

Reducing Costs Through Construction and Finance Innovation



PANELISTS

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Our Mission

Vessel is rebuilding the American dream through a new generation of 21st century homes. At the core of Vessel's mission is to democratize access to safe and healthy housing.



What We Do

Vessel is in the business of designing, manufacturing and constructing revolutionary apartment buildings that are aspirational, healthy, safe, sustainable and attainably priced.



Vessel

Productized Approach

Factory Produced

- Cutting edge techniques in manufacturing
- High degrees of precision, quality and efficiency.
- Produced in a highly controlled factory setting
- Designed for systematic and rapid on-site assembly
- Onsite work completed in a fraction of the time required by traditional construction
- Minimal transportation and waste



What Vessel Can Do For You

The Vessel System provides owners with the opportunity to create homes for their residents that are technologically advanced, healthy, sustainable, energy efficient, and aspirational, at price that middle-income renters can afford.

Vessel

www.vesseltechnologies.com

The Space

- Hypoallergenic and antimicrobial surfaces
- Perimeter cove lighting
- Yoga Kitchen
- 9' ceiling
- 9' x 5' window
- Oversized rain shower
- Private dressing room
- Private water closet



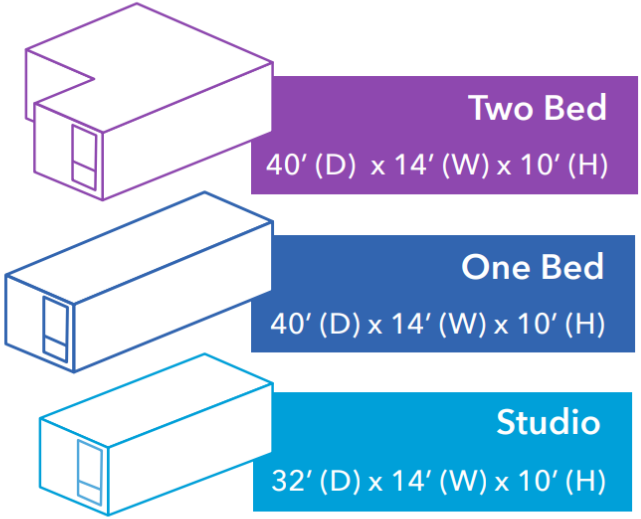
vOS: Smarter Homes

- Music streaming through in-wall speakers
- Lighting control and light therapy
- Self-sanitizing spaces
- 2-zone climate control
- Security features with intrusion alarm
- Constant air monitoring and filtration
- Consumption feedback
- Accessibility features

