

# **Innovative Housing Solutions by Mosaic Housing**

**TED STEERS**  
[ted@Mosaic-Housing.com](mailto:ted@Mosaic-Housing.com)



**The scarcity of attainable housing for rent and for sale took 15 years to reach a point of crisis.**

**US construction industry lost 4 million tradespeople during the 2008-2010 *GREAT RECESSION***

***We are here to discuss how the municipalities can embrace innovative housing solutions***

- It's time for the municipalities to take control over its future.
- Housing is a basic human right.
- **You have the land; use it more efficiently**
- An affordable way to regain control over what was once of the more stable parts of government work, *Human Resources*.

# *What is modular housing?*





# *Wait a minute!*

**Mosaic Housing Specializes in:  
Multi-Use  
Multi-Family**

# Innovative Housing solutions by Mosaic Housing

*The Leading-Edge Approach on  
Industrialized Modular Housing  
for High Volume Attainable  
Housing*





**MOSAIC**  
HOUSING







# BENEFITS OF MODULAR HOUSING



## DIFFERENTIATOR

## STRATEGIC ADVANTAGE

## COST ADVANTAGE (est.)

Affordability of Manufactured vs. Site-built

Premium price for site-built vs. manufactured continues to increase

Up to \$31.00 per square foot

Labor Costs

Shortage of labor supply has put pressure on site-built margin

\$5.00 - \$10.00 per square foot

Efficiency & Quality

Most building sites generate a significant amount of waste

Up to \$15.00 per square foot

Improvement & Innovation

Automation driven factor efficiencies

Up to \$10.00 per square foot

Speed to Market

Manufactured housing shortens the overall time to occupancy

50% reduction in construction calendar

# ADVANTAGES OF MODULAR



## Sustainability

While modular buildings are generally built to be permanent structures, some designs **can be disassembled**. During construction of modules less waste is produced. Innovative, sustainable technologies can be integrated into modules.

## Quicker build

Since modular homes are built in a factory, unfavorable weather conditions don't delay construction. This leads to **30% - 50% faster schedule** with simultaneous site development and offsite modular construction.

## Lower cost

Using conventional construction methods can cost \$150 to \$250 per square foot if you're building a standard, non-luxury home. Modular construction can **cost 10% to 20% less** thanks to assembly line efficiency

