



Multi-family Modular Production Facility

Industrializing Multifamily Housing
Through Scalable Manufacturing

Confidential Presentation for Discussion Purposes
For Accredited Investors Only | Rule 506(c) Offering

This is not an offer to sell securities. Any offer will be
made only by the Private Placement Memorandum
("PPM").





WHY THIS OPPORTUNITY EXISTS



Housing demand continues to outpace supply



Labor shortages are limiting traditional construction capacity



Rising costs and delays are reducing developer margins



Developers increasingly prioritize speed and cost certainty



Modular construction adoption continues to accelerate



Factory-built housing improves efficiency, quality, and scalability



Energy-efficient housing demand continues to grow



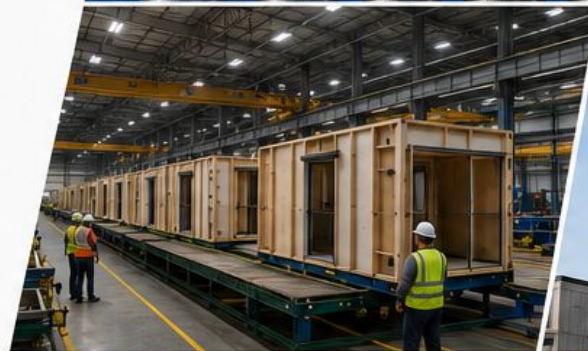
LABOR SHORTAGES

Skilled labor is scarce and costs continue to rise.



RISING COSTS & DELAYS

Material costs are up and delays are impacting project returns.



SPEED & PREDICTABILITY

Developers need faster, more predictable delivery with less risk.



SUSTAINABLE SOLUTIONS

Energy-efficient, high-quality housing is in greater demand by developers and communities.



THE MARKET IS SHIFTING TOWARD SCALABLE, MANUFACTURING-DRIVEN HOUSING SOLUTIONS.



WHY LUV MODULAR WINS

LUV Modular combines advanced manufacturing, vertically integrated operations, and an experienced leadership team to deliver faster, more efficient, and more predictable multifamily housing production.



Experienced Leadership
(modular, multifamily, development,
construction, finance)



In-house
SIP production



Purpose built
production facility



Roll-formed
steel framing systems



Vertically integrated
platform



Energy-efficient
building components



Existing multifamily
pipeline



Standardized designs &
production process



Large-format
20' x 76' modules



Built for speed,
efficiency, and quality



Combining advanced manufacturing and experienced
execution to **industrialize multifamily housing delivery.**





EXECUTIVE SUMMARY

LUV Modular is building a scalable multifamily housing manufacturing platform designed to help developers deliver projects faster, more efficiently, and with greater cost certainty through advanced factory-based production.

-  176,000+ SF purpose-built modular manufacturing facility in Luverne, Minnesota
-  Developer-focused platform designed around speed, predictability, and operational efficiency
-  Focused on multifamily, workforce, and regional housing markets
-  Existing development pipeline supporting early production demand and revenue visibility
-  Platform positioned for scalable regional expansion and long-term growth



BUILDING A SCALABLE, **DEVELOPER-FOCUSED** PLATFORM THAT IS REDEFINING HOW MULTIFAMILY HOUSING GETS BUILT.



THE PROBLEM

The U.S. housing market faces a persistent imbalance between supply and demand, driven by labor shortages, rising construction costs, and prolonged build timelines. These constraints limit new housing production and create significant inefficiencies for developers, resulting in delayed projects, cost overruns, and reduced returns.



Housing demand exceeds supply
in key target markets



Labor shortages limit
new construction capacity



Cost volatility increases
project risk and uncertainty



Extended project timelines
delay occupancy and reduce returns



Fragmented subcontractor structures
increase costs and reduce efficiency



Traditional construction methods
struggle to scale efficiently



Evolving energy codes
increase complexity and cost for
traditional construction methods



THE IMPACT FOR DEVELOPERS



LONGER TIMELINES
Delays push back
occupancy and revenue



HIGHER COSTS
Rising costs and
scope creep erode
project returns



GREATER RISK
Uncertainty makes
planning and financing
more challenging



LOWER RETURNS
Cost overruns and
delays reduce IRR
and investor confidence



Traditional construction can't keep up — and the cost is paid in delays, inefficiencies, and missed opportunities.



WHAT IS MODULAR CONSTRUCTION?

Modular construction is a manufacturing-based building process where housing units are produced in a controlled factory environment and delivered to the site for final assembly. The result is faster project delivery, improved quality control, greater cost predictability, and reduced onsite construction risk.



FASTER PROJECT DELIVERY

Accelerates construction timelines and speeds occupancy.



QUALITY & CODE COMPLIANCE

Built to the same building codes as traditional construction with enhanced factory quality control.



IMPROVED COST PREDICTABILITY

Reduces weather delays, labor disruptions, and material waste.



REDUCED ONSITE CONSTRUCTION RISK

Less site labor, reduced neighborhood disruption, and fewer schedule delays.



ENERGY-EFFICIENT BUILDING SYSTEMS

Factory precision improves building envelope performance and long-term operating efficiency.



SCALABLE MANUFACTURING PROCESS

Standardized production systems support repeatable, efficient housing delivery at scale.

TRADITIONAL CONSTRUCTION

VS

MODULAR CONSTRUCTION



Weather Delays



Controlled Production



Multiple Trade Coordination



Standardized Manufacturing



Longer Timelines



Faster Delivery



Variable Quality



Factory Quality Control



Site Dependent



Scalable & Repeatable



WHY NOW?

Housing shortages, labor constraints, rising construction costs, evolving energy efficiency standards, and increasing demand for faster project delivery are accelerating the shift toward modular and industrialized construction methods.



Persistent housing shortages

support long-term demand



Labor shortages

continue limiting traditional construction capacity



Rising construction costs

are driving demand for efficiency



Developers increasingly prioritize

speed and cost certainty



Modular adoption

continues accelerating across the industry



Increasing energy standards

are driving demand for high-performance building systems



Government incentives

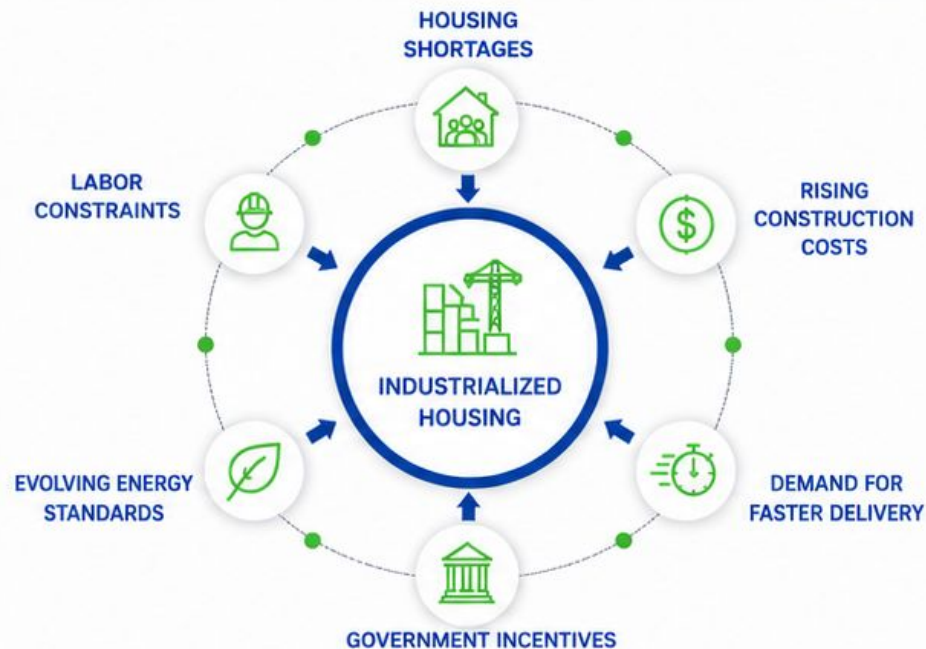
support housing and energy-efficient development



The convergence of market demand, labor constraints, and evolving building standards is **accelerating adoption of industrialized housing delivery.**



POWERFUL FORCES DRIVING MODULAR ADOPTION





MARKET OPPORTUNITY

The U.S. multifamily housing market represents a large and underserved opportunity, with housing demand consistently outpacing supply and modular construction remaining significantly underpenetrated. Positioned within a 500-mile delivery radius of major Upper Midwest housing markets, LUV Modular is strategically located to serve growing regional demand through scalable, efficient housing delivery.



