

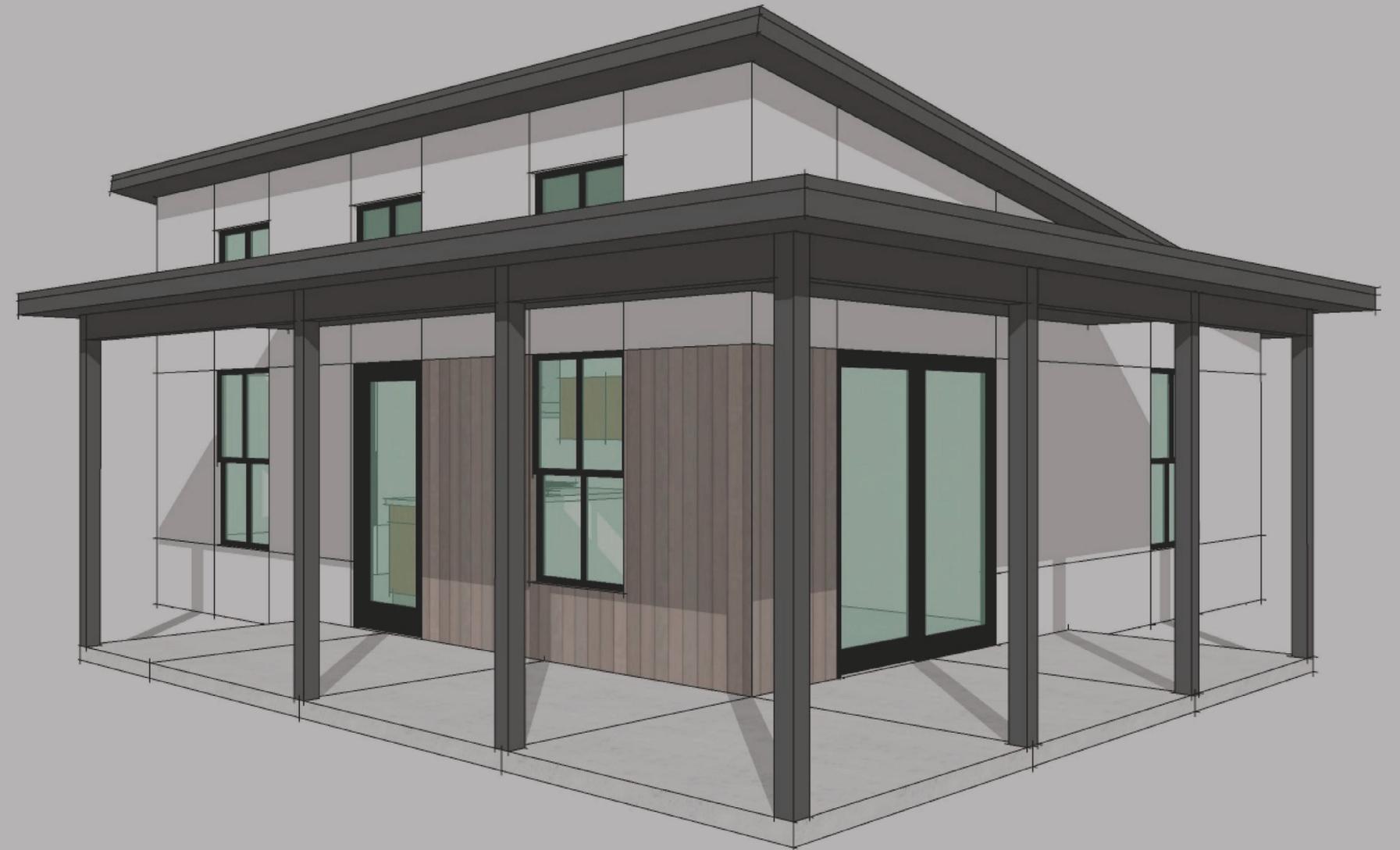
PANEL TEK ADU

# HOUSING REVOLUTION

## HOUSING MEETS TECH

We beat standard construction, prefabs  
+ competing products.

**INVEST:** Raising \$1.07M to scale. Low investor dilution. New housing for a primed market.



# MEET THE EVOLUTION OF HOME CONSTRUCTION

FASTER, MORE AFFORDABLE, DURABLE, ENVIRONMENTAL + CURB APPEAL.



