

PARTNERSHIP THROUGH DEVELOPMENT PRESENTATION



NTRGRATED BUILDER SOLUTIONS

REAL ESTATE DEVELOPER



Efficient Homes. Lasting Communities.

- Energy-efficient homes designed to meet modern performance standards while maintaining neighborhood character.
- Durable, high-performance housing that lowers long-term utility costs for residents without sacrificing design quality.



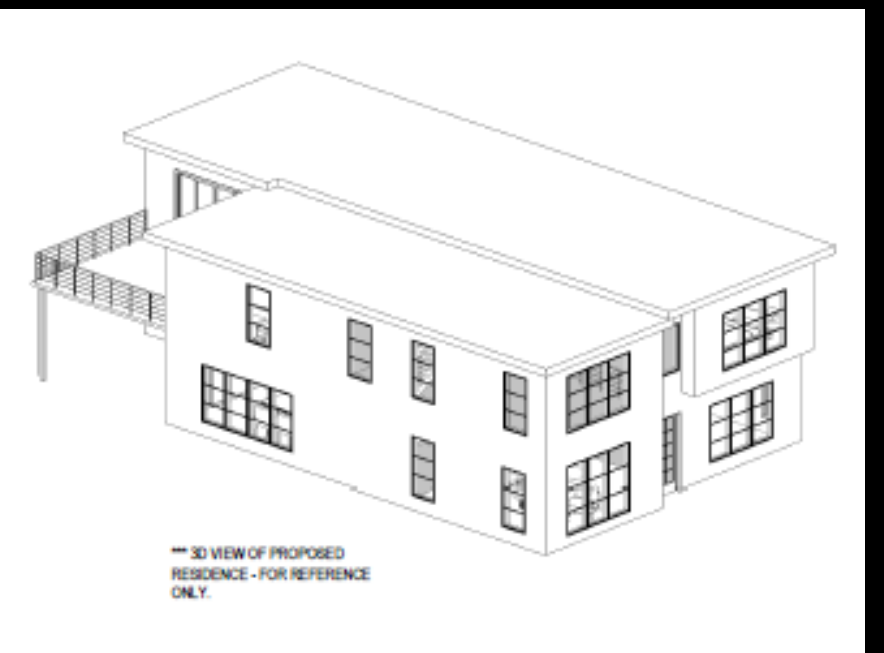
Code-Compliant by Design

- All structures are engineered to meet or exceed applicable building and energy codes, with clear documentation for permitting and inspection.
- Integrated design and engineering ensures structural clarity, inspection familiarity, and long-term performance.

WHO WE ARE

Modern Construction Solutions for Efficient, Attainable Housing

We are a Veteran-owned building company focused on delivering high-quality, energy-efficient homes that meet or exceed local building codes while reducing construction time, waste, and long-term operating costs.





**Built on Experience.
Refined Through Resilience.**

OUR STORY -

NTRGRATED Building Solutions began in 2009 during one of the most challenging housing markets in modern history. Like many builders at the time, the banking crisis forced us to pause operations and pivot.

In 2012, with lessons learned and a renewed focus on smarter construction methods, we ramped operations back up — committed to building homes that are not only well-crafted, but also resilient, efficient, and adaptable to changing market and regulatory conditions.

Today, we continue to explore and implement modern building technologies that support communities, homeowners, and municipalities alike.