\$300B+ annual multifamily construction market



Persistent housing shortages support long-term demand



HUD projects demand for 32,700+ additional rental units in the Minneapolis–St. Paul market over the next 3 years



Modular adoption remains significantly underpenetrated



Faster, more efficient delivery creates market share opportunity



Focused on underserved workforce and secondary markets



Regional production strategy supports scalable growth across the Upper Midwest



Strong regional housing demand, limited modular adoption, and increasing pressure for faster project delivery create a **compelling opportunity** for scalable multifamily housing production.

KEY MARKET HIGHLIGHTS



100,000+

ESTIMATED

MINNESOTA HOUSING SHORTFALL



500-MILE RADIUS

ACCESS TO MAJOR UPPER MIDWEST HOUSING MARKETS



<5%

ESTIMATED MODULAR PENETRATION IN MULTIFAMILY CONSTRUCTION



32,700+

RENTAL UNITS NEEDED MINNEAPOLIS–ST. PAUL 3-YEAR FORECAST (HUD)





INDUSTRY VALIDATION

Industrialized and modular construction methods are gaining increasing adoption as developers seek faster delivery, improved cost certainty, and scalable housing production solutions.



Institutional developers increasingly adopting modular construction



Major industry investment validating industrialized housing platforms



Labor shortages and rising costs accelerating adoption



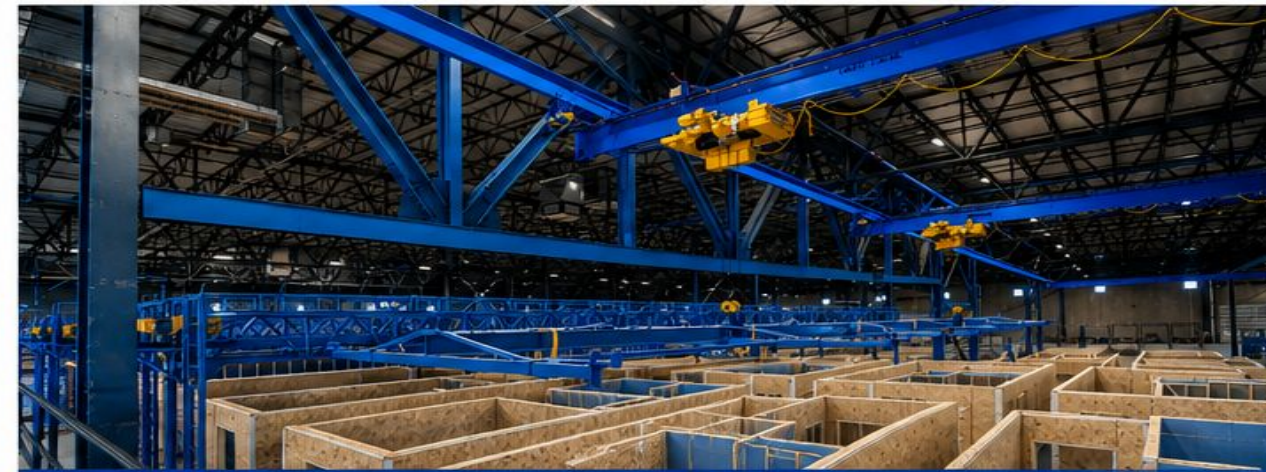
Developers prioritizing speed, efficiency, and predictability



Evolving energy standards supporting high-performance building systems



Modular adoption remains underpenetrated, leaving significant growth opportunity



BUILT DIFFERENT. DELIVERED BETTER.



INDUSTRY MOMENTUM



National industrialized housing platform



Upper Midwest modular multifamily and hospitality developer



Industry adoption and institutional investment continue validating the long-term opportunity for **scalable modular multifamily production.**





What We Are Building?

ADVANCED MULTIFAMILY HOUSING MANUFACTURING

A purpose-built manufacturing facility designed for scalable, high-efficiency multifamily housing production.



DESIGNED FOR SCALE



Year-round production capacity of up to **6 modules per day**



Purpose-built for **multifamily housing** production



SIP panel construction and advanced framing systems



Net-zero ready, high-performance building envelopes



Regional distribution within a **500-mile delivery radius**



Standardized manufacturing processes designed for **scalable growth**



**ADVANCED
MANUFACTURING
APPLIED TO
MULTIFAMILY HOUSING
PRODUCTION.**



1,500+
MODULES PER YEAR
AT FULL PRODUCTION



WHY LUVERNE?

Luverne provides a strategic location for scalable multifamily housing manufacturing with strong regional access, infrastructure, workforce availability, and a supportive community aligned for long-term success.

A STRATEGIC LOCATION.
BUILT FOR GROWTH.



PART OF OUR 5 (500-MILE) CIRCLES

Strategically positioned within our 500-mile regional delivery strategy covering the U.S.



SUPPORTIVE EDA

Strong support from local economic development partners committed to our long-term success.



I-90 ACCESS

Direct access to Interstate 90 and regional transportation routes for efficient logistics and delivery.



A FOUNDER LIVES IN TOWN

Local founder presence ensures commitment, accountability, and community alignment.



REACH TO MAJOR MARKETS

Connects to strong multifamily housing demand across the Upper Midwest.



WORKFORCE & EXPANSION READY

Access to skilled talent and available land and infrastructure to support future growth.



BUILT FOR WHAT'S NEXT



CENTRAL LOCATION

Ideal access to growing housing markets.



SUPERIOR CONNECTIVITY

I-90 access and regional transportation network.



STRONG COMMUNITY

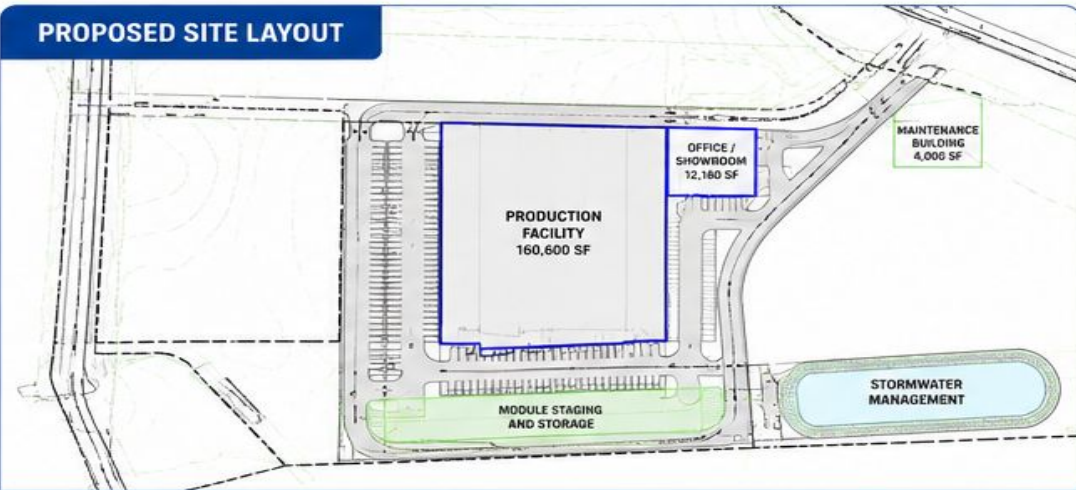
Collaborative local partners invested in your success.



BUILT FOR THE FUTURE

Infrastructure, land, and support for scalable growth.

THE FACILITY & SITE PLAN



Luverne, MN | **BUILT FOR SCALE. DESIGNED FOR IMPACT.**



FACILITY HIGHLIGHTS



160,600+ SF production facility with mezzanine



12,160 SF modular office and showroom



4,000 SF maintenance and support facility



Dedicated shipping and receiving operations



Onsite module staging and storage



Employee and visitor parking infrastructure



BUILT FOR MANUFACTURING.

The facility is designed as a purpose-built multifamily manufacturing campus utilizing structural steel framing and high-performance SIP systems to support scalable, energy-efficient housing production.



DESIGNED FOR LONG-TERM EFFICIENCY.

