



# *Roving.Live*

--- A HOME away from home ---

JH Century Corp

FUTURE LIVING LIFESTYLE REDEFINED TODAY

New York, U.S.A.

# *Roving.Live*

---- A HOME away from home ----

**A PLACE** you can enjoy, own, share and generate profit simultaneously

**A STYLE** of Refreshing, Detoxing, *Roving live*

**A TIME** when your free time is also nature time

**A SHARING** ecosystem not only share fresh wood & nature but hope and dreams

**An ESCAPE** from the city and normal life

**A LIFE TIME INVESTMENT** you can be proud of

# *Roving.Live* Sharing Ecosystem - Tag the *Rovers*

## Landlords

Government,  
Campsite  
&  
Locals who  
have land on  
hand.



## House Owners

Those who  
purchase Roving.  
Live mobile  
modular Houses.



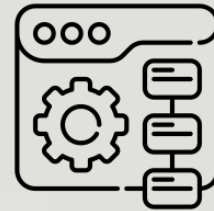
## *Roving.Live*

Provide mobile  
villas, prepare for the  
construction of a  
shared houses, and  
build a Roving. Live  
cloud platform.



## Operation Management Team

Experienced bnb  
managers responsible  
for the operation and  
management of  
shared houses

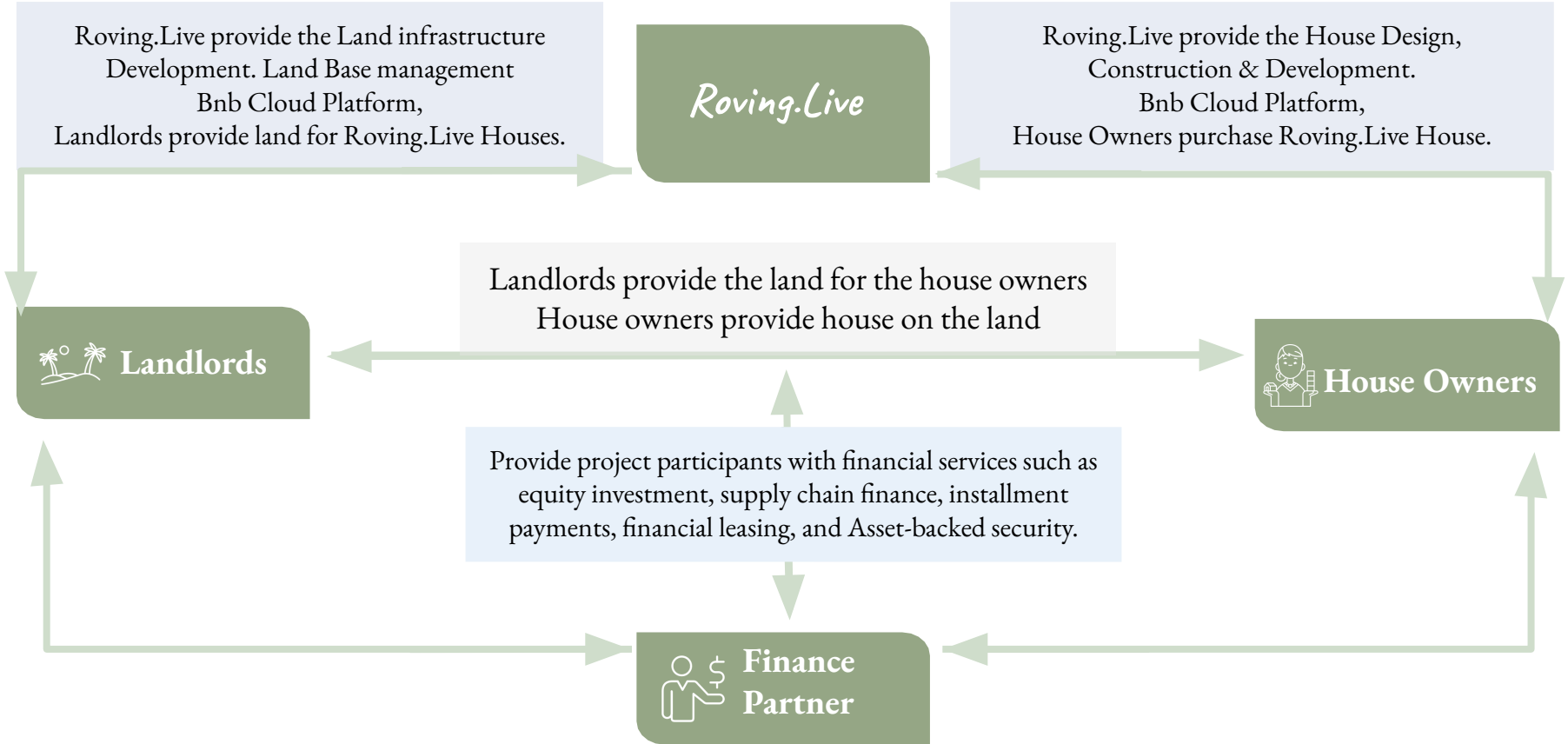


## Third-party finance

Provide project  
participants with  
financial services such  
as equity investment,  
supply chain finance,  
installment payments,  
financial leasing, and  
asset-backed security.



# Roving.Live Sharing Ecosystem



# What you will get as a *Rover* - Land Owner



## Landlord

- Greatly investment return.
- Traffic attraction.
- Sell your own local products.
- Environmental friendly
- Experienced third-party training and guidance.
- High ROI with a short period.
- Much lower cost and faster construction.

## Model 1 . Lease to Buy

- Roving. Live will eventually own the land and develop the land's infrastructure

## Model 2. Cabin shared in the land owners' land with profit sharing all the time

- Continued sharing model with landlord with attraction of traffic
- Profit sharing with absolute no investment

## Model 3. Campsite management and profit sharing

- Roving.Live will provide the listing+marketing+make sure cabins been rented
- Camp owner provide infrastructure & local management service and Profit sharing

# What you will get as a *Rover* - House Owner

## Options

- Own a unit with several of your friends and get profit sharing on it
- Own a unit or own a piece of a unit
- Own several units in different location
- Move/exchange your unit to a different location if you want
- Stay at the unit and enjoy if you want
- 15% returned every year of your investment



## *Roving.Live* House Owner

- Own a bad-ass unit with only \$80,000. 25% ROI
- Great Passive income
- Sharing vacation living space. Through the global Roving.Live platform, you can exchange vacation living space with whoever also bought Roving.live in all different base. NY to Seattle by one click
