

BOXABL

Background on the groundbreaking, industry revolutionizing Las Vegas based company.

[HTTPS://WWW.BOXABL.COM/](https://www.boxabl.com/)

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The Mission

Revolutionize the standard of housing construction and affordability with an innovative, technology-based solution to mass-produce homes through advanced manufacturing.





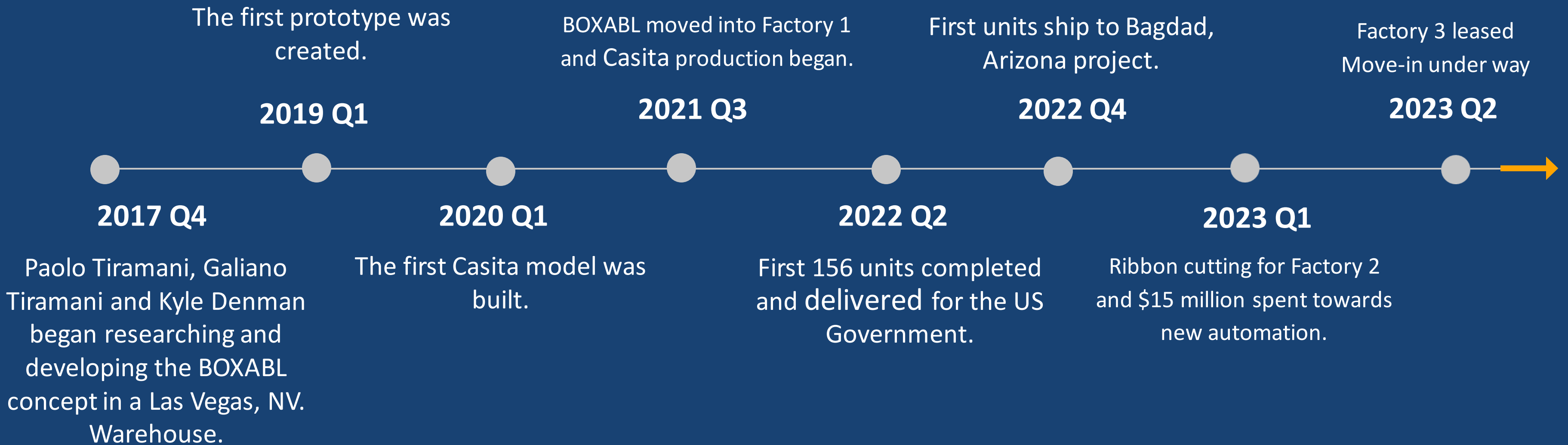
BOXABL and the Folding Technology

The folding technology of BOXABL eliminates the high shipping rates most pre-fabricated homes require. The dimensions of the Casita are 19' x 19', but when it is folded up, the Casita squeezes down to 19' L x 8.5' W x 12.2' H.

The typical high shipping costs are due to dimensions, oversized permitting, and weight. The Casita can ship on a low-boy, flatbed trailer, without any oversized permits.

The entire Casita, with the appliances, weighs around 12,850lbs.