Designed for long-term operational efficiency, the campus will be solar-ready and engineered for fully indoor production, reducing weather delays while minimizing onsite disruption, traffic, and construction-related inefficiencies.



FULLY INDOOR PRODUCTION
Reduces weather delays and improves production consistency.



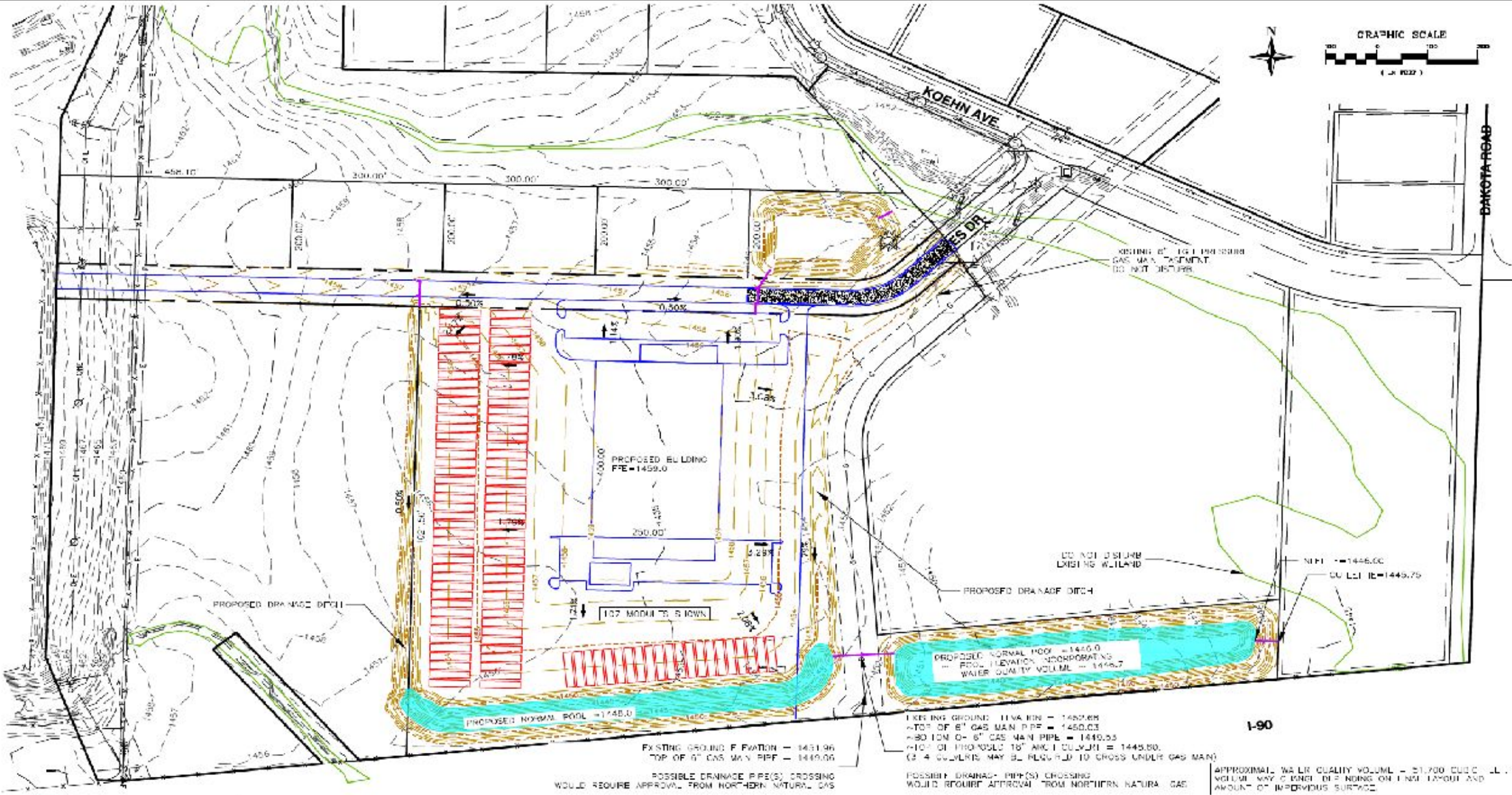
BUILT USING THE SAME SYSTEMS WE MANUFACTURE
Validates our product. Demonstrates quality. Builds confidence.



SUSTAINABLE BY DESIGN
Energy-efficient systems and solar-ready infrastructure.



ENGINEERED FOR GROWTH
Scalable operations today with room to grow tomorrow.



EXISTING GROUND ELEVATION = 1457.66
 TOP OF 6" GAS MAIN PIPE = 1450.03
 TOP OF 6" GAS MAIN PIPE = 1445.53
 TOP OF PROPOSED 18" ARIE COLUMN = 1445.80
 (2 4" COLUMNS MAY BE REQUIRED TO CROSS UNDER GAS MAIN)

POSSIBLE DRAINAGE PIPE(S) CROSSING
 WOULD REQUIRE APPROVAL FROM NORTHERN NATURAL GAS

POSSIBLE DRAINAGE PIPE(S) CROSSING
 WOULD REQUIRE APPROVAL FROM NORTHERN NATURAL GAS

APPROXIMATE WATER QUALITY VOLUME = 51,700 CU YD (ALL VOLUME MAY CHANGE DEPENDING ON FINAL LAYOUT AND AMOUNT OF IMPERVIOUS SURFACE)



PROPOSED SITE LAYOUT LIVERNE, MN





MANUFACTURING WORKFLOW

Our facility operates on a 17-station production line with additional surge capacity designed to maintain continuous workflow and maximize plant throughput. High-performance SIP panels, advanced framing systems, MEP installation, and interior and exterior finishes are completed entirely indoors within a controlled manufacturing environment.

The plant is engineered to produce large-format modules up to 20' x 76', a capability few facilities nationwide can match. Modules move efficiently between stations using air caster systems, and each unit undergoes rigorous quality control before being wrapped and prepared for transport to the job site.

OPERATIONAL ADVANTAGES



LARGE-FORMAT PRODUCTION

Large-format module production up to 20' x 76'



BUILT FOR SCALE

Designed for production capacity of up to 6 modules per day



SURGE CAPACITY

Surge stations maintain continuous production flow



SEAMLESS MOVEMENT

Air caster systems enable efficient, seamless module movement



QUALITY ASSURED

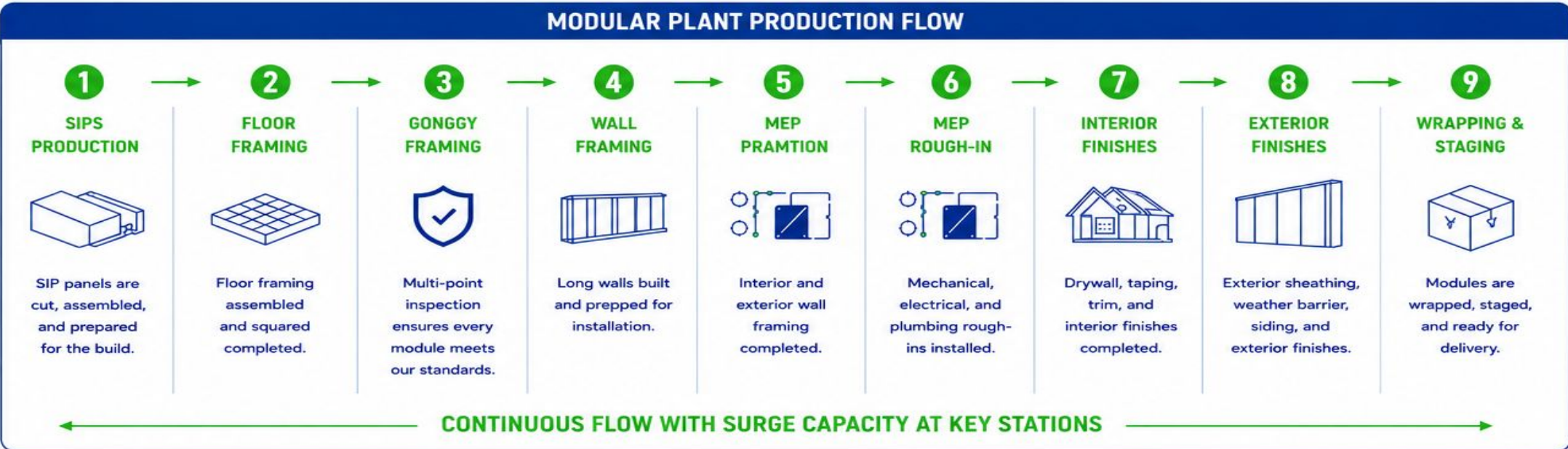
Rigorous multi-stage quality control throughout production



