

Reg A Investor Presentation



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Introduction

Integrated approach to legislative, political, and code related homebuilding issues through technology

Patent-protected technology for entire NileBuilt process

Privately held Tech. Enabled Real Estate Developer

30 Years of Industry Experience, Second Generation

Hybrid on-site, and modular patented non-combustible, net-zero energy building system

Decentralized Production for quick scalability

Only California Code Compliant product that meets mandates allowing for Permits in any market

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Patent #11,885,132 - *The most essential patent for the advancement of housing in the 21st century.*

- Method of manufacturing
- Material make up of wall panel
- Final assembly of home

First to market with vertical application of macro-fiber reinforcement in vertical wall applications

Game changing technology to create light-weight, high R-value, and mass wall panel

Final assembly of home creates Class A fire rating with high thermal mass, which sets the stage for cost-effective net-zero performance

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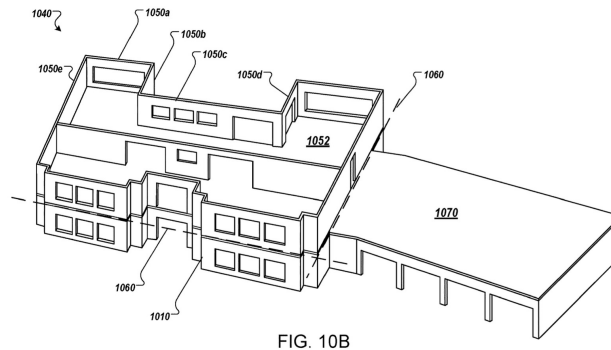


FIG. 10B



US011885132B2

(12) **United States Patent**
Long et al.

(10) **Patent No.:** US 11,885,132 B2
(45) **Date of Patent:** Jan. 30, 2024

(54) **NON-COMBUSTIBLE, NET-ZERO ENERGY BUILDING SYSTEMS**

2250/03 (2013.01); B32B 2250/40 (2013.01); B32B 2262/0253 (2013.01); B32B 2307/304 (2013.01); B32B 2307/514 (2013.01); B32B

U.S. Patent Jan. 30, 2024 Sheet 4 of 11 US 11,885,132 B2

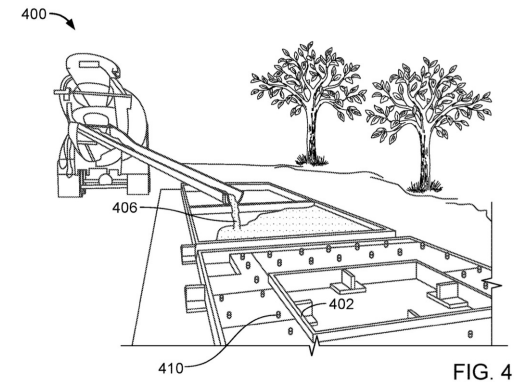
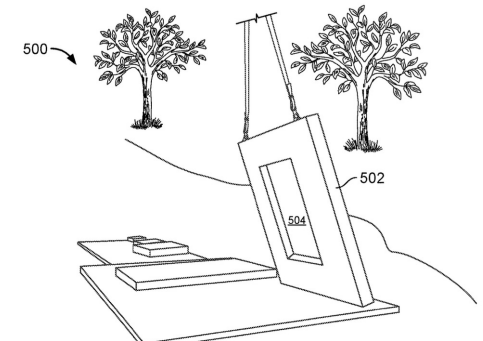


FIG. 4



U.S. Patent
Jan. 30, 2024
Sheet 8 of 11
US 11,885,132 B2

California Housing Needs

State has affordable housing mandate that no city has been able to comply with which has led to litigation

Short 3.5 million homes

Orange County mandate for 10,000 new homes by 2030

Lack of supply has driven housing costs up by as much as 44% in some areas

Production Builders face too many headwinds to build in the State with outdated building practices and technology

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Why are we in a Housing Crisis?