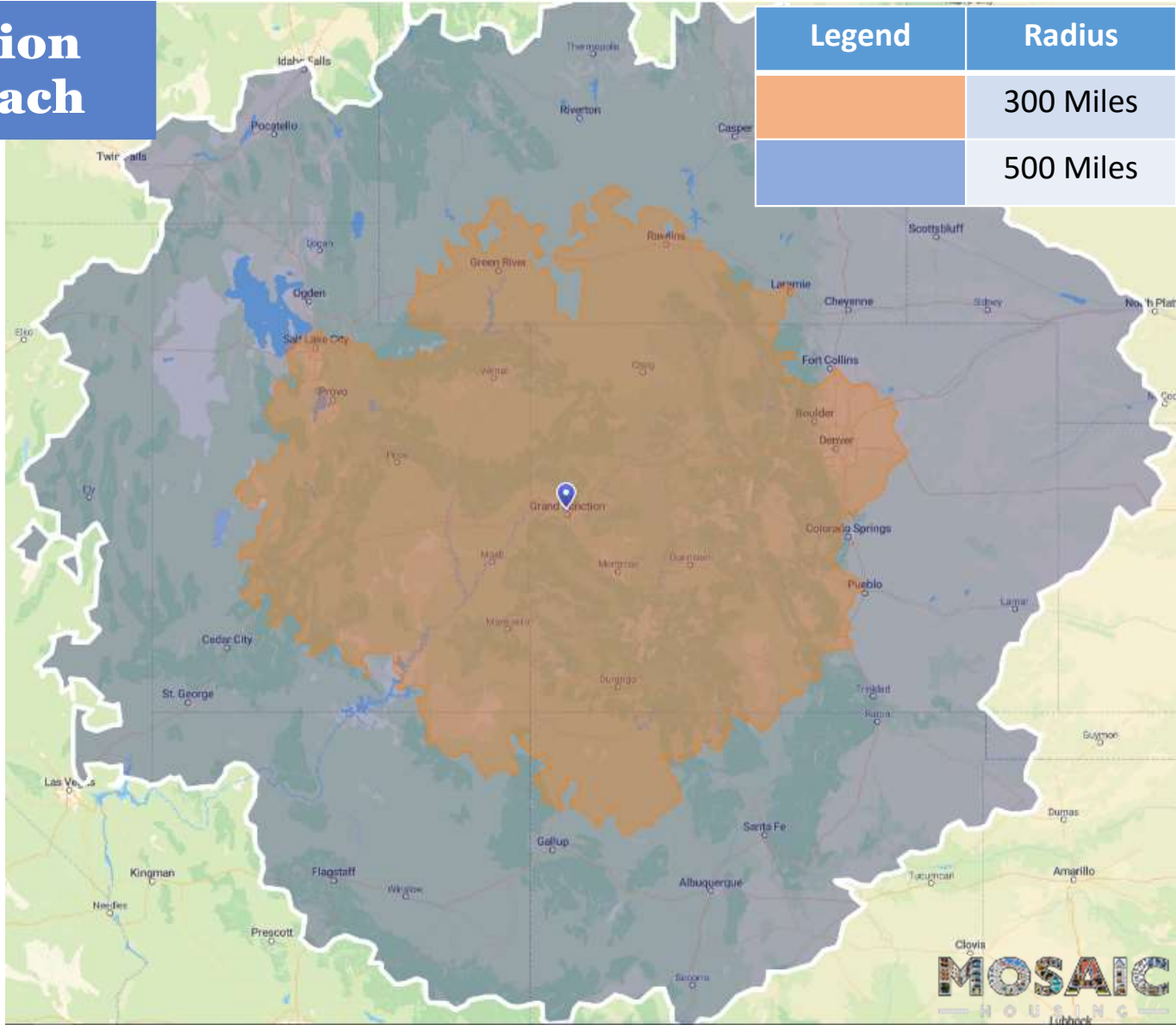
**The modular building industry in the U.S. has doubled in size over the past five years and now accounts for \$8 billion of revenue annually**

Seven factors determine the attractiveness of a market for modular



# Proposed Grand Junction Facility Geographic Reach

Target Market	Distance to City Center from Facility
Denver	247 Miles
Colorado Springs	292 Miles
Salt Lake City	279 Miles
Albuquerque	386 Miles
Cheyenne	344 Miles



Legend	Radius
	300 Miles
	500 Miles

# Real Estate Summary



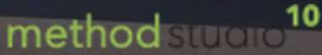
237,382 sq. ft. Industrial building for Mosaic Housing

10-to-18-month construction period

Finished Delivery 24 months



Our Facility Design and Construction Partners



# **Example Product Renderings**

# 6-pack Townhomes Design Grand Junction, CO



**TOWNHOME UNITS**  
148 TOTAL UNITS

**6 UNIT BUILDING: 12,516 SF**

**148 - 3 BED / 3.5 BATH + GARAGE & DRIVEWAY**  
TYPICAL UNIT SF:  
• 2,086 SF

## PROPOSED UNITS

	LEVEL 1	LEVEL 2	LEVEL 3	UNIT TYPE	UNIT TOTAL
	UNIT SF	UNIT SF	UNIT SF		
UNIT 1	676 SF	705 SF	705 SF	3 BED / 3.5 BATH	2,086 SF
UNIT 2	676 SF	705 SF	705 SF	3 BED / 3.5 BATH	2,086 SF
UNIT 3	676 SF	705 SF	705 SF	3 BED / 3.5 BATH	2,086 SF
UNIT 4	676 SF	705 SF	705 SF	3 BED / 3.5 BATH	2,086 SF
UNIT 5	676 SF	705 SF	705 SF	3 BED / 3.5 BATH	2,086 SF
UNIT 6	676 SF	705 SF	705 SF	3 BED / 3.5 BATH	2,086 SF
<b>TOTAL</b>	4,056 SF	4,056 SF	4,230 SF		12,516 SF