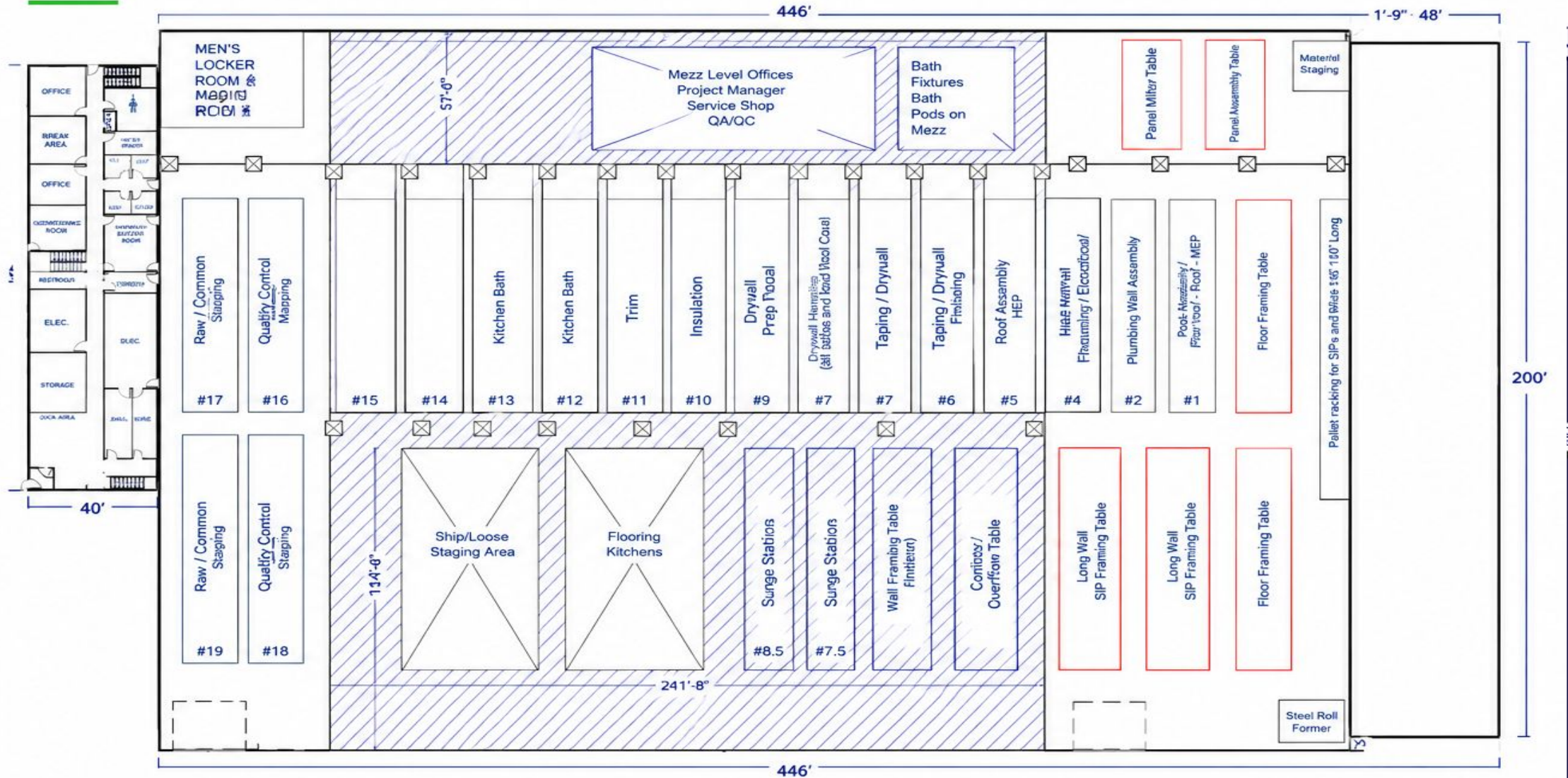
MOVABLE OVERHEAD CATWALK SYSTEM

Movable overhead catwalk system moves up and down with hoists, allowing safe, efficient work at height without the need for tie-offs.

MODULAR PLANT PRODUCTION FLOW



PRODUCTION FLOW



Our streamlined facility layout is designed to optimize workflow, material flow, and station efficiency across the SIP production process.

FLEXIBLE MULTIFAMILY PRODUCT PLATFORM

LUV Modular produces high-quality, code-compliant multifamily housing through a standardized manufacturing platform designed for speed, efficiency, durability, and architectural flexibility. The platform is focused on multifamily housing while remaining adaptable across multiple housing segments to meet varying developer and market demands.



MULTIFAMILY APPLICATIONS



Market-Rate Multifamily



Workforce Housing



Mixed-Use Multifamily



Senior & Assisted Living



LIHTC & Affordable Housing



Hospitality & Extended Stay



Small-Scale Multifamily
(Duplexes, Triplexes, Fourplexes and Up)



**ONE PLATFORM.
MULTIPLE MULTIFAMILY APPLICATIONS.**



Project Completed in Minnesota



Project Completed in Minnesota



STRUCTURAL COMPETITIVE ADVANTAGE

LUV Modular's competitive advantage is built around a vertically integrated, developer-informed manufacturing platform designed to improve production efficiency, increase throughput, reduce onsite labor dependency, and deliver more predictable multifamily housing outcomes at scale.



MANUFACTURING & PRODUCT ADVANTAGES



Roll-formed steel floor and roof systems



In-house **semi-automated SIP** production



Large-format modules up to **20' x 76'**



High-performance building systems and assemblies



Standardized, repeatable multifamily designs



Integrated platform built for **scalable production**



EXECUTION & MARKET ADVANTAGES



Leadership team with modular, development, construction, and finance **expertise**



Developer-focused approach driven by real project execution experience



Internal **development pipeline** supporting early production demand



Vertically integrated platform improves **speed** and **margin control**



Manufacturing designed specifically for **multifamily production**



Standardized systems designed for **scalability** and **repeatability**



**DESIGNED AROUND
MULTIFAMILY PRODUCTION
FROM DAY ONE.**



SPEED

Built for faster delivery



QUALITY

Consistent, high performance



EFFICIENCY

Lower costs, higher throughput



MARGIN

Better control, better outcomes



SCALE

Platform built to grow



WHY DEVELOPERS CHOOSE LUV MODULAR

LUV Modular was built by developers, contractors, and manufacturing professionals who understand the real-world challenges of delivering multifamily housing projects. Our vertically integrated platform is designed to reduce project risk, improve execution certainty, accelerate delivery timelines, and create more predictable multifamily outcomes at scale.



Built by developers with real multifamily execution experience



Simultaneous site work and module production accelerate project timelines



Improved **cost predictability** with standardized production systems



Reduced onsite labor dependency and construction complexity



Repeatable processes designed for **scalable** multifamily execution



High-performance building systems improve long-term **operating efficiency**



High-performance finish systems designed to **reduce maintenance, turnover, and long-term replacement costs**



Vertically integrated production improves **quality and margin control**



Manufacturing designed specifically for **multifamily housing production**



WHY MODULAR COMPANIES FAIL— AND WHY LUV IS DIFFERENT

Many modular companies struggle because they combine inconsistent demand, custom production, weak operational systems, and insufficient capitalization into a business model that is difficult to scale profitably. LUV Modular was intentionally designed around repeatable multifamily production, operational efficiency, and developer-driven execution to avoid the common pitfalls that have historically challenged the industry.

WHY MODULAR COMPANIES FAIL



1. LACK OF PIPELINE

Factories require continuous production volume to absorb fixed overhead costs. Inconsistent demand leads to underutilized capacity, weak margins, and operational instability.



2. CHASING CUSTOM HOMES & ONE-OFF PROJECTS

Many modular companies focus on highly customized homes and small projects that require long sales cycles, constant design changes, and excessive operational complexity.