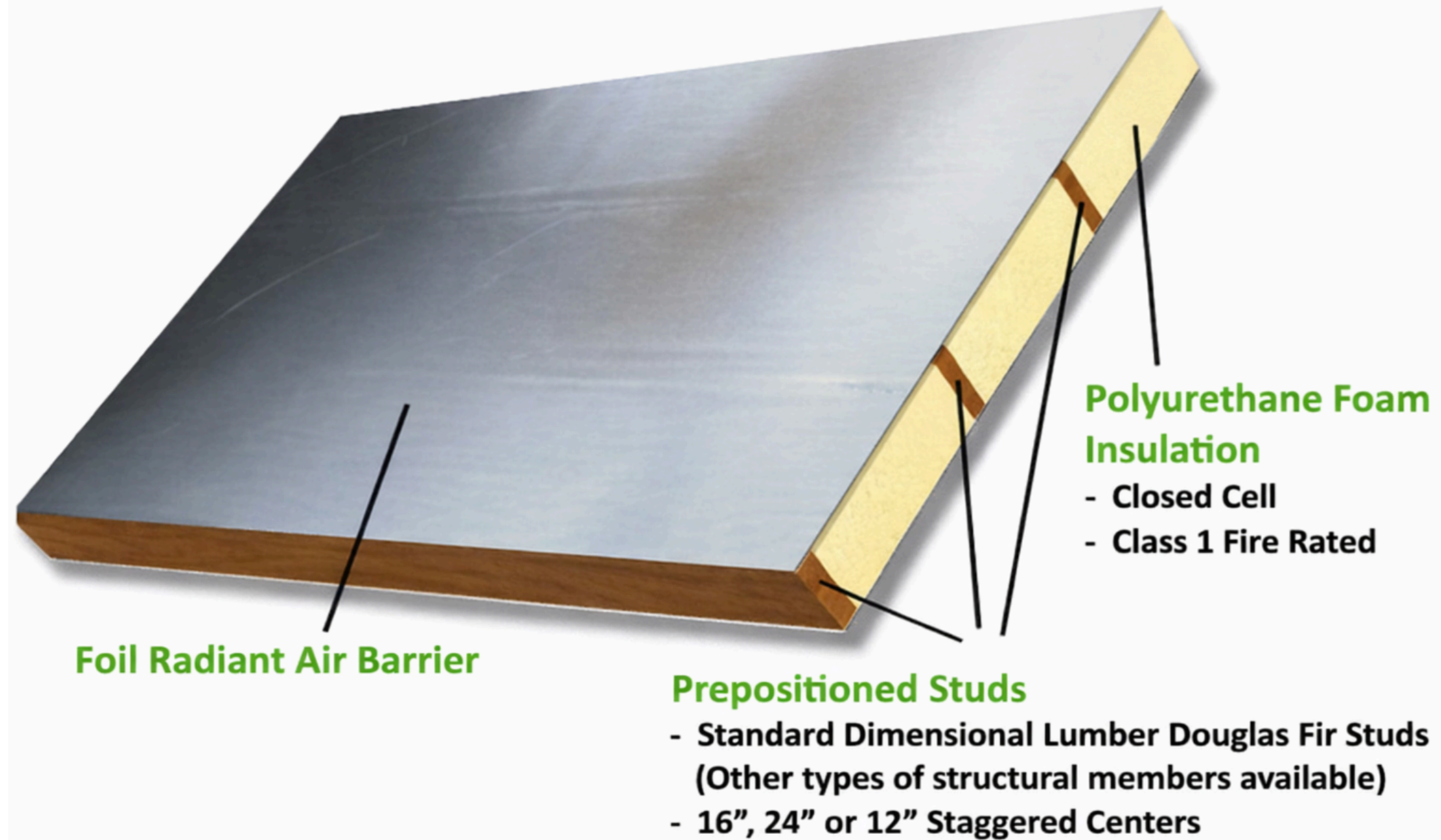
Not Just Another Builder — A Better Building System