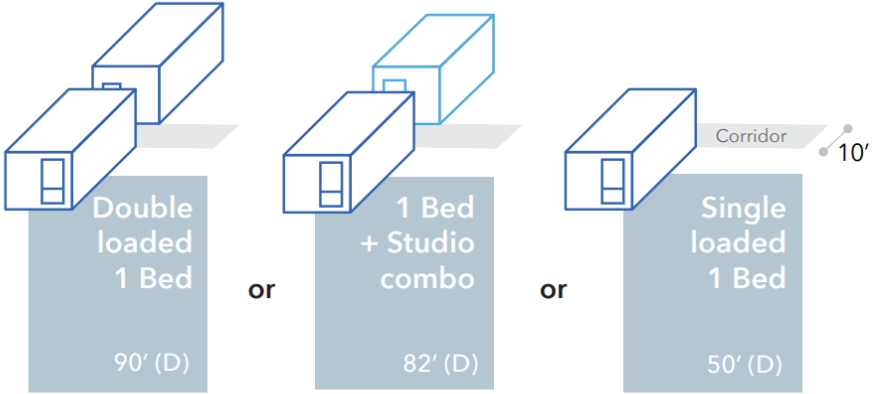
BUILDING SUSTAINABLY

<1 Truck a day deliveries	Off-site pre-assembly allows for hyper-efficient delivery & avoids idling trucks
Exclusive Use of Native Plants	Mitigates need for irrigation or chemical pest/disease control measures
Zero Waste	Pre-fabricated parts means no jammed dumpsters that fill local landfills
Envelope Continuity	CNC milled façade components ensure ultra-tight fits
Minimal Thermal Bridging	Connection details are evaluated in 3D to identify and mitigate sources of thermal penetration
Triple-glazed/Low E Windows	Prevent heat gain and loss
LED Lighting	Minimizes consumption
VRF Heat-Pump HVAC System	Highest-rated heat-pump technology minimizes energy utilization
The "Court"	Open air & skylit court with a "grand stair" minimizes common area energy usage
Active Energy Management System	Alerts users to excess power consumption and provides conservation advice
High-Performance Roof-Mounted PV Array	Produces 100% of anticipated energy requirements
Low-Flow Fixtures	Reduced water use
Active Water Management System	Alerts users to excess water consumption and provides conservation advice
Vessel is Recyclable	When Vessel reaches its useful life, it can be easily dismantled and recycled

1 System | 100+ Possible Configurations



The Vessel system can be configured around both single and double-loaded floorplans.



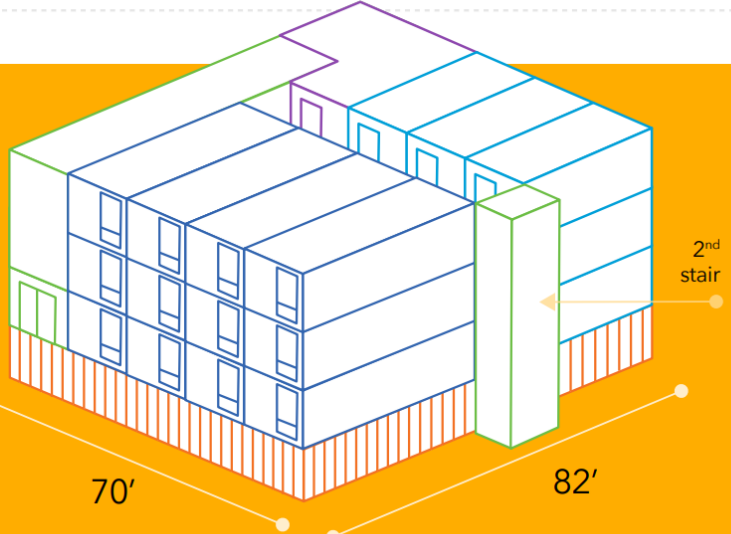
Like many consumer products, Vessel is available in several sizes, all built around the same engineering and design.

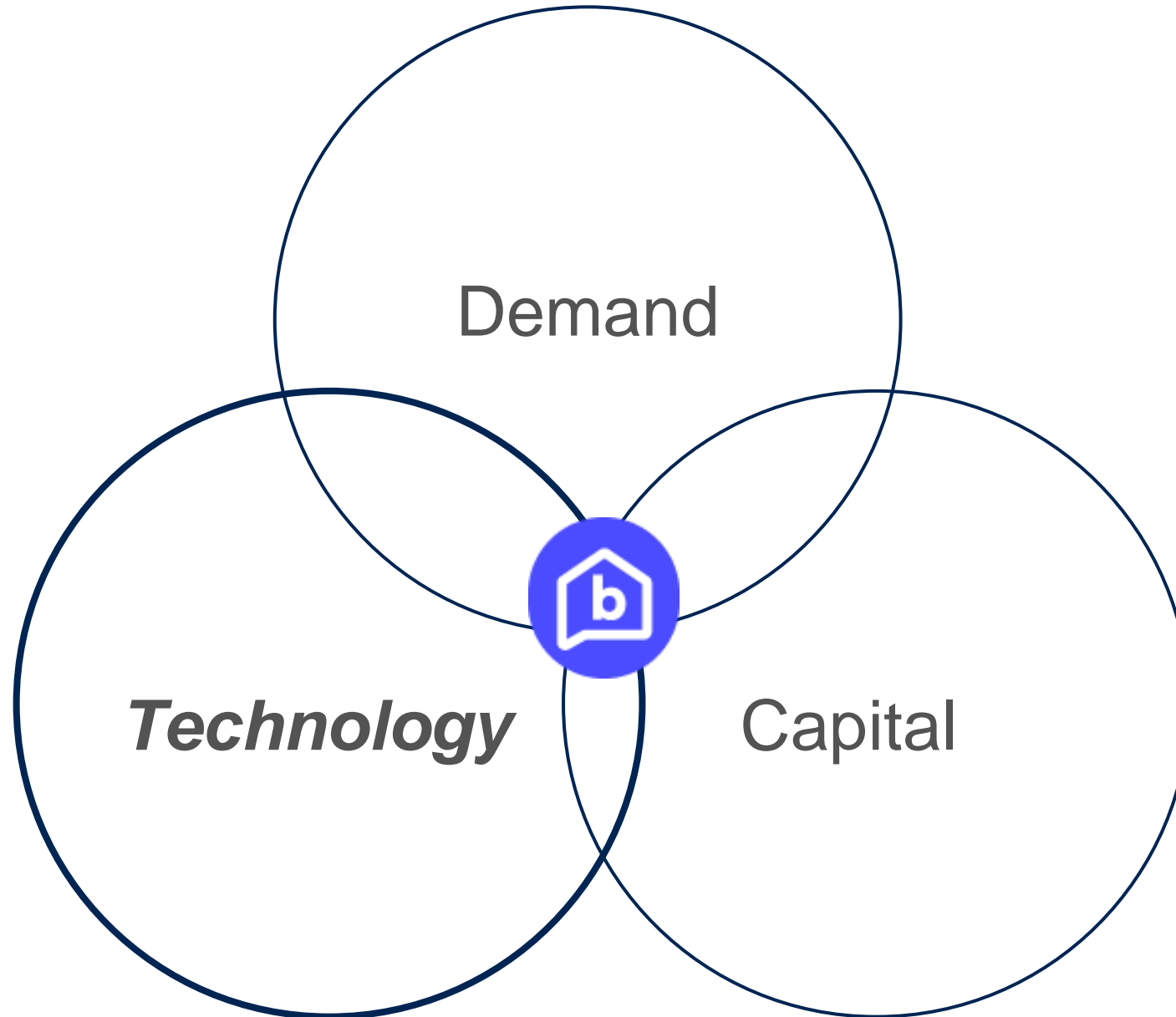
In a double-loaded configuration, which is most common, the Vessel system can scale from as few as 12 homes to as many as 100.



