

**It's Simply a Smarter,
More Profitable Way**



to Build Multi-Family Housing.

Modular construction is a smarter, more efficient route to higher volume, higher margins and expanded opportunities.





The Solution is Modular. The Proof is Genesis.

If you are a builder or developer involved with multi-family housing, you know the opportunity. You also know the challenges of making these projects both affordable and profitable. Working in confining and sometimes problem-ridden neighborhoods. Weather and inspection delays. Expensive subcontractors. Security and neighborhood impact issues.

Build Faster and More Profitably With Genesis.

Genesis Homes' proven modular process gives builders a faster and more cost-efficient alternative to traditional site-built methods for multi-family construction—a fact that's been proven in cities like Lansing MI, Lyons CO, Baltimore MD, and St. Louis MO. Wherever you're building, Genesis can help you do it faster and more profitably.

► Project Highlights



MILITARY PRIVATIZATION

- Fort Lewis, Washington
- 184 Buildings
- 456 Living Units
- Client: Equity Residential



Reduced Risk

Modular construction uses the same quality materials as site-built construction, but since up to 80% of the building is built and inspected off-site, the amount of time required for completion is dramatically reduced.

Less construction on site reduces the chance of weather delays, material damage and mold contamination. Security issues related to theft are also reduced. Cost overrun risks are minimized. Insurance and other “hidden cost” liabilities are reduced as well.

Reduced Cost

Your subcontractors spend less time on site since your crew’s responsibilities are typically limited to preparation, setting foundations, equipment scheduling, utility hookups and other finishing operations. Fewer subcontractors on site reduces site supervision costs, as well as often overlooked costs, such as waste removal. With modular construction, you’re not building cheaper housing projects – you’re building better housing projects in less time.

High Quality Construction

Working in a controlled manufacturing environment with a stable team of skilled tradesmen and rigorous inspection processes, Genesis designs and constructs buildings to the same strict codes used for site-built construction.

More Energy Efficient Construction

Through its proven manufacturing process, Genesis is able to construct tighter buildings with less air infiltration. As a result, Genesis-built multi-family buildings will typically outperform similar buildings constructed with traditional techniques.

Reduced Impact on the Surrounding Community

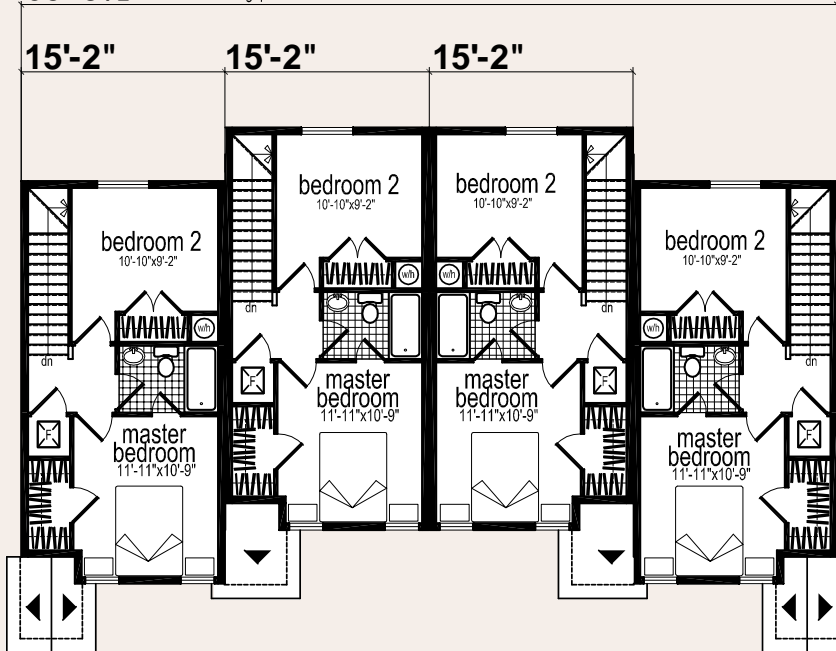
Since most of a Genesis home’s construction (80%) occurs off-site, there’s less impact on the neighborhood. Traffic from trucks and cars, delivery materials and subcontractors is dramatically reduced, as is the noise pollution generated by site-built techniques. Modular construction is a good neighbor building process that also makes good business sense.

TAFT



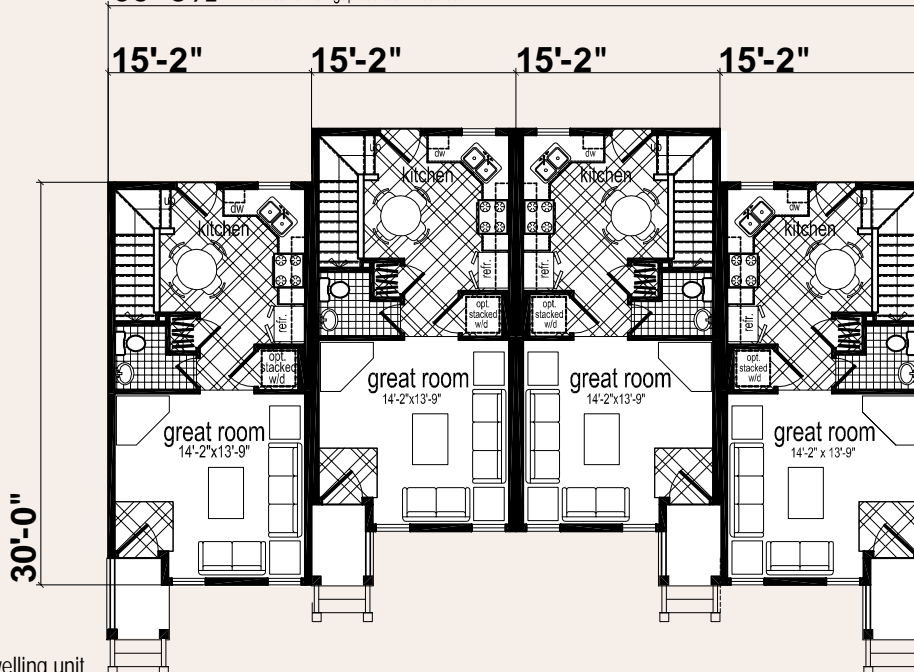
Taft: 894 sq/ft each dwelling unit (not including porches/decks where applicable), 2 Bedrooms/1.5 Bathrooms