- High-quality after-sales service. Furniture, electrical appliances, sanitary ware, doors and windows are guaranteed for one year, and the house structure is guaranteed for five years.
- If you don't want this villa one day, you can contact us to sale it.

# *Roving.Live* Modular House Advantages

|                            | <i>Roving.Live</i>                                 | Cabin                            | Tent                            | RV             |
|----------------------------|--|----------------------------------|---------------------------------|----------------|
| Comfort                    | High   | High                             | Low                             | Med            |
| Utility                    | Self sufficient (or plugin)                        | Required                         | Do not offer                    | Outside plugin |
| Impact on Environment      | Minimal  | High                             | Minimal                         | Some           |
| Durability                 | Life time with minimal maintenance                 | Life time but higher maintenance | On average a few hundred nights | < 20 years     |
| Waterproof, Wind resistant | Yes  | Yes                              | No                              | Yes            |
| Fireproof                  | Yes  | No                               | No                              | No             |
| Smart System               | Included   | No                               | No                              | No             |
| Recycle                    | Yes, can be easily moved & recycled for other uses | No                               | No                              | No             |
| QR Access Key              | Yes, eliminate human service on-site               | No                               | No                              | No             |

# Project Development Overview

By end of 2nd quarter of 2022 - Setting up & Product Market Fit

- \$800k for R&D, 4 showroom build up in our NJ/NY manufacturing facility
- \$1mm for 5 units of Commercial model within Campsite setup
- \$1.4mm for 10 units of Residential/backyard sharing model setup
- \$1mm for Website/App Development, branding, VI design
- \$800k for Rental operation management launch + Bnb Cloud database setup

By end of 2023 - Scale up

- 260 units of Commercial model within Campsite
- 660 units of Residential/backyard sharing model
- Go-To Market; Optimization Sharing Model & Growth and Scal

By end of 2026 - Expanding branding leadership

- Maximizing ROI;
- IPO and Expanding Marketshare
- Total 5 years
  - 2425 units of Commercial model within Campsite
  - 6570 units of Residential/backyard sharing model



