

MOBU ENTERPRISES 2019



MOBU ENTERPRISES
(MODULAR BUILDING UNITS FOR
RESIDENTIAL AND COMMERCIAL
STRUCTURES
COMMERCIAL DECK

JESSICA LEWIS AND STEVEN SMITH, OWNERS

THE FUTURE OF BUILDING DEVELOPMENT



Agenda

01 About the company

02 About the Product

03 About the process

04 What to do next

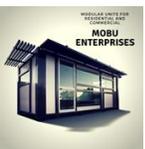




01

WHO WE ARE

THE TEAM
THE COMPANY
THE CUSTOMER



THE TEAM

Owners: Jessica Lewis and Steven Smith

This is a Woman and Minority owned business with combined project, operations, construction, and development experience of over 40 years. Vision: We want to piece together our communities by improving our environment with sustainable products and self-sustaining designs that literally fit together like Lego's (Shipping Container, Smart Steel, Geodesic domes).



Project

- Specialty Building Development
- New Construction and Development
- Rural Development



Construction

- Renovations
- Remodeling

INNOVATION



Operations

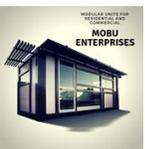
- Highly organized
- Feet on the ground
- Home office support



Development

Residential and Commercial Development

CUTTING EDGE



THE CUSTOMER

Green Conscious

Our customer understand how SC can reduce carbon footprint.

Seeking Low Cost

They know time is money and SC structures reduces construction cost significantly short and long term.

Forward Thinkers

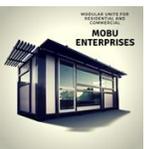
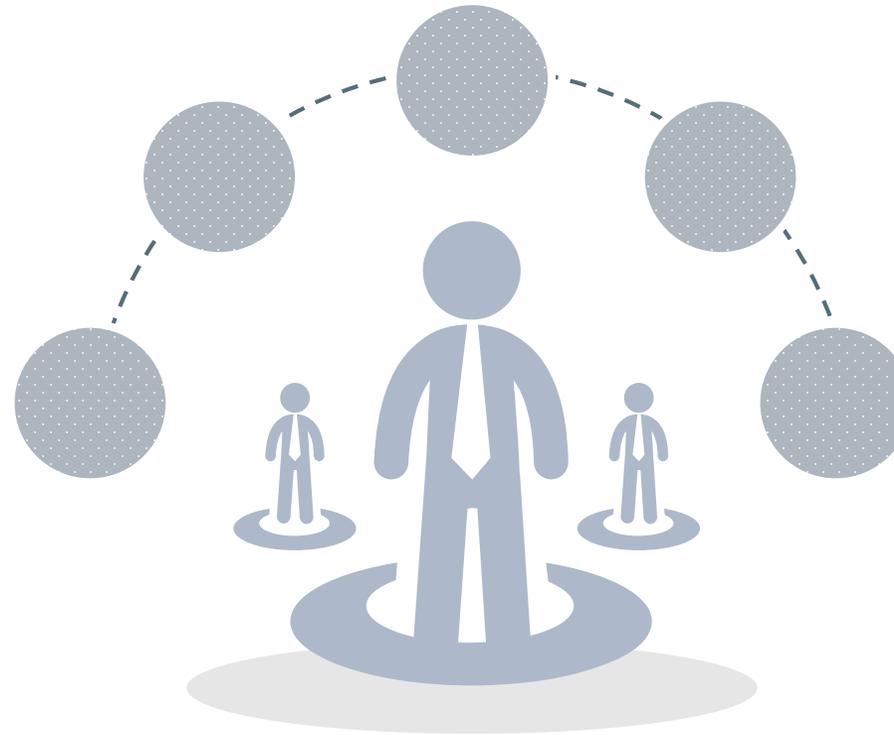
They recognize the future of construction is within the walls of SC. They desire to be ahead of the curve.

Smart about money

They respect their dollar and desire to maximize their buying power.

Desire Modernity

They appreciate the modern capabilities of SC structures. The flexible designs of interior and exterior structure allows for true creativity.





03

PRODUCT SPECS

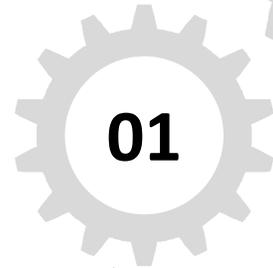
THE PRODUCT

MOBU Shipping Containers (SC)

SC build time is 80% faster than traditional building, are eco-friendly because of recycling of containers, fortified and is wind and water proof based on ISO standards.

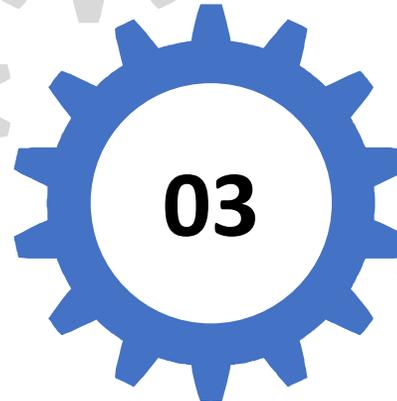
Durability

When kept in its original state SC can withstand up to 150mph, making it stronger than any other building material on the market.



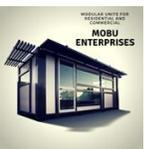
Building Speed

One 40 ft container is 320sf multiply that by how many sf desired and you find your structure's foundation complete in less time than any traditional build out.



Eco-Friendly

SC are best used when recycled because it reduces the amount of abandoned containers sitting around being unused, but new ones find a primary use right away and that will not change in its lifecycle



