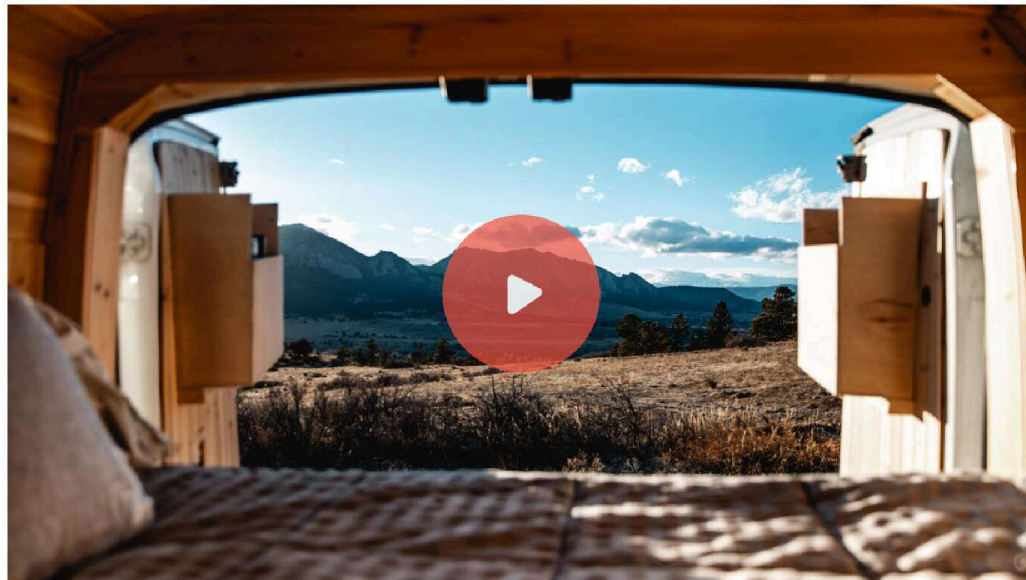


We develop sustainable Tiny Homes and CamperVans that lower the cost of ownership

[PITCH VIDEO](#) [INVESTOR PANEL](#)



simplytinydevelopment.com

Denver CO



Technology

Infrastructure



Main Street

PBC and B Corps

Real Estate

Highlights

- 1 🌐 Explosive market-driven opportunity! Tiny home and CamperVan markets are projected to reach \$13.5 billion by 2027
- 2 💰 Potential capital gains exclusions! Discuss with tax advisor
- 3 🚀 SCALING! 15 homes scheduled for development through 2024 (no guarantee)
- 4 🏆 CamperVan scaling through pre-purchase requests! (no guarantee)
- 4 🏆 CamperVan scaling through pre-purchase requests!
- 5 🚀 ACCELERATOR! Market CAGR of 7%, with 53% of the growth originating in the North American market.
- 6 💪 Strong and experienced management team! Highly-educated grassroots company destined to be sustainability leaders

- 7  SOLUTIONS! Tiny homes are the answer for density, climate, energy, and home ownership challenges
- 8  Our projects provide an IMMEDIATE solution for a market crisis- affordability, flood risks, and density

Our Team



Dr. Sean Dixon CEO

-Doctorate of Management: Organizational Development & Change. -M.S.- Organizational Development. Passions & Strengths: research, philanthropy, futurist, strategy, the great outdoors

We recognize the need to help solve the housing issues in the United States. The members of Simply Tiny Development are passionate about business, the planet, and our future. We seek to create generational wealth through the use of business as a force for change.



Megan Blythe Sustainability Coordinator

-B.S.- Environmental Science & Ecological Restoration Passions & Strengths: communicating and connecting with others, multi-tasking, teamwork, ecological restoration



Dr. Sean Dixon

Pitch



The Problem

High Construction and Maintenance Costs

Environmental Sustainability and Climate Change

Long Construction Timeframes and Riskier Capital Investments

Single Function Dwellings on only Specific Soil Conditions

A Complete Public Housing Solution

Truly affordable housing options. High-quality homes, sustainably produced materials and structures equating to lower purchase and maintenance prices for home buyers

Modular and custom options available

Easily upgraded or repurposed (prevents housing inventory decay which leads to housing shortages or purchasing recessions)

New foundations allow building to occur on difficult or previously undesirable soil conditions (soft soil, rock, etc)

Higher asset appreciation rate vs. standard homes fast appreciating assets

Shorter construction periods- increasing production volumes and shortening housing inventory duration periods

Multi-functional structures can be used as homes, additional dwelling units, professional or homes office spaces, or retail spaces

Increased housing density= more taxable land in cities/municipalities

High consumer absorption and rental rates

Environmental Impact Solution

Eco-friendly paints, stains, flooring, and insulation available creating healthier dwellings