5 Years Financial Projection

| Model 1                | 2022       |             |             |              |             | 2023         |              |              |              |               | 2024          | 2025          | 2026          | 5 Years |
|------------------------|------------|-------------|-------------|--------------|-------------|--------------|--------------|--------------|--------------|---------------|---------------|---------------|---------------|---------|
|                        | 2Qt        | 3Qt         | 4 Qt        | Sub Total    | 1Qt         | 2Qt          | 3Qt          | 4 Qt         | Sub Total    | 2024          | 2025          | 2026          | 2027          |         |
| Number of Units 1      | 5          | 20          | 40          | 65           | 50          | 60           | 70           | 80           | 260          | 400           | 700           | 1000          | 2425          |         |
| Number of Units 2      | 10         | 40          | 60          | 110          | 100         | 130          | 180          | 250          | 660          | 1000          | 1800          | 3000          | 6570          |         |
| Total Unit             | 15         | 60          | 100         | 175          | 150         | 190          | 250          | 330          | 920          | 1400          | 2500          | 4000          | 8995          |         |
| Revenue/Sale           | \$975,000  | \$3,900,000 | \$6,500,000 | \$11,375,000 | \$9,750,000 | \$12,350,000 | \$16,250,000 | \$21,450,000 | \$59,800,000 | \$95,550,000  | \$178,750,000 | \$299,000,000 | 644,475,000   |         |
| Unit Cost              | 330,000    | 1,320,000   | 2,200,000   | 3,850,000    | 3,300,000   | 4,180,000    | 5,500,000    | 7,260,000    | 20,240,000   | 32,340,000    | 60,500,000    | 101,200,000   | 218,130,000   |         |
| Transportation         | 225,000    | 900,000     | 1,500,000   | 2,625,000    | 2,250,000   | 2,850,000    | 3,750,000    | 4,950,000    | 13,800,000   | 22,050,000    | 41,250,000    | 69,000,000    | 148,725,000   |         |
| Custom Duty            | 82,500     | 330,000     | 550,000     | 962,500      | 825,000     | 1,045,000    | 1,375,000    | 1,815,000    | 5,060,000    | 8,085,000     | 15,125,000    | 25,300,000    | 54,532,500    |         |
| Sub Total Cost         | 637,500    | 2,550,000   | 4,250,000   | 7,437,500    | 6,375,000   | 8,075,000    | 10,625,000   | 14,025,000   | 39,100,000   | 62,475,000    | 116,875,000   | 195,500,000   | 421,387,500   |         |
| Gross Profit/Sale      | 337,500    | 1,350,000   | 2,250,000   | 3,937,500    | 3,375,000   | 4,275,000    | 5,625,000    | 7,425,000    | 20,700,000   | 33,075,000    | 61,875,000    | 103,500,000   | 223,087,500   |         |
| Model 1 Rental         | 360        | 1,800       | 4,680       | 6,840        | 8,280       | 12,600       | 17,640       | 23,400       | 61,920       | 138,600       | 340,200       | 628,200       | 1,175,760     |         |
| Model 2 Rental         | 720        | 3600        | 7920        | 12240        | 15120       | 24480        | 37440        | 55440        | 132480       | 420480        | 938880        | 1802880       | 3,306,960     |         |
| Total Days             | 1,080      | 5,400       | 12,600      | 19,080       | 23,400      | 37,080       | 55,080       | 78,840       | 194,400      | 559,080       | 1,279,080     | 2,431,080     | 4,482,720     |         |
| Unit Rental            | \$72,000   | \$360,000   | \$936,000   | \$1,368,000  | \$1,656,000 | \$2,520,000  | \$3,528,000  | \$4,680,000  | \$12,384,000 | \$35,424,000  | \$75,744,000  | \$133,344,000 | \$258,264,000 |         |
| Unit Rental            | \$144,000  | \$720,000   | \$1,728,000 | \$2,592,000  | \$3,456,000 | \$5,328,000  | \$7,920,000  | \$11,520,000 | \$28,224,000 | \$85,824,000  | \$189,504,000 | \$362,304,000 | \$668,448,000 |         |
| Revenue/Rental         | \$216,000  | \$1,080,000 | \$2,664,000 | \$3,960,000  | \$5,112,000 | \$7,848,000  | \$11,448,000 | \$16,200,000 | \$40,608,000 | \$121,248,000 | \$265,248,000 | \$495,648,000 | \$926,712,000 |         |
| Direct Cost/Rental     |            |             |             |              |             |              |              |              |              |               |               |               |               |         |
| Cleaning               | 43,200     | 216,000     | 504,000     | 763,200      | 936,000     | 1,483,200    | 2,203,200    | 3,153,600    | 7,776,000    | 22,363,200    | 51,163,200    | 97,243,200    | 179,308,800   |         |
| Utility                | 12,960     | 64,800      | 151,200     | 228,960      | 280,800     | 444,960      | 660,960      | 946,080      | 2,332,800    | 6,708,960     | 15,348,960    | 29,172,960    | 53,792,640    |         |