60'-9 1/2" includes 1/2" air gap between modules



second floor
447 sq/ft - each dwelling unit

60'-9 1/2" includes 1/2" air gap between modules

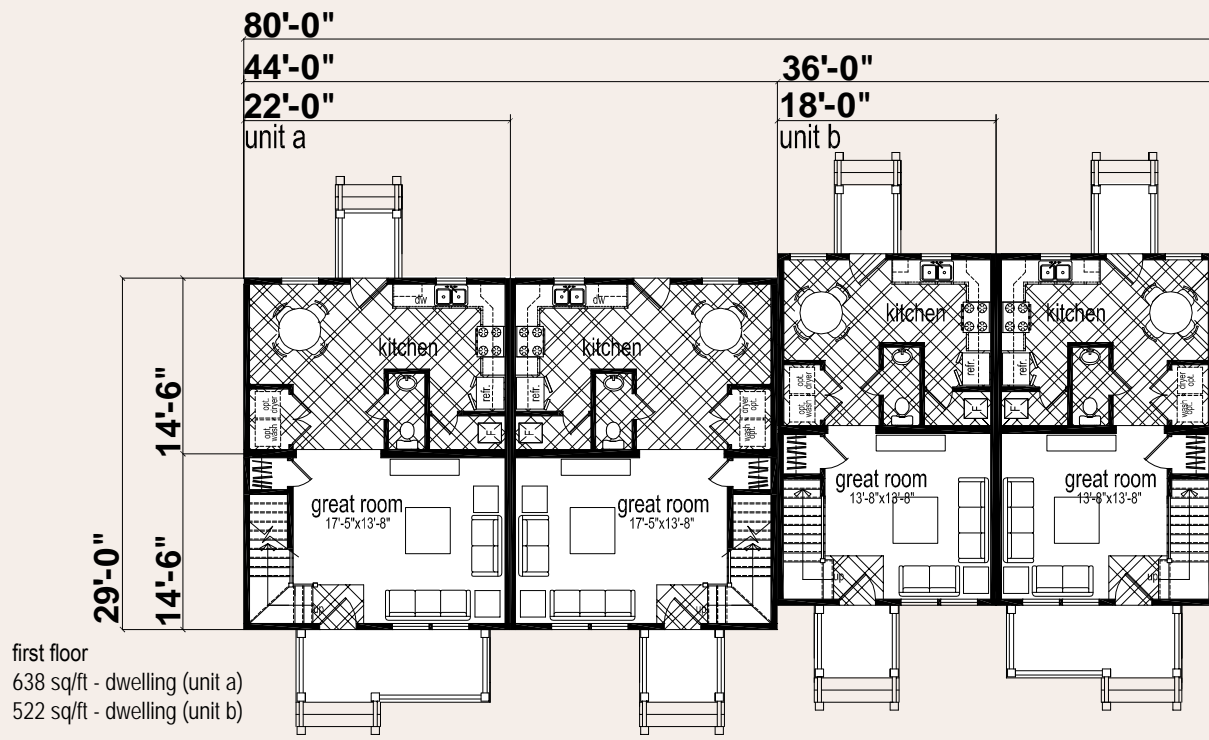
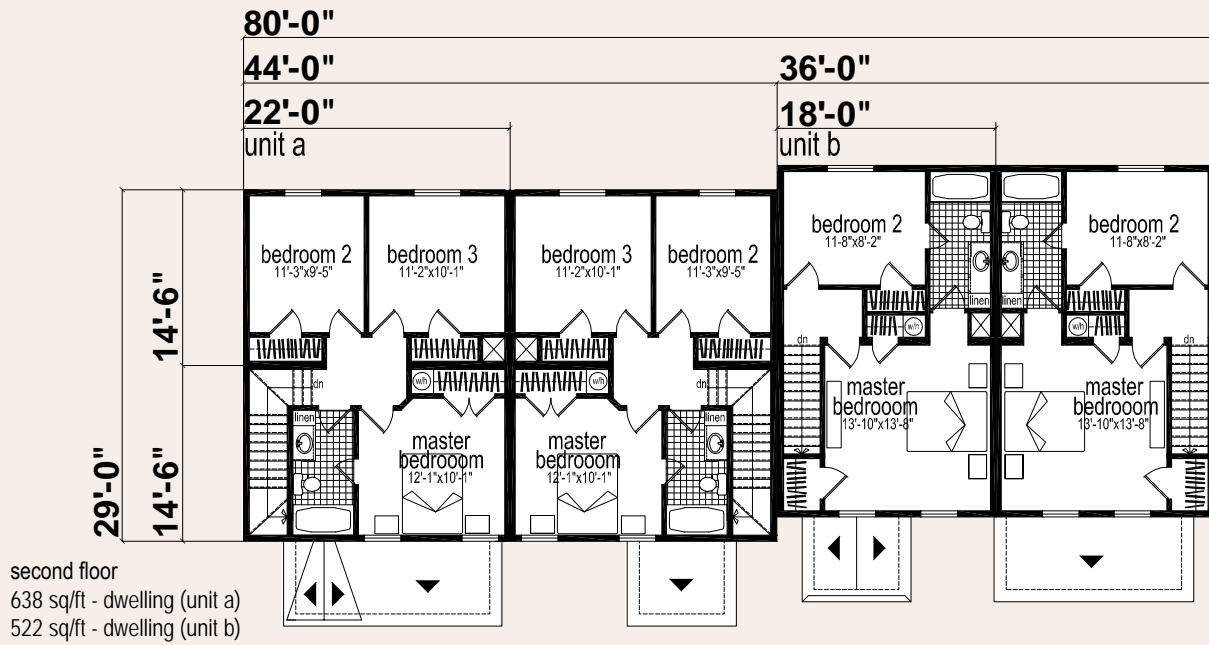


first floor
447 sq/ft - each dwelling unit



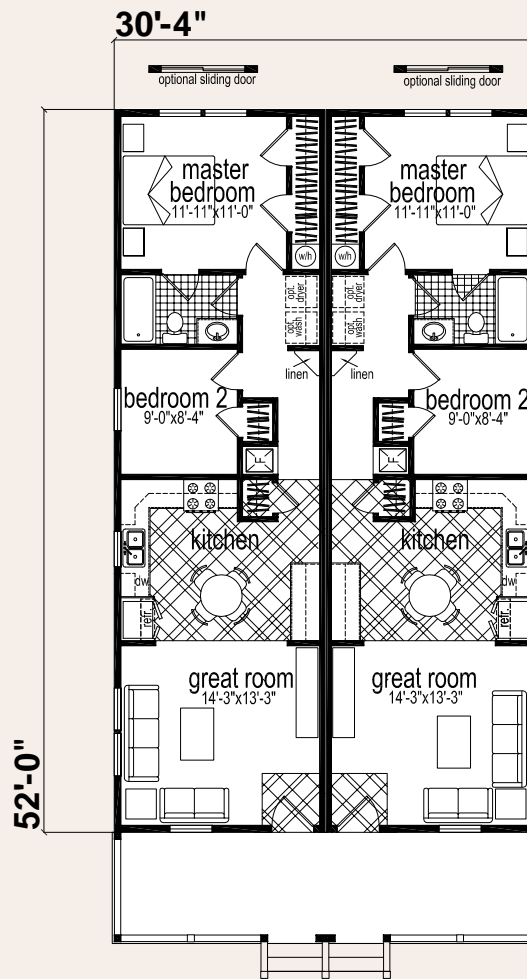
REAGAN

Reagan: 1,276 sq/ft each dwelling unit (not including porches/decks where applicable), 3 Bedrooms/1.5 Bathrooms dwelling (unit a)
 1,044 sq/ft each dwelling unit (not including porches/decks where applicable), 2 Bedrooms/1.5 bathrooms dwelling (unit b)





Harrison: 788 sq/ft each dwelling unit (not including porch where applicable), 2 Bedrooms/1 Bathroom

