



MODULE

**Unlocking
the Power of
Prefab**



MODULE

Everyone deserves to
live in a **well-designed**
space they're proud to
call **home.**

The construction industry is faced with a three-headed problem:



Supply Shortage

Severely underbuilding new housing is creating an affordability crunch.

The US has a shortage of [4-5 Million new homes](#), leading to 49% of renters & 27% of homeowners to be cost-burdened.



Labor Shortage

We don't have enough tradespeople to build new housing.

We're short 430,000 construction workers today; 40% of whom will retire in the next decade.



Climate Crisis

The housing we're building is making our climate worse.

[40% of global emissions](#) are attributed to RE Industry.

The Module Building System is a scalable way to deliver better homes, anywhere.



Using **Module's Building System**, existing housing providers radically expand their capacity, and 100s of new real estate development companies form.

+



Module's Network of Manufacturing facilities create 100s of jobs in underserved communities, providing onramps to bring women & people of color into the trades.

=



1000s of new homeowners and renters live in affordable, all-electric, sustainably built product. Module homes reduce carbon footprint, and drastically lower utility /maintenance costs.

**All-Electric
Factory-Built
Infill Housing**





Our product is aimed for the missing middle.



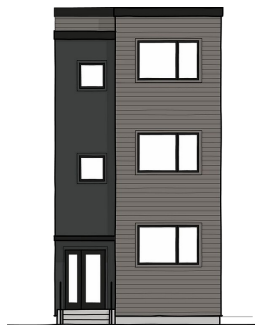
Semi-attached



Townhomes



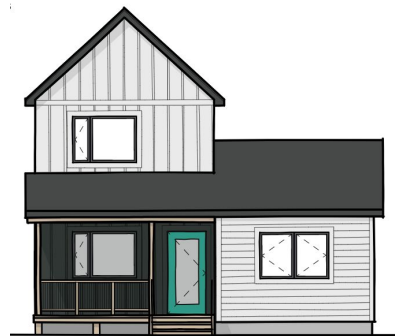
Infill Single Family



Stacked Duplex



Sixplex



Multigenerational





Our Building System unlocks the power of prefab.



More Efficient

Fewer subcontractors, more consistent labor, and systems in place to double check for quality.



Climate-protected

No delays from weather or rain-soaked material. Construction happens indoors, with a roof overhead.



Less Waste; Less Lumber

When lumber is at an all-time high, make the most of every \$.