Helical foundations reduce environmental damage during construction


Green energy including solar, wind and alternative heating options

Sustainable building materials and environmentally-friendly building practices

Suitable for traditionally unbuildable lots

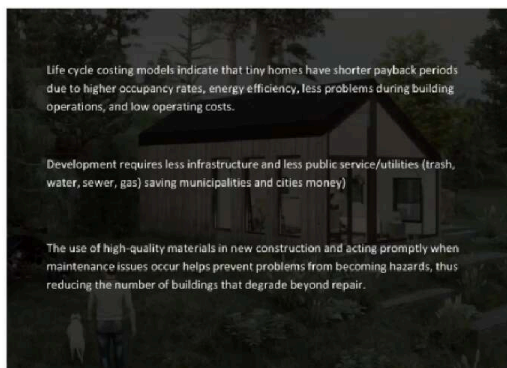
Financial Sustainability Solution

FOR THE PAST
5 YEARS
HOMES

Under 
1,200 ft²
have rate of
7.5% a year
In value



Financial Sustainability Cont.



Reduces the net cost of home ownership over time



High-quality materials and construction paired with warranty options



Increased tax revenue from density



Lower utility costs for consumers



Reduced power requirements because of high efficiency construction and materials



Financials/Appreciation

Appreciation Schedule
30 YR

Net Ownership Projection
30 YR

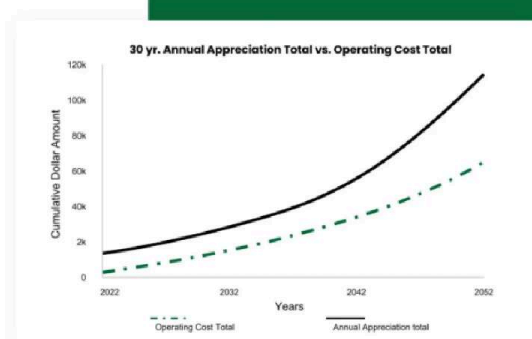


Figure: the figure above displays the divergence between the annual appreciation total (solid blue line) at a rate of change of 7.5% per year based on the starting home value of \$175,000 versus the operating cost total (dashed red line) at a rate of change of 3.7% per year a 35% increase every decade and based on an operating cost per square foot model.



The Future of Technology Integration

Smart Whole Home Connection
with Voice Enabled Base and Smartphone Applications



Healthcare/Telemedicine

Monitoring Vitals
Location of Patients for Emergency Response
Hospital Grade HEPA filtration system



Maintenance

Vacuuming/Mopping
Thermostat
Smart Fridge/Grocery Delivery



Security

Interior and Exterior Cameras
Digital Locks



FUTURE ADVANCES

Virtual/Augmented Reality Capabilities

Medical Consultation/Healthcare Interactions
Grocery & Personal Shopping
Continued Education



The Simply Tiny Difference

THE HOMES:

Uncompromising sustainability standards in our construction practices

Reengineered home construction practices through the use of helical pier foundations

Construction management procedures minimize waste while maximizing materials usage

Adopting and integrating technology that will serve the future needs of cities and homebuyers

Higher quality materials and home designs extend the lifecycle of homes while providing the ability to repurpose the dwelling other uses



Our Public Benefit structure requires us by law to adopt independent, third-party standards to access performance and uphold our public benefit objectives — keeping our company transparent and accountable for our actions

A Public Benefit LLC

We are NOT a traditional corporation

Simply Tiny is chartered and governed across the triple-bottom line:

We are here to maximize shareholder, environmental, and social returns

PIONEERING HOME DEVELOPMENT IN VARIOUS MARKETS

Current Project: Duluth, MN

2.5 million dollar project for 13 tiny homes

Chosen to solve housing density, environmental impact, and low housing inventory problems



Our Ask

Find strategic partnerships with companies and entities interested in sustainability

Align our company with those interested in working in the public realm to solve housing policy issues

Integrate modern/future technology into tiny homes for city development

To provide infrastructure to high growth cities and areas

Attract private partnerships and investors

To work with influential members in the private sector



Team Expertise

The Simply Tiny Development team combines expertise in:

Green Construction and Sustainable Housing Solutions

Community Development and Public Policy

Technology Integration and Flexible Home Design

Real Estate Development and Sales





Dr. Sean Dixon

CEO/Founder

D.M. DECK

M.S. OOL

20+ years Management & Organizational Development Experience

Former USAF



Tawn Miller

Real Estate Development Strategist

10+ years Real Estate Experience with Contracting

4 successful business exits



Megan Blythe

Sustainability Officer

B.S. Environmental w/ Ecological Restoration Concentration

5+ years Customer Service in Renewable Energy



Kenneth Faria

Business Info & Analytics

B.S. Chemical Engineering

5+ years business analytics

Reserve USAF Officer



Joshua Foreman

CTO, Smart Home Integration

USAF Active

10+ years certification with Security & Life-saving Medical Tech



Daniel Ganns

Accountant

M.S. Accounting

B.A. Business Accounting & International Business

10+ years in professional accounting



**SIMPLY TINY
DEVELOPMENT**

Public Benefit LLC

STAY IN TOUCH

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CEO



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