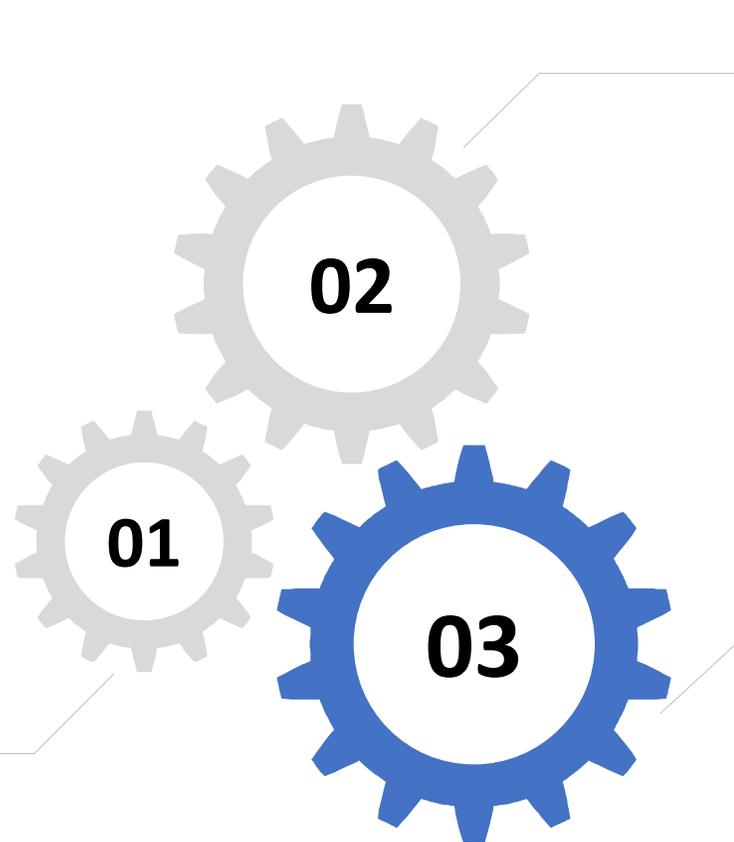
THE PRODUCT

Shipping Containers (SC) + Enviro SmartSteel© (SS)

SC plus SS build time is 80% faster than traditional building construction. SS panels replicate the durability of a SC allowing it to have double the holding power and its puzzle like features allow for it to be constructed in record time. Its main feature is **24" Wide x 3" thick Panel with R Value = 49 insulation.**

Durability

When kept in its original state SC combined with SS can withstand up to average of 300mph, making it stronger than any other building structure on the market.



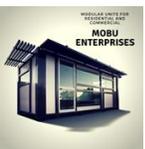
Building Speed

SC combined with SS will reduce build time from 14 days down to less than 5 days. Smart Steel is panelized and is constructed like puzzle pieces with anchors.



Eco-Friendly

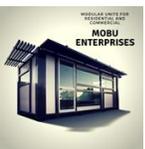
SC combined with SS are both non toxic recyclable materials.



THE PRODUCT

MOBU Shipping Containers (SC) + Enviro SmartSteel© (SS)

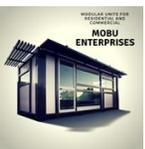
SC plus SS build time is 80% faster than traditional building construction. SS panels replicate the durability of a SC allowing it to have double the holding power and its puzzle like features allow for it to be constructed in record time. Its main feature is 24" Wide x 3" thick Panel with R Value = 49 insulation. Including a Solar panel will make the home have net zero energy cost. Includes all finishes and components — cabinets, fixtures, siding, trims, windows and doors, electrical and plumbing components, and heating and mechanical systems.



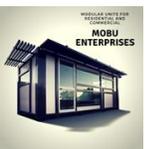
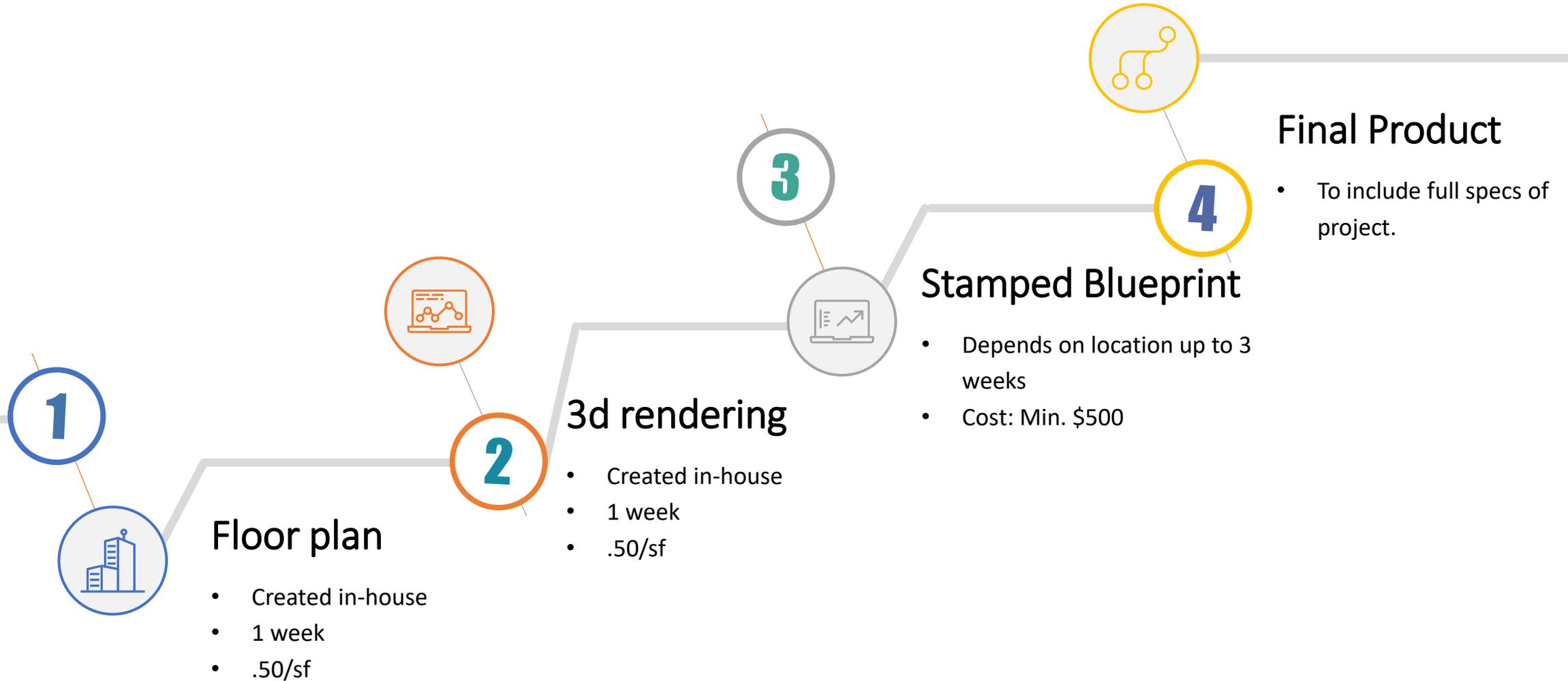
THE PRODUCT

Why Shipping Containers (SC) + Enviro SmartSteel® (SS)

- SC plus SS build time is 80% faster than traditional building construction. SS panels in all MOBU Models Meets And Exceeds ALL NFPA Standards.
- Termite and toxic mold resistant.
- 97% closed cell construction; will not absorb water.
- Contains no formaldehyde or cellulose material.
- Panels Are Non-Combustible (ASTM E-84).
- Panels are made with recyclable non-toxic material
- Structural Insulated Panels



ARCHITECT (based on locale)



JONES GROUP LLC, ADU SPECIALIST (Accessory Dwelling Unit)

Why an ADU?