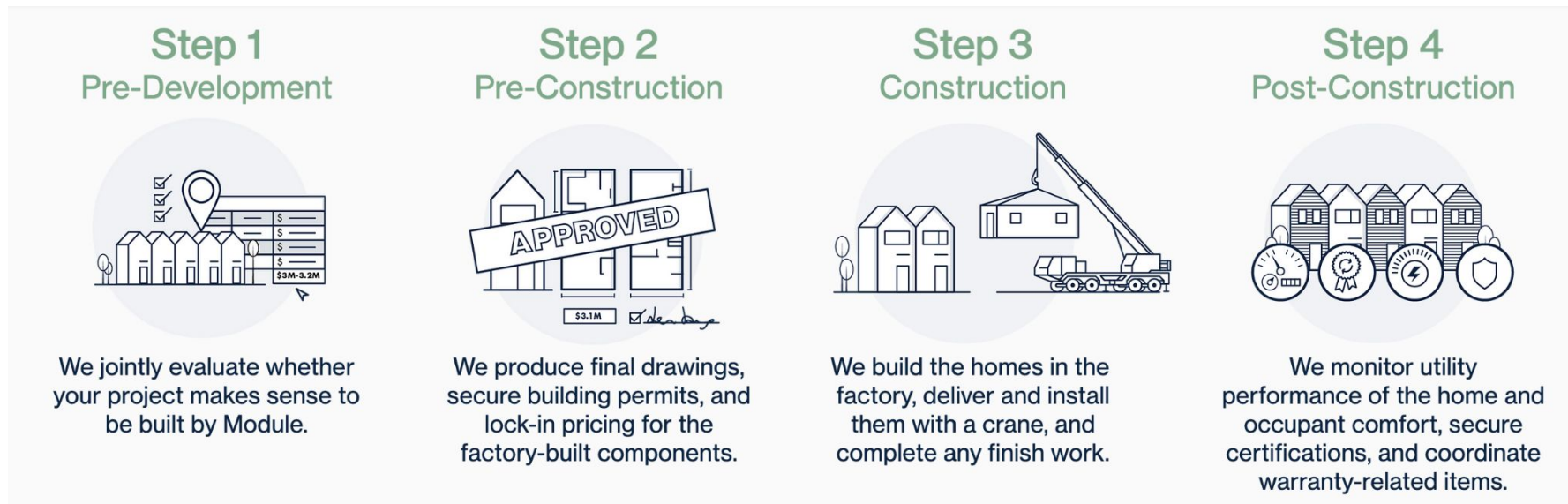


Quality Control

The factory starts production while sitework is happening -- speeding up the process and reducing delays.



Creating new housing with Module: Reducing risk & creating lasting housing.



We enable *housing providers* to build durable, net zero ready, well-designed homes 40% faster.

Infill Case Studies: Pittsburgh Prefab

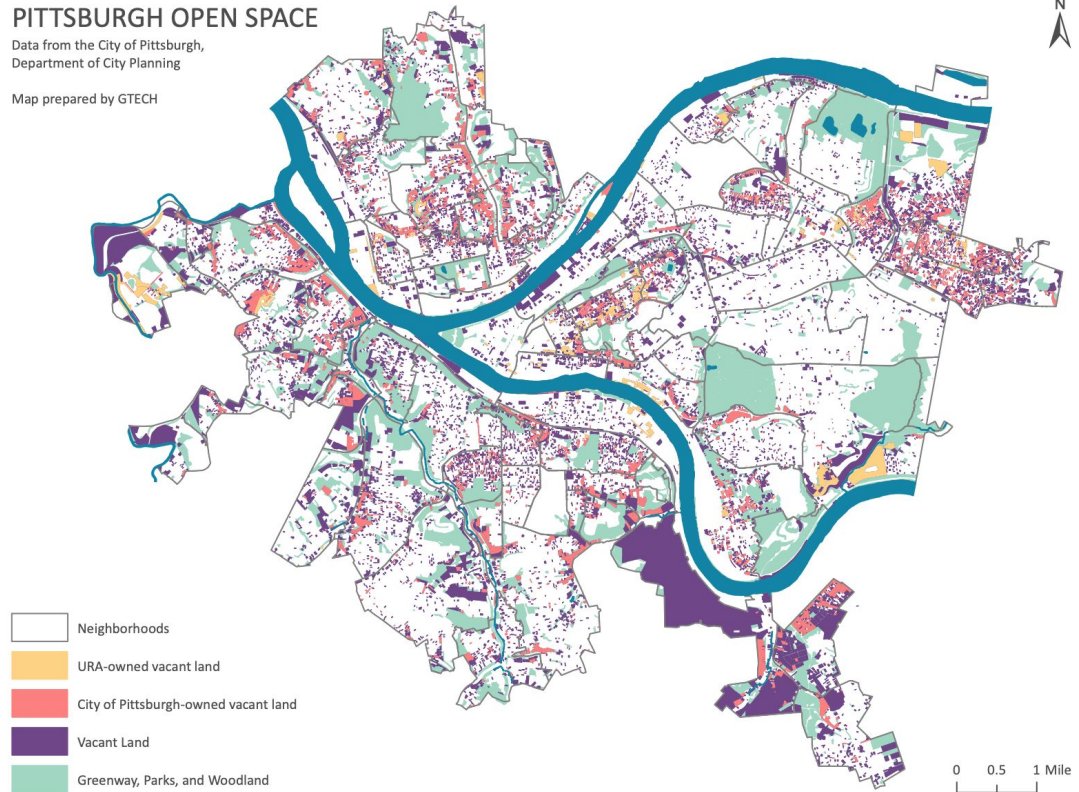
We've got lots of lots...