**A MODERN, EFFICIENT HOME OR ADU  
WITH EVERYTHING YOU NEED!**



# ZERO-COMPROMISE HOUSING + ADUS

The housing kits are made of lightweight structural panels. The exterior walls and roof can be assembled in 4-6 hours. Panel Tek homes cost 1/2 of traditional accessory dwelling unit (ADU) construction and 15% less than the competition.



**BACKYARD OFFICE**

120 sf — 240 sf | \$16,950 — \$31,450



**STUDIO**

240 sf — 384 sf | \$31,450 — \$41,950



**ONE-BEDROOM**

384 sf — 512 sf | \$41,950 — \$54,950



**TWO-BEDROOM**

576 sf - 896 sf | \$64,950 - \$94,450



**CARRIAGE HOUSE**

576 sf above a 1 or 2 car garage  
\$57,950 — \$81,950



# YOU DESIGN YOUR HOME

WE PROVIDE PANELS FOR WALLS + ROOFS

We also provide detailed specs and plans, ease of permit approval, and recommendations for your finish work. Materials that do not come with our kit (but are built into the \$250K-\$325K/sf cost) are for you to choose and your builder to finish. In a year our kits will be all-inclusive, including pre-fab interior walls containing plumbing and electrical.

FLOORING

WINDOWS + DOORS

CABINETS + FIXTURES

INTERIOR + EXTERIOR FINISHES

APPLIANCES + WASHER & DRYER



# OPTIONS



**CAR CHARGER**



**SOLAR SYSTEM + BATTERY WALLS**



**STORAGE AREA W/ BUILT-IN BIKE RACK**



**SHADE CANOPY**

# BETTER THAN AVERAGE FIRE PROTECTION

Wood-frame buildings become part of the fire, make it worse and come with no fire separation.



## 1-HOUR FIRE SEPARATION

Low intensity wildfires outside take an hour to reach anything inside and won't increase the amount of fuel on the property.



## 2-HOUR FIRE SEPARATION

Add one extra hour of protection by applying an exterior finish such as stucco or Hardie board.



# EMERGENCY HOUSING

## DESIGNED FOR RAPID DEPLOYMENT

A small unit insulated with a locking door is designed for homeless, refugees, victims of natural disasters and war. From a simple dorm room to a complete off-the-grid home.

Customers: Our network includes contacts at FEMA, states + foundations.



- **RAPID VILLAGE CONSTRUCTION**
- **ORGANIZATIONS CAN PROVIDE WRAP-AROUND SERVICES: HEALTHCARE, EDUCATION, LEGAL + ADDICTION.**



# FIRST UP

## THE EPICENTER OF THE HOUSING CRISIS

San Francisco Bay Area & Greater Los Angeles. California laws allow ADUs on most single family properties and lot splits — two units can be built on each lot. This equals 2.1 million potential new units for Panel Tek. Panel Tek's CEO is available to consult on lot splits.



### MODEL HOMES

Santa Cruz, San Francisco, San Jose + Los Angeles



### EASY DESIGN, ORDER, FINANCE ONLINE

Apply for a construction loan that rolls into a 30-year mortgage on our website: [PanelTekAdu.com](http://PanelTekAdu.com)



### STATE + LOCAL JURISDICTION PRE-APPROVALS

Customers can walk in and get same-day permits.



### SOCIAL MEDIA + PAY-PER-CLICK ADVERTISING



### SALES PARTNERS

Discounts for realtors, developers & contractors. Our network of contractors are ready to build.



# HOUSING STREAMLINED:

AMERICA'S TOP 25 MOST EXPENSIVE CITIES + STATES WITH ADU LAWS ON THE BOOKS

## MESSAGE TO HOMEOWNERS

Add income and equity to your property. Backyard office, family housing, rental, Airbnb. Our website supports GIS mapping to see how units fit in any backyard.

Coming in 2023

From foundation to finishes: We'll facilitate contractors in key markets.