- They make efficient and "green" use of environmental friendly materials.
- Lower costs and quicker permitting processes than for larger, multi family building types.
- ADU's tend to be relatively small and modest amenities, they provide more affordable housing options (at less than one-third of the cost of comparable units in multi-family buildings.

The Money Aspect

- It can save families on college housing
 - Rental income
- Property value increases



Scenario 1
123 Main St, Baltimore Md - Unimproved Value \$135,000
Fully Renovated - Cost to Repair \$65,000
Time for repair - 1 to 3 months
Value After Repairs - \$180,000
Sales Price After Renovation - \$180,000
Profit - \$115,000
Scenario 2
123 Main St, Baltimore Md - Unimproved Value \$135,000
ADU out of pocket expense - \$10,000 down payment
Total ADU Cost after sale - \$50,000
Time for ADU Install - 2 weeks - 3 weeks
Value after ADU added - \$225,000
Sales Price After ADU - \$225,000
Profit - \$175,000

Benefits

ADU's provide homeowners with the ability to tap into the growing entrepreneur space with managing an onsite rental unit or very popular Airbnb unit.

Common Uses

The ADU's can provide space for a home office or an on-site caregiver, or space for elderly family members to remain in a family environment or apartment as rental income.

ADU Defined

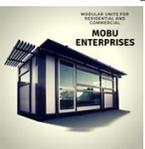
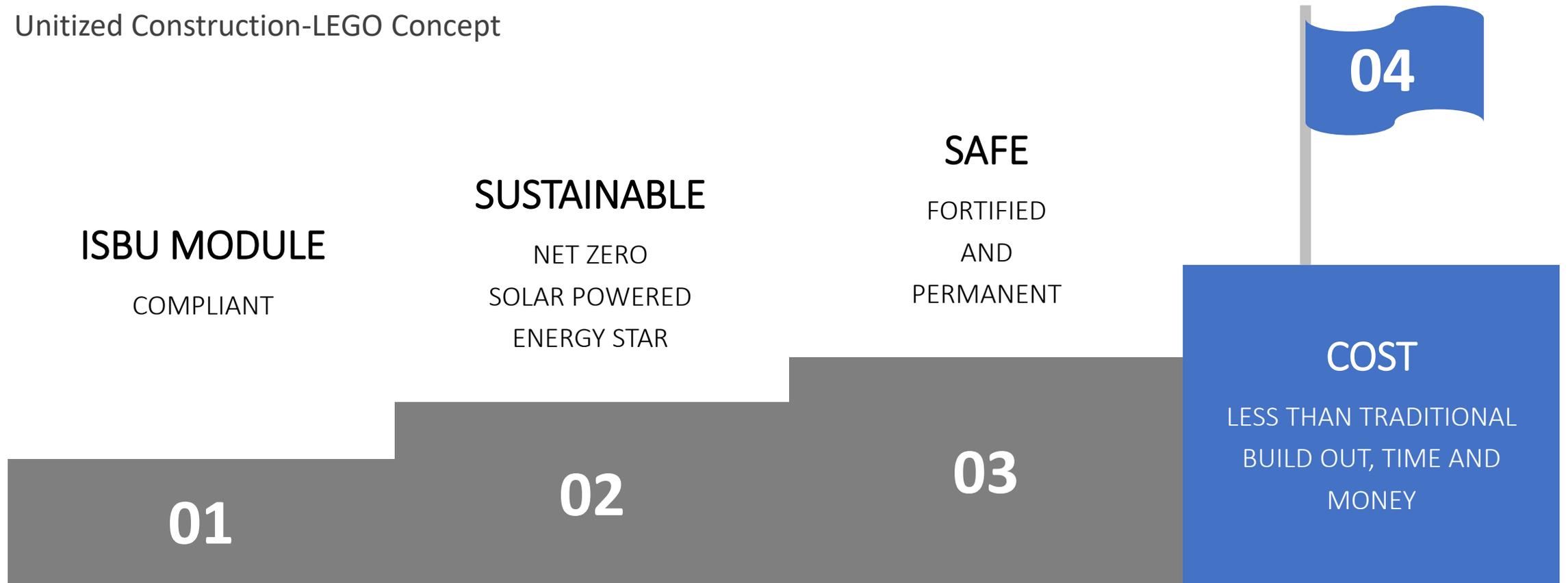
- Accessory Dwelling Units (ADU's) or in-law suites are self contained, smaller living units on the lot of a single-family home.
- They can be either attached to the primary house, such as an above the garage unit or a basement unit in the primary residence, or, as an independent unit.