- 30,000 vacant lots in the urban core.
- Pittsburgh lost half its population when the steel industry died.

PITTSBURGH OPEN SPACE

Data from the City of Pittsburgh,
Department of City Planning

Map prepared by GTECH



Positioning Prefab for Pittsburgh's needs.

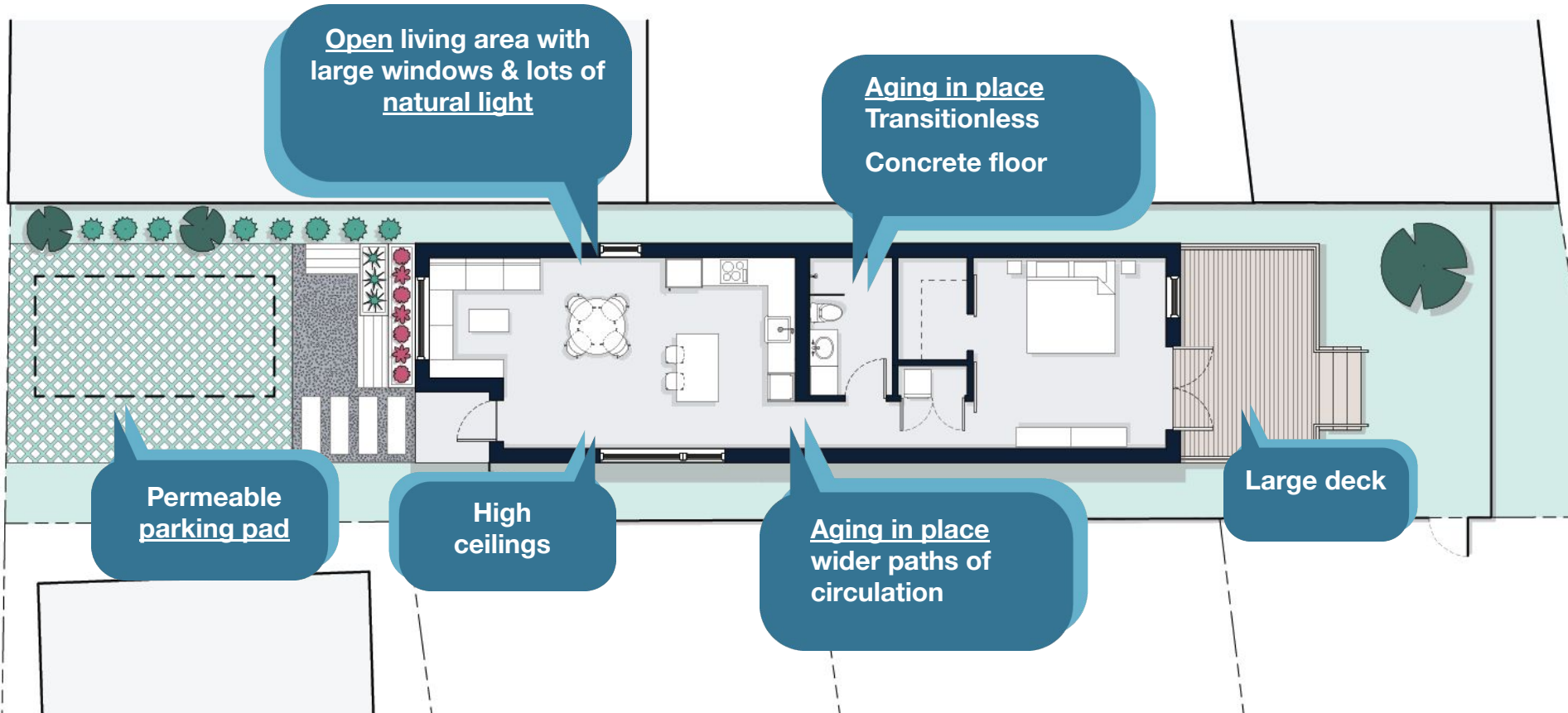
1. Remediate Blight
2. Increase Equity
 - a. Affordable Homeownership
 - b. Minority & Women-owned contracting
3. Promote Sustainability