Court Entrance
Entry, main stair, elevator, utility room

Optional podium

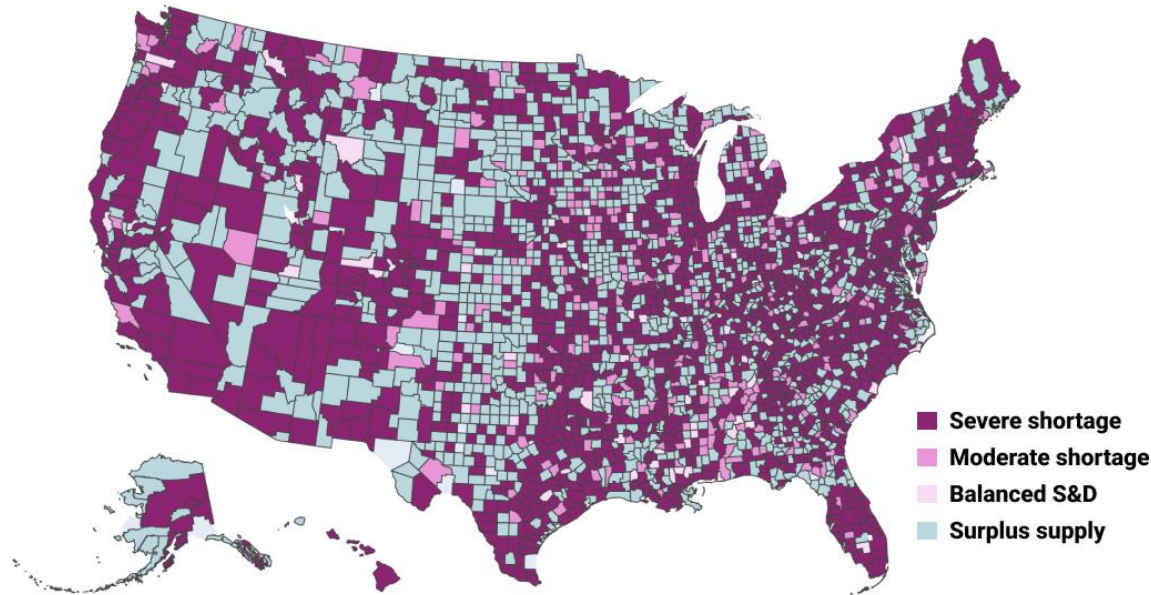




Industry Unable to Meet Demand

County-level shortage by income group

- Extremely low-income
- Very low-income
- Low-income
- Moderate, middle & upper-income



The New York Times

New York City's Housing Crunch Is the Worst It Has Been in Over 50 Years

Only 1.4 percent of the city's rentals were available in 2023, according to new data, the lowest portion since 1968. The market was even tighter for lower-cost apartments.