Timeline



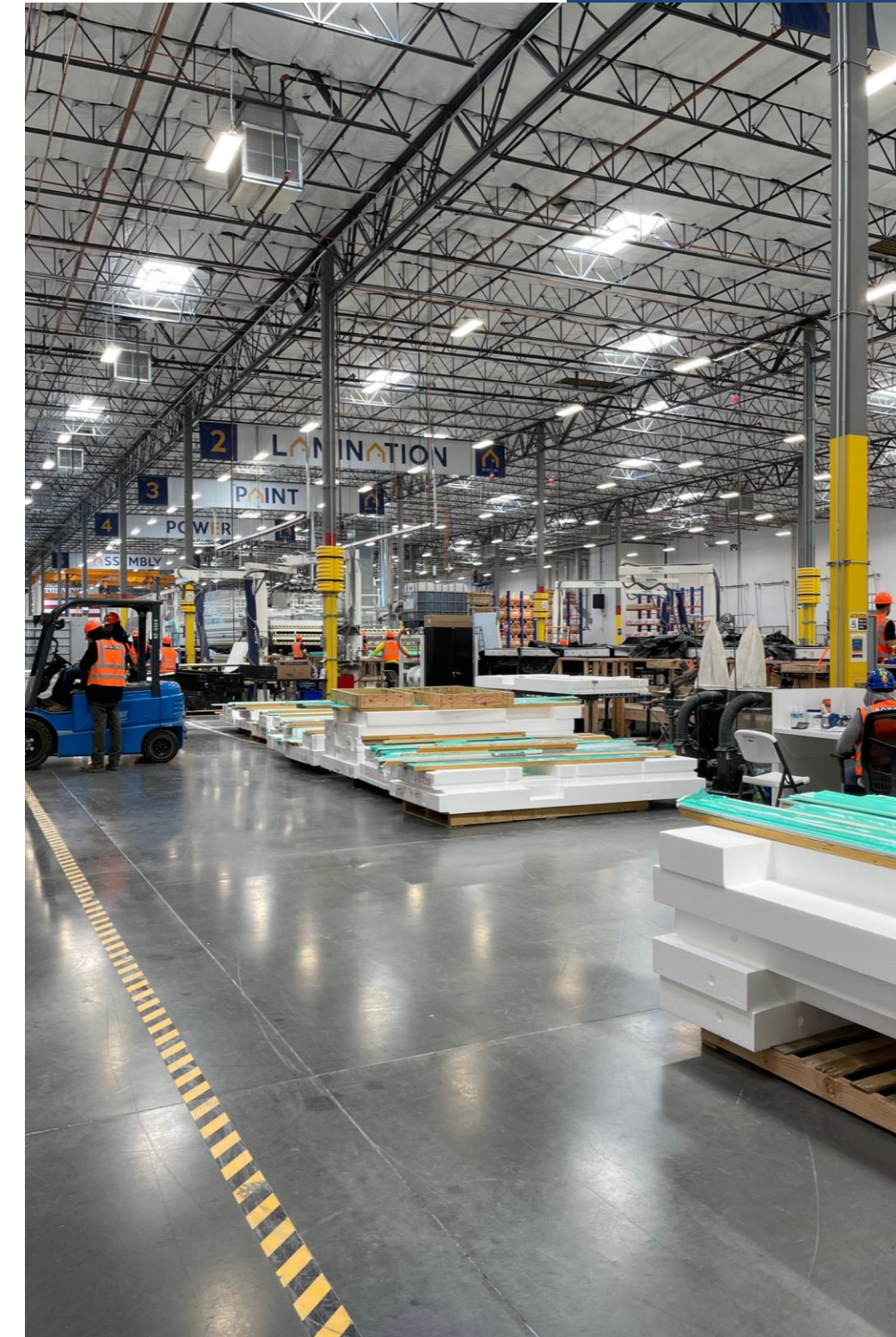
The Progression of BOXABL

Through crowdfunding, social media, and an incredible follower base, BOXABL has raised over \$150,000,000 from 40,000+ investors.

BOXABL has gained incredible momentum over the last five years, and it continues to grow due to the overwhelming demand to solve a worldwide housing crisis.

A building system that goes far beyond Casita. The room module system will be able to build most building types on most of the planet. Think Legos, that stack and connect, to build single-family or apartment buildings and much more.

BOXABL combines modern manufacturing with assembly line principles for a factory-built, quality, energy-efficient, affordable home in significantly less time to market.



BOXABL LEADERSHIP

Kyle Denman

Founder/ Lead
Engineer



Kyle is the senior engineer leading development of the BOXABL technology. A graduate in Engineering from Stonybrook University he holds over 20 civil engineering and automotive mechanical patents. Kyle comes from a family construction business.

Paolo Tiramani

Founder/
Board Member



An industrial designer and mechanical engineer Paolo holds over 150 patent filings which have generated more than \$1billion in retail sales. He provided the initial funding of Boxabl through his intellectual property investment company 500 Group.

Galiano Tiramani


Founder/
Board Member



Galiano is a serial entrepreneur who has founded several successful startups. Notably, a cryptocurrency exchange and bitcoin ATM network that was founded in 2014 and later sold. He also operated a large green farm and processing facility in Northern California before moving to Las Vegas to pursue BOXABL full time. Galiano holds a bachelors degree in business.

The Team





Starting with only a handful of employees, BOXABL now has over 170 and *Growing!*

We now have 400,000 sq. ft. of production and warehouse space!