“RIGHT-SIZED,” USER CENTERED DESIGN





Latham Street



ZERO
ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

HOUSING INNOVATION AWARD
WINNER 2019



AIA

Black Street: Mixed Income Housing



**Affordable For-Sale
(80% AMI)**

**Market Rate
For-Sale**

**Two-family incl.
built-in "ADU"**

Black Street: Pre-development & Ground-breaking



Summer 2019



November 2019

Black Street: Factory Production and Installation



February 2020



March 2020

Black Street: Finishing and Ribbon Cutting



June 2020



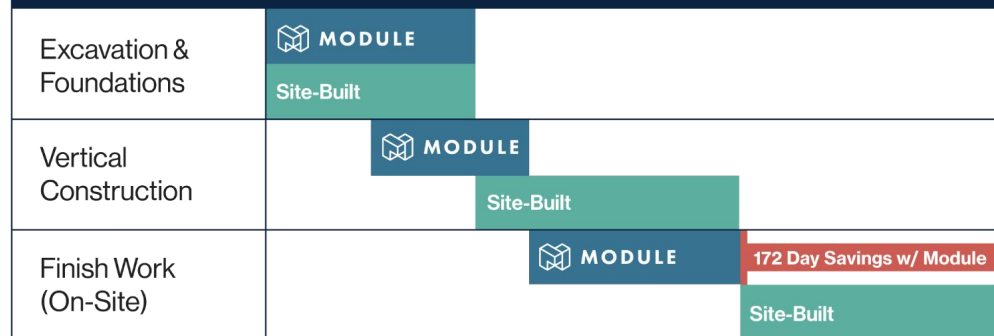
August 2020



Time is Money; We build up to 40% faster than traditional construction.

We deliver significant savings for the developer

3 Home Development: Module vs. Traditional Site-Built (445 Day Timeline)



Indirect Cost Savings over 172 days

\$10,560 - Reduced interest payments - Completing the project faster means 6 months fewer monthly payments on a construction loan.

\$10,800 - Rent - Leasing up earlier brings in two quarter's worth of additional revenue.

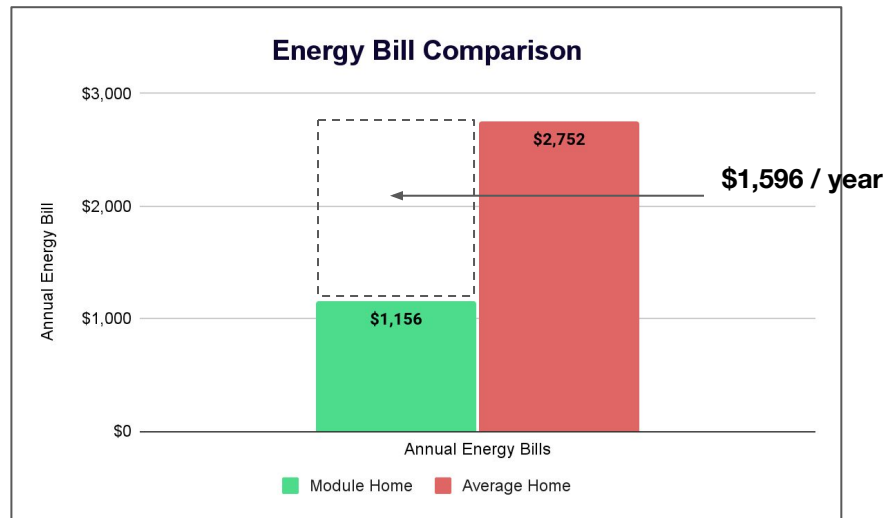
\$1,800 - Utilities - Reduce utility payments by six months during construction.