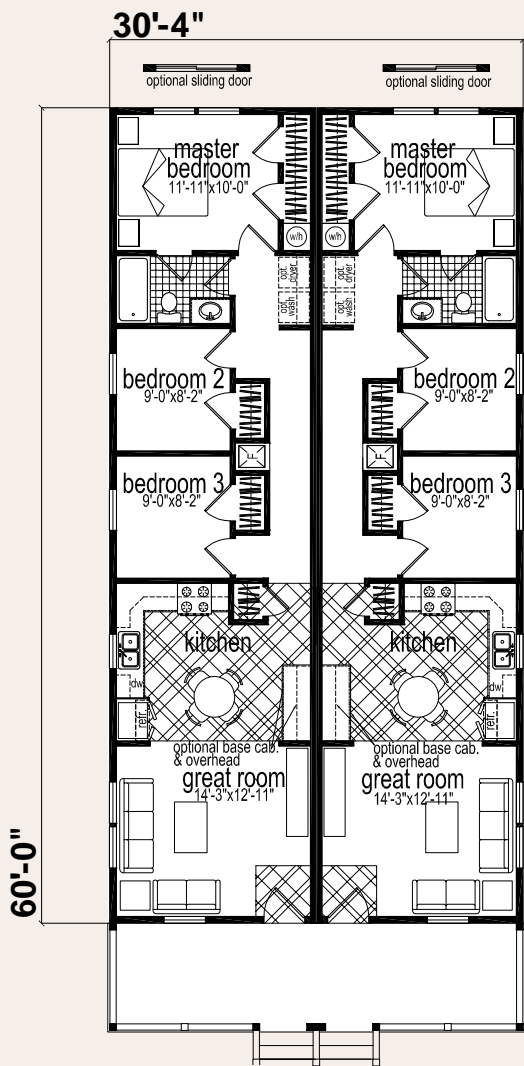


788 sq/ft - each dwelling unit

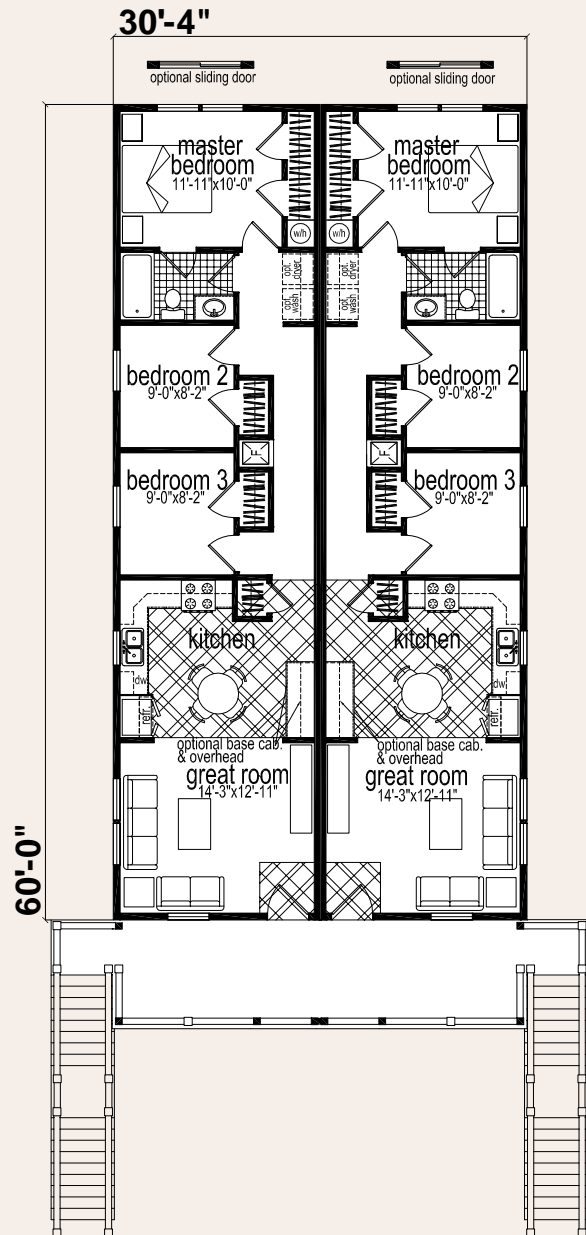


POLK

Polk: 909 sq/ft *each dwelling unit (not including porches where applicable), 3 Bedrooms/1 Bathroom*



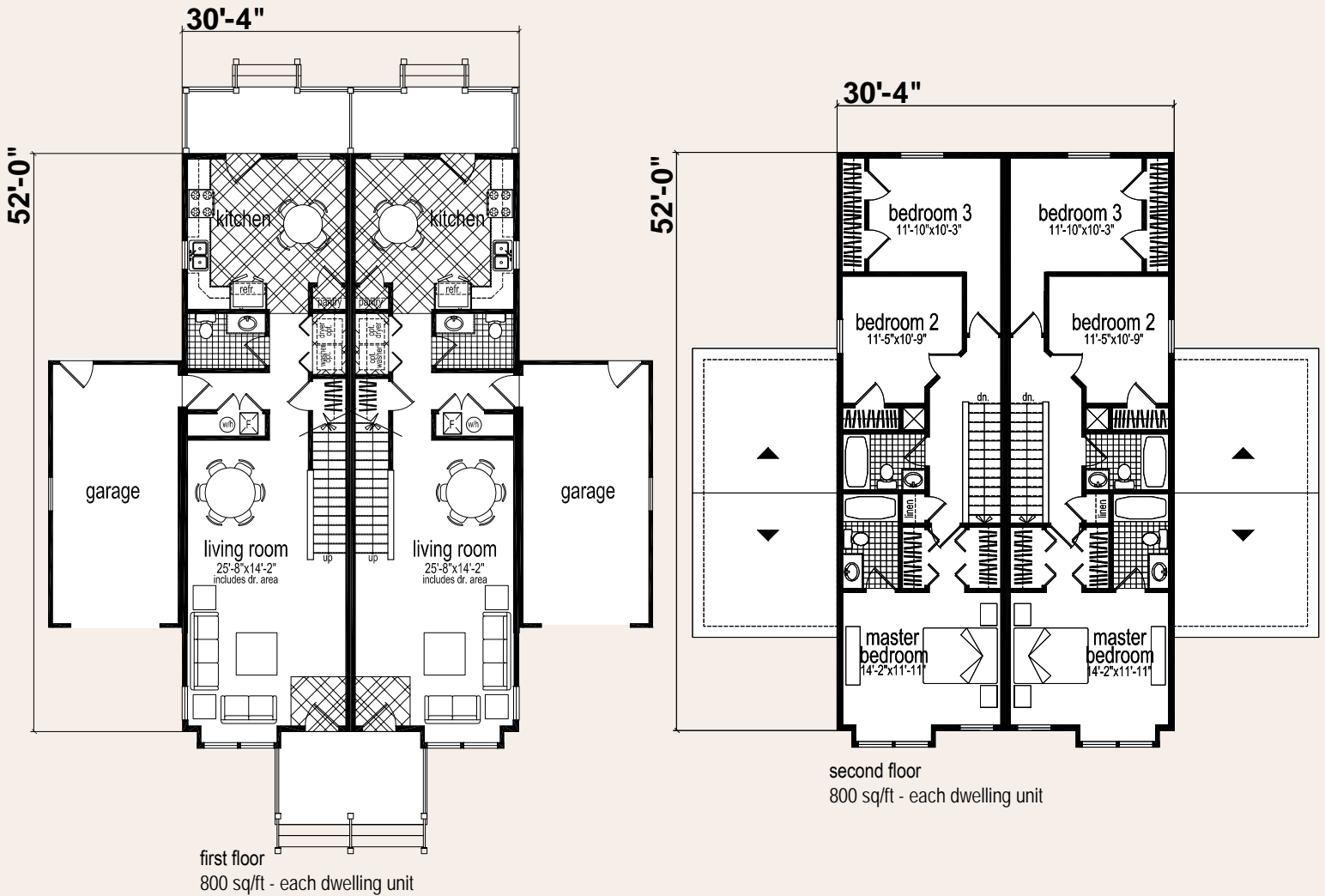
first floor
909 sq/ft - each dwelling unit



second floor
909 sq/ft - each dwelling unit



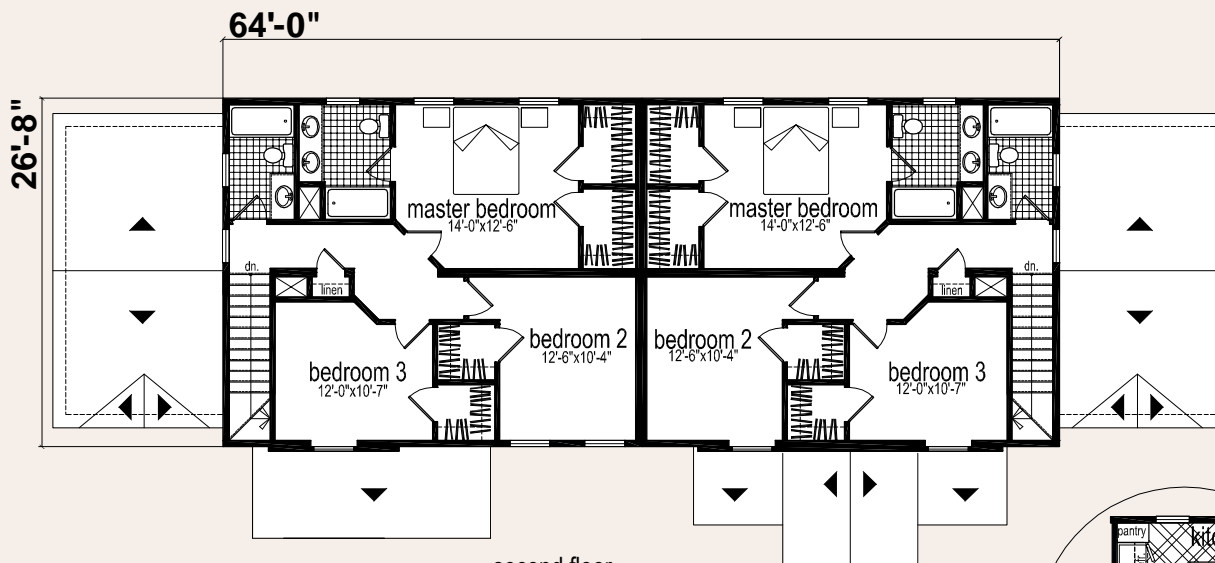
Coolidge: 1,600 sq/ft each dwelling unit (not including porches/decks and garage where applicable), 3 Bedrooms/2.5 Bathrooms



