

BOXABL

Pitch Deck

Where housing meets
mass production.

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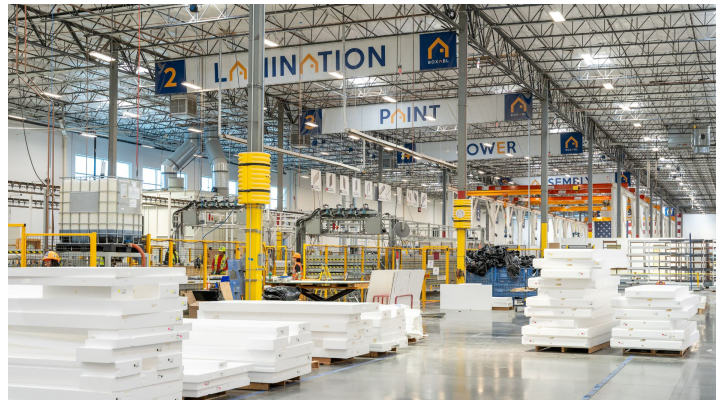
What is it?

BOXABL

BOXABL builds houses at our factory in Las Vegas.

Starting with ADUs, we plan to build most residential buildings like single family, apartments and more.

The goal is to produce a house that costs far less and is faster to build than traditional homes by leveraging assembly line mass production.



The Problem

BOXABL

Housing is too expensive and slow to build.

The USA is short over ~4.5 million houses.

Construction costs continue to go up and shortages of skilled labor compound the problem.

Half of American renters pay more than 30% of income on housing.

Everyone knows housing is a problem. BOXABL plans to fix that.



National Low Income Housing Coalition

<https://nlihc.org> › explore-issues › why-we-care › problem

The Problem

Record-breaking numbers of families cannot afford a decent place to call home: Nationally, there is a shortage of more than 7 million affordable homes for our nation's 10.8 million plus extremely low-income...



Harvard Business Review

<https://hbr.org> › 2024/09 › the-market-alone-cant-fix-t...

The Market Alone Can't Fix the U.S. Housing Crisis

Sep 12, 2024 — The United States is experiencing a serious **housing crisis**, and has been for a long time. Growth in rents continues to exceed overall price inflation. Mortgage rates have been at a multi-...



National Association of Home Builders

<https://www.nahb.org> › advocacy › top-priorities › solv...

Solving the Housing Affordability Crisis | NAHB

Explore how to **address the housing affordability crisis** through federal, state and local advocacy to reduce building costs, increase housing supply, and provide diverse housing choices. Learn more about...



Econofact

<https://econofact.org> › hitting-home-housing-affordabil...

Hitting Home: Housing Affordability in the U.S.

Mar 14, 2024 — **Median house prices are now 6 times the median income**, up from 4-5 times 20 years ago. The ratio of median rents to median income rose from 25 to 30%.

Why the Factory?

BOXABL



RIGHT

The Ford F-150 factory in Michigan builds one truck approximately every **53 seconds**.



WRONG

A single family home takes an average of **7 months** to be built.

The mission of BOXABL is to **mass produce homes** in a factory at a rate and price never before thought possible. This is how we fix the housing crisis. Mass production on the scale of the automakers is the only way to dramatically reduce labor, material costs, and more.

Shipping Technology

BOXABL

BOXABL house



Traditional factory built house



Regular factory built houses are expensive to ship, requiring special permits and follow cars. This leads to small regional factories that can't take advantage of cost savings from mass production.

BOXABL houses fold up so they can ship cost effectively without wide load permits. This is the key to enabling mass production. One BOXABL factory can serve a large geographic area.

Manufacturing Technology

BOXABL



New building materials and manufacturing methods compatible with automation expected to **dramatically reduce material and labor costs.**

Building Technology

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A system of rooms that stack and connect to create many different buildings.



We plan for a system where our customers configure and customize them onsite to build thousands of building types- BOXABL is not a tiny house company.