\$6,250 - Staff Time - Spend less on project management staff due to shorter project duration.

\$29,410 **Total per unit savings**

80% more energy efficient, with lower lifecycle costs.

Putting \$\$\$ back in homeowners' pockets.



- \$46,800 savings over 30 year mortgage.

Sustainability Highlights



- All-Electric, no fossil fuels onsite.
- Solar-ready Design
- Enhanced ventilation system = better indoor air quality
- High performance building envelope.

Scaling our Impact Beyond PGH

We're Developing a Hub & Spoke Supply Chain Strategy

Regional Production Hubs with pricing power supply Last Mile Facilities to assemble & install.



1. Production Hub

- Regional Factories
- Producing Structural & MEP components.
- Ship to Last Mile

2. Last Mile Facility

- Local Warehouse Facilities
- Assemble Components, and finish units (painting, appliances, tile).
- Ship to Job site

3. Project Site

- Last Mile Crew handles installation of units.
- Finishes out vertical construction.

Our goal: Open 5 Urban Modular-Factories



Good Jobs & Local Ownership

Provide living wage and opportunities for local ownership at each facility.



Focus on Equity

Fostering a culture where women & people of color thrive.



Prioritize Affordable Housing

Offer preferred terms to those building new affordable housing.



Enterprise®

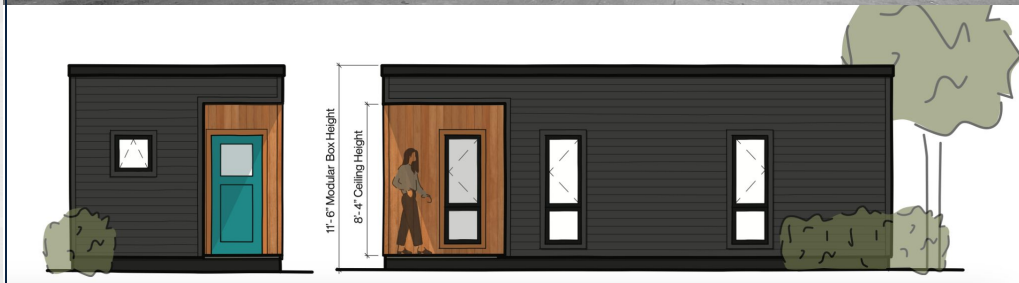
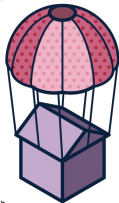


Phase 1: Last Mile Lab - PGH

Fueling innovation in the homebuilding industry while furthering Module's mission to create a more diverse, equitable, and inclusive way to build new housing.



Developing better solutions, from homebuilder to homeowner.



MODULE

Innovation & Teaching Lab

We will test new building products and installation methods **for the modular housing industry**. Alongside our Innovation Partners, we are **creating case studies** on “factory-friendly” products & materials.

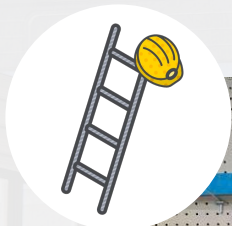
Research Areas



- Interior Finishing
- Exterior Finishing
- MEPs



Building the future of the construction workforce.



Workforce Training Program

We're partnering with the [Trade Institute of Pittsburgh](#) to launch a training program teaching skills specific to the offsite construction industry **focused on women & people of color.**



- 6 week program
- Build Backyard Homes
- Apprenticeship Opportunities

Phase 2: Module PGH Production Facility

The 60,000 - 80,000 sq ft factory in Pittsburgh will build **200 homes annually** and create **95 clean, advanced manufacturing jobs**.



Phase 3: Open other regional facilities.



Join us on the journey to deliver better housing!

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Traction



We've delivered a dozen new homes across various markets and product types.