# PANEL TEK HOMES

## DON'T LOOK LIKE A TRAILER WITHOUT WHEELS

Panel Tek homes look site-built. They are shipped in small containers and **delivered in 6 weeks or less!**  
**ALL-IN we cost 15% less per square foot than competitors.**



**ABODU\***



**BOXABL \***



**PREFAB ADU \***



**MIGHTY SMALL HOMES**



**CRATE MODULAR \***



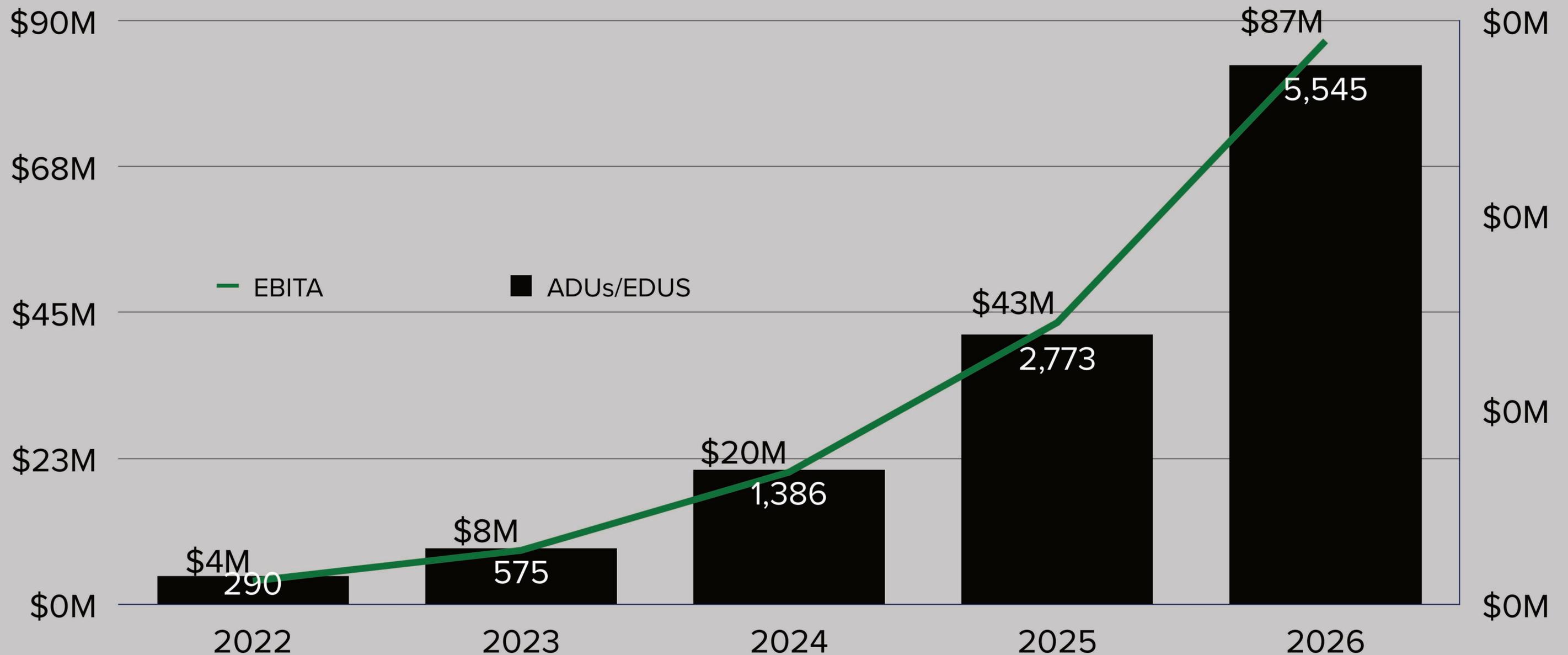
**STUDIO SHED**

\* Requires Crane



# ONLY CAPTURING 0.18 OF THE CALIFORNIA ADU MARKET

YEAR FIVE: \$200M SALES + \$85M EBITA



# PANEL TEK HOME BEING BUILT IN THE BAHAMAS

In 8 hours, day labors built the walls and roof of a custom panel home. (There are no windows because the homeowner wanted to reuse the panel cut-out as hurricane shutters.)



# PANEL TEK IS A DESIGN + DISTRIBUTION COMPANY

## MINIMAL STAFF NEEDED



### **KURT OVERMEYER | CO-FOUNDER + CEO**

Kurt has worked in urban economic development helping cities manage growth for 20 years. He was a key player in transforming four California cities, has a deep understanding of California law, real estate economics, and the permit approval process.



### **RICK CARTELL | CO-FOUNDER + ARCHITECT + ADVISOR**

Rick is an architect with 30+ years designing commercial buildings using panel construction, including auto dealerships, retail and restaurants. Rick designed Panel Tek's kits and will consult on operations capacity.