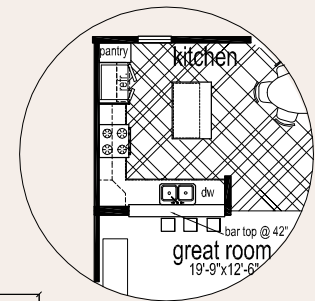


KENNEDY

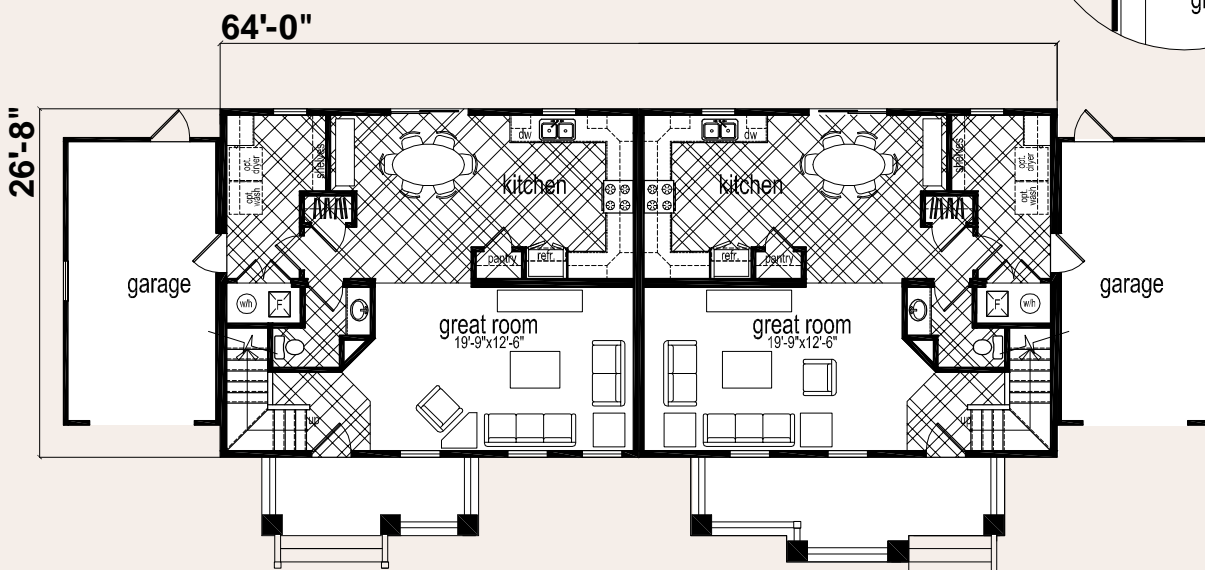
Kennedy: 1,706 sq/ft each dwelling unit (not including porches/decks and garage where applicable), 3 Bedrooms/2.5 Bathrooms



second floor
853 sq/ft - each dwelling unit



optional kitchen

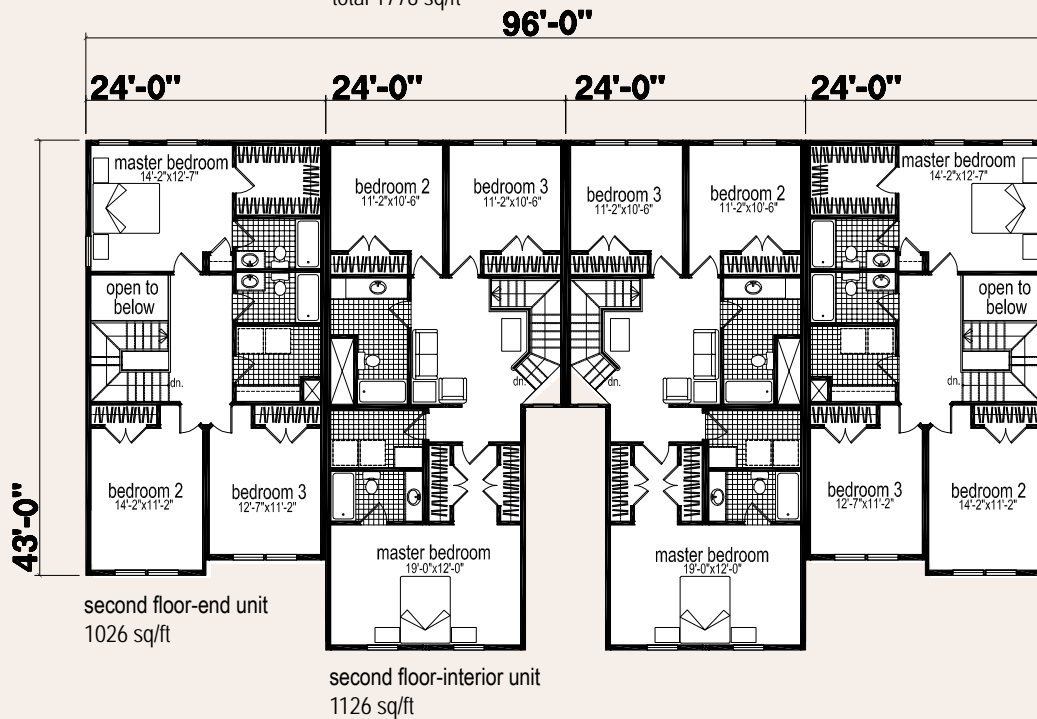
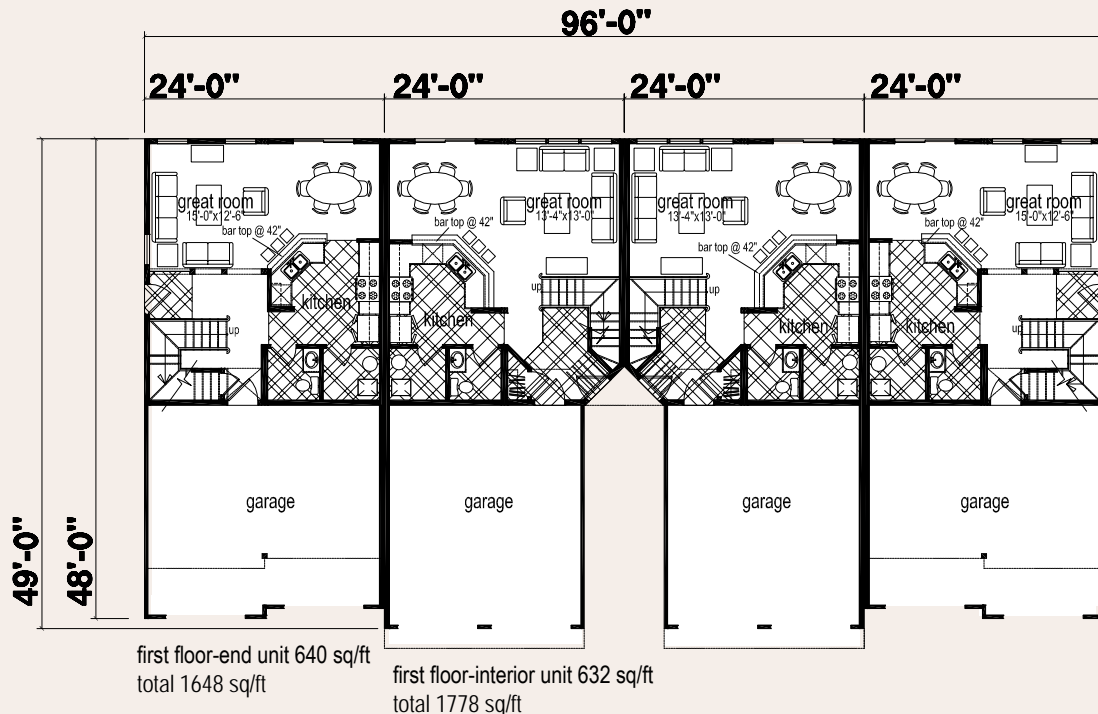


first floor
853 sq/ft - each dwelling unit

4-PLEX

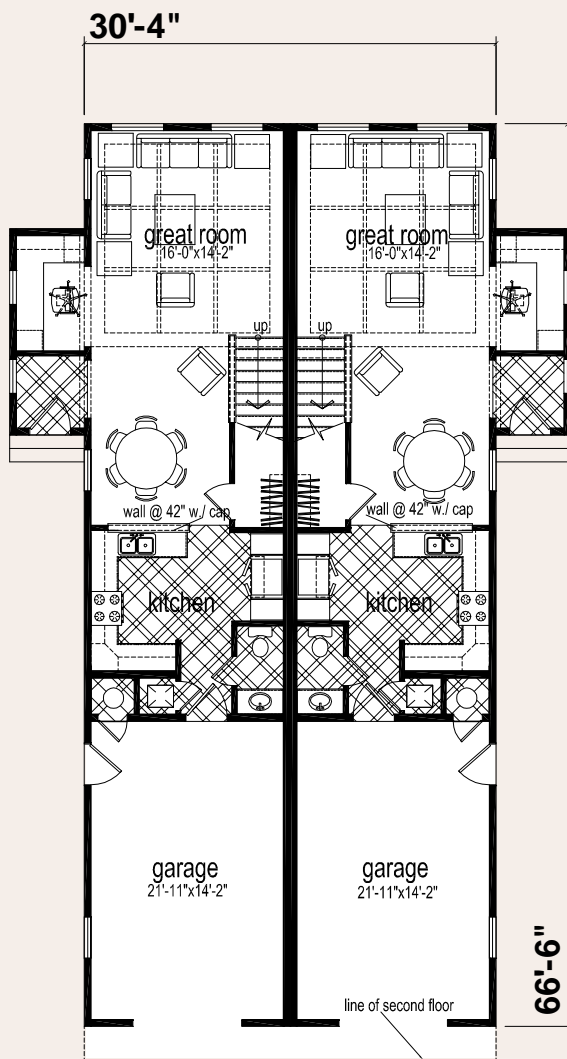


4-Plex: 1,648 sq/ft each end unit (not including porches/decks and garage where applicable), 3 Bedrooms/2.5 Bathrooms
 1,758 sq/ft each interior unit (not including porches/decks and garage where applicable), 3 Bedrooms/2.5 Bathrooms