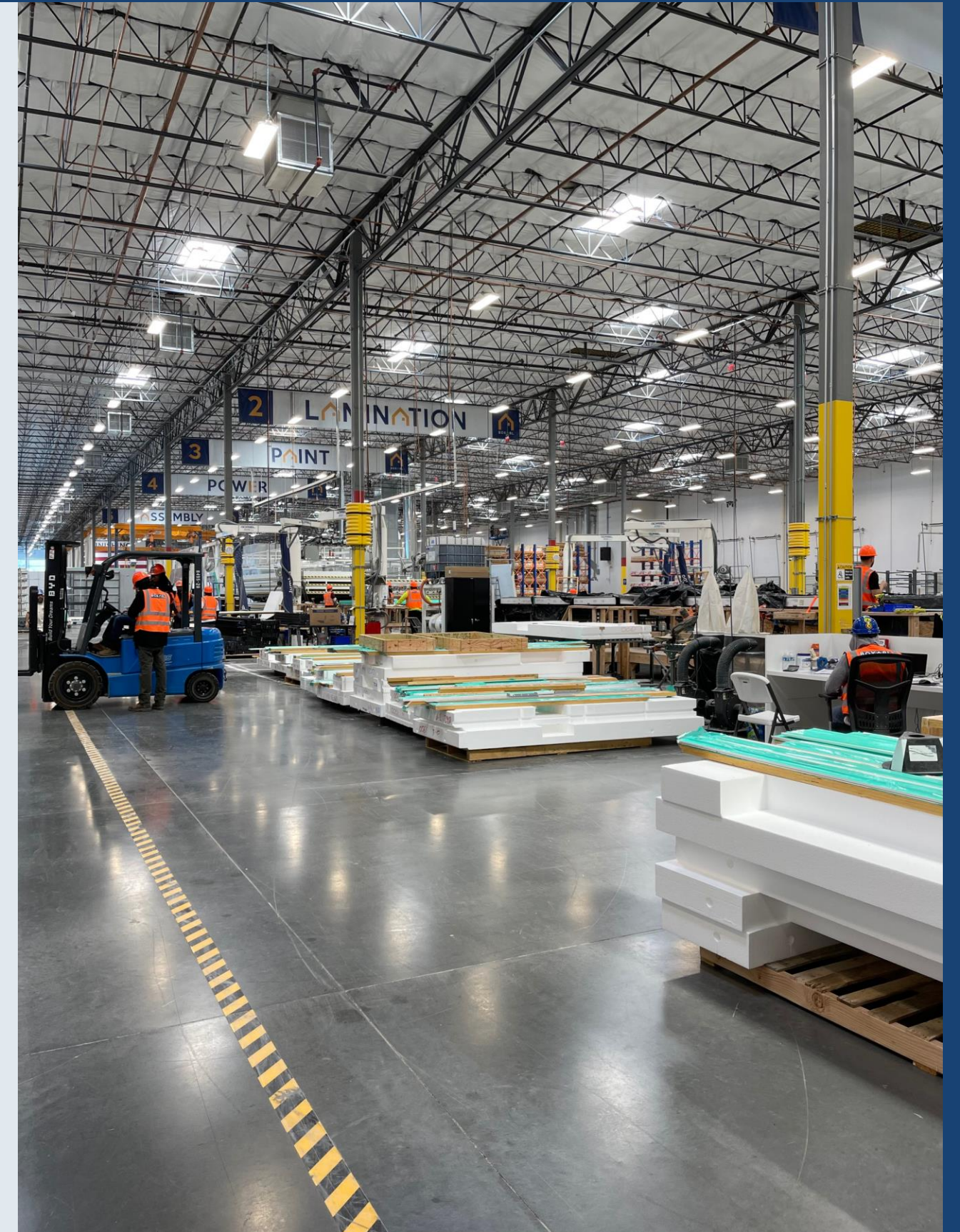
Factory 1

5345 E. North Belt Rd.
Las Vegas, NV 89115

Factory 1 opened in July of 2021 and production began that September. This facility is 170,000 square feet. Current production (Q2 2023) is two Casitas coming off the line every workday. That is one every 4 hours!

Factory 1 Production Goal: 1 Casita every 90 minutes or 10- 12 Casitas per day.

Recently BOXABL spent \$15 million in automation, increasing Factory 1's output by early 2024.





Factory 2

Factory 2 officially opened January 9th, 2023, and is expected to come online within the first half of the year. The facility will give BOXABL an additional 130,000 square feet, which we plan to use to give us more space for all of our supplies. It will be used as a much-needed warehousing space.

Factory 3

Factory 3 officially opened June 25, 2023, and is expected to come fully online later this year. The facility will give BOXABL an additional 100,000 square feet, to expand SIP Foam panels, and Engineered Lumber (EWP) cutting and staging operations further allowing BOXABL to handle more products in-house, eliminating the need to outsource tasks to third-party companies.



Our Customers

With the first order of 156 units for the US Government, BOXABL has interest all over the globe.

Current interest list spans over 172,000 people.

(Quarter 2, 2023)

Current customers include; Individuals, US Military, D.R. Horton, Freeport-McMoRan, Elon Musk, Catholic Charities and others.



Target Markets



BOXABL'S OPPORTUNITY?

- Casitas / ADU s
- Dwelling
- Permanent Housing
- Military Housing
- Vacation Homes
- Senior Housing
- Low - Income
- Workforce Housing
- Transitional Housing
- Campgrounds
- Tribal Housing
- Temporary Worker
- Commercial Rental
- Student Housing
- Emergency Housing
- Backyard Homes
- AirBnB
- First Time Buyer/Low Income
- Nellis AFB,
- Second Home
- In-fill Developments
- Rental Housing
- Mining Camps
- Migrant / Homeless
- Glamping
- Reservations Native American
- Special Events
- Flight Schools
- Community Colleges
- FEMA

The Casita

Basics

Dimensions: 19'x19'x10.6' - 361 square feet

Materials: Galvanized Steel, Polystyrene, and Magnesium Oxide (MGO)

Full-Size Kitchen - Large Refrigerator • Double Sink with a View • Oven • Dishwasher
• Microwave • Cabinetry

Bathroom - Deep Shower • Vessel Sink • Large Counter • Back-lit Mirror • Beautiful Bathroom Door • Toilet

Living Room - 9.5' Ceilings • 8' Doors & Windows • Plank Composite Flooring
• Combination Washer/Dryer • High Effectively Heating & Air Conditioning System
• 125amp Electrical Panel Box



BOXABLE: CASITA PERFORMANCE

Background on the groundbreaking, industry revolutionizing Las Vegas based company.