3. EXCESSIVE CUSTOMIZATION & MATERIAL COMPLEXITY

Frequent design variation creates sourcing challenges, inventory inefficiencies, purchasing fragmentation, and reduced manufacturing efficiency.



4. UNDERCAPITALIZATION

Modular manufacturing requires significant upfront investment in facilities, equipment, inventory, labor onboarding, and operational ramp-up before reaching stable volume.



5. MANUFACTURING SYSTEMS NOT DESIGNED FOR SCALE

Many facilities are retrofitted or poorly optimized for true manufacturing throughput, resulting in bottlenecks, inefficiencies, inconsistent quality, and production delays.



6. LACK OF DEVELOPMENT & CONSTRUCTION EXPERIENCE

Many operators understand manufacturing but lack real-world multifamily development and construction expertise, creating disconnects between factory operations and projects.



7. POOR STANDARDIZATION

Attempting to build too many unique products limits repeatability, slows production, complicates training, and reduces margin efficiency.

WHY LUV IS DIFFERENT



BUILT BY DEVELOPERS

with real multifamily execution experience.



FOCUSED ON REPEATABLE MULTIFAMILY PRODUCTION

rather than one-off custom homes.



INTERNAL DEVELOPMENT PIPELINE

supports early production demand.



STANDARDIZED SYSTEMS

designed for scalable manufacturing efficiency.



PURPOSE-BUILT FACILITY

engineered specifically for multifamily production.



HIGH-PERFORMANCE PRODUCT PLATFORM

designed for long-term asset ownership.



VERTICALLY INTEGRATED MANUFACTURING

improves quality, speed, and margin control.



LEADERSHIP EXPERIENCE

includes operational insight from modular facilities across North America.





EARLY TRACTION & INDUSTRY POSITIONING

LUV Modular enters the market with active development relationships, controlled project pipeline, and leadership experience spanning multifamily development, construction, finance, and modular manufacturing. The company benefits from deep industry connectivity, operational insight from major modular platforms, and strategic positioning within the broader offsite construction industry.



ACTIVE MULTIFAMILY AND MIXED-USE DEVELOPMENT PIPELINE
supporting early production demand.



ESTABLISHED RELATIONSHIPS
with developers, municipalities, lenders, and industry partners.



LEADERSHIP EXPERIENCE
spanning development, construction, finance, and modular manufacturing.



INTEGRATED CAPABILITIES
across real estate development and modular delivery.



OPERATIONAL INSIGHT
from major modular manufacturing platforms.



OWNERSHIP OF OFFSITE BUILDER MAGAZINE,
a leading publication in modular and offsite construction.



INDUSTRY POSITIONING
that supports partnerships, deal flow, recruiting, and market access.

**POSITIONED WITH RELATIONSHIPS,
PIPELINE, AND INDUSTRY EXPERIENCE BEFORE LAUNCH.**

BUILT-IN DEMAND & PRODUCTION VISIBILITY

LUV Modular enters operations with a controlled multifamily development pipeline designed to support initial factory utilization and early revenue generation. The pipeline is anchored by a 24-unit mixed-use development in Luverne, MN, alongside additional multifamily projects controlled by the ownership group, providing visibility into near-term production demand and operational ramp-up.



24-UNIT MIXED-USE DEVELOPMENT IN LUVERNE
supporting initial production ramp-up.



ADDITIONAL MULTIFAMILY PROJECTS
controlled by ownership group.



BUILT-IN PIPELINE
reduces reliance on external project sourcing during ramp-up.



CONTROLLED DEMAND
improves production visibility and operational stability.



INITIAL PIPELINE
supports early factory utilization and revenue generation.



DEVELOPER-LED PLATFORM
creates recurring multifamily production opportunities.



REVENUE & BUSINESS MODEL

LUV Modular generates revenue through the production and sale of standardized multifamily modular units to developers and project owners. The business is designed around high-throughput manufacturing, where profitability improves through increasing production volume, operational efficiency, purchasing power, and repeatable execution.



PRODUCTION VOLUME

Revenue scales directly with the number of modules produced and delivered.



STANDARDIZED PRODUCT PLATFORM

Repeatable multifamily designs improve manufacturing efficiency and reduce operational complexity.



OPERATING EFFICIENCY

Controlled factory production reduces delays, labor variability, and project disruption.



MARGIN EXPANSION THROUGH SCALE

As production volume increases, fixed manufacturing overhead is spread across greater throughput.



PURCHASING POWER

Higher production volume improves procurement efficiency and material pricing leverage.



SCALABLE GROWTH STRATEGY

Future growth can be supported through additional shifts, expanded capacity, and future regional facilities.





PRODUCTION CAPACITY AND REACH

Our facility is engineered for scale. We are designed to ramp from 1 to 6 modules per day, delivering up to 1.5 million square feet of housing annually and supporting the construction of 5–16 apartment communities each year.

With a strategic delivery radius of ~500 miles, we efficiently serve high-growth markets across the Upper Midwest while maintaining transportation efficiency and cost control.



BUILT TO SCALE

START

1

MODULE PER DAY



FULL CAPACITY

6

MODULES PER DAY



6

MODULES PER DAY

At full production capacity



1.5M

SQUARE FEET PER YEAR

Of housing production



5-16

APARTMENT COMMUNITIES PER YEAR

Depending on project size



~500

MILE DELIVERY RADIUS

Serving Upper Midwest markets efficiently



DESIGNED TO SCALE.
BUILT TO DELIVER.

From 1 to 6 modules per day, delivering up to 1.5M ft² of housing each year.

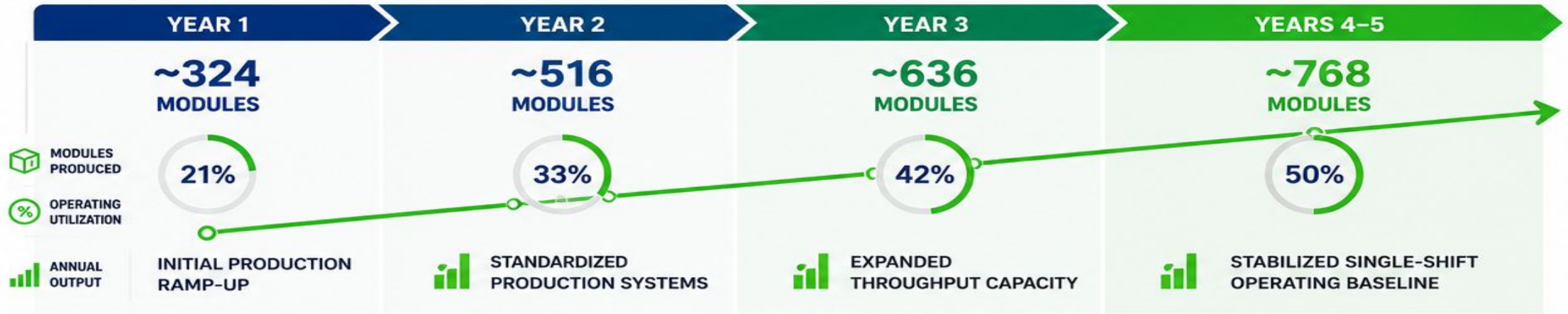


DISCIPLINED PRODUCTION RAMP-UP

LUV Modular has adopted a phased production ramp-up strategy designed to prioritize workforce development, operational consistency, quality control, and disciplined scaling. All production assumptions are based on **single-shift operations**, preserving flexibility for future expansion through additional shifts and incremental automation.



**ALL RAMP-UP ASSUMPTIONS
BASED ON SINGLE-SHIFT OPERATIONS**



WORKFORCE TRAINING & PROCESS REFINEMENT

Early production supports labor onboarding, workflow optimization, and quality assurance refinement.



CONTROLLED THROUGHPUT EXPANSION

Production scales alongside operational readiness and secured project demand.



OPERATIONAL EFFICIENCY IMPROVEMENTS

Labor productivity, scheduling predictability, and supplier coordination improve as throughput increases.



FUTURE EXPANSION CAPACITY

The facility is designed for future scalability through additional shifts and incremental automation.

**BUILT TO SCALE DELIBERATELY
NOT RECKLESSLY.**

A measured ramp-up approach reduces execution risk, ensures quality, and builds a foundation for long-term profitability.