A Better Building

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Energy efficient building via a perfectly tight envelope and limited thermal bridging, ~½ energy consumption



Water resistant, flooding will cause less damage to structure, less mold, less rot



Hurricane wind rated, also resistant to flying debris



Snow load rated for most of the United States



Fire resistant, Interior and exterior has all non combustible material



Building materials that are less likely rot/degrade and are **extremely durable**



Ships approximately **2-3x more square feet** per load, without oversize shipping fees



Green friendly sustainable buildings and manufacturing process, **less carbon output** is the result of building in an efficient factory vs on site

Our Progress

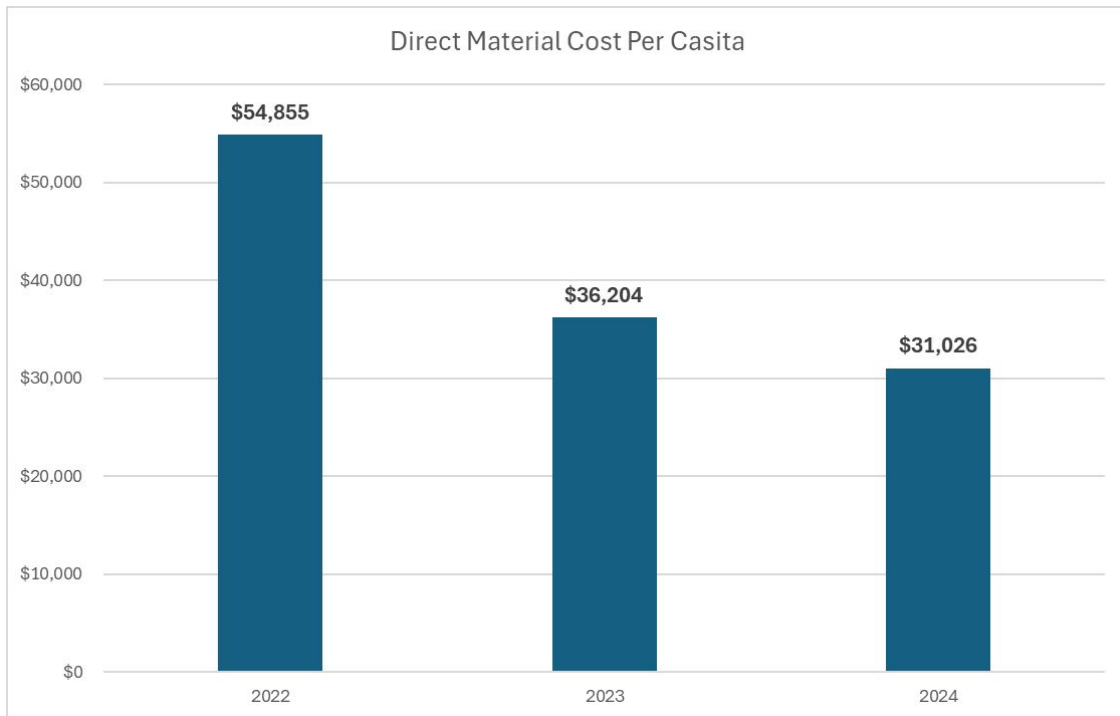


- 3 Factory buildings in Las Vegas, totaling 400,000 square ft
- Over 700 houses built
- 100+ employees
- 56 patent filings and patent applications
- \$170,000,000+ raised to fund our vision
- 40,000+ investors
- Single family, apartment, tiny house, ADU, and economy models available
- 190,000 customer inquiries through our website
- Viral sensation! Millions of followers on social media
- Exchange Act Reporting company regulated by the SEC
- Houses deployed in NV, CA, UT, OK, AZ, HI, VA, Cuba, and more

Material Cost Trends



We believe BOXABL can be the **lowest cost option** for building homes.



*Please note, this slide includes unaudited data

We believe in our principles, assembly line, scale, low cost labor, standardization, automation, bulk purchasing and more will lead to a lower cost than a guy swinging a hammer standing on a ladder in traditional field construction.