### **BETH CARTELL | FOUNDER + ADVISOR**

Beth has a background in sales, real estate + NGO fundraising. She's a public speaker, trainer + educational content creator. She will consult in product development, marketing, and domestic/foreign sales development.

### **YEAR #1 FOUNDING TEAM ROLES:**

Sales, salesforce training, delivery coordination, + admin

### **Contracted consultants:**

- Site plans + construction manager
- Interior kits + new product R&D
- Sales reps: realtors + builders

### **YEAR #2 HIRES:**

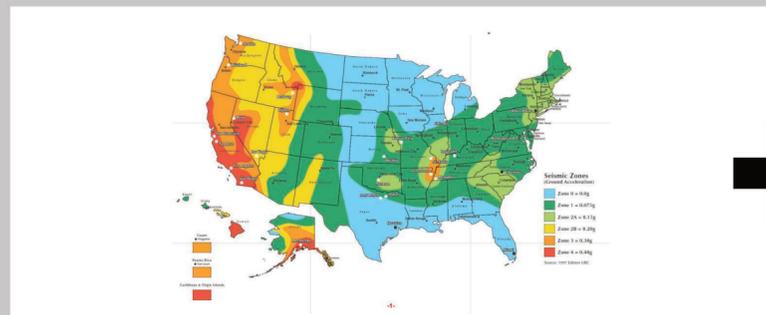
- Inside/outside sales rep
- Marketing agency
- Fractional CFO

### **YEAR #3 HIRES:**

- Emergency housing sales rep/contract specialist
- Manufacturing engineer

# MERGERS + ACQUISITIONS EXIT PLAN:

## LEAVING THE DOOR OPEN FOR AN IPO



### TODAY

Accepting orders from 90% of the US. ADU kits are approved for seismic Zones A-C.



### SEISMIC TESTING

Panels meet Zones D-F standards, but approval is needed. Panel Tek will be on planning dept. pre-approval lists in primary markets



### MARKETING

Train California realtors + builders. E-commerce development + branding



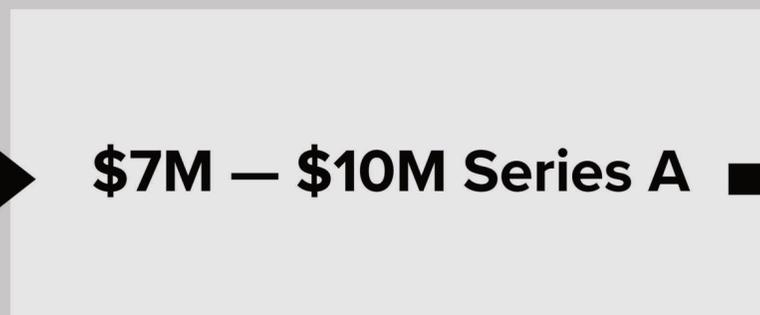
### R&D

R & D for complete interior kits that include interior walls, plumbing, electrical + finishes.



### 2023 Q1

Open California distribution facility.



### 2023 Q1

Priced round at about a \$60M valuation. Partner with manufacturer + open a west coast factory.



### 2024

Expand factory + markets



# IF WE DON'T ACT



**HELP  
WANTED**

## LABOR SHORTAGES

Labor shortages in desirable locations are fueled by a lack of affordable housing.



## HOMELESS

580,000+ Americans are homeless. Tent cities, families living in decrepit campers — we can do better.



## HIGH RENT

Americans earn \$35,000 less per year and can't afford to live in America's 25 largest cities.



## EMERGENCY HOUSING

2,546 homes destroyed by California's top 5 biggest fires 2018 - 2021.

Panel Tek homes deliver housing in unaffordable markets, a pathway to homeownership for those squeezed out, rapid shelter for homeless.