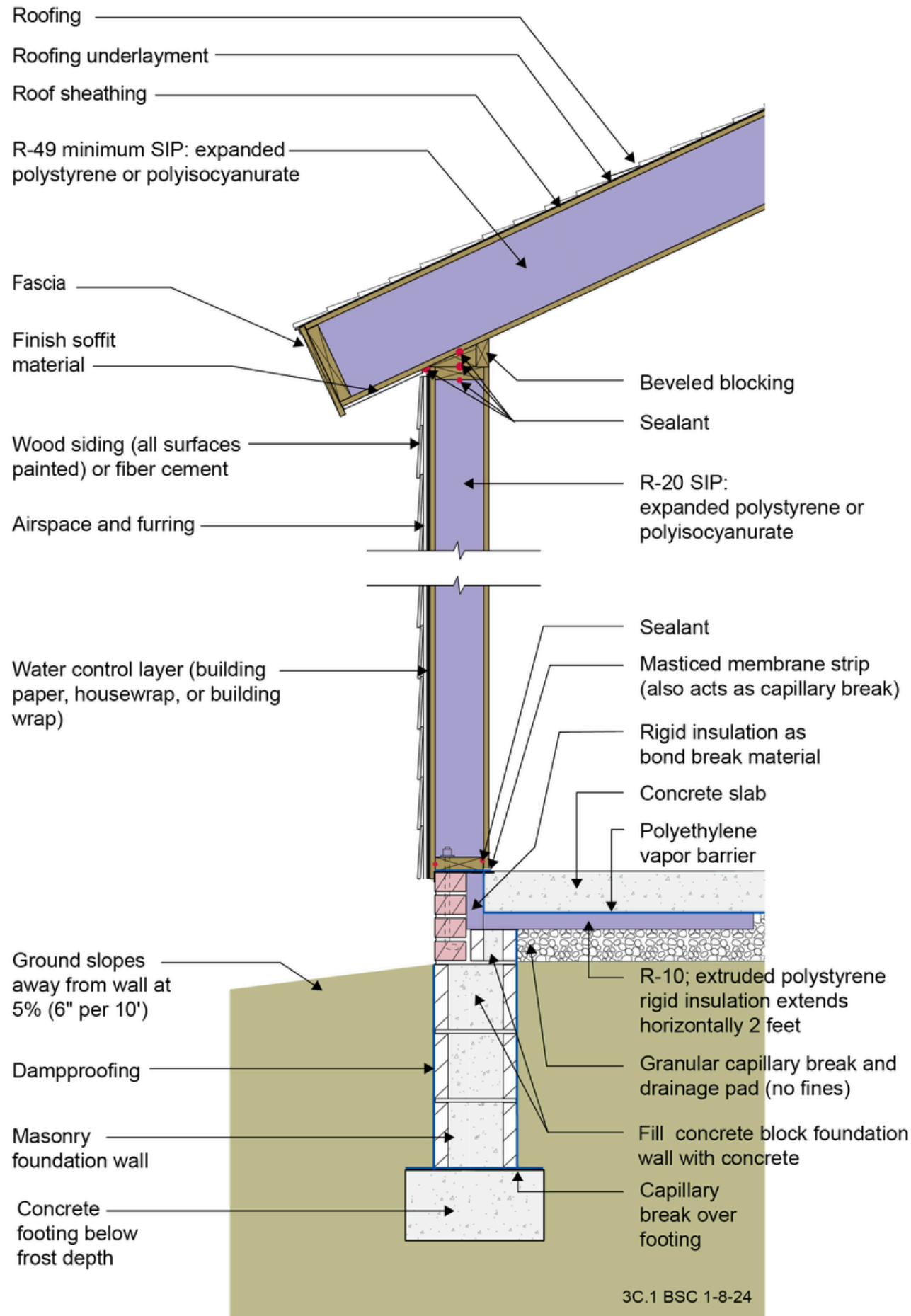
Key Differentiators :

- We build smarter, not just faster
- We prioritize code clarity and inspection friendliness
- We reduce long-term energy and maintenance costs
- We use advanced structural insulated panel (SIP) systems integrated with conventional framing methods

WHAT SETS US APART FROM OTHER BUILDERS



2021 IECC Climate Zone 3C: SIP Roof, SIP Wall, Stem Wall, Slab on Grade





 Foamed-In-Place High Quality Structural Douglas Fir Wood STUDS.


 High Density Closed Cell Polyurethane Foam Insulation (I).

 Foil Radiant Barrier

 Easy To Use Dimensions.

 Extremely Lightweight - No Cranes or Special Equipment Necessary to Move Panels.

 Exceeds Or Meets All Codes - Wall framing under Section 6 considered conventional stick framing in the IRC (Section R610 doesn't apply and no special engineering, no special ICC Reports required).

 Least Expensive Per R-value * Inch Insulated Panels On The Market! (P) - Generally, 1/2 the price of Sandwich Panel

Technical Advantages

Studs: Century-old tried and true framing materials.

High-tech Materials: Custom blend closed-cell polyurethane foam insulation.

And: A foil radiant barrier.

Code Compliance: For code purposes, our Structural Insulated Panels - SIPs, with integrated studs, are considered conventional framing and fall under the provisions of the IRC Section 6, when applicable to wall framing. (Section R610 does not apply, as SIP's are not a "Sandwich panel" style SIP as defined by the IRC and regulated by that section.)

No special engineering, no special ICC reports.