SHIPPING CONTAINER

PUTTING THE PIECES TOGETHER

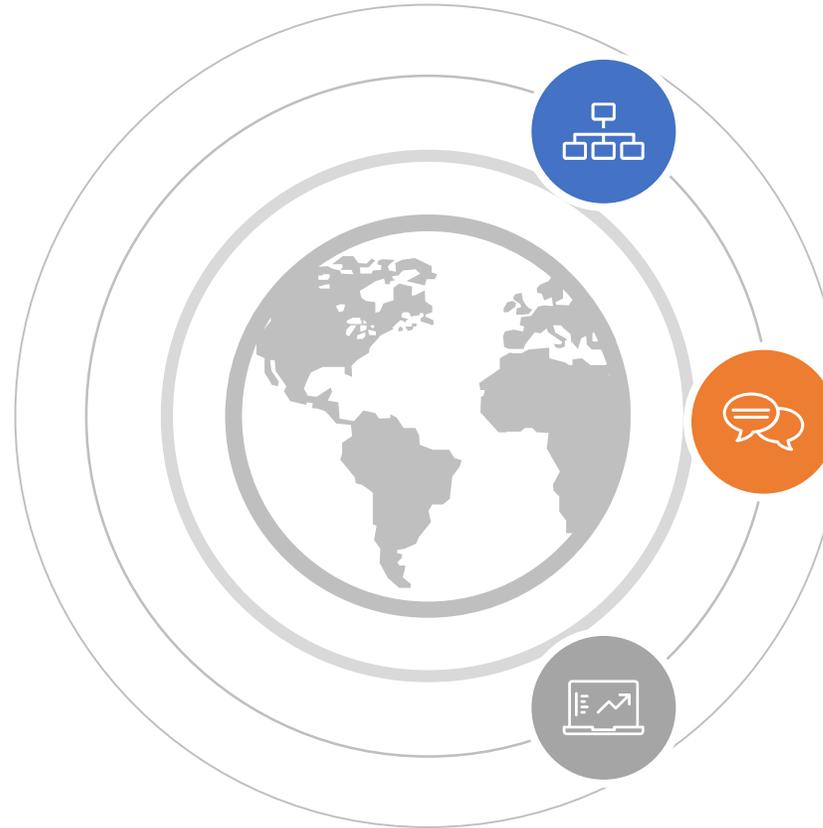
Unitized Construction-LEGO Concept



SMART STEEL

Can be used alone

This product does not need a co-anchor. It can be fully used as a replacement for ceiling, walls, and floors. In towns where SC cannot be used, this will be its replacement.



Panelized

Panels manufactured and precision cut in the factory and come to the site ready for quick assembly.

Sustainable

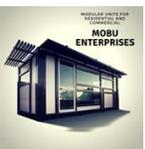
PANELS WEIGH HALF AS MUCH AS WOOD, BRICK, STONE OR STEEL OF EQUIVALENT SIZE; HOWEVER, IT IS MUCH STRONGER. WEIGHT=2.5 LBS. / SQ. FT.

Cost Effective

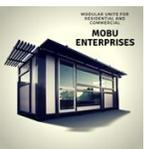
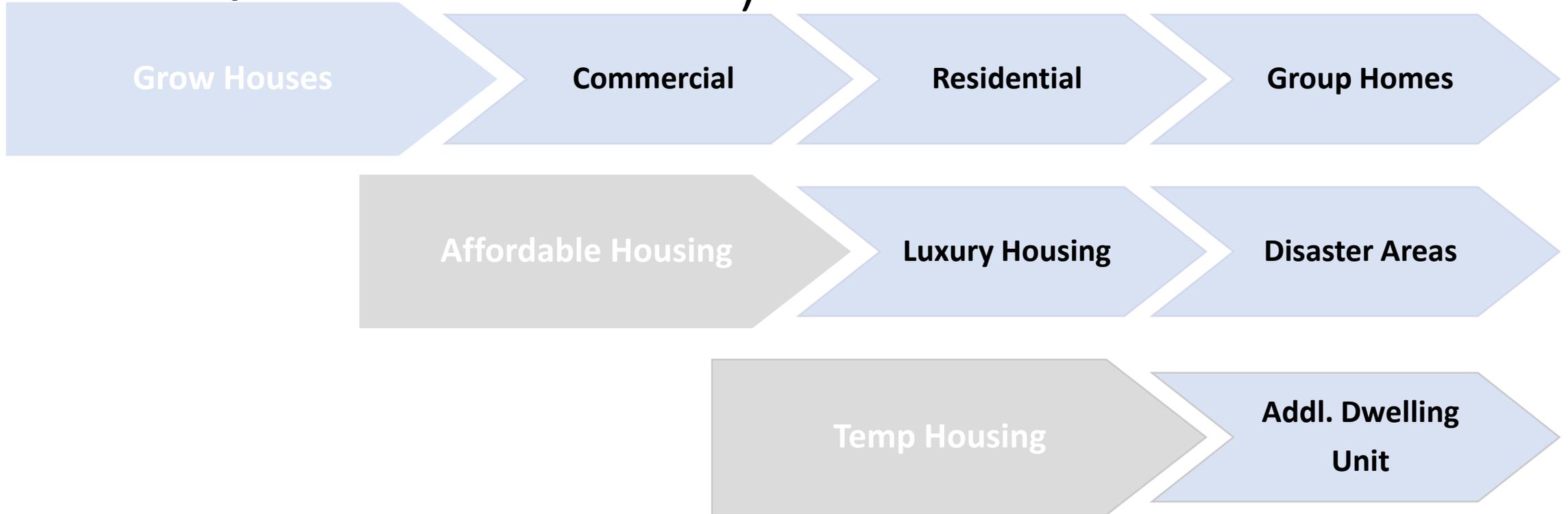
Cost Comparison

Construction cost of a 1,900 sq. ft. stick built home is approximately \$146,600.

The identical home built using SmartSteel Panels with Solar and related energy components cost \$124,600.



USES (non-exhaustive)



GREEN STANDARD

Unique Green Building

SC and SS combined makes for an ideal green space. We will also add grow houses in our community development projects that will help communities feed off our natural local grown products

GROW HOUSES

- AQUAPONIC
- HYDROPONIC
- SELF-SUSTAINED
- AUTOMATED

SAFE

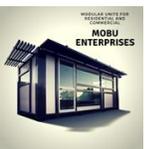
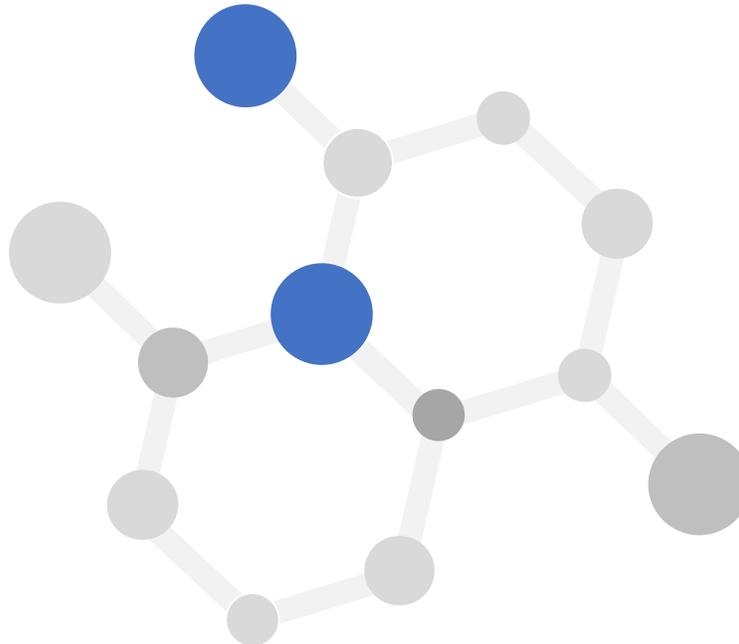
- FIRE RETARDANT
- WIND RESISTANT
- MOLD PROOF
- STRUCTURALLY SOUND
- IMPROVED INDOOR ENVIRONMENT