[H T T P S : / / W W W . B O X A B L . C O M /](https://www.boxabl.com/)

“

**ANY COLOR THE
CUSTOMER WANTS, AS
LONG AS IT'S BLACK**

HENRY FORD

Cookie Cutter... for now

The key to BOXABL's growth is repetition and efficiency

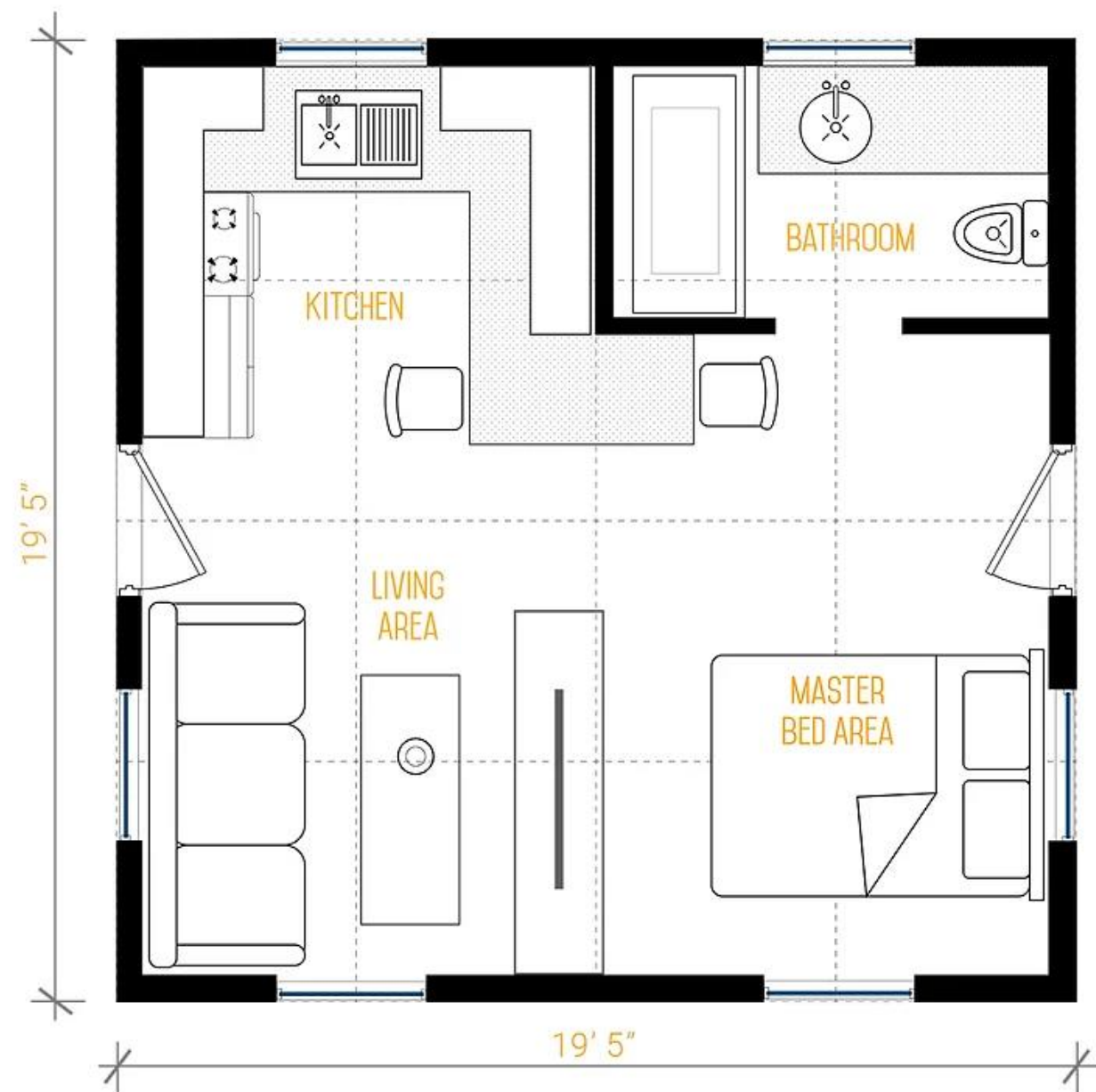
Creating a whole new building technology does not happen overnight. Early production is about perfecting methods and speeding them up, and that is exactly what BOXABL is doing in Factory 1.

While the production methods are being designed, practiced and improved, the Casitas are all created systematically and identically.

The demand BOXABL has for the first Casita model alone shows that BOXABL is creating what the people want.

Later models will be larger, offer different layouts and will offer more customizable options.

BOXABL aims to have these floor plans in the first quarter of 2024 and begin pilot production soon after.



SIP

The BOXABL Casita is made up of 13 structurally insulated panels, commonly call **SIP** panels.

Each panel is comprised of three main materials;

Exterior: Galvanized steel

Insulation: Polystyrene

Interior: Magnesium Oxide (MGO)

The perimeter of these panels is Engineered Wood & PVC



Assembly

In the BOXABL factory everything is put together in an assembly line. Each station installs a different aspect of the Casita.

Each panel is assembled layer by layer, just like a cake. Between each material, polyurethane glue is poured. Once all materials are layered together, they are sent to the lamination machine. This machine applies tons and tons of pressure, ensuring even distribution and proper cure of the glue to the materials.



MATERIALS AND WHY

GALVANIZED STEEL

- Low cost
- Long lasting
- Minimal risk of rust

POLYSTYRENE

- Lightweight
- Dense
- Fills the entire inside of the panel eliminating thermal bridging seen in traditional stick builds and insulation

MAGNESIUM OXIDE (MGO)

- Flame, water, wind, mold, and insect resistant
- Can hold up to 90lbs per sq. inch



Structurally Insulated Panels and R-Value

Typical stick-built homes have an insulation R-value ranging between R-13 and R-30.

The R-Value in Casita walls is R-22 and the Floor/Roof is R-28.