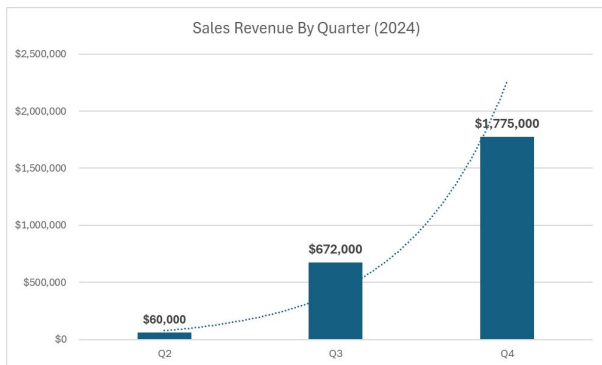
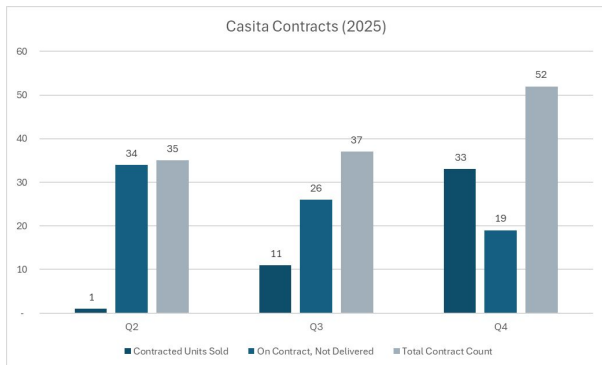
BOXABL's short terms goal is to continue development proving that the manufacturing capabilities and cost structures of the product can justify a new and massively scaled factory.

In order to dominate market share of the **trillion dollar construction industry**, the product needs to be the fastest and lowest cost option for developers. This should be possible with scaled production.

We believe our Casita product is already the lowest cost option on the market for similar products with space to go down further through scaling production more.

Sales Trends

BOXABL



We believe our current facility can manufacture approximately **4,000 units per year**, which if achieved represents over \$240M in projected annual revenue.

The sales cycle for buildings is long as the customers need time to prepare land, get permits, financing, and more. We believe our sales efforts will result in acceleration of purchase requests with the potential of maxing out our current production capacity.

BOXABL is more focused on development than sales in the short term. We believe as our per unit manufacturing costs and price continues to trend down, we will see **increased demand from developers** interested in reducing their construction costs and increasing their projected ROI.

Total company revenue through Q4 2024 \$16,500,000

*Please note, this slide includes unaudited data

The Plan

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Prove the concept in our Las Vegas factory then continue to scale.

Our goal is to someday produce **1 house per minute**. This is common practice with automobile manufacturers and other products.

We believe that if we can achieve this with houses our product will be the lowest cost building solution and we can gain massive market share. BOXABL wants to be the default option for developers to build communities by saving them money and time



Long Term Vision

We plan to build the **world's largest and most advanced housing factory**. This is the key to driving down labor and materials costs.

We aim for **vertical integration** of supply chains, smart home systems, financing, insurance and more.

We intend to make our shares listed on Nasdaq, conditioned on meeting listing conditions, and continue to raise capital to support our growth and achieve our vision.



Seeking additional capital to:

- Expand automation equipment
- Fund inventory
- Purchase real estate to develop our own housing communities