OUR BUILDING SYSTEM — WHY IT'S BETTER

NTRGRATED SIP Panels: Stronger, Lighter, More Efficient

- Integrated wood studs + high-density closed-cell insulation
- Panels handled without cranes or special equipment
- Predictable inspections using familiar framing concepts
- High R-value = lower energy demand on local infrastructure
- ***Reduced job-site waste and noise***

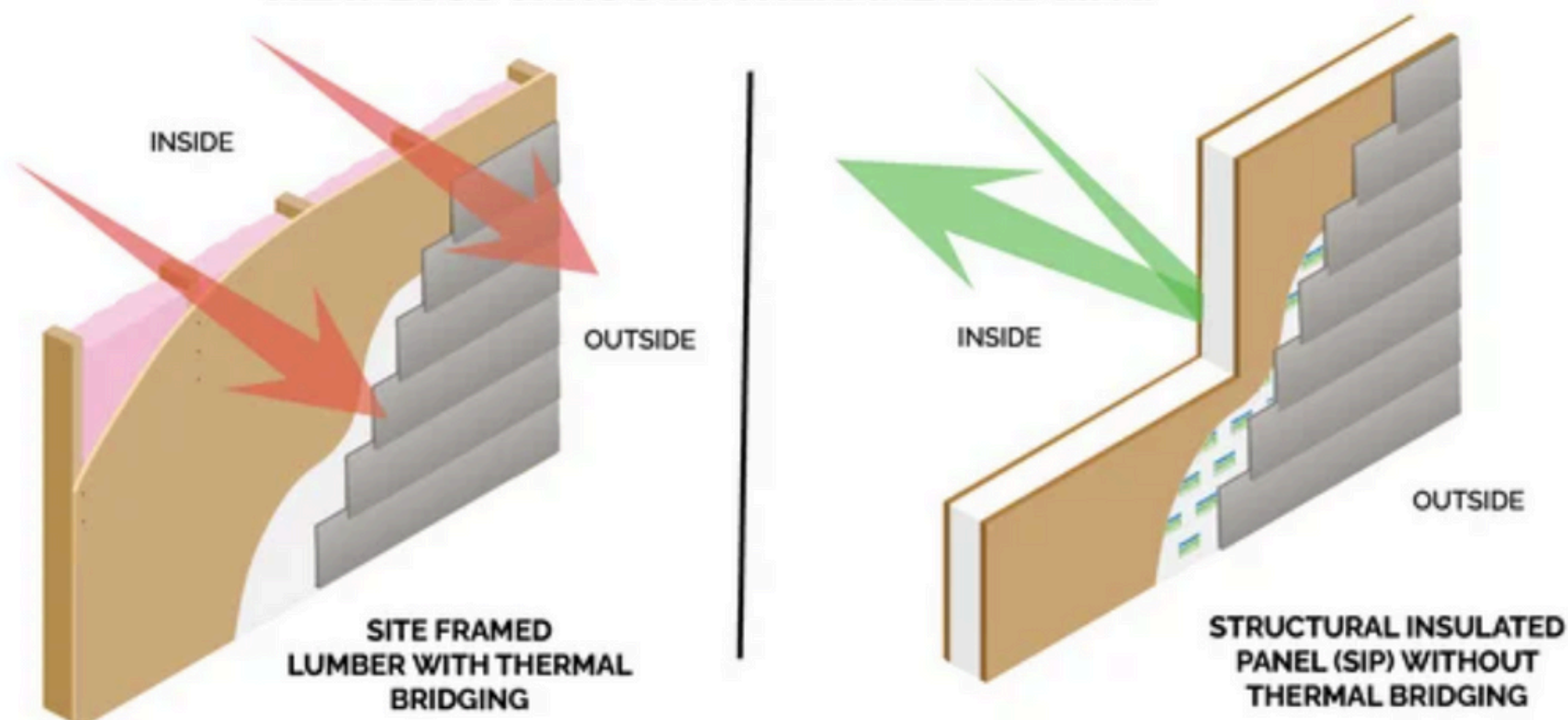
SIP Construction Site



Stick Frame Construction Site



HEAT LOSS THROUGH THERMAL BRIDGING



Foamed-In-Place High Quality Structural
Douglas Fir Wood Studs (S)

High Density Closed Cell Polyurethane
Foam Insulation (I)

Foil Radiant Barrier

Easy To Use Dimensions

Extremely Lightweight - No Cranes or
Special Equipment Necessary to Move
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Exceeds Or Meets All Codes - Wall framing
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Least Expensive Per R-value * Inch

Insulated Panels On The Market! (P) -

Generally, 1/2 the price of Sandwich Panel



SIDE-BY-SIDE COST COMPARISON (PER SQUARE FOOT)