FACTORY ECONOMICS AT STABILIZATION



ALL ASSUMPTIONS BASED ON
SINGLE-SHIFT OPERATIONS

Financial projections reflect the phased production ramp-up plan based on single-shift operations. As utilization increases, operating leverage drives margin expansion and strong cash flow generation.

RAMP-UP YEAR	YEAR 1 (21% UTILIZATION)	YEAR 2 (33% UTILIZATION)	YEAR 3 (42% UTILIZATION)
 UTILIZATION	 21%	 33%	 42%
 MODULES PRODUCED	~324 MODULES	~516 MODULES	~636 MODULES
 REVENUE	\$34.0M	\$55.8M	\$70.8M
 EBITDA	\$9.4M	\$19.5M	\$26.1M
 EBITDA MARGIN	27.7%	34.9%	36.8%
 NET CASH FLOW AFTER TAXES	\$5.8M	\$12.9M	\$17.5M

KEY TAKEAWAYS



RAMPING WITH DISCIPLINE

Production ramps in line with operational readiness and secured demand, reducing execution risk while building a strong foundation.



MARGIN EXPANSION

EBITDA margin expands from 27.7% to 36.8% as throughput increases and fixed costs leverage.



STRONG CASH GENERATION

Net cash flow after taxes grows from \$5.8M to \$17.5M by Year 3, providing capital for growth and debt service.



BUILT FOR FUTURE SCALE

All results reflect single-shift operations, preserving significant upside through additional shifts and automation.



OPERATIONAL RISK MITIGATION

LUV Modular has been structured to address many of the operational and commercialization challenges historically associated with modular manufacturing businesses. The platform emphasizes disciplined scaling, controlled manufacturing, diversified demand sources, and standardized production systems intended to support operational consistency and reduce execution variability.

KEY RISK AREA	OUR MITIGATION STRATEGY
 PIPELINE & DEMAND VISIBILITY	Controlled development projects and active industry relationships are intended to support early production utilization and reduce dependence on speculative sourcing.
 OPERATIONAL COMPLEXITY	Standardized multifamily product platforms are designed to reduce design variability, simplify procurement, and improve manufacturing consistency.
 PRODUCTION RAMP-UP	Phased operational scaling prioritizes workforce training, process refinement, and quality control before higher utilization levels are introduced.
 SUPPLY CHAIN & PROCUREMENT	In-house SIP panel production and purchasing scale are intended to improve material coordination and procurement stability.
 CUSTOMER DIVERSIFICATION	The platform is designed to serve multiple developers, project types, and multifamily market segments to reduce reliance on any single customer relationship.
 CAPITAL & INFRASTRUCTURE ALIGNMENT	The investment is supported by real estate, manufacturing equipment, and long-term industrial infrastructure assets.
 INDUSTRY EXPERIENCE	Leadership experience across modular manufacturing, development, construction, and industry operations provides insight into operational challenges commonly experienced within the modular sector.

CAPITAL STACK

The project is capitalized at approximately **\$39.6M**, consisting of facility development, equipment, and initial operating capital, and is structured with a balanced mix of senior debt and preferred equity to optimize cost of capital while prioritizing investor protection.



**TOTAL PROJECT
CAPITALIZATION**

\$39.6M



SENIOR DEBT (~75% OF CAPITAL STACK)

- Asset-backed financing secured by facility and equipment



PREFERRED EQUITY (INVESTOR POSITION)

- **2x** projected return (inclusive of return of invested capital)
- Positioned senior to sponsor equity



SPONSOR EQUITY (~\$1.5M LAND CONTRIBUTION)

- Sponsor capital at risk and aligned with investor performance



**BALANCED.
ALIGNED.
PROTECTED.**

A disciplined capital structure designed to align interests and support long-term value creation.

USE OF FUNDS

Total capital of approximately **\$39.6M** will be deployed across facility development, manufacturing equipment, and startup operations, fully funding the plant through construction, ramp-up, and initial production to achieve operational stability and revenue generation.



HARD COSTS (~\$30.1M | ~76%)

- ✓ Land acquisition and site development (~\$1.55m)
- ✓ Facility construction (~\$19.7M)
- ✓ Plant & machinery (~\$7.3M)
- ✓ General contractor costs (~\$1.55M)



STARTUP & SOFT COSTS (~\$9.5M | ~24%)

- ✓ Interest reserves (~\$2.4M)
- ✓ Ramp-up labor (~\$3.5M)
- ✓ Raw materials and consumables (~\$2.0M)
- ✓ Lender fees and due diligence (~\$1.5M)



Construction



Ramp-Up



Initial Operations



Operational
Stability

**FULLY CAPITALIZED THROUGH
CONSTRUCTION, RAMP-UP,
AND INITIAL OPERATIONS**

INVESTMENT STRUCTURE

The investment is structured as a **Reg D 506(c) preferred equity offering**, providing accredited investors with priority returns, participation in an asset-backed project, and a projected 3 year investment.



Reg D 506(c) offering open to accredited investors



Preferred equity position in the capital stack



Targeted ~3-year investment horizon



Asset-backed investment supported by facility and equipment



Sponsor equity positioned subordinate to investors



Sponsor and Investor equity, subordinate to Senior debt

INVESTOR RETURNS

The investment is structured to target a **2.0x equity multiple** (inclusive of return of invested capital), representing total distributions of approximately two times invested capital over a projected three-year horizon, supported by a preferred return and a defined path to capital return.



Target 2.0x equity multiple (inclusive of return of invested capital)



25.7 % Projected IRR



Approximately 3-year projected investment horizon



Defined path to capital return



Preferred return structure aligned with investor priority



Asset-backed investment supported by underlying housing demand



DISTRIBUTION WATERFALL

Cash flow is distributed through a structured waterfall that prioritizes payment of the preferred return and return of capital to investors before any distributions to the Sponsor.