Roadmap - Phase 2 Begins

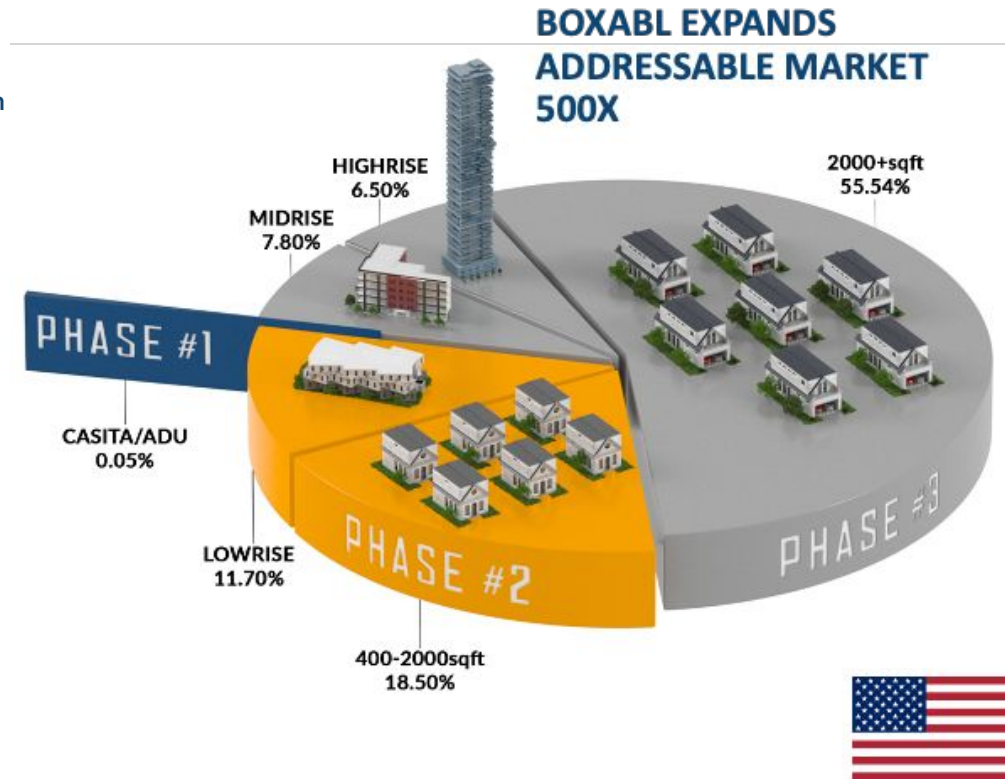
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Phase 1 complete

- ✓ Scale up factory
- ✓ Establish production
- ✓ Establish supply chain
- ✓ Engineer products and re engineer products based on real word experience
- ✓ Begin sales of minimum viable product (Casita)
- ✓ Receive regulatory approvals for initial markets
- ✓ Establish dealer network for initial markets

Phase 2 begins

- ✓ Engineer new product lineup (single family, apartments, baby and more)
 - Retool factory for new product lineup
 - Engage with B2B customers for larger developments
 - Upgrade factory with advanced automation
 - Receive regulatory approvals in remaining markets
- Establish dealer network for remaining markets
- Ramp up sales with fine tuned product offering and max out factory capacity



Long Term Vision

Phase 1 complete

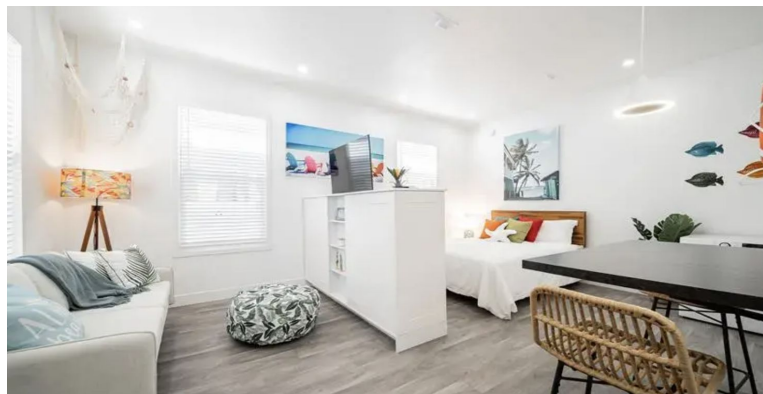
Casita- Our MVP product, a 361 square ft house complete with kitchen bathroom bed and couch. Perfect for the backyard accessory dwelling unit market, workforce housing, small communities government and more.

Phase 2 in progress

Single family, Apartments, Townhouses and More- Built using our new 3.0 building technology, these new products open up our potential markets, reduce manufacturing costs, reduce regulatory barriers and are a great fit for larger projects and larger customers

Baby Box- This is a \$20,000 living space (120sqft) built to the RV code. It is intended to be one of the lowest cost housing solutions ever built. It usually doesn't require permits, foundations, site prep and more- making it attainable and allowing BOXABL to ship to customers fast after they order realizing revenue quickly without the long lead time of permits and prep that comes along with the residential building code products.