Housing experts say there just aren't enough homes in the U.S.

APRIL 23, 2024 · 4:04 PM ET

FORTUNE

'It's a freaking nightmare right now': Housing affordability crisis decades in the making explodes during election year

Despite Trillions of Capital Availability



\$440 B.
Multifamily Housing
Construction Loans
= 1/4 of total CRE

\$3.88 Tr.

The total CRE construction loan market in the US is \$3.88 trillion (2022) of which approximately 1/4 is Multifamily Construction loans



~\$88 bn
Affordable Housing
Construction Loans
= 20% of total MF

\$440 B.

The total multifamily construction loan market is \$440 billion (2022) of which approximately \$110 billion is spent on affordable housing

Fintech companies have been established to address this issue in other segments ...

Consumer



Small
Business



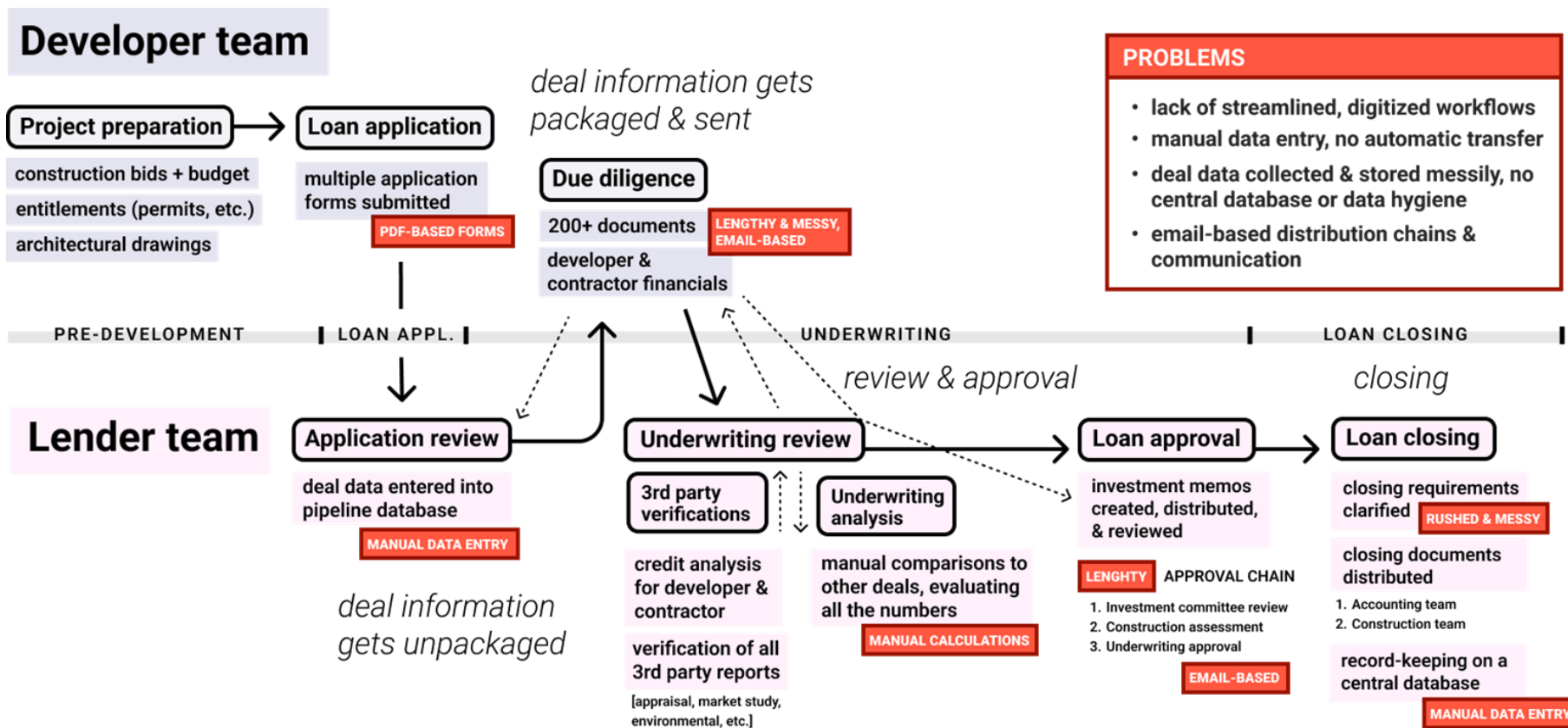
Residential
Mortgage



Commercial
Real Estate

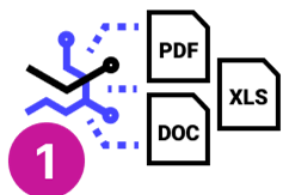
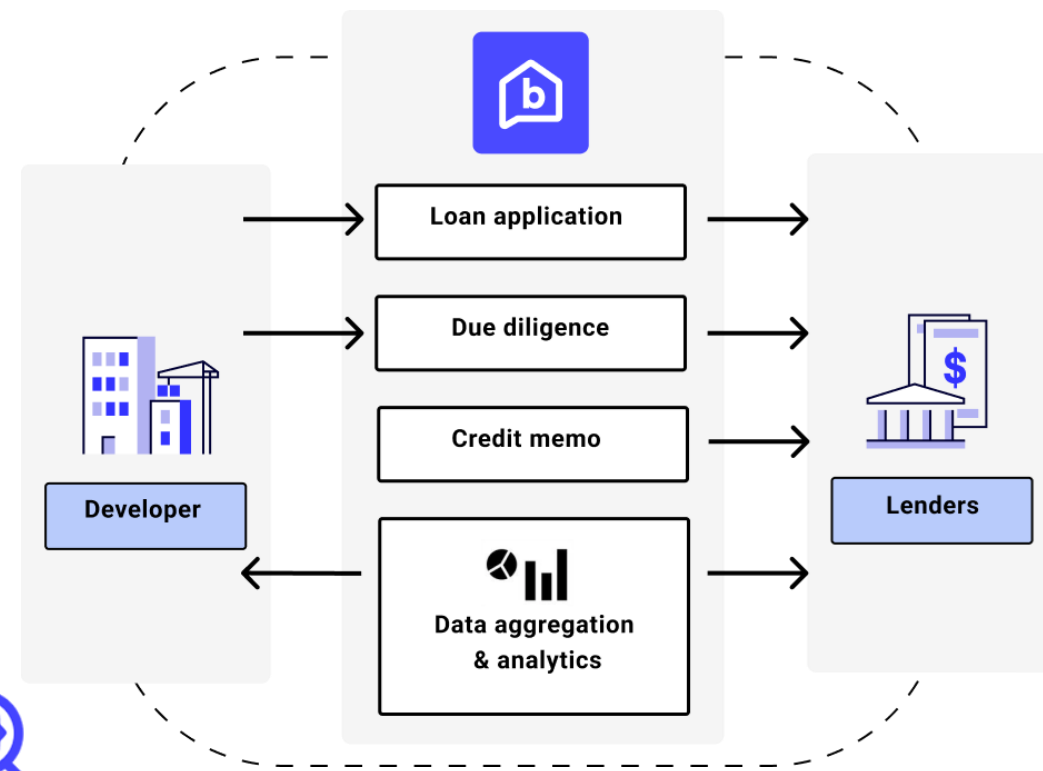


Affordable Industry Is Late to Adopt...

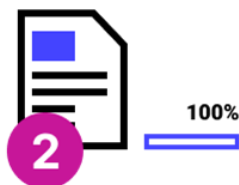


Builders Patch Closes the Tech Gap

- AI Augmented Underwriting
- Automated Proforma Builder
- Ability to upload unstructured portfolio datasets
- Auto-generated credit memos & closing documents
- Advanced analytics & data insights



1
AI extracts data from due diligence, reports & proforma



2
Auto-generated memo based on exact templates.



3
Underwriter adds/edits risks and mitigations



4
Final review & edits by underwriter.

Thank you!

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