Production Builders control market (top 12 control 90%+ of housing outputs)

Constricted supply benefits Wall Street valuations

Climate events have driven stronger building codes and insurance requirements

Inefficient building practices and outmoded tech. cannot keep up with population increase/demand

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CA Code Compliance/Permits

State fire maps have been redrawn making a large amount of land unusable

Power utilities are refusing new developments because infrastructure cannot support

Insurance companies are leaving the state due to “climate events”, and cannot afford rebuild costs due to increased housing values

NIMBY's and most of the general public do not support corporate production builders in the State

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California Building Codes (CEC)

International Code Counsel ICC-ESR almost complete

Structural testing complete validating 50,000 lbs of compressive downforce strength, and elasticity in panels

Fire testing validates min 4-hour fire rating on wall system, and Class-A fire rating on entire structure

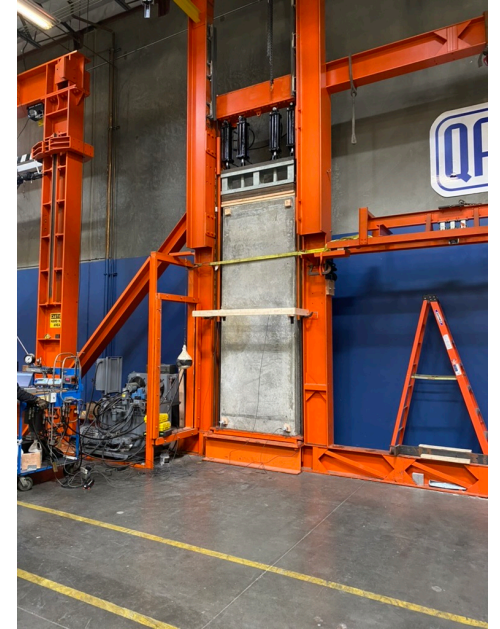
First company to develop and validate net-zero home technology with DOE in 2007

California Energy Commission (CEC) and State mandates position NileBuilt tech as min. code standard for residential construction

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Land Opportunities

Ready to Build Distressed:

Production builder or developer owned, but cannot perform due to lack of profitability, or code compliance to obtain permits

Ready to Develop Open:

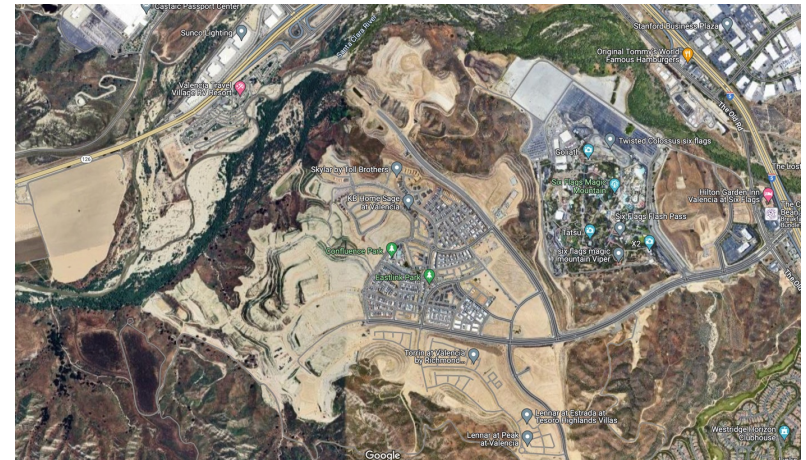
Public or privately owned land now unusable in S. CA after fire maps have been redrawn, and/or lack of supporting infrastructure (i.e. power, water, sewer)

NileBuilt homes meet or exceed all California mandates, are non-combustible, and net-zero, allowing for permits because we are low-impact on the environment and infrastructure

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Public/Private Land Partnerships

Affordable Villas
1,100 sf – 2,200 sf

Opportunity to open up public land use for R1 zoning in areas currently prohibited for development due to fire concerns, power-use, and infrastructure restrictions

Negotiating price cap at affordable housing indexes in exchange for discounted land for Villa developments

Public Bond issuance assistance for sustainable infrastructure possible

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Office of the Governor Economic Development

Low-income tax incentives available
for affordable homes

Tax incentives for higher-income
earners for Villas to offset loan down
payment

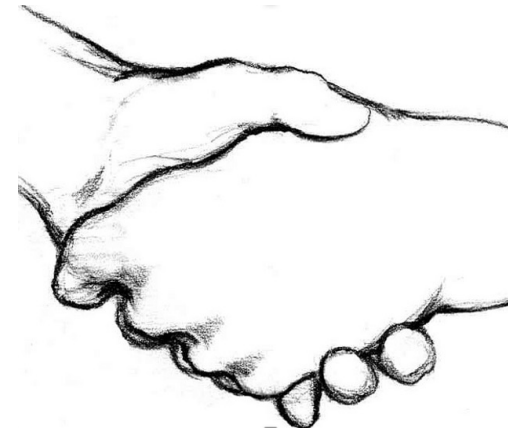
Program similar to Clean Vehicle
Rebate Program credit for EV's/Tesla

