

# DEVELOPER OPPORTUNITY



## Redefining Affordable Housing in America

If you're tired of the rat race of the middle market and want to be profitable while undercutting the competition, let's talk!

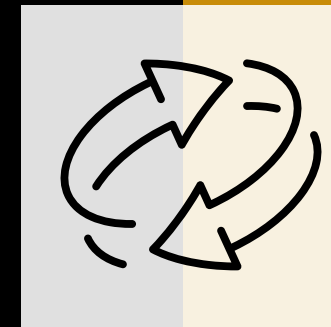
# EXECUTIVE SUMMARY

- THE VISION
- WHY NOW?
- THE OPPORTUNITY
- PROJECTION SUMMARY
- WHY PARTNER WITH MODMOD



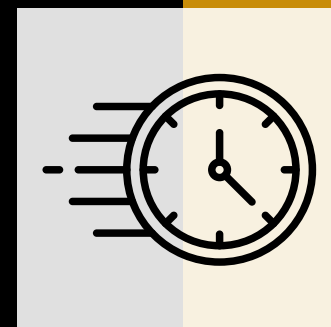
## Investment: \$350k

Investment funds modular certification, including construction of state-inspected units and additional equipment



## Return: 10x through preferred pricing

40% discount on 100 modules gives a 10x return on \$350k. Final appraised value likely even greater



## Timeline

Certification	Q2 2026
Timeline: 4 months	

Return Realized	Q2 2027
Timeline: 1 year	



## THE VISION

# On a mission to make America affordable again



**NEARLY 50%** OF AMERICANS CANNOT AFFORD THEIR RENT

FAMILIES ARE COST BURDENED SPENDING MORE THAN 30% OF THEIR INCOME ON HOUSING  
THIS LEAVES FAMILIES LIVING FROM PAYCHECK TO PAYCHECK WITH NO ABILITY TO SAVE

## OUR SOLUTION:

- TARGETING RENTS AT 20% OF MEDIAN INCOME
- CREATING DIGNITY, OPPORTUNITY AND HOPE IN AFFORDABLE HOUSING
- WORK WITH DEVELOPERS WHO NURTURE COMMUNITY WHICH INCREASES TENANT RETENTION BY 5X
- DESIGNING TO REDUCE LONG TERM MAINTENANCE COSTS AND CAPITAL EXPENDITURES



### BANKABLE & PERMANENT

Unlike RVs or mobile homes, or even co-living, our units exceed building codes, appraise like site-built construction, and can be financed with conforming bank debt



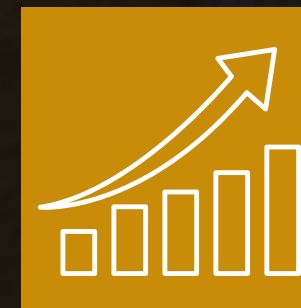
### BUILT TO LAST

Stout, low-maintenance designs make them highly profitable for long-term investors and owners



### TRULY AFFORDABLE

We can undercut market rents and open housing access to tenants whose main focus is cost