GREEN MATERIAL

- RECYCLABLE MATERIALS
- LOW HAZARD MATERIALS
- IMPROVED OCCUPANT HEALTH
- UTILITY EFFICIENCY

CERTIFIED

- LEED
- OTHER GREEN CERTIFICATIONS



Cost savings example



Build Time

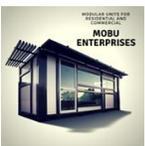


Overall Cost



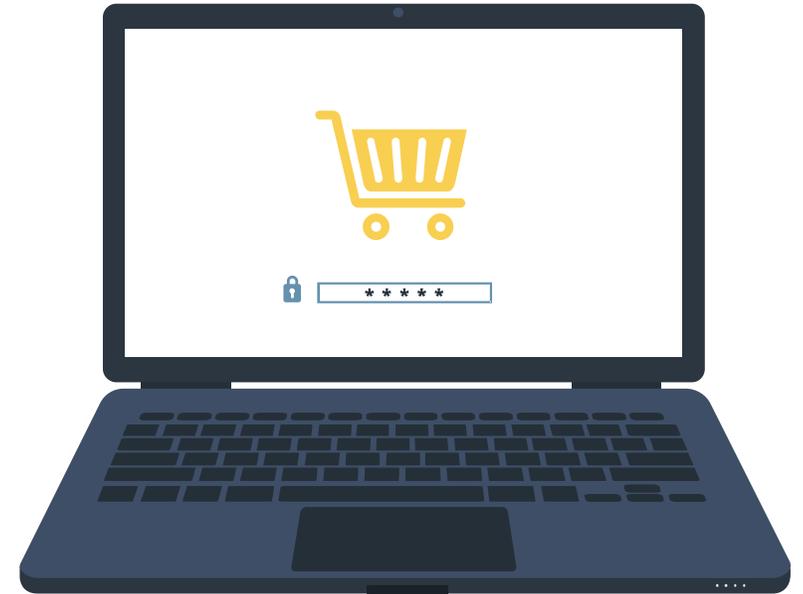
Long term Maintenance

	MOBILE HOME	ZERO NET ENERGY HOME
SQUARE FEET	1,900	1,900
# OF BEDROOMS	4	4
# OF BATHS	2	2
TOTAL TRANSACTION COST	\$110,000	\$124,600
DOWNPAYMENT	\$10,000	\$-0-
LAND	\$10,000	\$-0-
MORTGAGE	\$90,000	\$124,600
INTEREST RATE (%)	5.5	2.5
TERM (YEARS)	30	30
MONTHLY PAYMENT (PI)	\$511	\$525*
ELECTRICAL COSTS	\$300	\$9



CUSTOMER FINANCING FINANCING

Offering in house financing and mortgages to our customers.



1

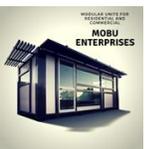
Need approval of building structure

2

Down payment requirements: Cash: 50%; Outside Mortgage: 20% or less

3

Creative financing, USDA or other mortgage types





04

What to do next

Customer next best steps

Consultation then Choose a Floor Plan

Pricing

Our pricing includes all architecture, labor, materials, structural engineering, and building permits. Pricing starting at 20k at \$62/sf using a 40ft container.



Single Story

One Story, Residential or Commercial Building



Double Story

Two Story, Residential or Commercial Building



Commercial

Building designed for commercial use.



Specialty

Multi-Family, Recreational, Mobile, Green House, etc



What's Included

Building Permits

We will obtain all local permits

Site and blueprint plans

We will draw up site plans after customer agreement is finalized

Foundation and utility hookup

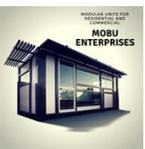
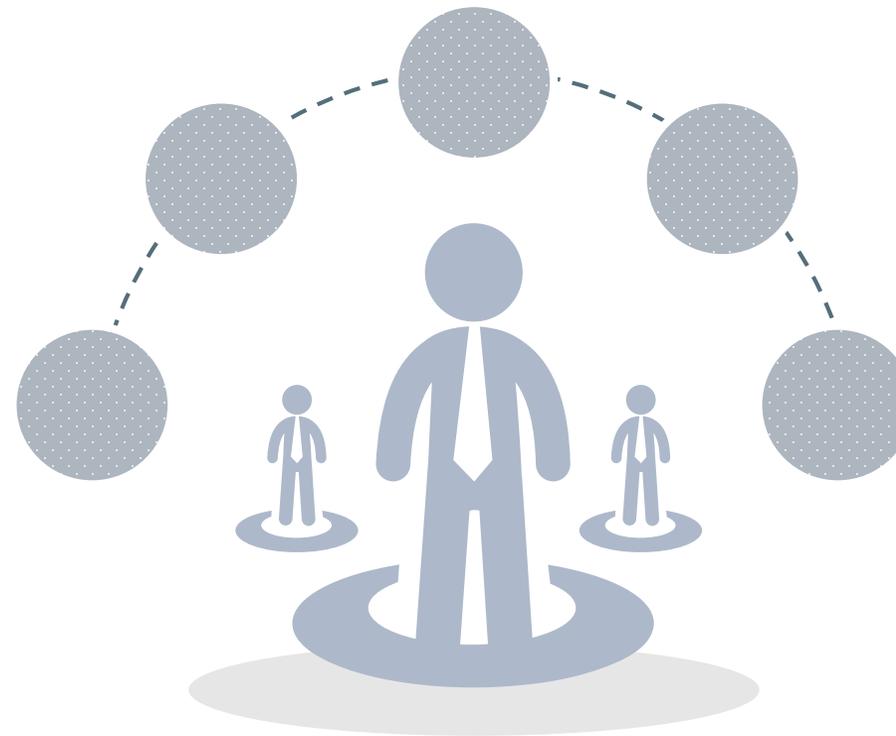
We will lay a permanent foundation and do utility hookup upon final construction completion.

Project Managers and architects

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Project Construction

House Build out Occurs after receipt of Smart Steel.