| Room Supply            | 10,800     | 54,000      | 126,000     | 190,800      | 234,000     | 370,800      | 550,800      | 788,400      | 1,944,000    | 5,870,340     | 13,430,340    | 25,526,340    | 46,961,820    |         |
| Maintenance            | 16,200     | 81,000      | 81,000      | 178,200      | 351,000     | 556,200      | 826,200      | 1,182,600    | 2,916,000    | 3,061,800     | 3,214,890     | 3,375,635     | 12,746,525    |         |
| Miscellaneous          | 10,800     | 54,000      | 126,000     | 190,800      | 234,000     | 370,800      | 550,800      | 788,400      | 1,944,000    | 5,870,340     | 13,430,340    | 25,526,340    | 46,961,820    |         |
| Sub Total              | 93,960     | 469,800     | 988,200     | 1,551,960    | 2,035,800   | 3,225,960    | 4,791,960    | 6,859,080    | 16,912,800   | 43,874,640    | 96,587,730    | 180,844,475   | 339,771,605   |         |
| Gross profit/Rental    | 122,040    | 610,200     | 1,675,800   | 2,408,040    | 3,076,200   | 4,622,040    | 6,656,040    | 9,340,920    | 23,695,200   | 77,373,360    | 168,660,270   | 314,803,526   | 586,940,396   |         |
| Model 1 Profit Sharing |            |             |             |              |             |              |              |              |              |               |               |               |               |         |
| Land Owner 1           | 8,640      | 43,200      | 112,320     | 164,160      | 198,720     | 302,400      | 423,360      | 561,600      | 1,486,080    | 4,250,880     | 9,089,280     | 16,001,280    | 30,991,680    |         |
| Unit Owner 1           | 12,960     | 64,800      | 64,800      | 142,560      | 298,080     | 453,600      | 635,040      | 842,400      | 2,229,120    | 6,376,320     | 13,633,920    | 24,001,920    | 46,383,840    |         |
| Land/Unit Owner        | 43,200     | 216,000     | 216,000     | 475,200      | 1,036,800   | 1,598,400    | 2,376,000    | 3,456,000    | 8,467,200    | 25,747,200    | 56,851,200    | 108,691,200   | 200,232,000   |         |
| Operator               | 43,200     | 216,000     | 216,000     | 475,200      | 1,022,400   | 1,569,600    | 2,289,600    | 3,240,000    | 8,121,600    | 24,249,600    | 53,049,600    | 99,129,600    | 185,025,600   |         |
| Gross Profit Sub Total | 380,700    | 1,566,000   | 2,466,000   | 4,412,700    | 4,397,400   | 5,844,600    | 7,914,600    | 10,665,000   | 28,821,600   | 57,324,600    | 114,924,600   | 202,629,600   | 408,113,100   |         |
| Over Head              |            |             |             |              |             |              |              |              |              |               |               |               |               |         |
| Admin                  | 375,000    | 375,000     | 375,000     | 1,125,000    | 450,000     | 450,000      | 450,000      | 450,000      | 1,800,000    | 2,160,000     | 2,592,000     | 3,240,000     | 10,917,000    |         |
| Marketing              | 300,000    | 300,000     | 300,000     | 900,000      | 330,000     | 330,000      | 330,000      | 330,000      | 1,320,000    | 1,584,000     | 1,900,800     | 2,376,000     | 8,080,800     |         |
| Labor                  | 500,000    | 500,000     | 500,000     | 1,500,000    | 550,000     | 550,000      | 550,000      | 550,000      | 2,200,000    | 2,640,000     | 3,168,000     | 3,960,000     | 13,468,000    |         |
| Office Rent            | 250,000    | 250,000     | 250,000     | 750,000      | 275,000     | 275,000      | 275,000      | 275,000      | 1,100,000    | 1,210,000     | 1,331,000     | 1,464,100     | 5,855,100     |         |
| Travel/Meal            | 125,000    | 125,000     | 125,000     | 375,000      | 131,250     | 131,250      | 131,250      | 131,250      | 525,000      | 551,250       | 578,813       | 607,753       | 2,637,816     |         |
| Website/Social Media   | 75,000     | 75,000      | 75,000      | 225,000      | 78,750      | 78,750       | 78,750       | 78,750       | 315,000      | 330,750       | 347,288       | 364,652       | 1,582,689     |         |
| Insurance              | 125,000    | 125,000     | 125,000     | 375,000      | 131,250     | 131,250      | 131,250      | 131,250      | 525,000      | 551,250       | 578,813       | 607,753       | 2,637,816     |         |
| Sub Total              | 1,750,000  | 1,750,000   | 1,750,000   | 5,250,000    | 1,946,250   | 1,946,250    | 1,946,250    | 1,946,250    | 7,785,000    | 9,027,250     | 10,496,713    | 12,620,258    | 45,179,221    |         |
| EBITDA                 | -1,369,300 | -184,000    | 716,000     | -837,300     | 2,451,150   | 3,898,350    | 5,968,350    | 8,718,750    | 21,036,600   | 48,297,350    | 104,427,888   | 190,009,342   | 362,933,879   |         |