# LET'S GO. RAISING \$1.07M TO FUND:

- ICC seismic testing — \$80K
- Branding — \$60K
- Development of e-commerce site — \$75K
- Plans & engineering — \$60K
- Realtor & home builder training — \$50K
- Channel marketing campaigns — \$100K
- West coast distribution center — \$100K
- Demonstration unit(s) — \$209K
- Salaries for founders/managers — \$336K

**CONSERVATIVE PROJECTION: 20X+ RETURNS**

**RESERVE YOUR SPOT IN THE ROUND**

Anyone can invest: [wefunder.com/paneltek](https://wefunder.com/paneltek)

CONNECT: [kurt@pantekadu.com](mailto:kurt@pantekadu.com)



**Easy design, order & finance online**



**Outpace competitors:  
6 weeks or less delivery.**



**15% lower cost than competitors**



**DIY or third party assembly**

Returns not guarantee



# RULE 206 REGULATION CROWDFUNDING

## COMPLIANCE STATEMENT:

- (1) No money or other consideration is being solicited, and if sent, will not be accepted;
- (2) no offer to buy the securities can be accepted and no part of the purchase price can be received until the offering statement is filed and only through an intermediary's platform; and
- (3) a prospective purchaser's indication of interest is non-binding.



# PROJECTIONS

Income Statement - 2022-2026		2022		2023		2024		2025		2026	
USD											
<b>Income Statement</b>											
Revenue	\$	10,624,550	\$	21,658,850	\$	50,300,288	\$	100,600,575	\$	201,201,150	
COGS	\$	6,037,935	\$	12,309,279	\$	28,577,923	\$	57,155,845	\$	114,311,691	
<b>Gross Margin</b>	<b>\$</b>	<b>4,586,615</b>	<b>\$</b>	<b>9,349,571</b>	<b>\$</b>	<b>21,722,365</b>	<b>\$</b>	<b>43,444,730</b>	<b>\$</b>	<b>86,889,460</b>	
<b>Operating Expenses</b>											
Advertising & Promotion	\$	60,000	\$	61,800	\$	63,654	\$	66,264	\$	69,246	
Depreciation & Amortization	\$	- 0	\$	- 0	\$	- 0	\$	- 0	\$	- 0	
General & Administrative	\$	12,000	\$	12,240	\$	12,485	\$	12,797	\$	13,117	
Insurance	\$	10,500	\$	10,815	\$	11,248	\$	11,810	\$	12,519	
Marketing	\$	60,000	\$	62,400	\$	65,520	\$	68,796	\$	72,924	
Maintenance	\$	3,500	\$	3,553	\$	3,606	\$	3,678	\$	3,751	
Office Rent	\$	64,000	\$	65,920	\$	67,898	\$	71,292	\$	74,857	
Professional Fees	\$	17,400	\$	17,835	\$	18,281	\$	18,829	\$	19,394	
Technology	\$	95,000	\$	99,750	\$	106,733	\$	115,271	\$	125,645	
Travel, Meals and Entertainment	\$	40,000	\$	40,400	\$	40,804	\$	41,620	\$	42,452	
Utilities	\$	10,664	\$	10,984	\$	11,313	\$	11,766	\$	12,354	
Wages and Benefits	\$	542,640	\$	569,972	\$	846,987	\$	1,364,391	\$	2,381,432	
Miscellaneous	\$	110,000	\$	111,100	\$	112,211	\$	113,333	\$	114,466	
Total Expenses	\$	1,025,704	\$	1,066,769	\$	1,360,739	\$	1,899,848	\$	2,942,158	
<b>Earnings Before Interest &amp; Taxes</b>	<b>\$</b>	<b>3,560,911</b>	<b>\$</b>	<b>8,282,803</b>	<b>\$</b>	<b>20,361,626</b>	<b>\$</b>	<b>41,544,882</b>	<b>\$</b>	<b>83,947,302</b>	
Commissions	\$	356,091	\$	828,280	\$	2,036,163	\$	4,154,488	\$	8,394,730	
Interest Expense	\$	5,925	\$	4,435	\$	4,435	\$	4,435	\$	4,435	
<b>Earnings Before Taxes</b>	<b>\$</b>	<b>3,204,820</b>	<b>\$</b>	<b>7,454,523</b>	<b>\$</b>	<b>18,325,463</b>	<b>\$</b>	<b>37,390,394</b>	<b>\$</b>	<b>75,552,571</b>	
Income Taxes	20.0%	\$ 640,964	\$	1,490,905	\$	3,665,093	\$	7,478,079	\$	15,110,514	
<b>Net Earnings</b>	<b>\$</b>	<b>2,563,856</b>	<b>\$</b>	<b>5,963,618</b>	<b>\$</b>	<b>14,660,371</b>	<b>\$</b>	<b>29,912,315</b>	<b>\$</b>	<b>60,442,057</b>	