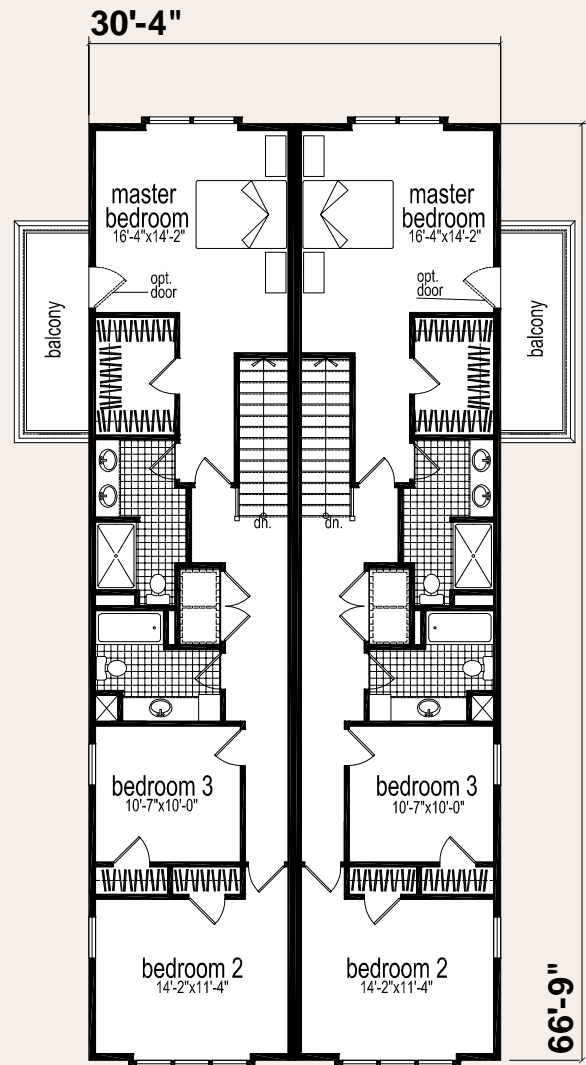




Lincoln Park: 1,806 sq/ft each dwelling unit, (not including porches/decks and garage where applicable)
3 Bedrooms/2.5 Bathrooms



first floor
751 sq/ft - each dwelling unit

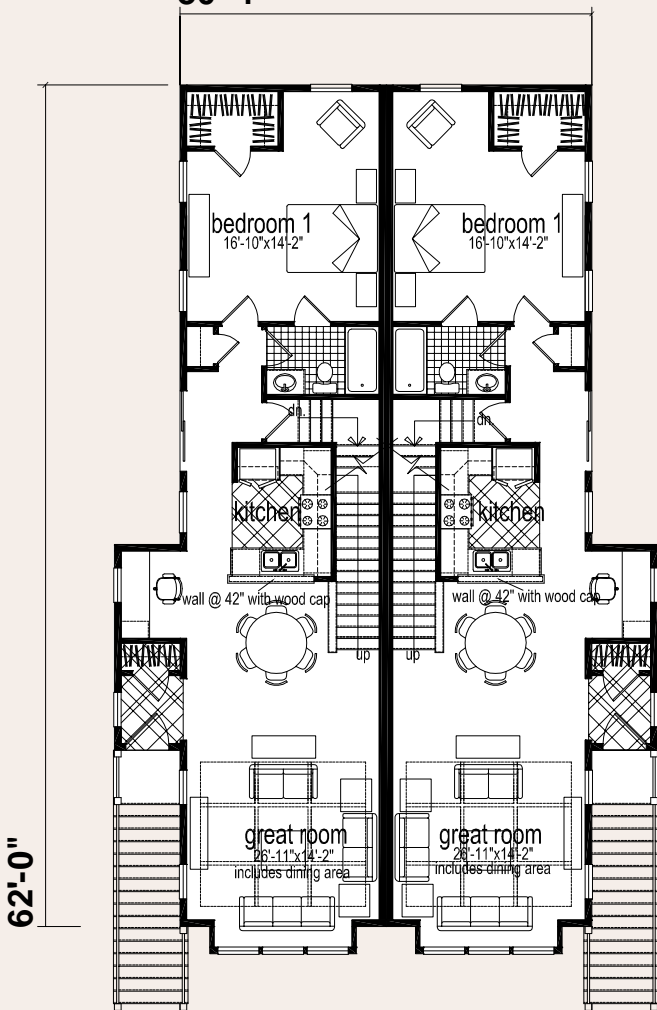


second floor
1055 sq/ft - each dwelling unit



Jamestowne: 1,974 sq/ft each dwelling unit, (not including porches/decks and garage where applicable)
3 Bedrooms/2 Bathrooms

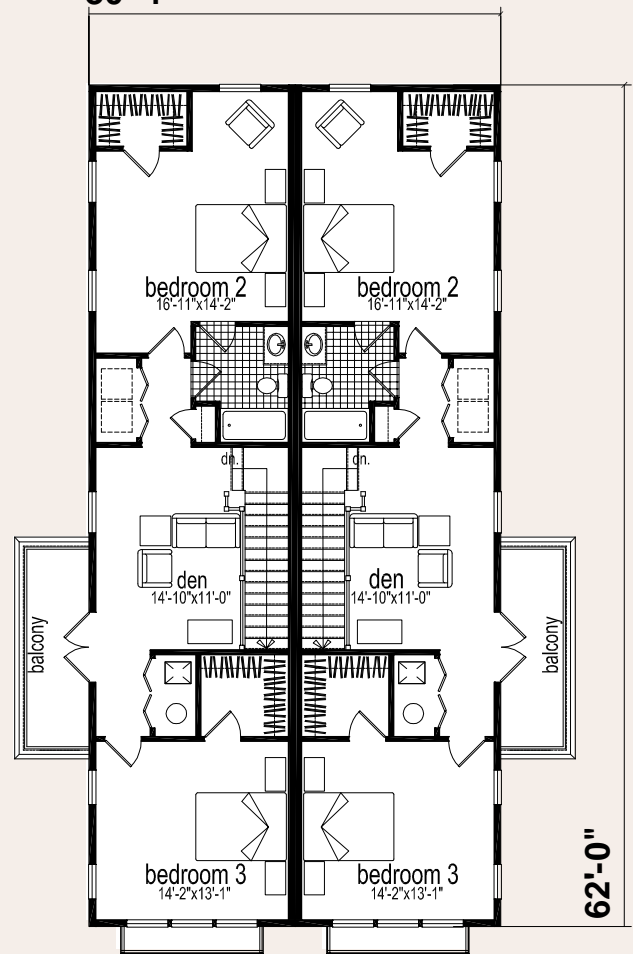
30'-4"



second level
1034 sq/ft - each dwelling unit

Note: Garage level by others

30'-4"



