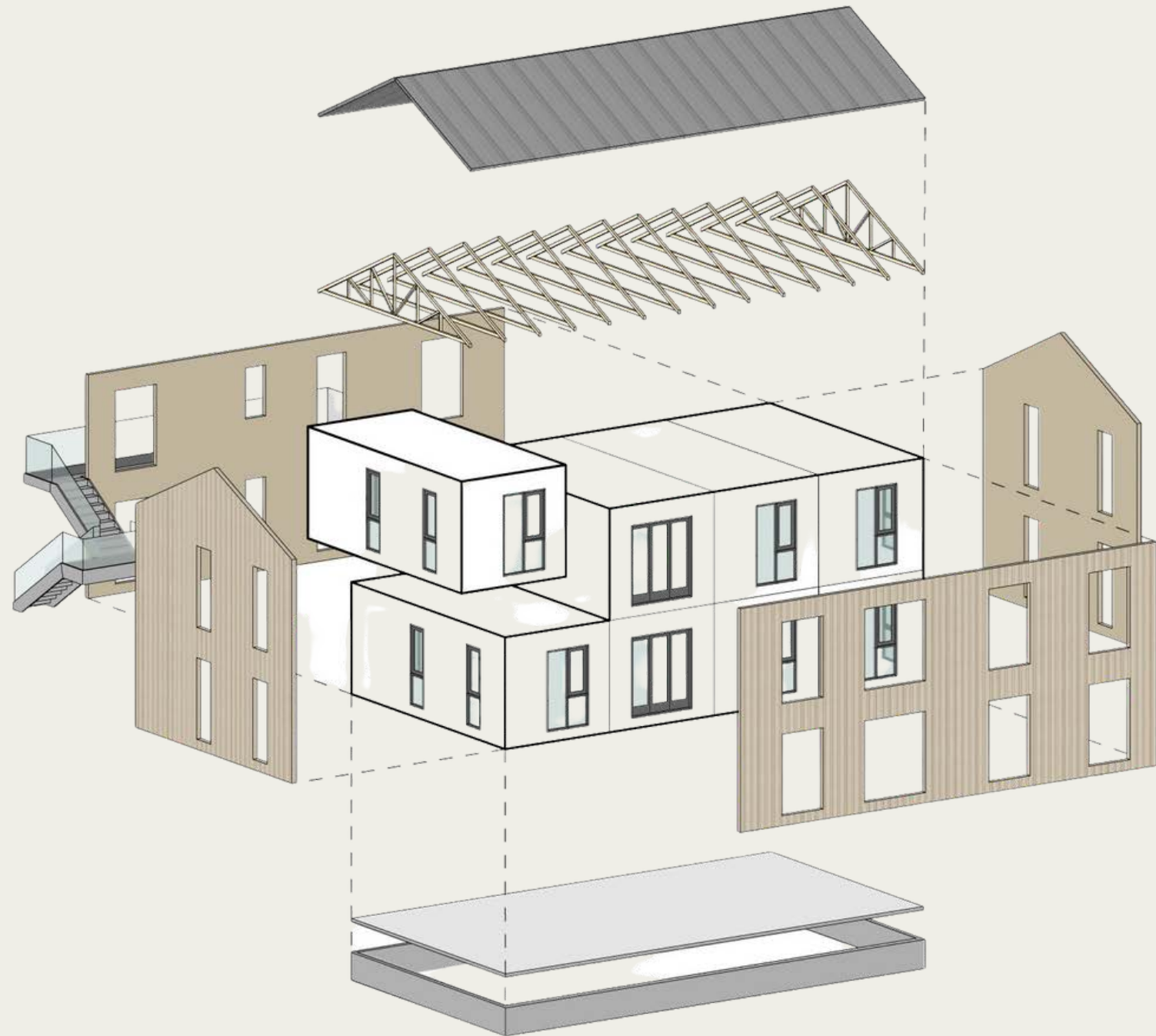


Smart Cassette - 8 patents
pending with potential
applications in both mass timber
and other types of affordable
housing construction