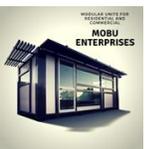
CONTAINER SIZE EXPLAINED

20 FOOT DIMENSIONS

- External
 - Length: 20' 0" | 6.06m
 - Width: 8' 0" | 2.44m
 - Height: 8' 6" | 2.60m
- Internal
 - Length: 19' 2" | 5.84m
 - Width: 7' 8" | 2.35m
 - Height: 7' 9" | 2.39m
 - Floor Area: 144 Square Foot | 13.3 Square Meters
 - Volume: 1,169ft³ | 33.1m³
- Door Opening Width: 7' 8" | 2.34m
- Door Opening Height: 7' 5" | 2.28m
- Weight: 4,840lb | 2,200kg

40 FOOT DIMENSIONS

- External
 - Length: 40' 0" | 12.2m
 - Width: 8' 0" | 2.44m
 - Height: 8' 6" | 2.60m
- Internal
 - Length: 39' 5" | 12.03m
 - Width: 7' 8" | 2.35m
 - Height: 7' 9" | 2.39m
 - Floor Area: 300 Square Foot | 28 Square Meters
 - Volume: 2,385ft³ | 67.5m³
- Door Opening Width: 7' 8" | 2.34m
- Door Opening Height: 7' 5" | 2.28m
- Weight: 8,360lb | 3,800kg



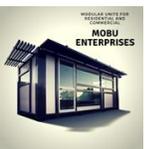
CONTAINER SIZE EXPLAINED

20 FOOT HIGH CUBE DIMENSIONS

- External
 - Length: 20' 0" | 6.06m
 - Width: 8' 0" | 2.44m
 - Height: 8' 6" | 2.60m
- Internal
 - Length: 19' 2" | 5.84m
 - Width: 7' 8" | 2.35m
 - Height: 8' 8" | 2.64m
- Door Opening Width: 7' 8" | 2.34m
- Door Opening Height: 8' 4" | 2.54m

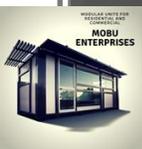
40 FOOT DIMENSIONS

- External
 - Length: 40' 0" | 12.2m
 - Width: 8' 0" | 2.44m
 - Height: 8' 6" | 2.60m
- Internal
 - Length: 39' 5" | 12.03m
 - Width: 7' 8" | 2.35m
 - Height: 8' 8" | 2.64m
- Door Opening Width: 7' 8" | 2.34m
- Door Opening Height: 8' 4" | 2.54m



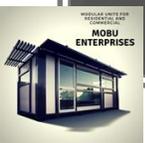
MOBUCOM 1

ARTS CENTER
RENDERING;
10000SF; 40-40FT
CONTAINERS



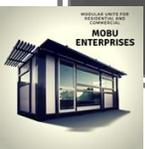
MOBUCOM 2

MIXED USE
RENDERING; 2
BUILDINGS, COM
SPACE ON LOW LEVEL;
6 STORY, 440 UNIT



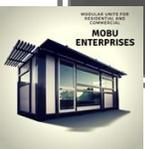
MOBUCOM 3

RESTURANT/BUSINESS
COMPLEX RENDERING; 24
CONTAINERS USED
16: 20 FEET FOR
RESTAURANT, 8 FOR OFFICE



MOBUCOM 4

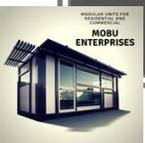
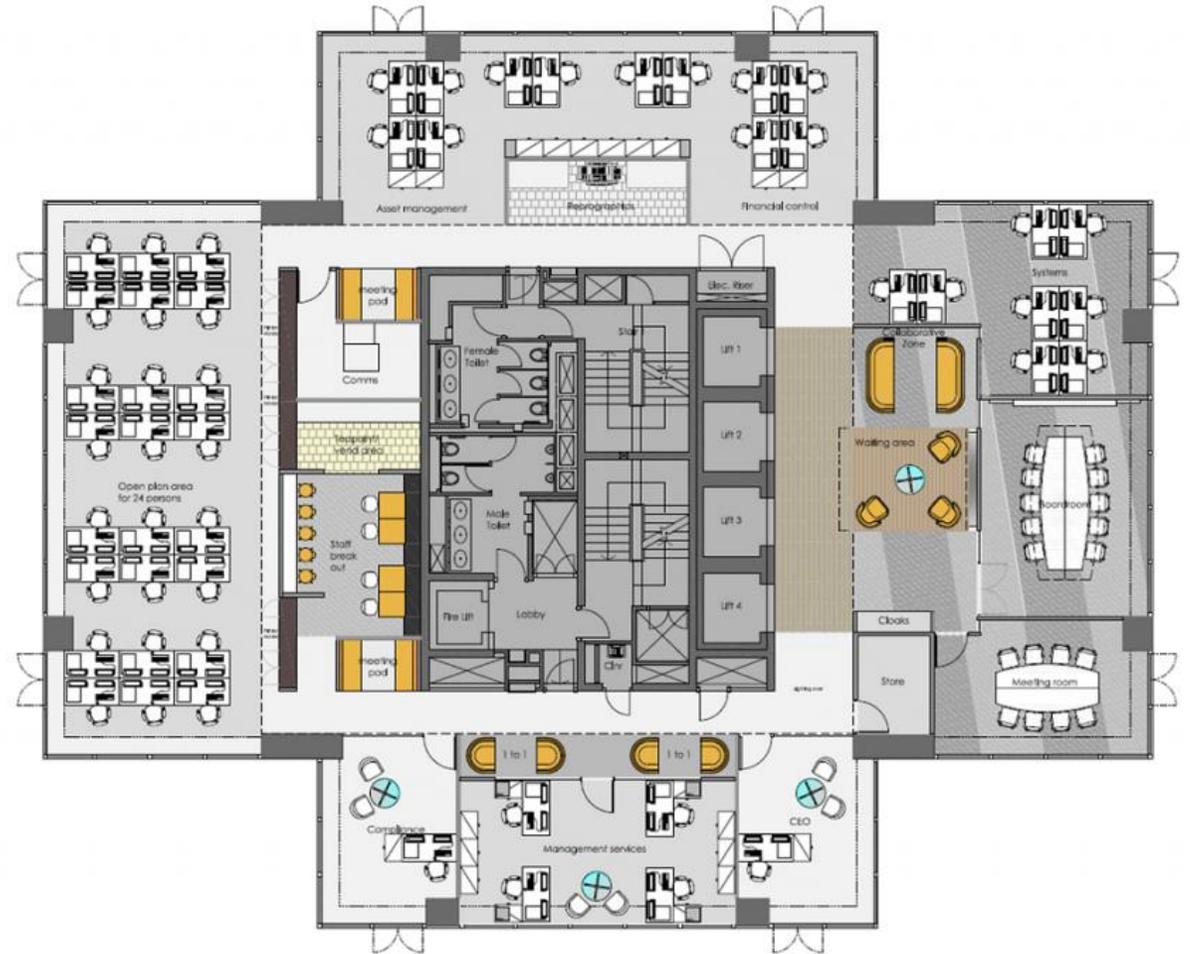
20 FT MINI OFFICE