third level
940 sq/ft - each dwelling unit

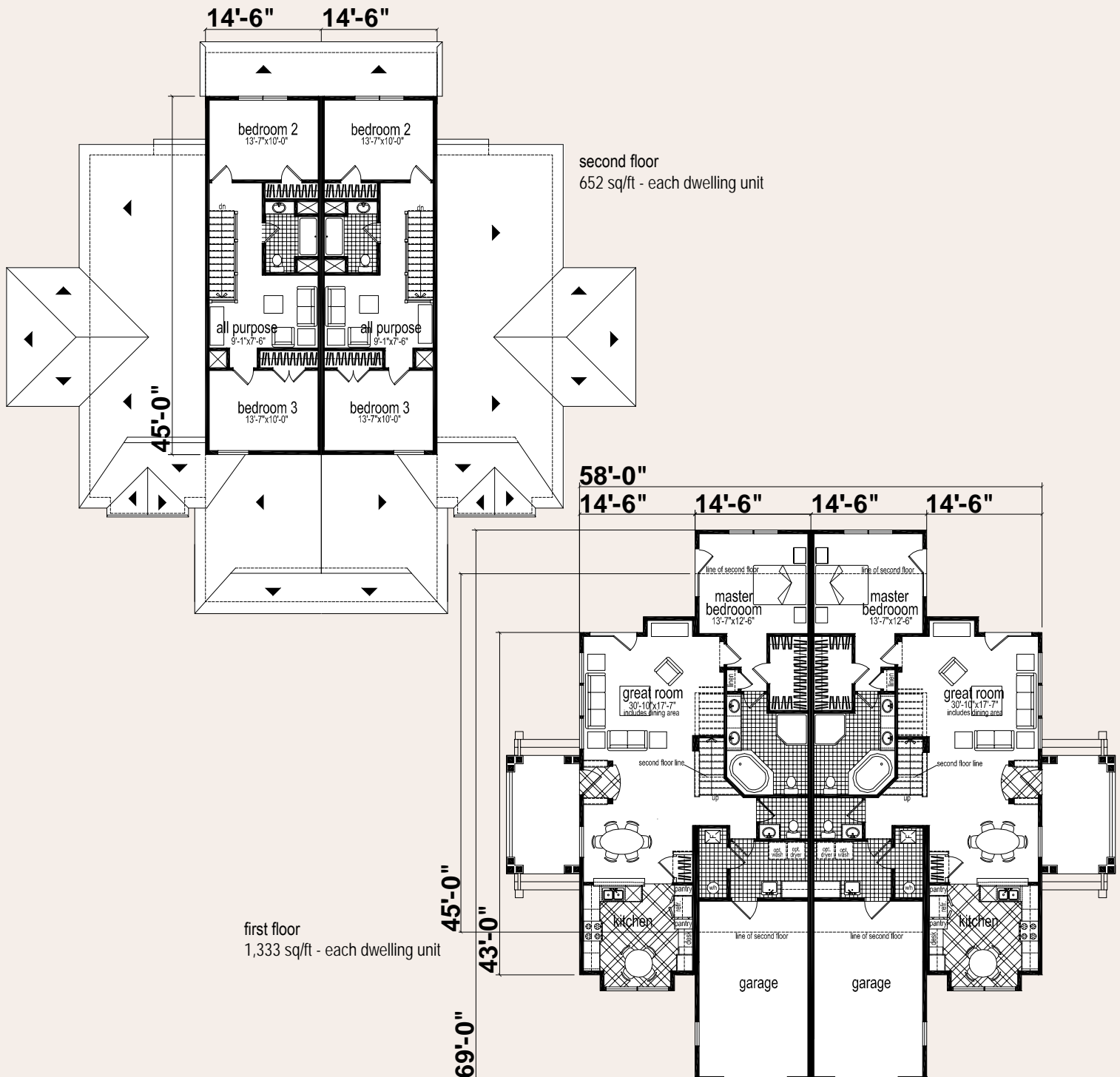
62'-0"

62'-0"



FAIRBANKS

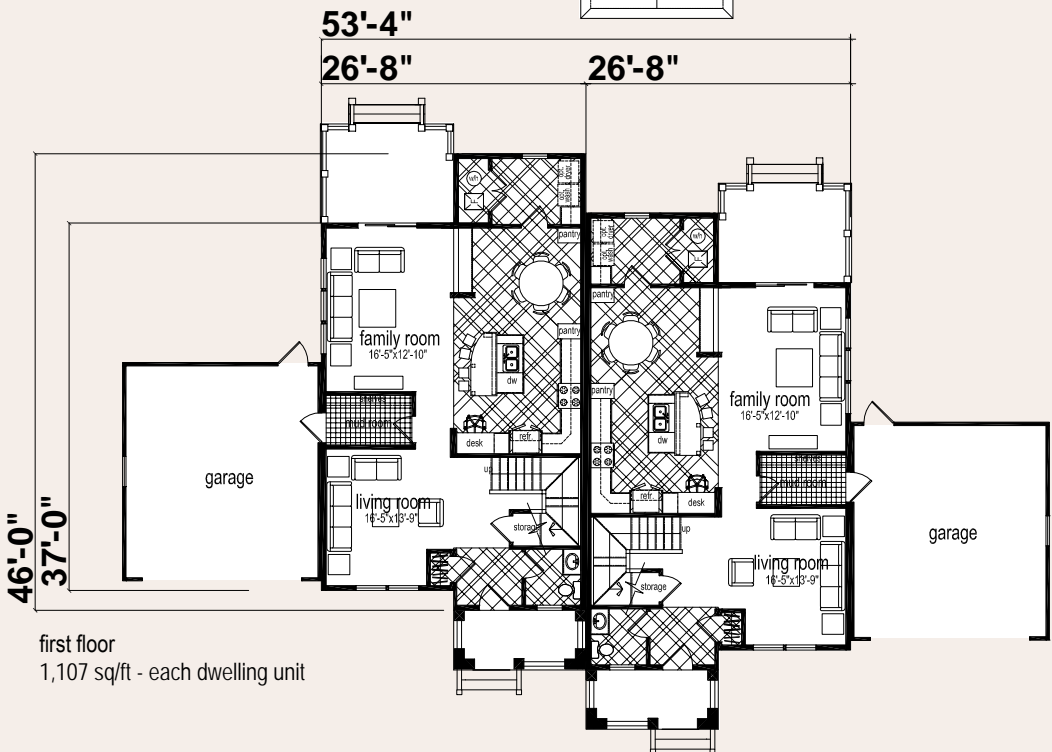
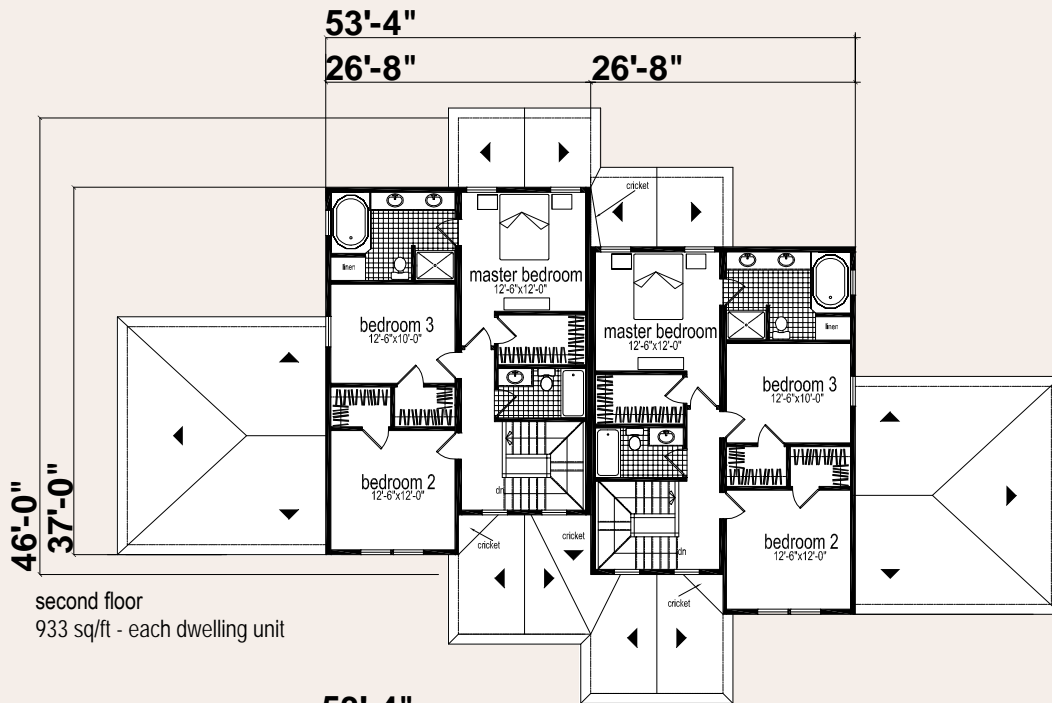
Fairbanks: 1,985 sq/ft each dwelling unit, (not including porches/decks and garage where applicable) 3 Bedrooms/2.5 Bathrooms