Category	Traditional Site-Built	INTEGRATED SIP System
Structural Framing & Enclosure	Higher labor hours, sequential trades	Reduced labor through panelized installation
Construction Duration	10–14 months	7–9 months (typical)
Labor Costs	High (multiple framing phases)	Lower (fewer on-site labor hours)
Material Waste	10–20% job-site waste	Significantly reduced (factory-cut panels)
Energy Performance	Code minimum insulation	Continuous insulation + air sealing
Financing Carry Costs	Higher (longer build time)	Lower (shorter construction cycle)
Overall Build Cost	Baseline (100%)	~20–30% lower in many comparable scenarios

COST DRIVERS EXPLAINED

Labor Efficiency

SIP panels arrive pre-engineered and pre-insulated
Faster dry-in reduces total framing days
Fewer subcontractor mobilizations.

Schedule Compression

Panelized systems reduce weather delays
Faster enclosure allows earlier MEP rough-ins
Shorter schedules = lower general conditions & financing costs.

Material Optimization

Factory fabrication reduces over-ordering
Minimal on-site cutting and rework
Reduced dumpster and hauling costs.

Operational Cost Reduction (Long-Term)

Superior envelope performance lowers heating/cooling demand
Reduced utility burden for residents
Supports community energy-efficiency goals.



ILLUSTRATIVE CONSTRUCTION COST COMPARISON

1,777 Sq Ft Single-Family Home

\$79,965
(~ 30%
reduction in
construction cost)

Assumptions (Illustrative):

- Square Footage: 1,777 SF
- Traditional Construction: **\$150/SF**
- NTRGRATED SIP System: **\$105/SF**

*Costs shown represent hard construction costs only for structure, enclosure, and typical finishes. Actual costs vary by location, labor market, site conditions, and project scope.

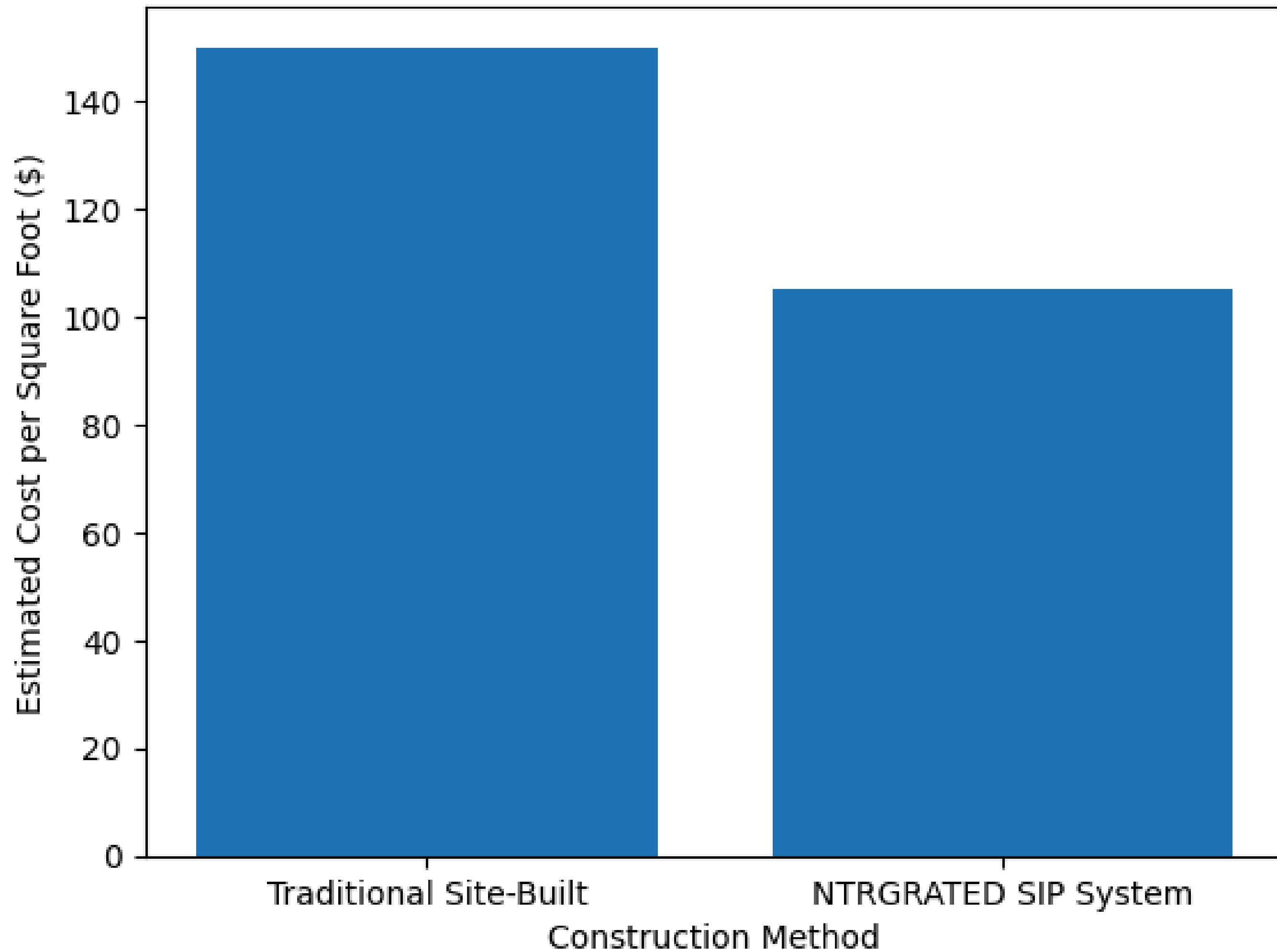
TRADITIONAL	NTRGRATED SIP SYSTEM
SITE-BUILT CONSTRUCTION	NTRGRATED SIP SYSTEM
1,777 SF × \$150/SF	1,777 SF × \$105/SF
\$266,550	\$186,585