Senior debt

has priority status



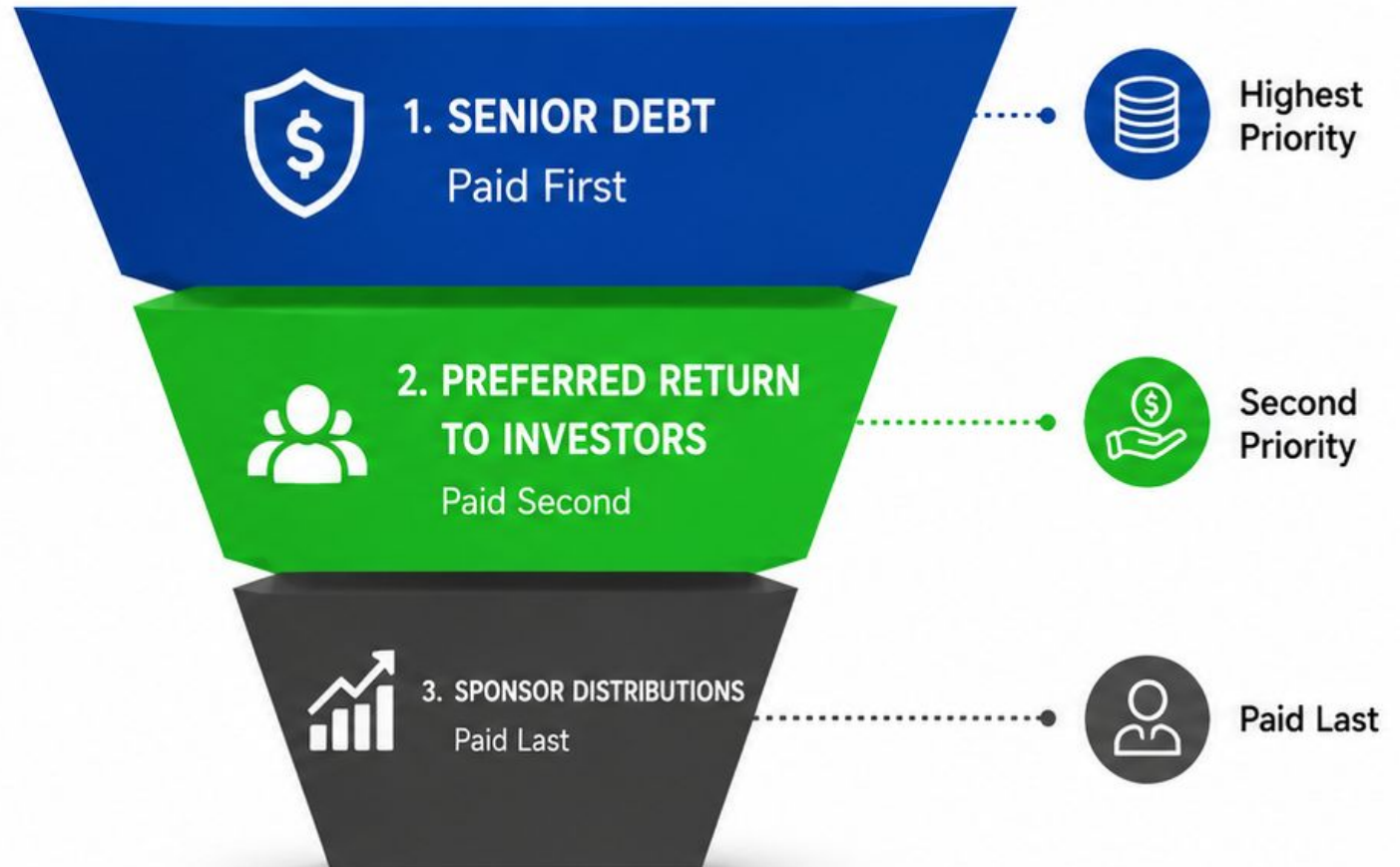
Preferred return

paid to investors after senior debt



Sponsor distributions

occur only after senior debt and investor obligations are met



EXIT STRATEGY

The Company intends to distribute proceeds to investors in accordance with the operating agreement. Upon investors receiving aggregate distributions equal to **2.0x** their invested capital (inclusive of return of capital), such investors' economic interest in the Company shall be deemed fully satisfied and redeemed, and their rights to further distributions shall terminate, subject to the terms of the operating agreement and applicable law.



01

Distributions are made to investors in accordance with the operating agreement.

02

Investors receive aggregate distributions equal to **2.0x** their invested capital (inclusive of return of capital).

03

Investors' economic interest in the Company is deemed fully satisfied and redeemed.

04

Investors' rights to further distributions terminate, subject to the terms of the operating agreement and applicable law.

EXECUTION TIMELINE & KEY MILESTONES

A phased operational rollout designed to support disciplined scaling, workforce development, and manufacturing optimization prior to stabilized production.





BUILT FOR EXECUTION

LUV Modular brings together modular manufacturing, multifamily development, construction operations, finance, and high-performance building expertise within a vertically integrated platform designed to scale housing production.



MODULAR MANUFACTURING

National modular construction leadership and operational manufacturing experience.



DEVELOPMENT & CONSTRUCTION

Decades of multifamily development, construction execution, and project delivery.



CAPITAL FORMATION & FINANCE

Extensive experience in real estate finance, lending, and capital markets.



HIGH-PERFORMANCE BUILDING SYSTEMS

Advanced expertise in energy-efficient construction and building science.



VERTICALLY INTEGRATED PLATFORM

Integrated capabilities spanning development, manufacturing, construction, and finance.



Ken Semler
Founder



Don Jahnke
Founder



Frank Centrallo
Founder



Nate Greenlaw
Founder



Ken Semler

FOUNDER

Ken Semler is one of the most recognized and connected leaders in the U.S. modular and offsite construction industry, with more than **30 years of experience** spanning modular manufacturing, multifamily development, construction operations, finance, franchising, and high-performance building systems.

As Founder of **Impresa Modular**, one of the nation's largest modular housing platforms, Ken has helped drive the expansion of modular construction across residential, multifamily, workforce housing, and developer-focused markets nationwide. His experience includes factory relationships, project execution, builder networks, modular commercialization, and scalable housing delivery systems across **more than 40 states**.

In addition to leading one of the largest modular housing organizations in the United States, Ken is also the owner of **Offsite Builder Magazine**, one of the leading publications serving the modular and offsite construction industry, providing direct access to industry relationships, market intelligence, strategic partnerships, and national brand positioning.

His industry leadership, operational insight, and nationwide relationships significantly reduce commercialization risk while accelerating pipeline development, strategic partnerships, and long-term scalable growth for **LUV Modular**.

A UNIQUE COMBINATION OF EXPERTISE



Modular manufacturing expertise



Multifamily development execution



National builder/developer relationships



High-performance and energy-efficient building systems knowledge



Capital formation and real estate finance experience



Scalable franchise and distribution platform development

Through **Impresa Modular**, **Impresa Modular PRO**, **Modular Home Source PRO**, **Offsite Builder Magazine**, and **KenSemler.com**, Ken Semler has built one of the modular industry's most powerful marketing, education, and lead-generation ecosystems creating national visibility, strategic relationships, developer pipelines, and market credibility for modular construction.



Industry Relationships



Market Intelligence



Strategic Partnerships



National Brand Positioning



*Ken Semler brings more than modular construction experience he brings one of the industry's most established marketing, education, and relationship platforms, significantly reducing commercialization risk while accelerating national growth opportunities for **LUV Modular**.*



30+ YEARS OF LEADERSHIP.
NATIONAL IMPACT.
PROVEN RESULTS.

Don Jahnke

FOUNDER

Don Jahnke is Co-Owner of Next Development Solutions and Midwest Energy Design, both focused on multifamily development projects in smaller towns and regional markets, with an emphasis on Class A build-to-hold apartment communities. His background as a Master Plumber led to a deeper specialization in building science and whole-building performance, ultimately becoming an Energy Star Rater focused on testing, certification, and improving construction efficiency and building envelope performance.

Don brings extensive experience in high-performance construction systems, energy-efficient design, and workforce housing execution. In addition to his development and building science expertise, he currently serves as a representative for a major HVAC supply company, providing valuable industry relationships and product sourcing capabilities that support the operational strategy of the modular manufacturing platform.



HIGH-PERFORMANCE BUILDING SYSTEMS

Specialized in high-performance modular construction, structural insulated panels (SIPs), and whole-building energy efficiency systems.



MULTIFAMILY DEVELOPMENT EXPERIENCE

Co-owner of development and building science companies focused on Class A multifamily and workforce housing projects in regional markets.



ENERGY STAR & BUILDING SCIENCE

Certified Energy Star Rater with experience testing, certifying, and improving building envelope and construction performance systems.



CONSTRUCTION OPERATIONS & TRAINING

Developed contractor and crew training programs focused on construction efficiency, schedule improvement, and cost control.



HVAC & SUPPLY CHAIN RELATIONSHIPS

Industry relationships through commercial HVAC supply representation supporting procurement strategy and product sourcing capabilities.



SUSTAINABLE HOUSING FOCUS

Focused on energy-efficient workforce housing, long-term operational savings, and sustainable community development.

CORE STRENGTHS

- ✓ 30+ years of construction and building science expertise
- ✓ Proven track record across multiple construction disciplines
- ✓ Deep knowledge of SIP modular technology and high-performance building systems
- ✓ Training and operational efficiency programs for contractors and crews
- ✓ Commitment to cost control, quality, and long-term value
- ✓ Focus on healthy, energy-efficient workforce housing

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“High-performance modular construction creates an opportunity to improve quality, reduce operating costs, and deliver better long-term housing solutions for both developers and residents.”



H Frank Centrallo

FOUNDER

H Frank Centrallo brings more than three decades of experience across corporate analytics, investment securities, real estate finance, community development, high-performance construction, and housing development. He began his professional career as a corporate analyst with Dun & Bradstreet, where he developed analytical tools for evaluating companies both technically and fundamentally. That early training shaped his disciplined approach to assessing operating weaknesses, financial structure, management capacity, market position, corporate stability, and expansion strategy—skills that now inform his work with **LUV Modular, LLC** by helping identify startup vulnerabilities, strengthen business planning, and support long-term growth.

Mr. Centrallo entered the investment securities industry, serving as an investment analyst with Metropolitan Investment Securities and as a stockbroker with Merrill Lynch and later Smith Barney. In 1983, he co-founded CMG Investment Group, a broker-dealer specializing in real estate syndications, where he served as General Securities Principal and gained direct experience in capital formation, investor-facing offerings, real estate finance, and structured investment transactions.