GRANT



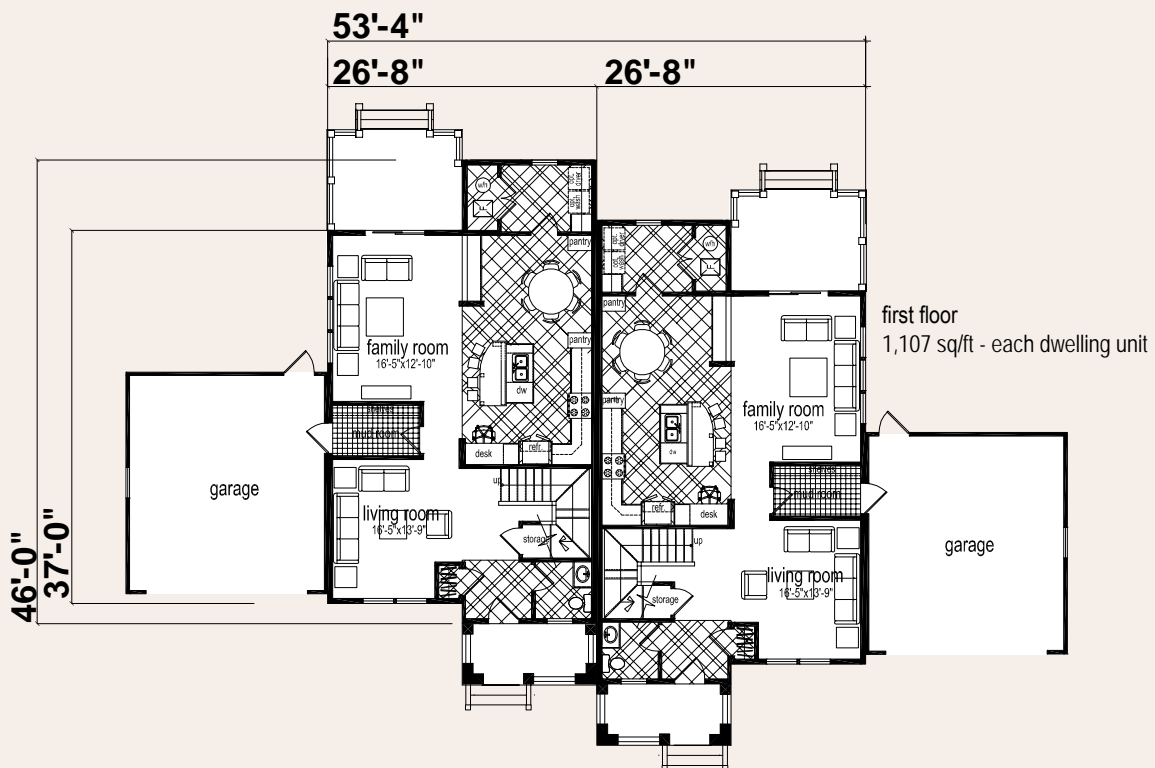
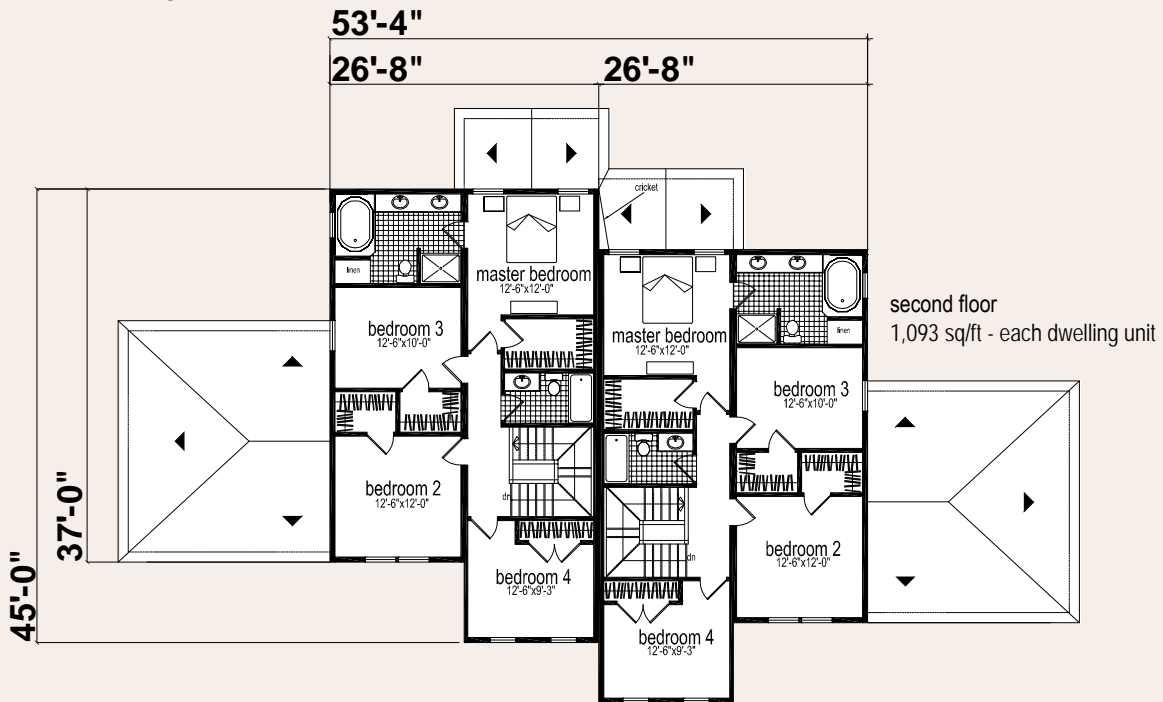
Grant: 2,040 sq/ft each dwelling unit, (not including porches/decks and garage where applicable) 3 Bedrooms/2.5 Bathrooms





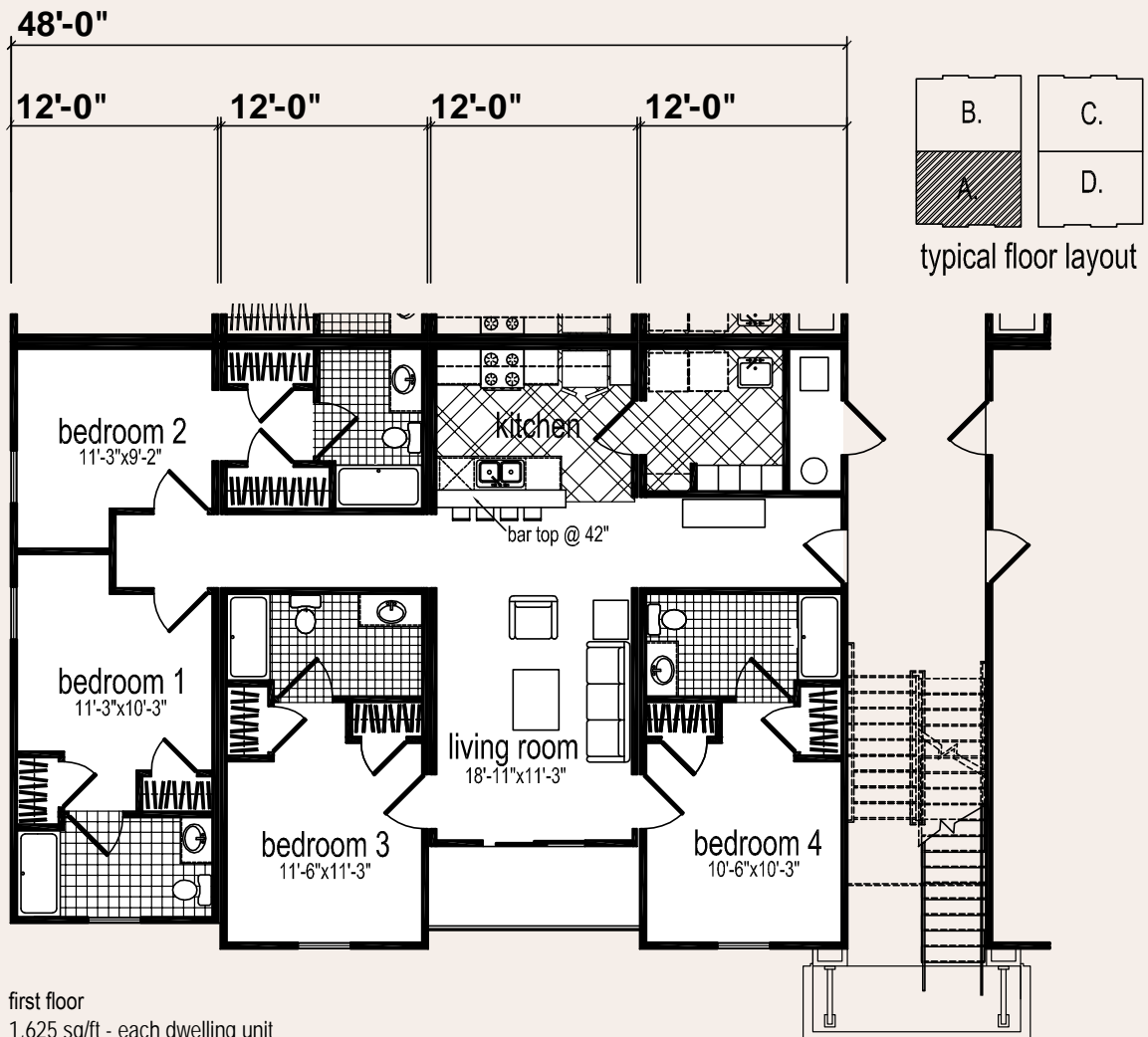
WILSON

Wilson: 2,200 sq/ft *each dwelling unit, (not including porches/decks and garage where applicable)* 4 Bedrooms/2.5 Bathrooms