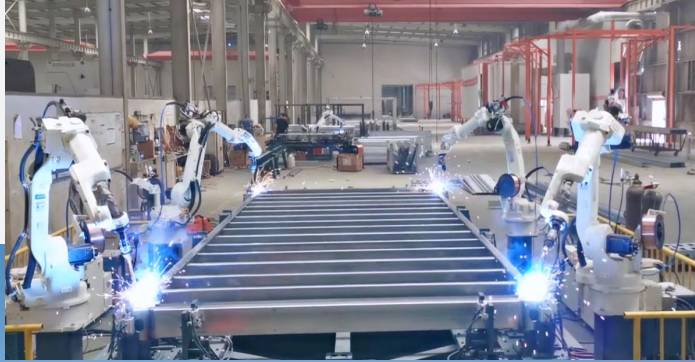
## Why This Market

No doubt the investors are looking at the overall market, whose numbers are compelling. According to one trade association, the outdoor recreation industry represents an \$887 billion opportunity, with Americans shelling out \$24 billion annually on campsites alone.

Camping is a major recreational activity in the U.S., with 61 percent of U.S. households (77 million) camps at least occasionally. The number of campers who camp three times or more each year – the most avid campers – has increased by 64 percent from 11 million households in 2014 to 18 million households in 2017.

Campers logged a collective 587.2 million camping days in 2017 (source: 2017 American Camper Report). Out of that, about 17% or 100 million nights were spent in Cabins, with an average price of \$60-\$120.





## Advantages of Modular Construction

- **Cost Effective:** Modular structure that can be reproduced consistently and efficiently within short time. Savings on construction is estimated to be at least 25% to 30%.
- **Accelerated Results:** Prefabricated modular structure is easy and quick to install on site.
- **Smart Process:** Modular units come with pre-installed smart systems for easy operation.
- **Simultaneous Construction:** Modular construction allows for multiple construction stages to be undertaken simultaneously.
- **Highly Customizable:** Choose from our pre-designed features or work with our dedicated design team to customize for any application.
- **Durable:** Fireproof and water resistant.





## Why Us

Our founding team has on average 20+ years experience in manufacturing and global supply chain. JH Century Corp also holds equity in PTH (Zhejiang Putian Integrated Housing Co., Ltd.) established in 1998 and completed more than 2,000 projects in over 100 countries.

JH Century Corp has established a NJ based facility (25,000 sq. ft.) dedicated to R&D and customary design for the U.S. market. Along with its manufacturing partner, annual production capacity is over 5 million sq. ft. And we have a team of 100+ design and technical engineers to help bring best products to customers.