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International Expansion

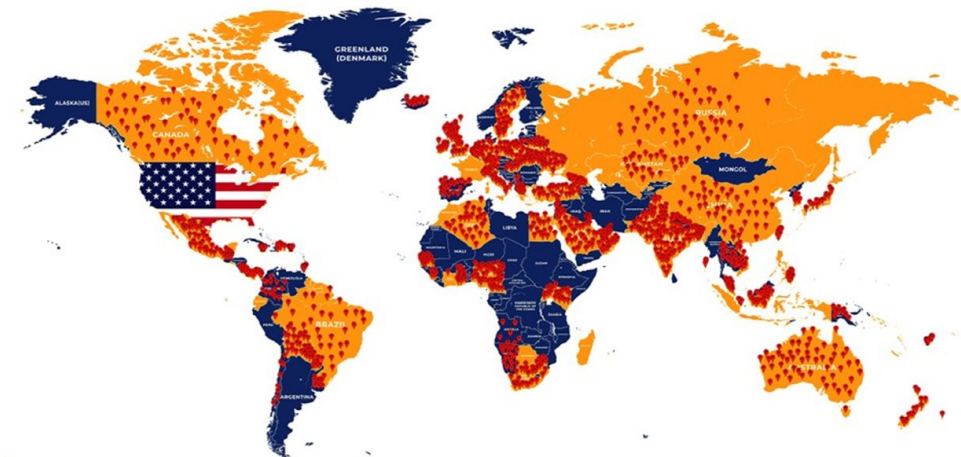
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A partner factory model that can rapidly scale **worldwide**.

Housing is a problem everywhere.

BOXABL intends to partner with established local manufacturers utilizing a franchise model.

We plan to **supply the franchisee** with raw materials, custom equipment, branding, proprietary components, intellectual property, quality control, etc.



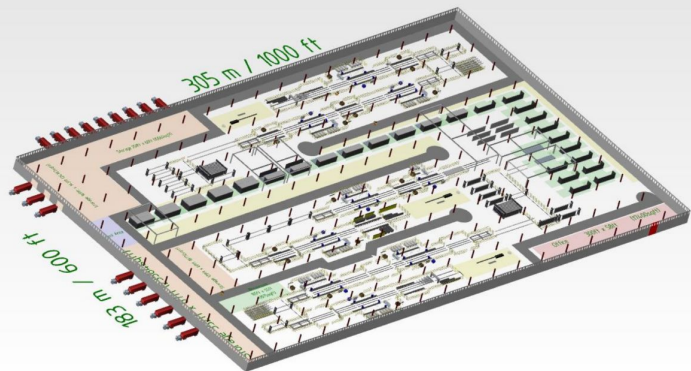
We have received **thousands of inquiries** for partner factories around the world through our website.

Boxzilla Factory

BOXABL

Our vision for the largest and **most advanced housing factory ever** created. We are in the planning phase for a new factory that heavily utilizes automation in order to push down labor costs to a level that traditional builders cant compete with.

Potential Layout



Highly flexible & efficient production plant in modular construction
BOXABL sets new standards in the construction industry

Highlights

- Turnkey production plant for walls, floors and ceilings
- Highly automated with a total of 23 automatic stations
- More than 70 robots offer a high degree of flexibility for current and future products
- Precise component positioning increases product quality
- Barrier-free data handling with other factory systems
- Loading of tools & material without stopping production

Traditional Construction

Labor costs typically comprise 40-50% of total project costs.

Autodesk.com

BOXABL Room Modules

An automated BOXABL factory targets **2-5% direct labor costs**



History

BOXABL

2017 The idea is born

2019 First concept unit is showcased at IBS show in Las Vegas

2020 Prototype Casita sold to Elon Musk through SpaceX

2021 The factory is launched, our first 170,000 ft production facility

2022 156 unit order delivery to USA government
Factory building 2 115,613 ft

2023 BOXABL becomes SEC exchange act reporting company
Dealer network established for b2c sales
Arizona modular approval
Factory building 3 132,980 ft

2024 UNLV demo unit
Phase Two product engineering
700 Casitas produced

2025 Can sell Casita in NM, CA, OK, UT, AK, CT, DE, HI, OR, VT WV, WY



Core Team

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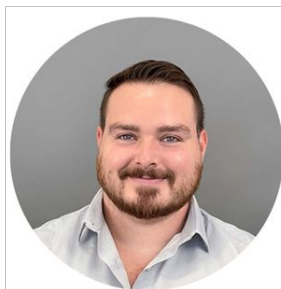
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Galiano Tiramani
Founder



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& Founder



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Manufacturing