MOBUCOM FLOOR PLANS

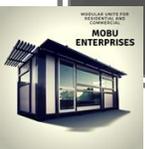
1

CO-WORKING SPACE



MOBUCOM FLOOR PLANS 2

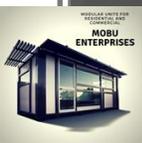
HOSTEL 53 UNITS; 15
.5 BATHS



MOBUCOM FLOOR PLANS

3

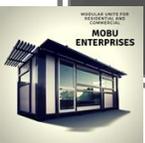
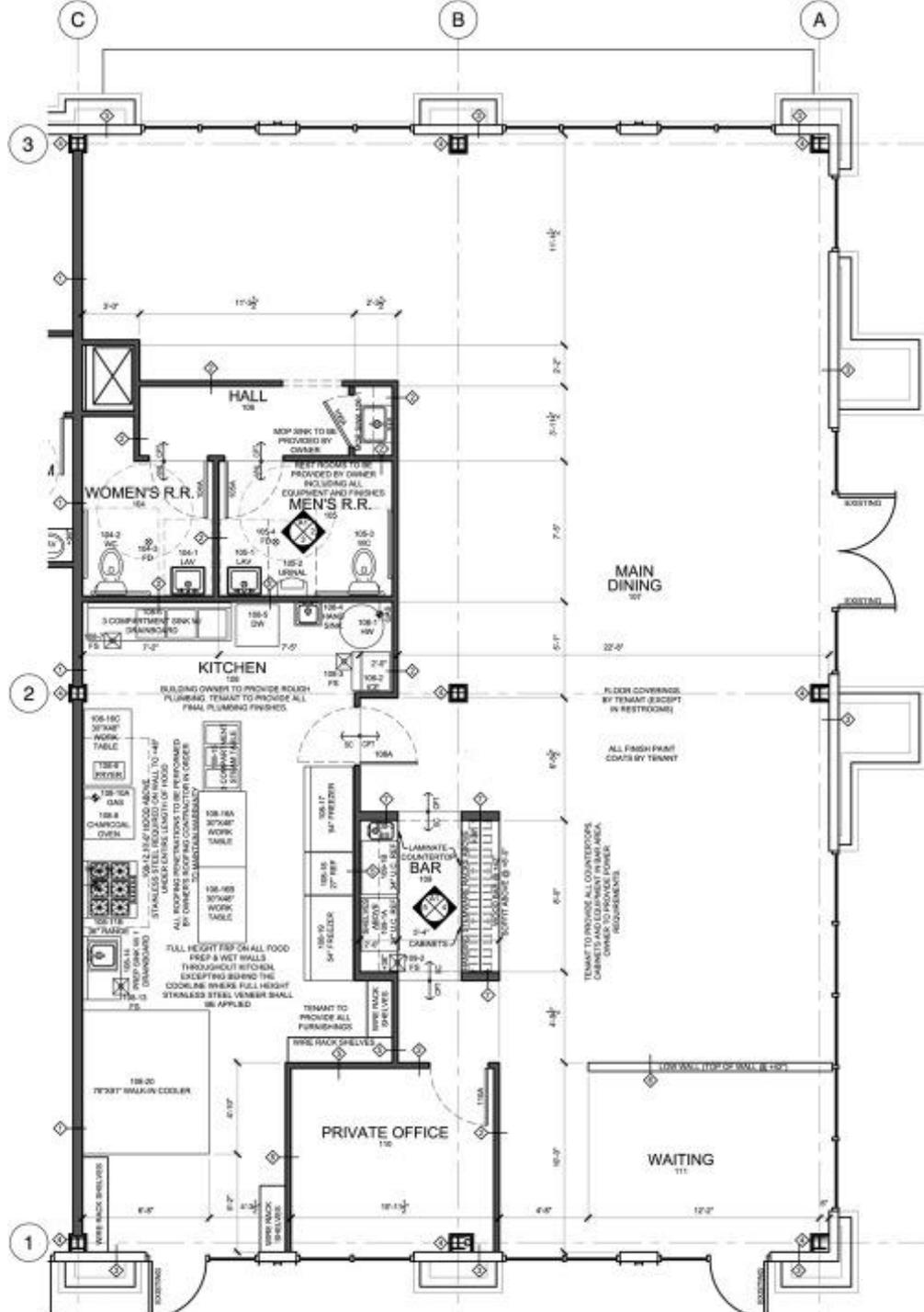
HOTEL RESORT; 18
UNITS=11 EXECUTIVE
STUDIOS, 4
2BEDROOMS, 4
STUDIOS