# Apartment Design Grand Junction, CO



	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	UNIT TYPE
	UNIT SF	UNIT SF	UNIT SF	UNIT SF	
UNIT 1	1079 SF	1079 SF	1079 SF	1079 SF	2 BED / 2 BATH
UNIT 2	1268 SF	1268 SF	1268 SF	1268 SF	2 BED / 2 BATH
UNIT 3	862 SF	862 SF	862 SF	862 SF	1 BED / 1 BATH
UNIT 4	862 SF	862 SF	862 SF	862 SF	1 BED / 1 BATH
UNIT 5	930 SF	930 SF	930 SF	930 SF	2 BED / 1 BATH
UNIT 6	1079 SF	1079 SF	1079 SF	1079 SF	2 BED / 2 BATH
UNIT 7	1625 SF	1625 SF	1625 SF	1625 SF	3 BED / 2.5 BATH

	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	UNIT TYPE
	UNIT SF	UNIT SF	UNIT SF	UNIT SF	
UNIT 8	613 SF	613 SF	613 SF	613 SF	STUDIO
UNIT 9	725 SF	725 SF	725 SF	725 SF	1 BED / 1 BATH
UNIT 10	666 SF	666 SF	666 SF	666 SF	1 BED / 1 BATH
UNIT 11	852 SF	852 SF	852 SF	852 SF	1 BED / 1 BATH
CIRCULATION	1780 SF	1780 SF	1780 SF	1780 SF	
STORAGE	198 SF	198 SF	198 SF	198 SF	
TOTAL	12,606 SF	12,606 SF	12,606 SF	12,606 SF	50,424 SF



# Apartment Design Grand Junction, CO



	LEVEL 1 UNIT SF	LEVEL 2 UNIT SF	LEVEL 3 UNIT SF	UNIT TYPE
UNIT 1	987 SF	987 SF	987 SF	3 BED / 2 BATH
UNIT 2	742 SF	742 SF	742 SF	1 BED / 1 BATH
UNIT 3	987 SF	987 SF	987 SF	3 BED / 2 BATH
UNIT 4	752 SF	752 SF	752 SF	2 BED / 1 BATH
UNIT 5	686 SF	686 SF	686 SF	1 BED / 1 BATH

	LEVEL 1 UNIT SF	LEVEL 2 UNIT SF	LEVEL 3 UNIT SF	UNIT TYPE
UNIT 6	752 SF	752 SF	752 SF	2 BED / 1 BATH
STORAGE	170SF	170 SF	170 SF	
TOTAL	5,076SF	5,076SF	5,076SF	15,228 SF

#### Building Cost Breakdown

- Costs Not Associated with Modular Construction (Usually 40-50% of Total Costs)
  - Land – Usually between 10-30% of total cost (including site development)
  - Municipal fees – 5%-15% of total Cost
  - Third Party Consultant fees – 10%-15% of total Cost
    - Architecture – 2%-5% of total cost
    - Engineering – 2%-5% of total cost
    - Other consultants (fire protection, zoning, appraisal, etc.) – 5%-10% of total cost
  - Insurance and Risk Mitigation – 5%-7% of total Cost
  - Project Admin/Management – 5-15% of total Cost
- Costs associated with Modular Construction (50-60% of Total Costs)
  - Module Purchase / Manufacturing – 40-45% of total Cost (for a finished, and furnished home)
  - Transportation to site – 5-10% of total cost (depending on distance to site)
  - Set and Stitch – 5-10% of total cost (depending on surrounding conditions, accessibility of site, cranes, storage etc. )
- Modular components help us control nearly half of the construction process costs, as well as aid in the reduction of the overall cost and time spent before a project is ready to be built.
  - State stamped plans help reduce time and the number of dedicated resources needed at the municipal level, saving money for both developers and municipalities.