## Supply Chain Advantages

### **Strong Supplier Relationships**

By focusing on maintaining strong relationships with our supply chain partners, we can provide great flexibility in response to demand surges.

### **Strategic Inventory Management**

Retaining a lean, streamlined inventory management system is especially important at JH Century, our inventory-tracking mechanism have provided the company with a strong competitive edge.

### **Sustainability Focus**

Our goal is to create a closed-loop supply chain, meaning that eventually every product would be made solely from recyclable or renewable products.

### **Ethical Sourcing**

We provide customers with peace of mind that we're supporting ethical businesses — an increasingly important factor for today's consumers.

# Our Team

## Jonathan Ho President

Actively involved in the Cannabis Industry since 2011. Jonathan founded LIIF Group Inc in 2018. He is also the Co-founder of Asia Hemp Business Association and a Senior Advisor to US HEMP Trade Association.

## Jen Wang Strategic Advisor

Jen has over 20 years of finance and management experience. Advised on billion-dollar projects including international M&A, IPOs, real estate, healthcare and technology investments.

## Mohamed Ahmed Partner

Directed sales and distribution for STI PREPAID. From its beginnings in 2001 through 2007, STI PREPAID did over \$1 billion in sales. The company sold to Leucadia National in 2007 for \$120 million. Will head up sales efforts with his experience and bring new opportunities and relationships.

## Guoxiong Chen Chief Engineer

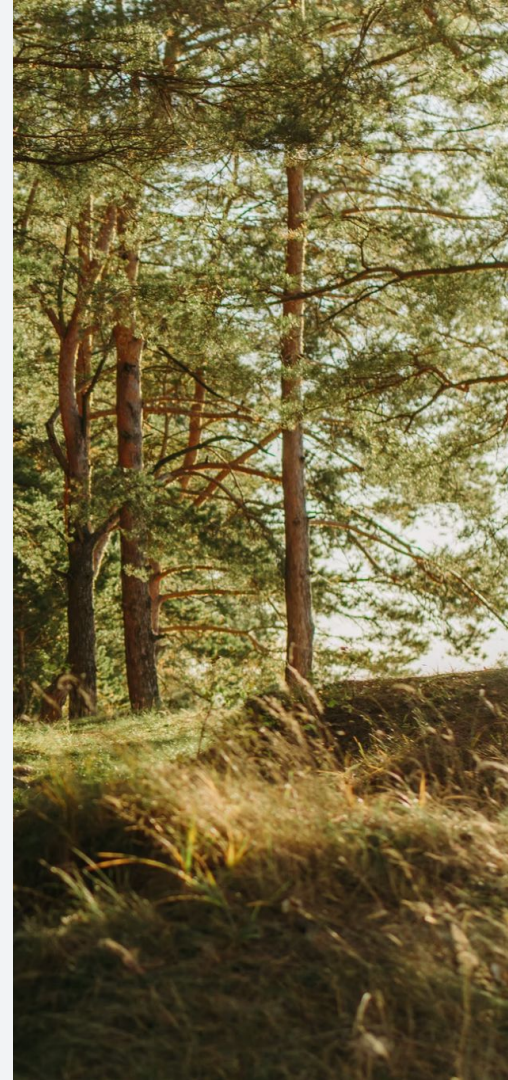
He has over over 20+ years of engineering experience and extensive knowledge of the practical application of science and technology.


## Greg Payne Partner

Greg has over 30 years of experience working and leading on some of the largest information transformation projects in the world.

## Xinyi Zhu Partner

10+ years of a diverse portfolio of experience in research, consulting, business development, and marketing strategy optimization. Engineering professional possesses a wide range of research skill-sets and strong analytical acumen. eMBA candidate from HBS, a Master's from NYU.



A modern, minimalist wooden cabin with a gabled roof and large windows is situated in a lush, green forest. In the foreground, a group of people are sitting on the grass, engaged in conversation. Two people are standing on the left, one with a backpack and a shopping bag. The scene is bright and sunny, with trees and foliage in the background.

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# Appendix I:

## Growing Anywhere

*JH Century has formed a joint venture with New York based company Growboxco LLC to deliver future turn-key growing solutions to any space.*

### Modular Growing Unit Features:

- Remote management controlling the growing environment
- 24/7 Security
- Relocatable: toll and drop
- Year Around Grows
- Flexible options: Hydroponic, Soil, or Customization