BOXABL room modules are extremely energy efficient. In fact, they use a much smaller air conditioning system than a traditional home. This is because of the high R-value insulation, tight building envelope, and limited thermal bridging.

Boxabl Casitas utilize the *performance method* vs. the prescriptive method in meeting and exceeding most building codes.

After all, it's the home's energy performance that really matters most!



BETWEEN THE PANELS

Around each panel is a border made of PVC and EWP. The Engineered Wood (EWP) using laminated veneer lumber (LVL) was selected as it works well with automation. It is very strong and dimensionally stable. This portion is never exposed, eliminating the risk of moisture or mold.

Attached to the PVC, are rubber gaskets that run along the entire border of the panel. When panels are unfolded and put into place, meeting each other, these gaskets work to create an airtight seal.

THE FLAT ROOF

The Casita roof is made of three panels. Unlike the wall panels, the roof and floor panels have steel I-beams that run through them. These steel beams have a special, patented hinge, which is what allows the panels to fold up and out.

Between these panels again, are the rubber gaskets. When the three panels are folded into place, they create an airtight seal, similar to a car door.

Additionally, the roof is covered by a TPO membrane.



But, they don't have to stay FLAT!

The Casita roof is flat once its unfolded. Boxabl's superior folding SIP construction provides extra strength allowing for roof customization. Placing a pitched roof on top gives you the ability to dramatically change the look and feel of your Boxabl Casita. Architectural Shingles, Roof Tiles, Standing Seam Metal roofs are all possible utilizing standard roof trusses, or you can purchase an optional Boxabl-designed roof kit which should be available in 2024. This will also increase the snow loads.



31

pounds per square foot

Snow Load

Even with the flat roof, the Casita has a snow load of 31lbs per square foot.

Currently the Casita does not have a gutter system. It is recommended customers install a pitched roof over the Casita, if they require higher snow load or drainage for excessive rain at this time.

Now add a roof truss kit and the snow load can go as high as 120 pounds per foot!



Wind

The BOXABL Casita can withstand HIGH winds. This means our Casita can easily endure wind strengths;

Wind Exposure B – 115 mph
Wind Exposure C – 127 mph

ICC (International Code Conference) approved
ESR – 4676



* Boxabl Casitas must be installed onto foundations according to local building codes.

Category/Wind Zones	Sustained Winds
1	74-95 mph 64-82 kt 119-153 km/h
2	96-110 mph 83-95 kt 154-177 km/h
3 (major) C	111-129 mph 96-112 kt 178-208 km/h
4 (major)	130-156 mph 113-136 kt 209-251 km/h



Folding and Unfolding

Although the Casita needs to be fixed to a foundation, it can be moved. The Casita can be unfolded and refolded up to 10 times.



Licensing – Certifications - Building Codes

LICENSING

Built to Modular Standards, the proper licensing to sell in each state is being obtained one, by one.

CERTIFICATIONS

Boxabl is currently applying for all energy certifications, including LEED certification.

The Boxabl Casita product is certified as a “Park Model RV” in accordance with ANSI A119.5!

We are in the certification process for IRC approvals as we recently received approval ICC (ESR-4676) having met all test standards. Next step is ASTM certifications.

BUILDING CODES

BOXABL meets International Building Standards- Confirmed by rigorous third-party testing

BOXABL will submit to the Arizona Department of Housing in September 2023 with a plan set build to the following codes:

2021 IBC	2018 IMC
2018 NEC	2018 NPC
2018 IECC	2018 IFC

We have also submitted BOXABL plans to California, Nevada, Utah, and Texas. Although IRC Code Compliance differs slightly from state to state, all requirements should be met.

BOXABL CASITA: WHAT IS INCLUDED?



Appliances



Pre-Packed and Ready to Go

The Casita comes with all the appliances.

This includes;

Full Sized Refrigerator

Wash/ Dryer Combo Unit

Electric Range

Oven

Dishwasher

and Mini Split HVAC system.

Previously, due to supply change challenges, BOXABL was not been brand loyal. With supply concerns abating, long-term partnerships are being established.

All appliances will include the manufacturer's warranty.

Current Appliances and Warranty

(April 2023)

FRIGIDAIR APPLIANCES

- Dishwasher: FFCD2418US
- Microwave: UMV1422US/W
- Range 24" : FCFE2425AS

1 year limited warranty, The functional warranty starts when the home/unit is sold. If the home is used as a spec, the warranty still starts when the home/unit is sold; however the owner may be asked for a page of the closing documentation that has names and dates just to validate

1 year limited from time of house sale, covers parts, maintenance, up to replacement of defective units

MITSUBISHI APPLIANCES

- Indoor HVAC Unit 12K (MITS) : 12K Mitsubishi MMSZWR12NAU1
- Outdoor HVAC Unit 12K (MITS) : 12K Mitsubishi MMUZWR12NAU2
- Outdoor HVAC Unit -9K : 9K Mitsubishi MMUZWR09NAU2
- Indoor HVAC Unit - 9K : 9K Mitsubishi MMSZWR09NAU1

Warranty starts date of installation of the units and the warranty length depends on who is registering the units. If the units are registered by a standard contractor or resident it gets 10 years parts and 10 years compressor. If the units are registered by a Mitsubishi Diamond dealer it gets 12 years parts and 12 years compressor. Units MUST be installed within 90 days of installation otherwise it will only get 5 years parts and 5 years compressor