Over the course of his career, Mr. Centrallo has worked at the intersection of finance, housing, and community development, helping assemble development capital for apartment communities, elderly care facilities, franchises, and medical buildings. His work combines investment analysis, capital strategy, project structuring, development planning, and community-focused execution.

His experience also includes broader housing policy and development leadership through service on national boards, including the Housing and Economic Development Board of the National Baptist Convention, USA, Inc., and the President's Advisory Board of the American Academy of Home Care Medicine.

Today, Mr. Centrallo brings this combined background to **LUV Modular, LLC**. He is focused on helping build a scalable platform that connects modular construction, real estate development, capital formation, and high-performance building systems. His work is especially concerned with housing supply, startup execution risk, and the long-term stability of communities. Mr. Centrallo's leadership is grounded in the belief that housing development is not merely a financial transaction, but a social, economic, and spiritual responsibility. His approach combines disciplined investment thinking, practical development experience, construction awareness, analytical review, and a commitment to building communities that serve people across generations.

AREAS OF IMPACT



Finance & Investment



Real Estate Syndications



Community Development



Affordable & Elderly Housing



Author & Thought Leader



Ministry & Leadership

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“The time is long overdue to impact housing (a basic need for everyone), in a positive way. The company is positioned to answer many of the shortcomings inherent in today's housing industry; and will bring years of experience, oversight and a commitment to successfully change the lives of end-users.”



DECADES OF EXPERIENCE.
NATIONAL LEADERSHIP. COMMUNITY FOCUS.
BUILDING BETTER FUTURES.



Nate Greenlaw

FOUNDER

Nate brings 23 years of experience across multifamily development, commercial construction, commercial real estate, commercial finance, government contracting, and project execution. His background includes development underwriting, brokerage, capital structuring, construction management, and operational oversight across multifamily and commercial real estate projects. This experience provides a comprehensive understanding of the development process from acquisition and financing through construction and long-term operations.



Licensed real estate broker specializing in multifamily investment properties.



Licensed general contractor specializing in apartment building rehabs and development.



Licensed loan originator specializing in investment property funding.



Real estate investor and developer.



Experience in high-performance buildings, advanced building systems, and SIP construction.

WHY MODULAR

After years of working on every side of multifamily deals, Nate saw firsthand how even strong projects could be slowed down or even derailed by inefficiencies, delays, and financial surprises. Over time, that led him to modular construction, which he believes offers a more coordinated and scalable approach to delivering housing.

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“I believe my entire career has been preparing me for this opportunity and this team. I believe modular manufacturing will play a major role in the future of multifamily housing delivery.”



Bringing decades of development, construction, and finance experience to build the foundation for scalable, efficient, and high-quality housing.



OUR LONG-TERM VISION

Build the leading modular platform for high-quality, high-performance multifamily housing and help solve America's housing supply challenge.

WHAT WE'RE BUILDING



SCALE NATIONWIDE

Establish a network of advanced modular manufacturing facilities strategically located across key markets.



DELIVER SUPERIOR PRODUCTS

Provide high-quality, high-performance multifamily housing that is sustainable, durable, and cost-efficient.



DRIVE EFFICIENCY AND VALUE

Use industrialized construction to reduce costs, shorten timelines, and create predictable outcomes for our partners.



BUILD LASTING PARTNERSHIPS

Partner with best-in-class investors, developers, and operators to build communities and generate long-term value.

THE IMPACT WE INTEND TO CREATE



MORE HOMES

Increase the supply of attainable, high-quality rental housing across the country.



BETTER BUILDINGS

Deliver energy-efficient, resilient buildings that reduce operating costs and environmental impact.



STRONGER COMMUNITIES

Create great places to live that support long-term economic growth and vitality.



SUSTAINABLE GROWTH

Build a durable, data-driven platform that compounds value for our investors, partners, and communities.

OUR NORTH STAR

To transform the way multifamily housing is built through innovation, industrialization, and integrity delivering exceptional value for our partners and a better future for the communities we serve.

THE ASK

Raising **\$9M in preferred equity to fully fund the equity requirements** through a **Reg D 506(c)** offering, enabling the development and launch of the modular manufacturing facility and providing a complete, capitalized path from construction through production and into revenue-generating operations.



Structured as a **Reg D 506(c)** offering for **Accredited Investors only**.



CAPITAL WILL BE DEPLOYED TOWARD:



Facility development
and construction



Manufacturing
equipment



Startup and
ramp-up operations



Targeting **2.0x equity multiple** (inclusive of return of invested capital)
in a projected **3 years**



NEXT STEPS

1

Investor qualification
(accredited status)

2

Review offering
materials

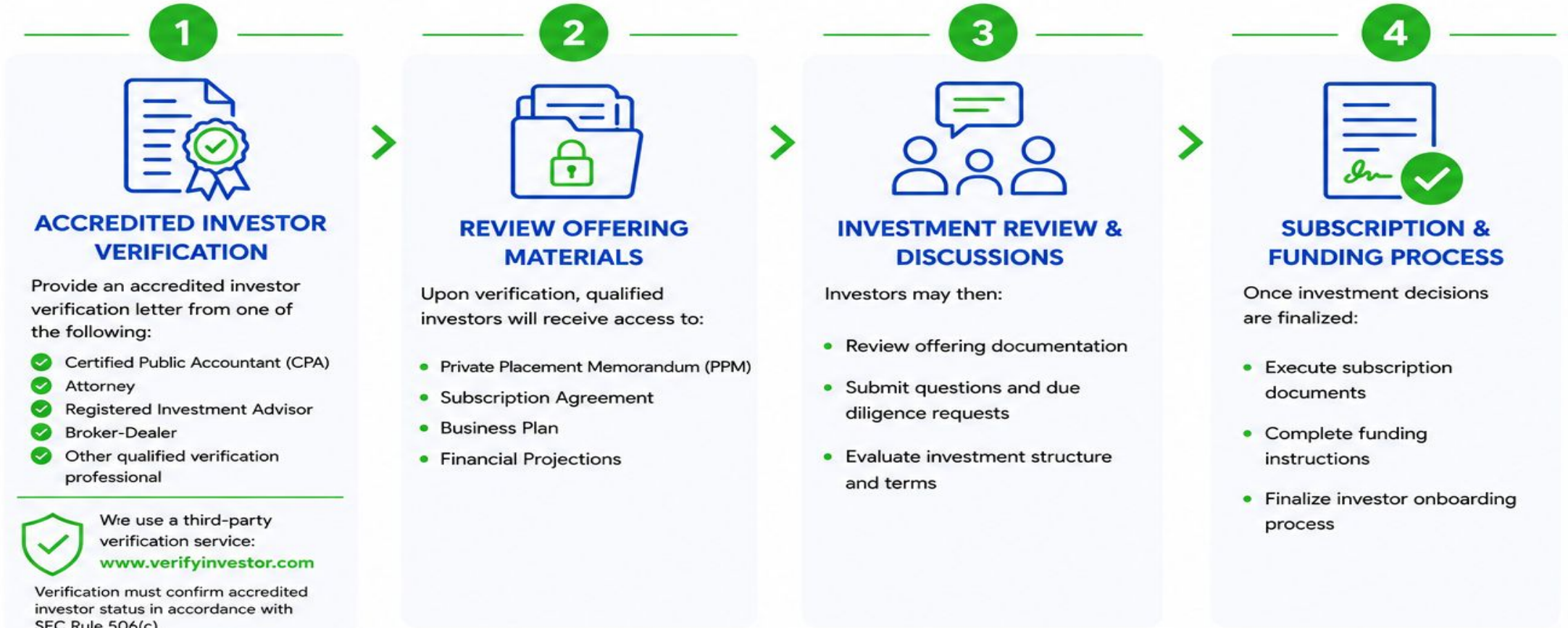
3

Subscription and
funding process



NEXT STEPS

Initial Investor Qualification: To comply with Rule 506(c) requirements, prospective investors will first complete the accredited investor verification process through a qualified third-party professional such as a CPA, attorney, registered investment advisor, or qualified financial professional.



Designed to provide accredited investors with a clear, compliant, and organized investment onboarding process.



Thank you!

Thank you for your time and consideration. We look forward to partnering with you.



CONTACT INFORMATION



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Question and Answer Session

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