24-Plex: 1,625 sq/ft each dwelling unit, (not including porches/decks and garage where applicable) 4 Bedrooms/4 Bathrooms

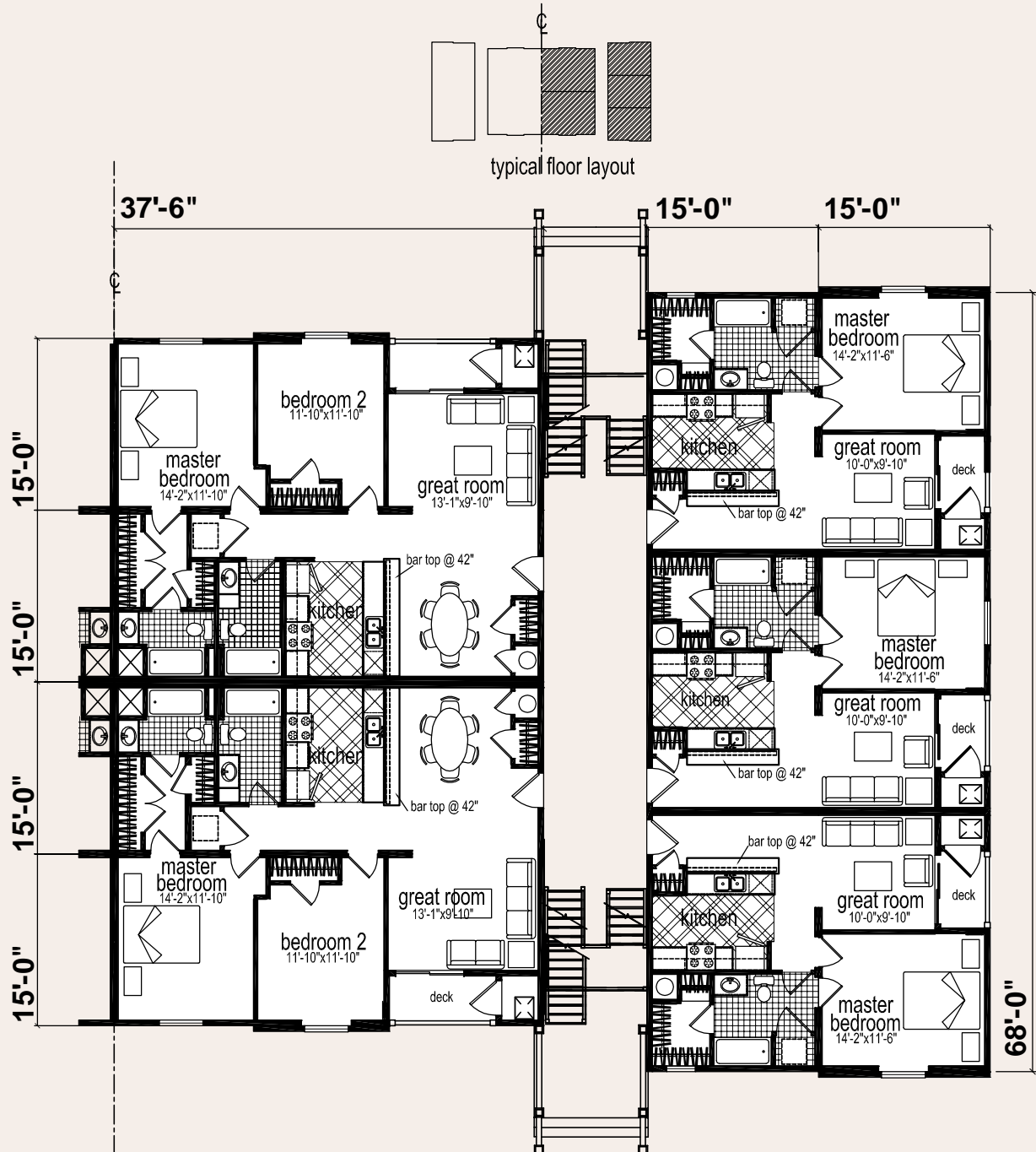




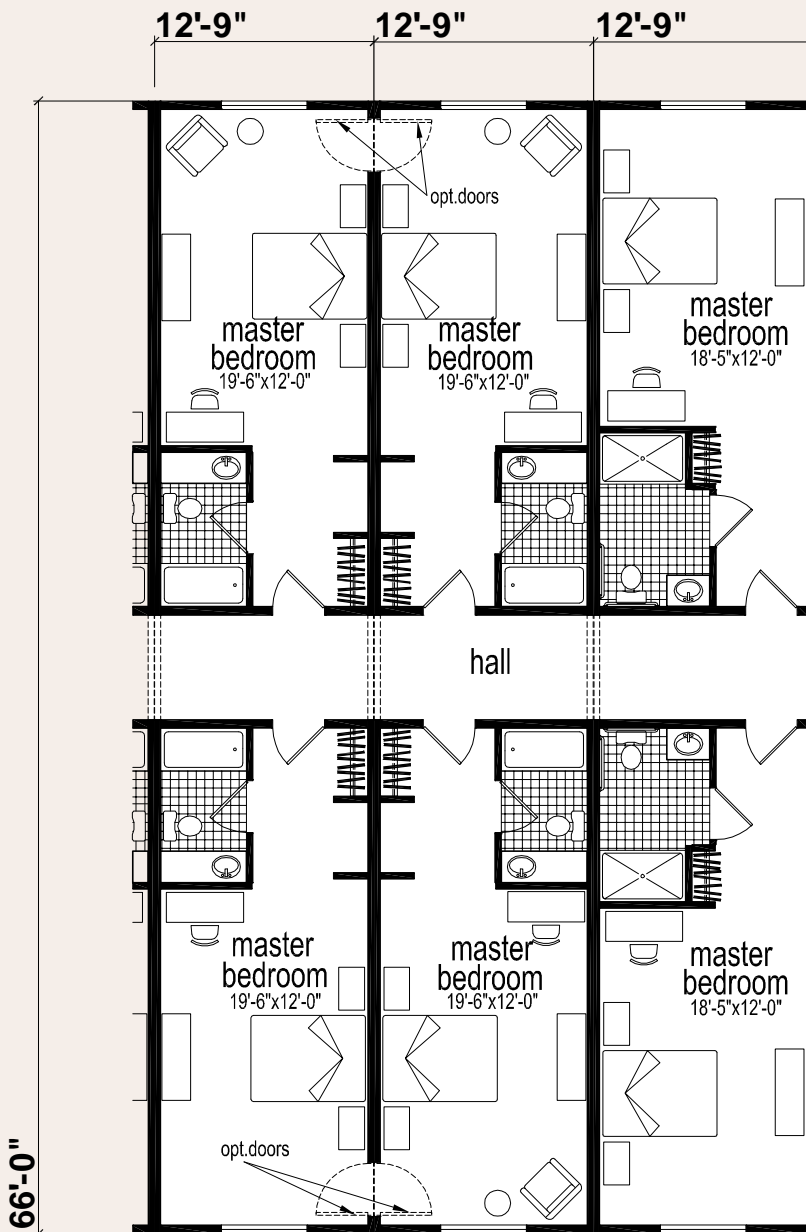
30-PLEX

30-Plex: 1,348 sq/ft each interior unit (not including porches/decks where applicable), 2 Bedrooms/ 2 Bathrooms

658 sq/ft each end unit (not including porches/decks where applicable), 1 Bedroom/ 1 bathroom



HOTEL





GENESIS

HOMES

by CHAMPION

Due to continuous product development and improvement, prices, specifications and materials are subject to change without notice or obligation. Square footage and other dimensions are approximate. Square footage includes the staircase area for both levels on two-story models. Included images are artist renderings and are not intended to be an accurate representation of the home. Renderings and floor plans may be shown with optional features and/or third-party additions that may not be available in all regions or situations. Exterior renderings may include onsite builder built options not offered by Genesis Homes.

Build on our Strengths

There's plenty of reasons why we're the nation's largest modular homebuilder. Award-winning designs. Early planning consultation. Field training for off-site construction processes. Complete install and finishing services.

Genesis Homes has the resources and support to help you whenever and wherever you need us.

For more information contact:

New Era Building Systems
800.678.5581



www.genesishomes.com