10 years parts and compressor

LG APPLIANCES

- Dishwasher : LG LDFN3432T
- Washer/ Dryer Combo : WM3555HWA
- Washer/ Dryer Combo : WM3488HW
- 1.7 Cu ft. OTR Microwave : LMV1764ST
- 36" Refrigerator: LG LRSXC2306S*

1 year full warranty on repair, parts or replacement after the home is purchased, must register via instructions for warranty

1 year full warranty on repair, parts or replacement after the home is purchased

*5 yr compressor

AO SMITH CORP

- Hot Water Heater: LB-30

6 years from the build date of the heater, this includes the cover and parts

6 years from build date for defects



In all cases, but the water heater, the customer must register the appliance utilizing the included manufacture warranty cards included with the homeowner's manual listing the appliance serial number and date of delivery and purchase of the home.



WHAT IS NOT INCLUDED

SHIPPING

Estimated between \$3 and \$10 per mile from Las Vegas.

Can fit two Casitas per truck in many cases, reducing freight!

INSTALLATION

Third-party installers will be trained across the country but can set their own prices.

Will need a crane or forklift for installation

SITE PREPARATION

Foundation and utilities will need to be in place before the Casita can be installed.

But think RV connections (no need to go under the home!)

FURNITURE

The furniture is not included with the unit.

Designer Casita Closet will be sold separately. Price to be determined.

Additional Information

Is the closet included?

- The Designer Casita Closet is not included, it will be available as an add-on for an additional charge.

Where is the water heater?

- The water heater is located in a lower kitchen cabinet.

How do you heat and cool the Casita?

- Air conditioning and heating are included, it's a mini split system. One mini-split is more than enough for the Casita, it is rated for 400sqf. Other bigger models will have a more custom solution that includes other air-handling equipment.


What is NOT included in the price?

- What is not included in that price is your land, site setup, shipping, and installation. This can include utility hookups, foundation, landscaping, permits, shipping, and more. Depending on your location and the complexity of your site, this cost can range anywhere from approximately \$5,000 to \$90,000. The price does not include taxes, governmental fees, or shipping costs, which could amount to up to 10% or more.

Are the utilities ready to plug in?

- Yes, the Casita comes ready to connect to the site; however, the site work is not included. That must be set up in advance. BOXABL clients will be responsible for ensuring site requirements are already in place. Plumbing and electrical are already ready to go inside the BOXABL, all you will need to do is have your BOXABL trained General Contractor connect it to your site.

Casita Warranty



Boxabl warrants that its Unit(s) will be manufactured in accordance with the Purchase Specifications provided in Exhibit “A” Purchase Agreement and will be free from substantial defects in material or workmanship (“Covered Defect”), on the Delivery Date and for a period of the greater of (a) one year following the Delivery Date, or (b) the duration of any warranty applicable to the Unit(s) under governing law (“Limited Warranty”).

Every unit is assigned a unique BIN (BOXABL Identification Number). All records of Quality Tests and issues identified during production or after installation, are tied to this unique identifier and stored for a minimum of 7 years from date of manufacture. Our Quality Management System (QMS) is robust and is audited internally and by multiple independent 3rd party inspectors, such as ICC-NTA, RADCO, RVIA, and individual State inspectors.

BOXABLE: SHIPPING AND DELIVERY



Shipping: FAQs



How much is the shipping fee?

- A rough budget might be from \$3 to \$10 per mile. BOXABL will have more information on shipping soon, including a tool for a quotation.

Can you ship internationally?

- Currently, BOXABL is focused on the US market. However, BOXABL is willing to ship anywhere in the world if the customer pays for shipping.

How many Casita can be fitted into one container?

- The Casitas are 19'x8.5'x12.2' when folded up. That means that they do not fit into containers. The Casitas are wrapped and shipped on a lowboy trailer. You can fit two units if it is an extended lowboy trailer.

Do you have a factory outside of Las Vegas? the US?

- Currently, everything comes directly from Las Vegas, NV in the United States. BOXABL plans to expand and start to building factories in other areas, improving delivery times and lowering shipping costs.



BOXABL: CASITA INSTALLATION

Background on the groundbreaking, industry revolutionizing Las Vegas based company.

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The Casita Installation



Basics

Unfolding takes about one hour.

Total Installation takes one day- as long as all site preparation is completed in advanced.

