

Are you interested in becoming a shareholder? [INVEST NOW ON WEFUNDER](#)

Brick Work

# Point and Click. We underwrite and generate what you can **build on your property.**

PITCH VIDEO  INVESTOR PANEL

## INVEST IN BRICK WORK

# Brick Work unlocks development potential for properties by interpreting zoning.

### LEAD INVESTOR



#### Filip Niculete

I think SB-9 in Los Angeles will be a game changer. It will provide more housing, especially affordable housing, which the city desperately needs. I believe this will also create more affordable for sale product in areas that up to this point presented a high barrier to entry for the first time home buyer. It will also create opportunities to build for rent properties and open the door to many more investors. This will allow Brickwork to be one of the first groups targeting these properties at scale and they will be able to do so with their technology and market knowledge.

Invested \$1,000 this round & \$20,000 previously

# Highlights

- 1 🗺️ Our digital map integrates newly passed housing bills to prospect for development.
  - 2 💰 10x projected revenue growth (can't be guaranteed).
  - 3 🏠 Help homeowners utilize a new CA housing bill SB-9 to split lots and build duplexes
  - 4 🌱 Our solution is environmentally friendly, cost effective, and sustainable in the long-term
  - 5 🏆 Founded by serial entrepreneurs with 16+ years of land use consultation experience
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# Our Team



**John Jung** Co-Founder

Served US Army 82nd Airborne deployed to two peacekeeping missions. Started Trupath Lending a fintech mortgage start-up.



**Alexander Irvine** CEO

Founder of Irvine & Associates, Inc. with over 16 years experience as a land use consultant in the City of Los Angeles, has entitled several commercial and residential projects throughout the city.



**Anton Amirkhanian** Land Use Analyst

Land Use Analyst for Brick Work. Works with team to create SB9, ADU, and Multifamily reports. Graduated from USC with a Bachelor of Science in Urban Planning.



**Carlos Lovato** Senior Analyst

Leads the analyst team at Brick Work to provide accurate Property and ADU reports. Graduated from UCLA for undergrad and USC for a Master's of Planning degree.



**Anahi Chavarria** Analyst

Current undergraduate student at USC pursuing a degree in Geodesign with a minor in Landscape Architecture



**Sergio Gardea** GIS Analyst

Lead consultant in GIS for Brick Work. Graduated from Cal Poly Pomona with a Bachelor of Science in Geography with a GIS emphasis.



**Imani Etile** Architectural Intern

Undergraduate student pursuing a Bachelor in Science of Architecture at the University of Southern California.

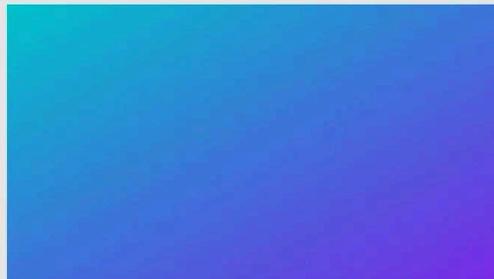


**John Jung**

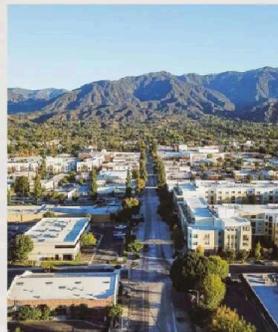
Co-founder of Brick Work. Loan and real estate brokerage owner at Trupath. Laser focused on housing solutions in CA and abroad!

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## Rapidly Growing Housing Crisis



**POINT AND CLICK.  
WE UNDERWRITE AND  
GENERATE WHAT YOU  
CAN BUILD ON YOUR  
LOT/PARCEL/  
PROPERTY**



## **WE ARE NOT BUILDING ENOUGH HOUSING.**



### **HOUSING CRISIS**

CA has a shortage of **900,000** affordable units. According to Freddie Mac, the U.S. is short 3.8 million housing units.



### **BARRIER TO ENTRY**

Highly localized outdated zoning laws that are politicized create a myriad of rules that is **difficult to understand** and time-consuming.



### **DISRUPTION**

The global supply chain crisis and labor shortage have **increased costs to build**, creating a bottleneck in an already exacerbated market.

# WE ARE LAND USE EXPERTS

Our customized GIS map will automate the prospecting and underwriting powered by AI to help find the developer's next project.



Search Features by zone, unit count, lot size, etc.



Recommended build type, rent, and sales comps.



Los Angeles SB-9 qualified properties, buildable sq ft and architectural massing.



Urban In-fill multifamily and new housing bills that help find arbitrage.

## MARKET OPPORTUNITIES

64,000

Housing Developers in the U.S.



2,000,000

Realtors in the U.S.



410,000

SB -9 Market Feasible Homes in California



## SENATE BILL 9

ALLOWS YOU TO BUILD UP TO 4 UNITS ON



# A SINGLE FAMILY LOT



## PAID PLANS

Novice

0 Credits  
Per Month

\$100 Per  
Additional Lot

\$0 /month

Specialist

4 Credits  
Per Month

\$100 Per  
Additional Lot

\$100 /month

Pro

10 Credits  
Per Month

\$100 Per  
Additional Lot

\$250 /month

## TEAM



**ALEX IRVINE, CEO**

Founder of Irvine & Associates, Inc. with over 16 years of experience as a land use consultant in the City of Los Angeles, has entitled several commercial and residential projects throughout the city.



**JOHN JUNG, CMO**

Founder of Trupath Real Estate and Lending, creating efficiencies by leveraging technology in an antiquated industry. Has over 13 years of experience and closed \$257 million in loan volume.

## OUR ADVISORS



**BRIAN DONAHUE**  
CFO of Ember Technologies



**FILIP NICULETE**  
First Vice President at Marcus  
Millichap



**JOHN WEST**  
Managing Director at Syneos  
Health



**DANIEL TABAN**  
Developer at JADE Enterprises



**IAN SANDOVAL**  
Full Stack Developer



**JEFF TSO**  
Product Manager at Fortress  
Information Systems

# COMPANY TIMELINE



\*Forward looking projections can't be guaranteed.