Job training programs through
Community Colleges/Vocational
Programs

Sales tax abatement program on
materials for construction

High-tech manufacturing tax
incentives

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Habitat for Humanity

Will help introduce NileBuilt to the affordable housing market

Begin conversations at municipal level about land use for Villas and other affordable offerings

Office of the Governor Economic Development is interested in offering additional incentives

Quick to build, durable, low-operating cost homes that will help HFH expand its offering

Great opportunity to help those in need of affordable housing

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Financial Modeling

Decentralized on-site production of building elements allows for unlimited location scalability

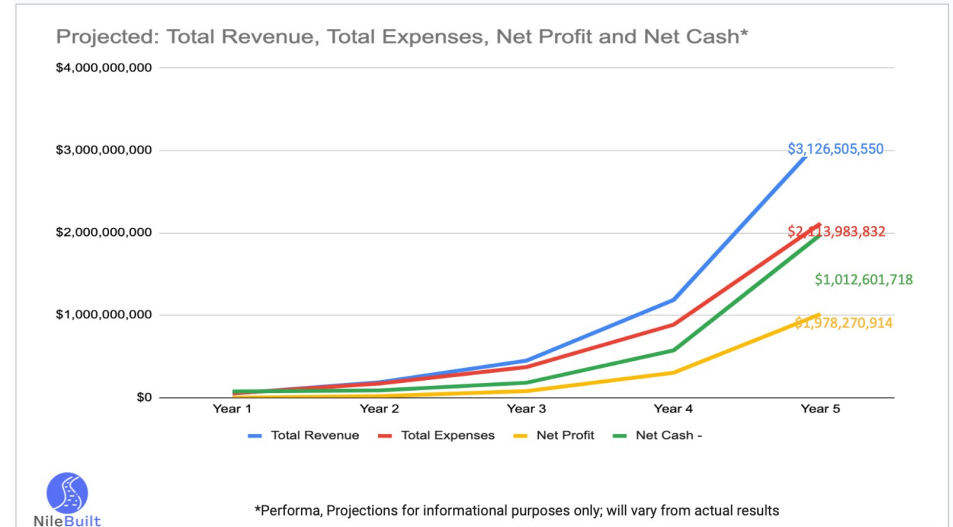
Housing shortage in CA alone is a multi-trillion dollar opportunity

NileBuilt is the only code based and mandate engineered product on the market to begin solving these issues

Business model requires no CAPEX for facility, only residential-grade equipment, hiring of staff, and sub-contractors to execute

We are actively building today!

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	Year 1	Year 2	Year 3	Year 4	Year 5
Total Revenue	\$ 48,000,000	\$ 185,240,000	\$ 448,305,000	\$ 1,184,656,550	\$ 3,126,585,550
Total Expenses	\$ 49,982,974	\$ 169,350,596	\$ 369,809,553	\$ 883,886,496	\$ 2,113,983,832
Net Profit	\$ (1,982,974)	\$ 15,889,404	\$ 78,495,447	\$ 300,770,054	\$ 1,012,601,718
Cash & Cash Equivalent - Operations	\$ (1,982,974)	\$ 13,906,430	\$ 92,401,877	\$ 393,171,931	\$ 1,405,773,650
Equity Capital - Financing activity	\$ 75,000,000				
Net Cash -	\$ 73,017,026	\$ 86,923,455	\$ 179,325,332	\$ 572,497,264	\$ 1,978,270,914

Sales Revenue Growth (%)	0.00%	285.92%	142.01%	164.25%	163.92%
% of Net Profit	-4.1%	8.6%	17.5%	25.4%	32.4%
# of Units	57	200	440	1057	2536

*Performa, Projections for informational purposes only; will vary from actual results



Valuation Metrics

Boxabl 3.8B - Raised 150MM through Crowd Funding

ICON 12B - Venture Capital and Lennar backed

VeeV 28B - Venture Capital backed 600MM raised

NileBuilt, Corp. 3.2B – Reg A, 506c, and IPO planned

These technologies do not address code related headwinds

Concepts only, require testing, code approvals, factories constructed, and channels to market

NileBuilt is based upon two generations, and 27 years of R&D to establish this platform

NileBuilt is 100% ready for market and building today!

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Investment Metrics

Reg A Public Offering

Minimum investment of \$500

\$5.00 per share

15 million shares offered

75 million-dollar total raise

Priority Access to future Home Offerings

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Thank you

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