STRATEGIC PARTNER: MANUFACTURING



WITH OVER 20 YEARS IN
MODULAR CONSTRUCTION



PathHouse



STRATEGIC PARTNER: CUSTOMER EXPERIENCE

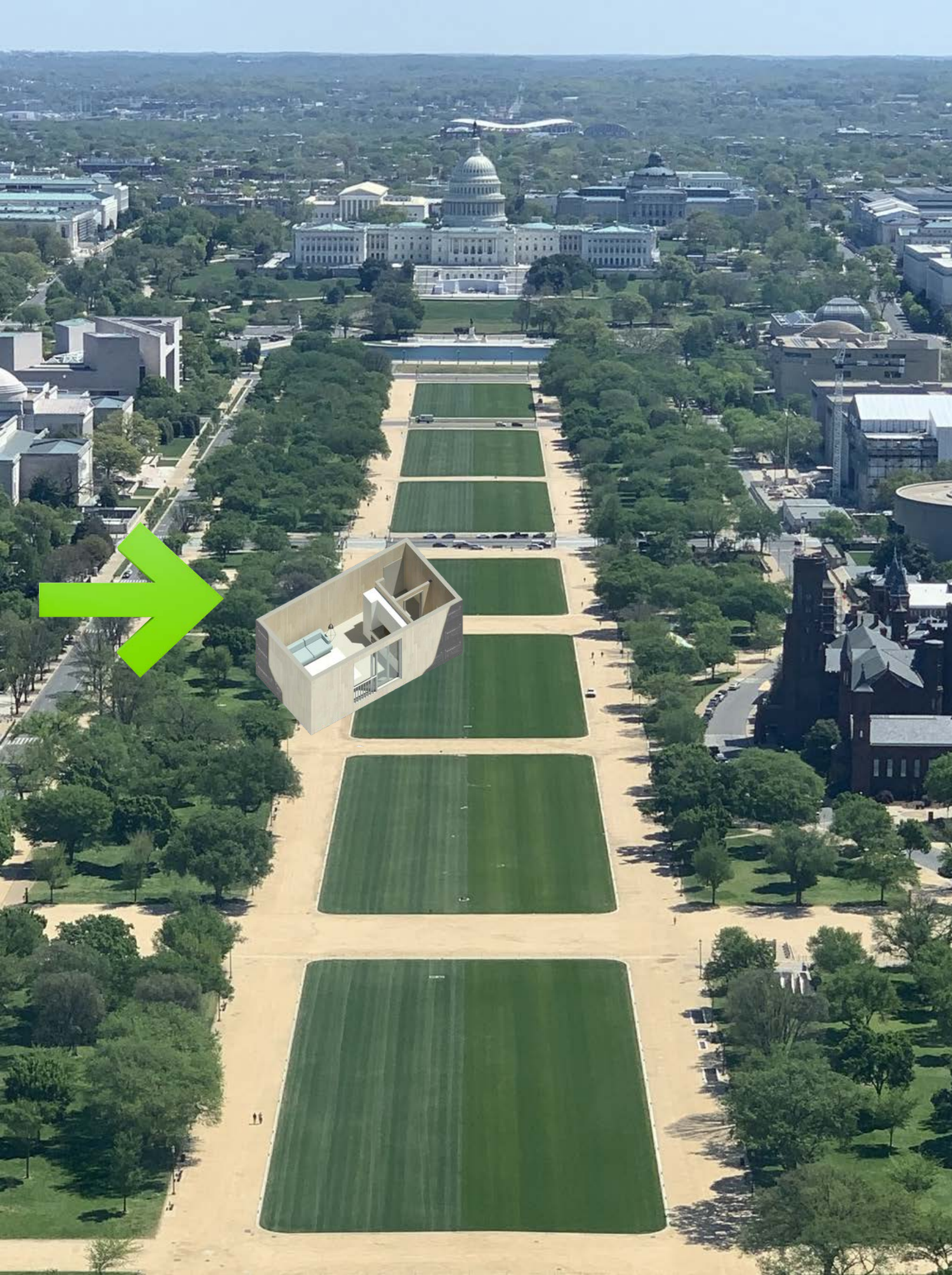
A Harvard/MIT startup, GENERATE, is utilizing our designs in their digital real estate platform to ease and expedite the deployment of PathHouse modules.

GENERATE

 PathHouse

MASS TIMBER CONFERENCE





HUD invitation to exhibit PathHouse on the National Mall, June 9-11.

40 innovative housing exhibitors from
around the world - two that are utilizing
mass-timber.

SAVE
THE
DATE

JUNE 9-11
NATIONAL MALL
WASHINGTON, D.C.