### SCALABLE

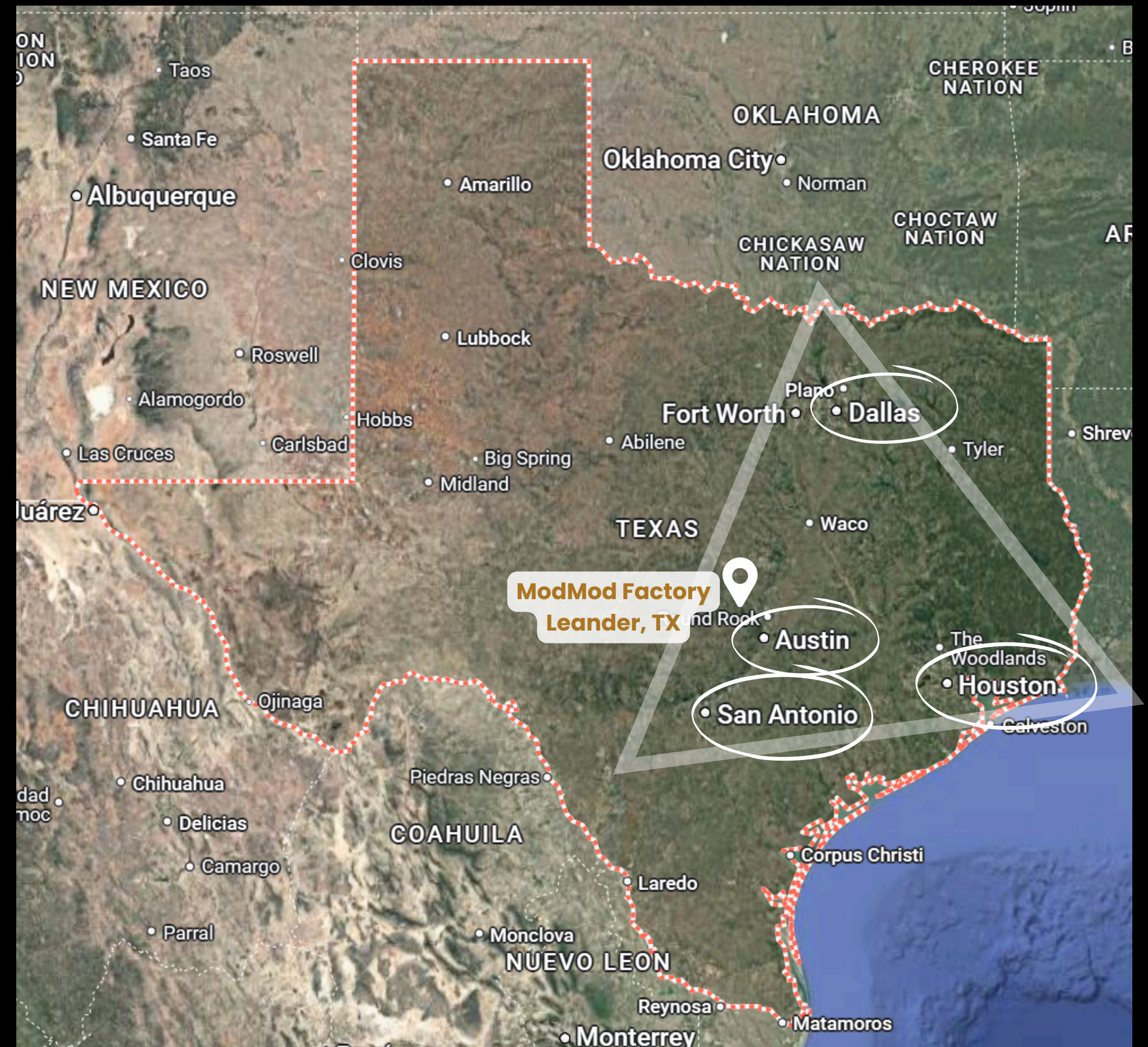
With a facility capacity of 200 units per year (and plenty of land to expand), we're primed for rapid growth



## WHY NOW?

- Historic affordability crisis across U.S.
- Lack of investment in this sector
- ModMod facility in prime location to support Texas Triangle growth
  - Situated perfectly to service DFW, Austin, San Antonio and Houston areas
- Micro-factory supports ramp-up and scalability
- Room to expand factory operations

**The gap in affordable housing has never been wider – and the need has never been greater**





## THE OPPORTUNITY

# We are seeking a strategic development partner to help us scale this vision

**\$350K**  
**INVESTMENT ASK**

Investment funds modular certification, including construction of state-inspected units and additional equipment



**CERTIFICATION** Q2 2026  
Timeline: 4 months

**RETURN REALIZED** Q2 2027  
Timeline: 1 year


**10X RETURN**  
**THROUGH PREFERRED PRICING ON UNITS**

40% discount on 100 modules gives a 10x return on \$350k. Final appraised value likely even greater



# Projection Summary

2026	Q1	Q2	Q3	Q4	Total
Revenue	\$154,000	\$459,000	\$918,000	\$1,836,000	\$3,367,000
Profit	\$77,000	\$76,500	\$153,000	\$306,000	\$612,500
Production Ramp Up	1 custom unit	9 modules	18 modules	36 modules	64 modules
Production Capacity (run rate)		18%	36%	72%	

	40% discount	Full Price
Total Revenue	\$3,367,000	\$5,509,000
EBIDA	\$1,416,606	\$3,395,369
%	42.07%	61.63%

Business performance at 40% discount for 2026 production compared to full price production



## WHY PARTNER WITH MODMOD?

# Because this is bigger than housing

Creating a ripple effect:

- families stabilized
- communities strengthened
- futures unlocked

We invite you to be part of this movement, to stand at the intersection of impact and profit, and to help answer the question:

**“What are people capable of when they are no longer just surviving?”**

📍 Location: Just outside Austin, TX

🏭 Factory Capacity: 200 units/year, scalable

💰 Investment Ask: \$350K

📈 Return Potential: 10x through preferred pricing  
(40% discount on 100 modules)



**DARREN  
CHRISTENSEN**

ModMod Founder

### Darren Christensen

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- Visionary
- Build science
- Business strategy
- Factory efficiency



**BECCA  
CHRISTENSEN**

ModMod Founder

### Becca Christensen

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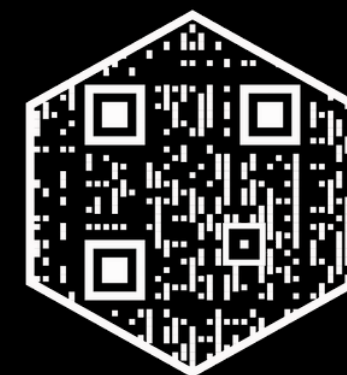
- Marketing
- Customer experience
- Business systems



**LET'S BUILD A FUTURE  
TOGETHER THAT  
MAKES AMERICA  
AFFORDABLE AND  
PROFITABLE AGAIN**



**MODMODMODULAR.COM**



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