HOW WE DO IT:

- ✓ Panelized systems **reduce labor hours** and minimize job-site waste
- ✓ Faster enclosure shortens construction timelines
- ✓ Integrated design approach meets ZIPs and IRC'as' with inspection familiarity

* **DISCLAIMER** Costs shown represent hard construction costs only for structure, enclosure, and typical finishes. Actual costs vary by location, labor market, site conditions, and project scope.

Illustrative Cost Comparison: Traditional vs SIP Construction



MULTI FAMILY COST COMPARISON

DUPLEX (2 Units)

Assumptions

- Avg unit size: 1,200 SF
- Total building size: 2,400 SF
- SIP construction cost: \$105 / SF
- Traditional construction cost: \$150 / SF

Estimated Construction Cost

- Traditional: \$360,000
- NTRGRATED SIP: \$252,000

Estimated Cost Efficiency

- \$108,000 savings

Land Equity Structure

- Landowner contributes land as equity
- Construction funded and managed by NTRGRATED
- **Net profits shared at completion**

TRIPLEX (3 Units)

Assumptions

- Avg unit size: 1,100 SF
- Total building size: 3,300 SF

Estimated Construction Cost

- Traditional: \$495,000
- NTRGRATED SIP: \$346,500

Estimated Cost Efficiency

- \$148,500 savings

Why This Matters

- Improves feasibility on small infill lots
- Reduces need for high-interest acquisition loans
- Preserves neighborhood scale while adding housing

20-UNIT MULTIFAMILY

Assumptions

- Avg unit size: 900 SF
- Total building size: 18,000 SF

Estimated Construction Cost

- Traditional: \$2,700,000
- NTRGRATED SIP: \$1,890,000

Estimated Cost Efficiency

- \$810,000 savings

Land Equity Advantage

- Land value replaces a portion of upfront cash
- Lower leverage improves financing stability
- Shared profit participation aligns incentives

A Collaborative Approach to Local Housing Solutions



NTRGRATED Building Solutions partners with local municipalities, housing authorities, and nonprofit organizations to deliver housing that is efficient, code-compliant, and community-focused. Our model is designed to support public goals, not compete with them — leveraging private development expertise to help communities expand housing options while maintaining safety, quality, and long-term affordability.

How We Align:

- **Support municipal housing and sustainability initiatives**
- **Collaborate with nonprofit housing providers and land trusts**
- **Reduce development costs without reducing standards**
- **Deliver predictable, inspection-friendly construction**
- **Preserve community character while increasing housing supply**

A SHARED MISSION

Public Leadership + Private Efficiency = Better Outcomes

By aligning municipal oversight, nonprofit mission, and private construction efficiency, we help create housing solutions that are responsible, scalable, and durable.