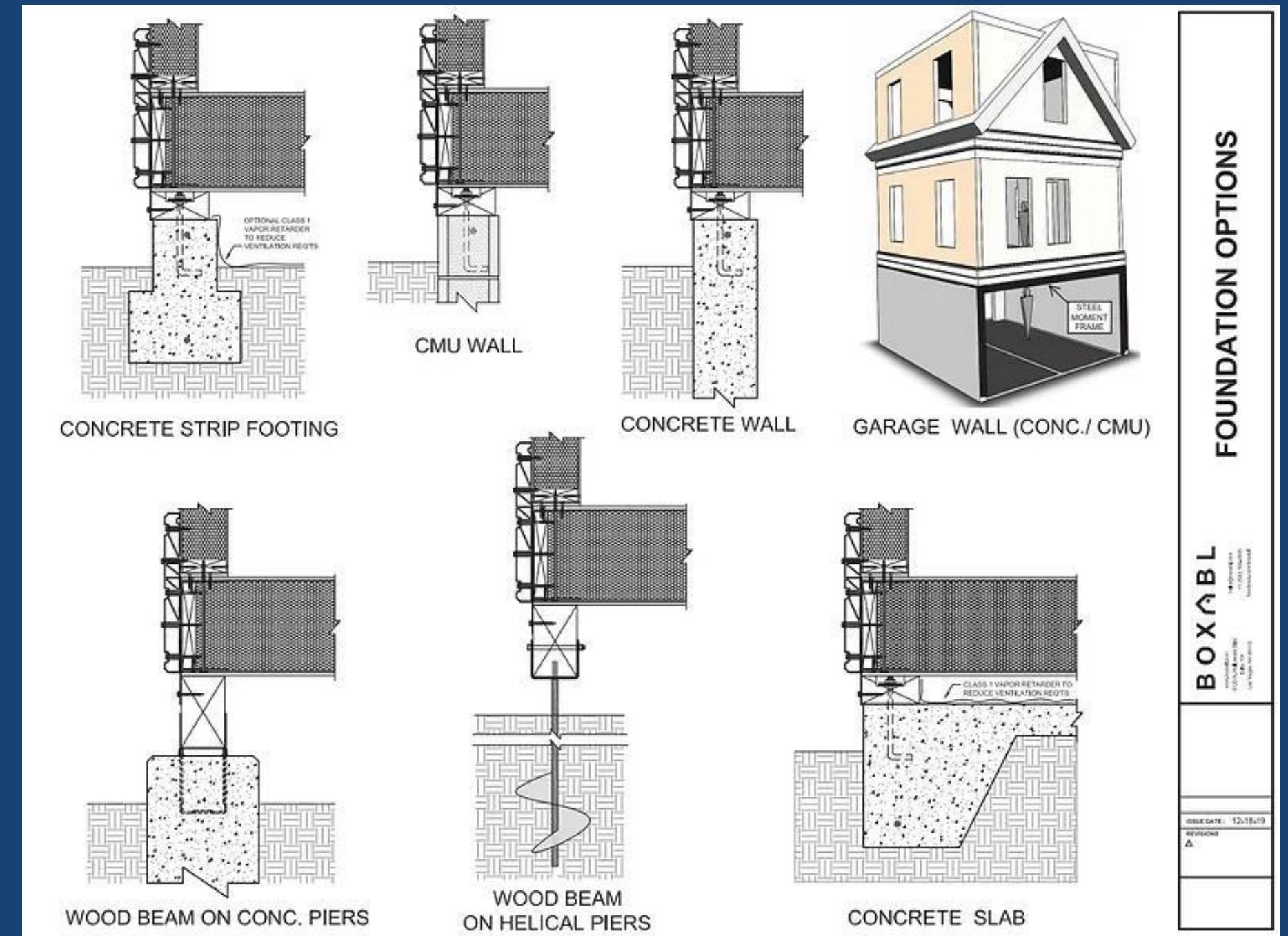
Everything that is included with the Casita, will already be in folded-up unit.

BOXABL does not offer site preparation services.

Site Preparation: Foundation

Although the BOXABL Casita is structurally sound, a foundation is recommended and may be required for permitting purposes., The Boxabl Casita is compatible with a wide variety of foundation options.

Utility connections are located on the side of the unit, versus a typical under-foundation connection, saving you time, and money in connecting your utilities.



Casita Hookups

The Casita utility connections are located on the side of the unit, similar to a Recreational Vehicle (RV).

Water:

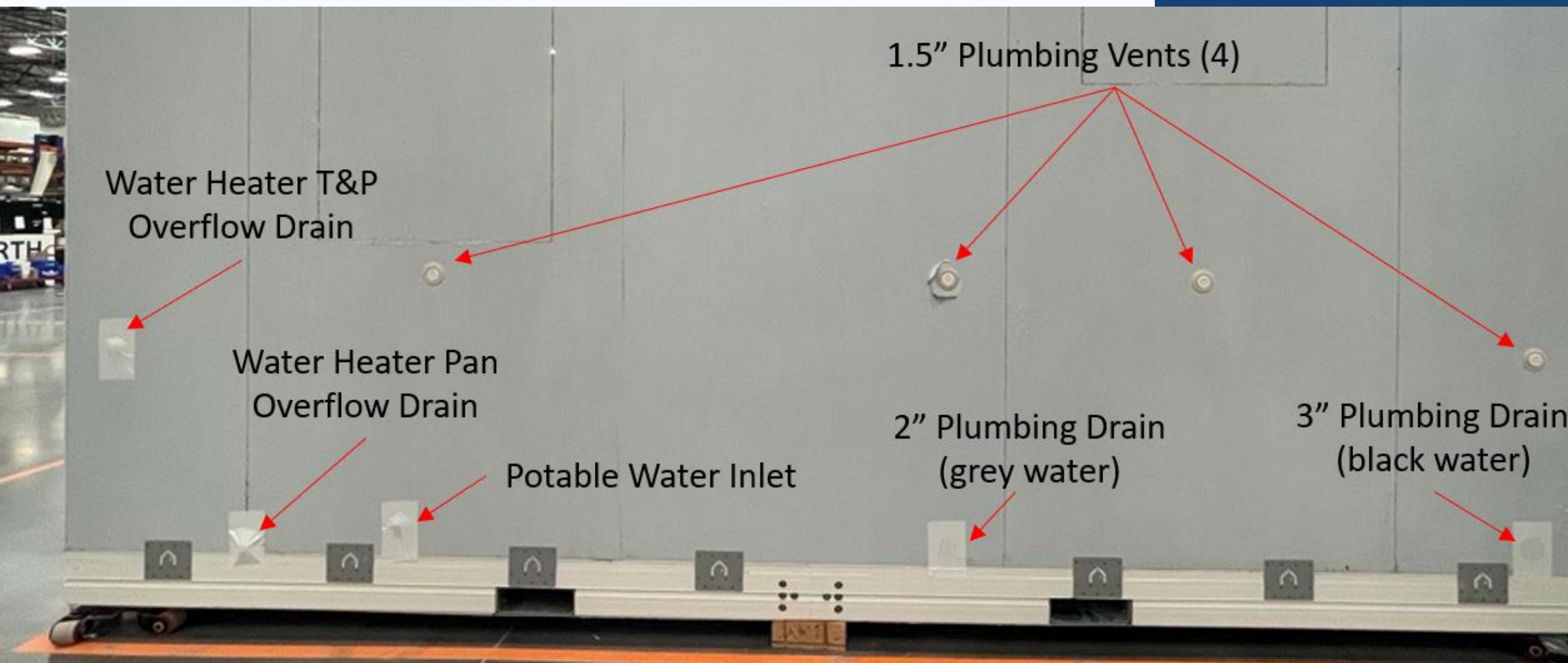
- ❖ Inlet for clean water
- ❖ Outlet for grey water

Sewer:

- ❖ 3" sewer pipe

Electric:

- ❖ 125-amp Electric Box included, and all outlets are prewired
- ❖ Highly efficient recessed LED lighting comes preinstalled



Each unit does come equipped with a Mini Split HVAC system, which includes a condenser on the outside of the unit.

On or Off the Grid

Whether installing the Casita in a backyard as a mother in-law suite, a studio office or in a campground pulling your utilities, electric, water and sewer could not be any easier.

But what about those who live in more remote areas?

The Casita is also compatible with off grid options including;

- Septic
- Well or water tank
- Solar

BOXABL does not do any of the site preparation.



UNFOLDING

Unfolding the BOXABL Casita takes about 1-1.5 hours, utilizing a crane or forklift.

The roof and floor panels are the heaviest parts of the Casita.



BOXABL
welcome home



UNFOLDED: NOW WHAT?

Each component of the Casita is installed during production in the factory. The cabinets, kitchen, bathroom, lighting, and HVAC mini split system are all ready and in place for use.

When the Casita is shipped the appliances will be inside the unit, and specifically put in place for shipping.

Total installation of the Casita takes about one day as there are some final touches required.

The appliances will be put in place and set up.

- The exposed seams in the ceiling will be mudded over, and hinge covers will be installed.
- The remaining portion of the sheet vinyl on the floor will be sealed down.
- The roof liner will be sealed down.
- Breakfast bar will be installed on the end wall.
- Baseboards will be completed to cover plates along bottom edge of Casita.
- Touch-ups will be completed onsite as well, i.e. paint scuffs.



Installers: FAQs



How are BOXABL general contractor installers being trained?

BOXABL will be providing specialized training so that the Casitas will be assembled correctly on site. At the successful completion of installation training the installer will receive a BOXABL installation training certificate. BOXABL is also creating an installation video along with other training material and guidance that will roll out soon.

Do you have a timeline of when the training will start, and will it cost money?

Training has now started at our factory and training slots are now available for developers and general contractors. There is a fee for the training at the factory.

What if there is no BOXABL-trained installer in my area?

Please reach out to the Sales Dept. at Boxabl and they will contact a trained general contractor that may service your location that has been through our certificate program.

Is it possible to assemble on your own?

BOXABL requires a licensed general contractor to install it. Typically, a crew of 3 people is needed to deploy a unit.

Note: improper installation may void the BOXBAL Limited Warranty

THINGS TO KNOW

At this time, a price has not been set for the installation of a Casita. Third-party installers (generally licensed general contractors) will be trained in folding and unfolding the Casita as well as hooking up utilities. They are independent of Boxabl and can set their own pricing.

As designs are constantly changing and being updated, as we work our way down the interest list, blueprints and plan sets will be provided once a customer's number is reached.

These are considered dwelling structures, ADUs (Accessory Dwelling Units), or Casitas, currently. For permitting information, you will need to speak with your local Building Department.





Boxabl Generation 2.0

Coming mid 2024

Why Generation 2.0?

- Even Stronger Build!
- Wind Zone III – think Hawaii and Dade County
- Even Easier to Unfold!
- NEW Superior Siding! it's non-combustible, rot and termite resistant, with a 30-year warranty!
- NEW Tougher Interior Wall Panels!
- NEW Higher Snow Loads with 4 choices of truss designs!

RV INDUSTRY
ASSOCIATION
PROUD MEMBER

BOXABL

BOXABL
welcome home



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welcome home





Imagine it!



Welcome Home!