#IHS2023



Production Roadmap

NOW: AT MODSPDX

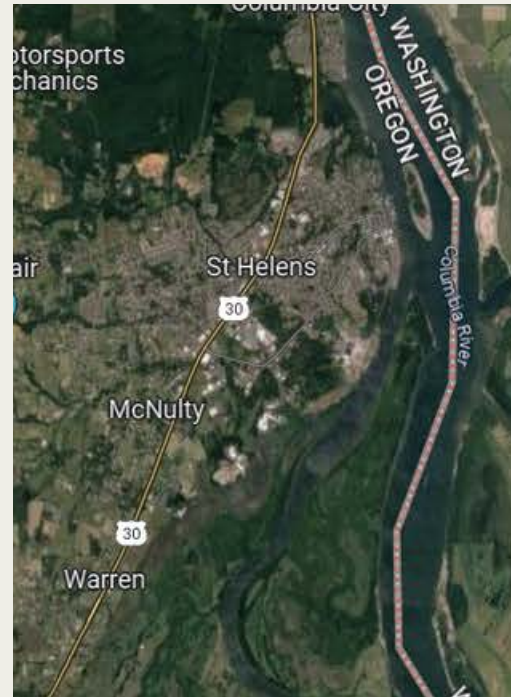


PHASE 2 FACTORY - INDUSTRIALIZED CONSTRUCTION



Capacity for 1,000 units per year

PHASE 3 FACTORY - ADVANCED MANUFACTURING

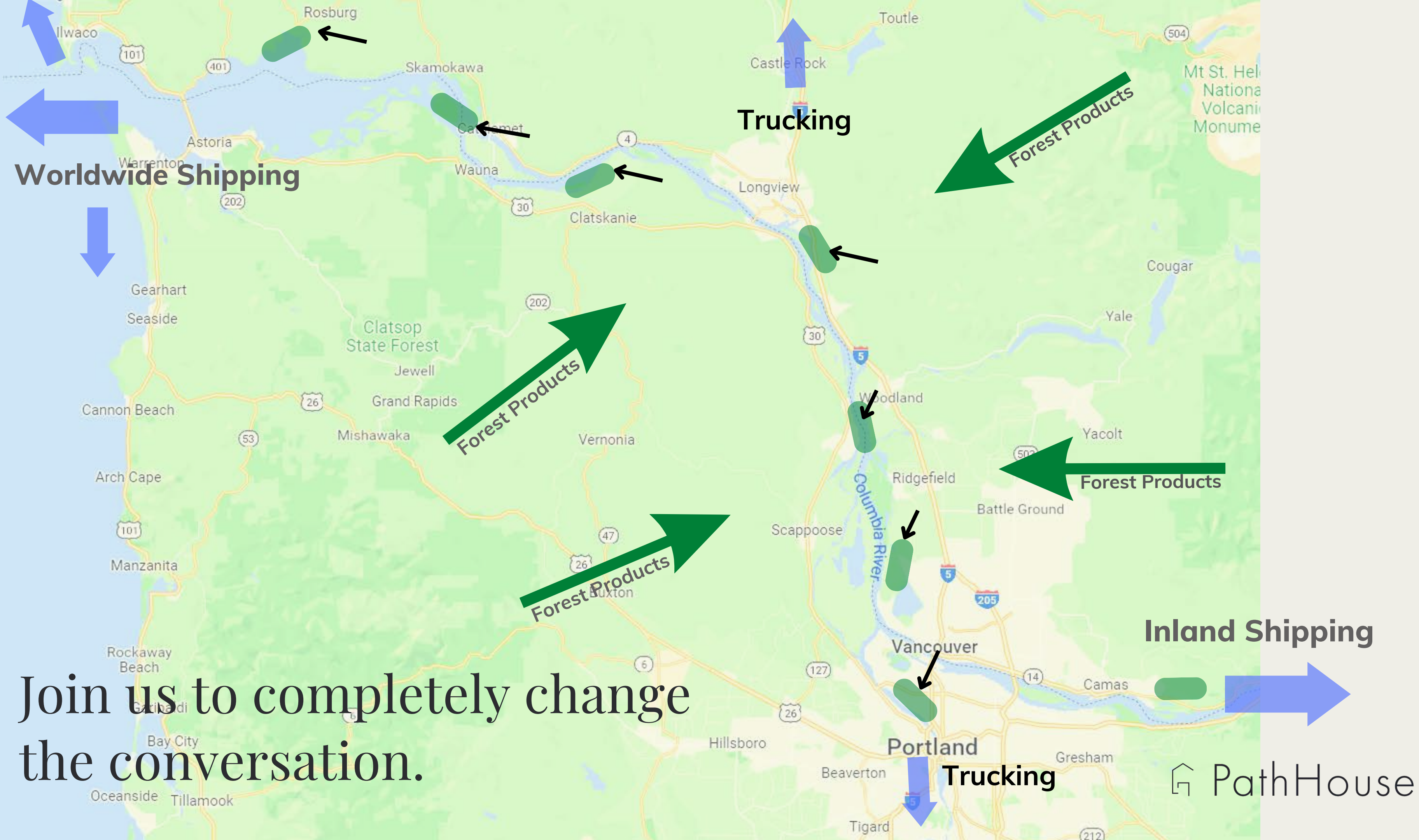


Phased expansion from 1,000 to 10,000 units per year

SKB



KAISER+PATH



Worldwide Shipping

Trucking

Forest Products

Forest Products

Forest Products

Forest Products

Inland Shipping

Trucking

Join us to completely change the conversation.

PathHouse

Thank you



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