MOBUCOM FLOOR PLANS

4

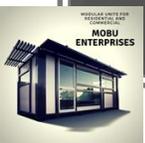
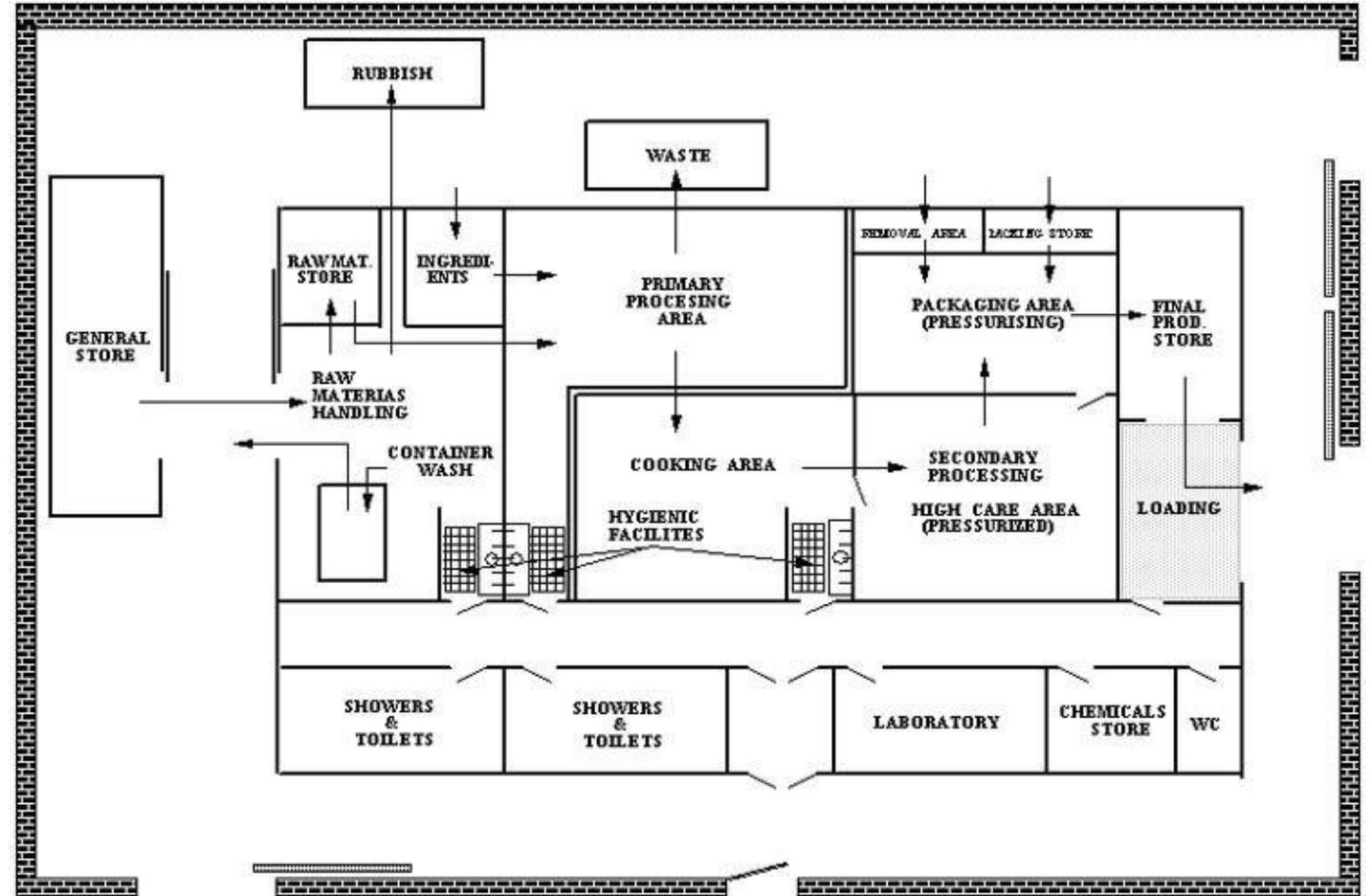
RESTAURANT

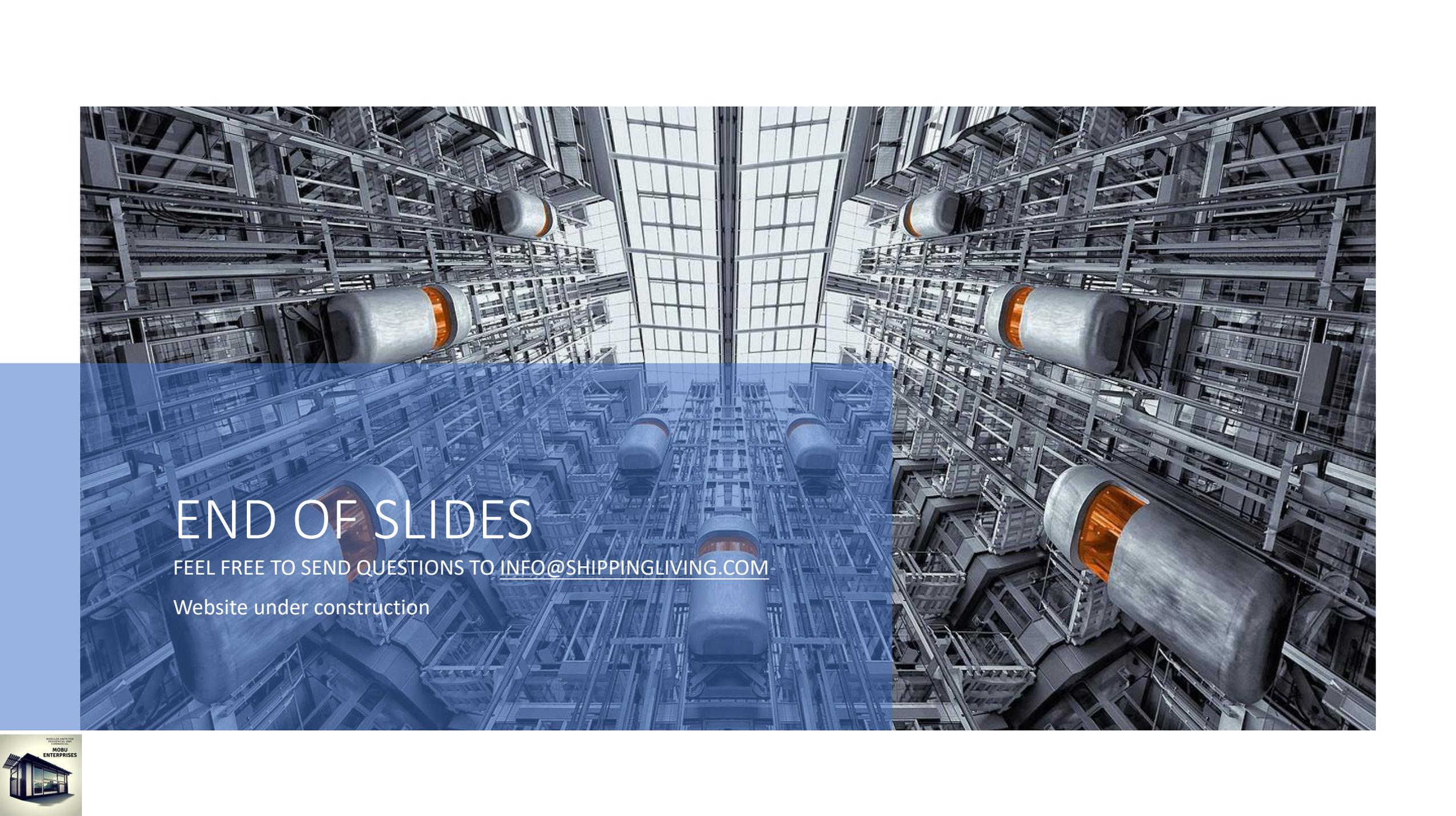


MOBUCOM FLOOR PLANS

5

FACTORY





END OF SLIDES

FEEL FREE TO SEND QUESTIONS TO INFO@SHIPPINGLIVING.COM

Website under construction