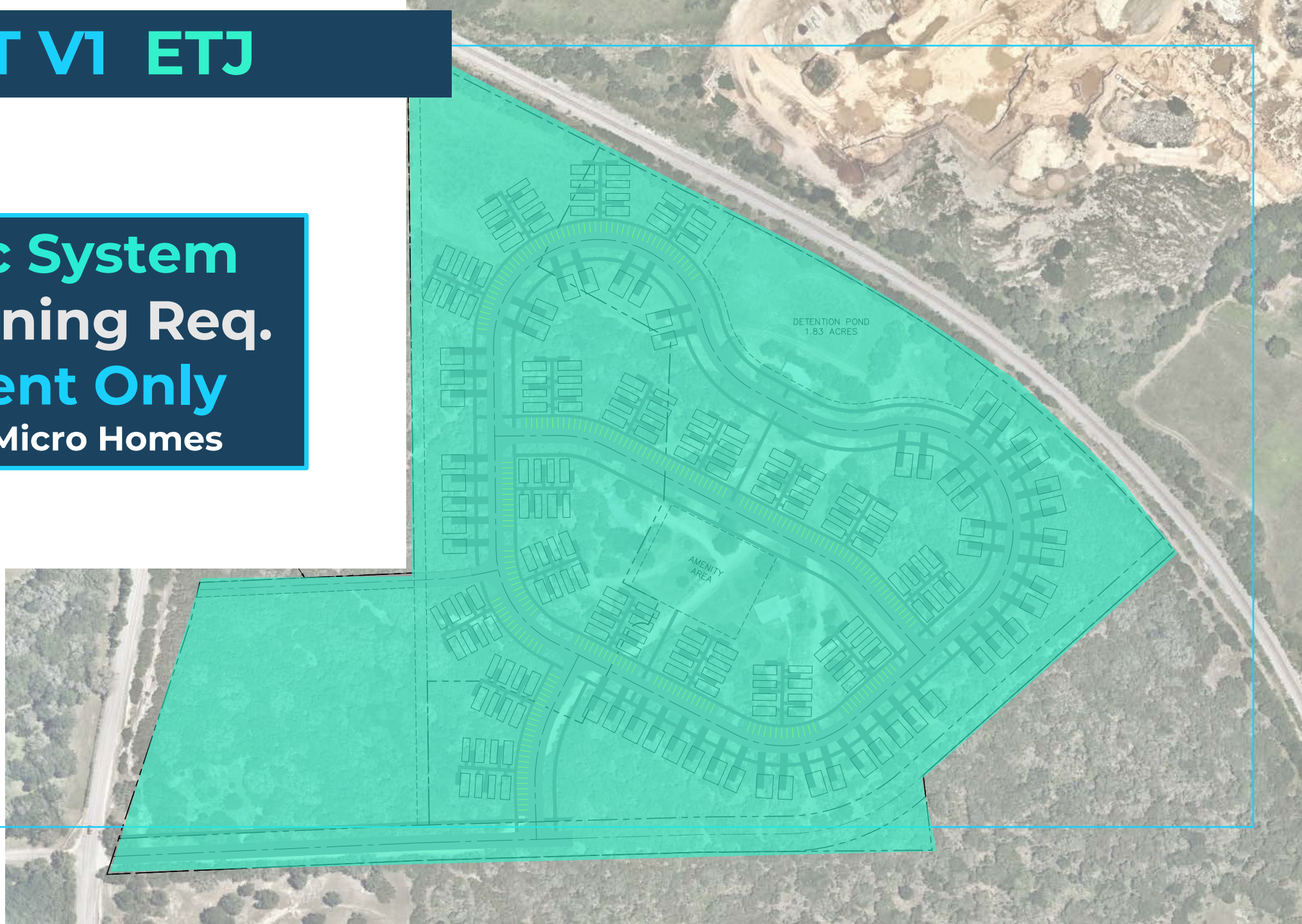


2138 & 2390 POST ROAD

3.4 miles

CONCEPT V1 ETJ

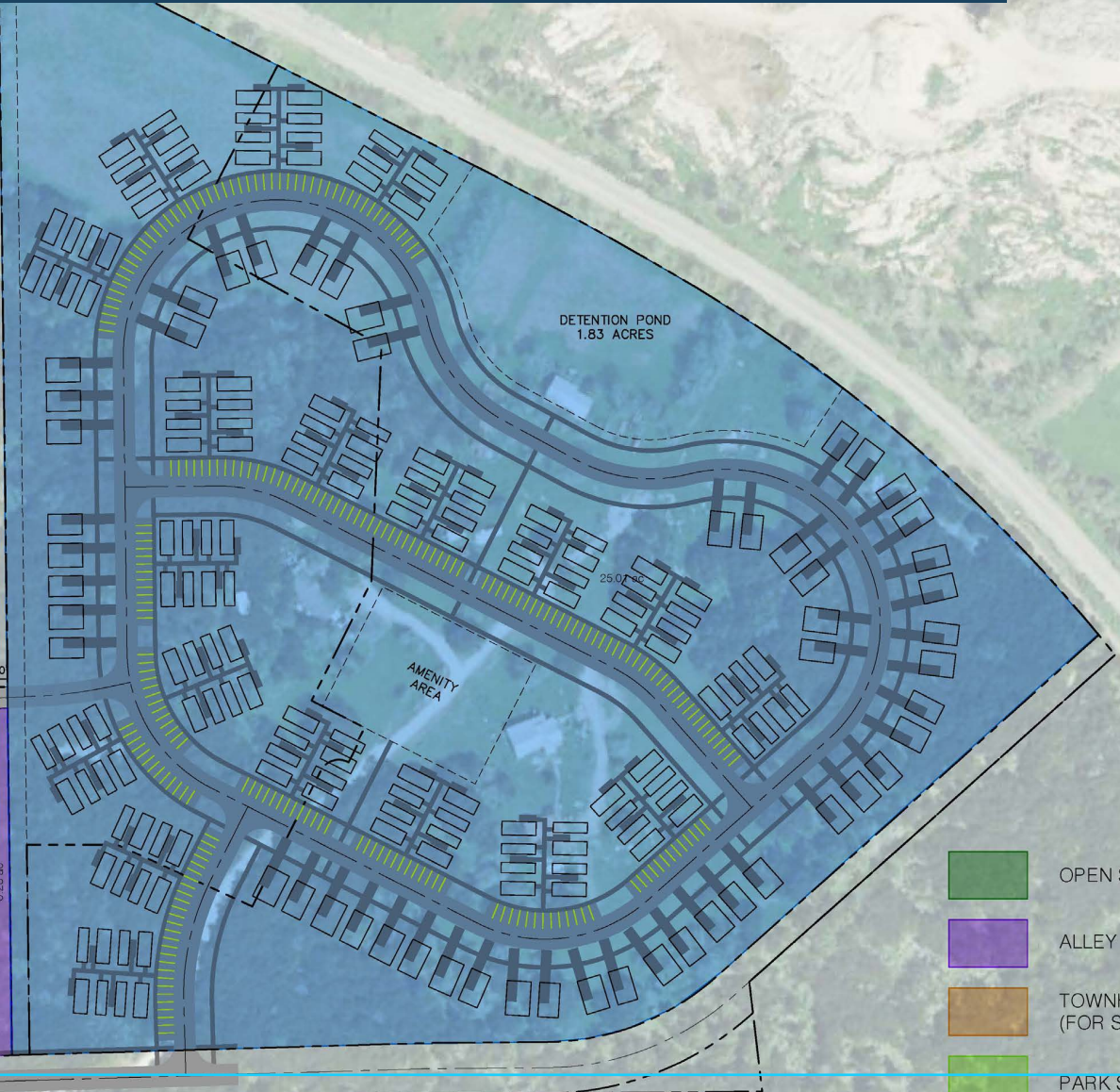
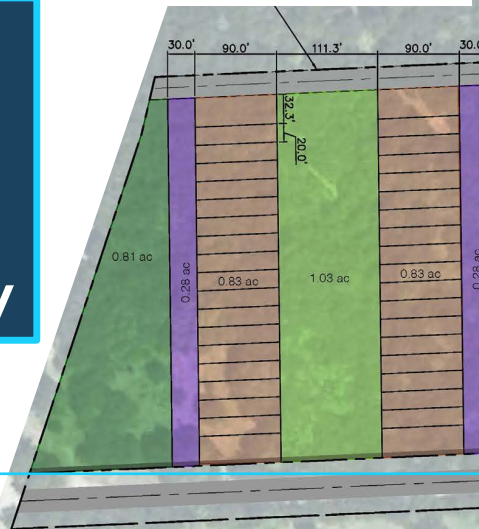
Septic System
No Zoning Req.
For Rent Only
31.77 ac Micro Homes



CONCEPT V2 DEVELOPMENT AGREEMENT

MH
For Rent
26.7 ac Micro Homes

CD-4
For Sale
5 ac Single Family



- OPEN SPACE
- ALLEY
- TOWNHOME COMMUNITY (FOR SALE)
- PARK SPACE
- MICRO HOME COMMUNITY (FOR RENT)

CD-4 SINGLE FAMILY

FOR SALE DEVELOPMENT

PERMITTED USES

- a. Single Family Detached
- b. Two Family
- c. Single Family Attached
- d. Accessory Building/Structure
- e. Accessory Dwelling Unit

MAXIMUM DENSITY

8 units/acre (40 units)

PROPOSED GREEN SPACES

1.03 ac central natural space

0.81 ac preserved natural space

Developer
to build
bus stop

POST ROAD

SECONDARY ACCESS
FOR FIRE

30.0' 90.0' 111.3' 90.0' 30.0'

0.81 ac

0.28 ac

0.83 ac

1.03 ac

0.83 ac

0.28 ac

DEDICATED R.O.W.

MH MICRO HOME COMMUNITY

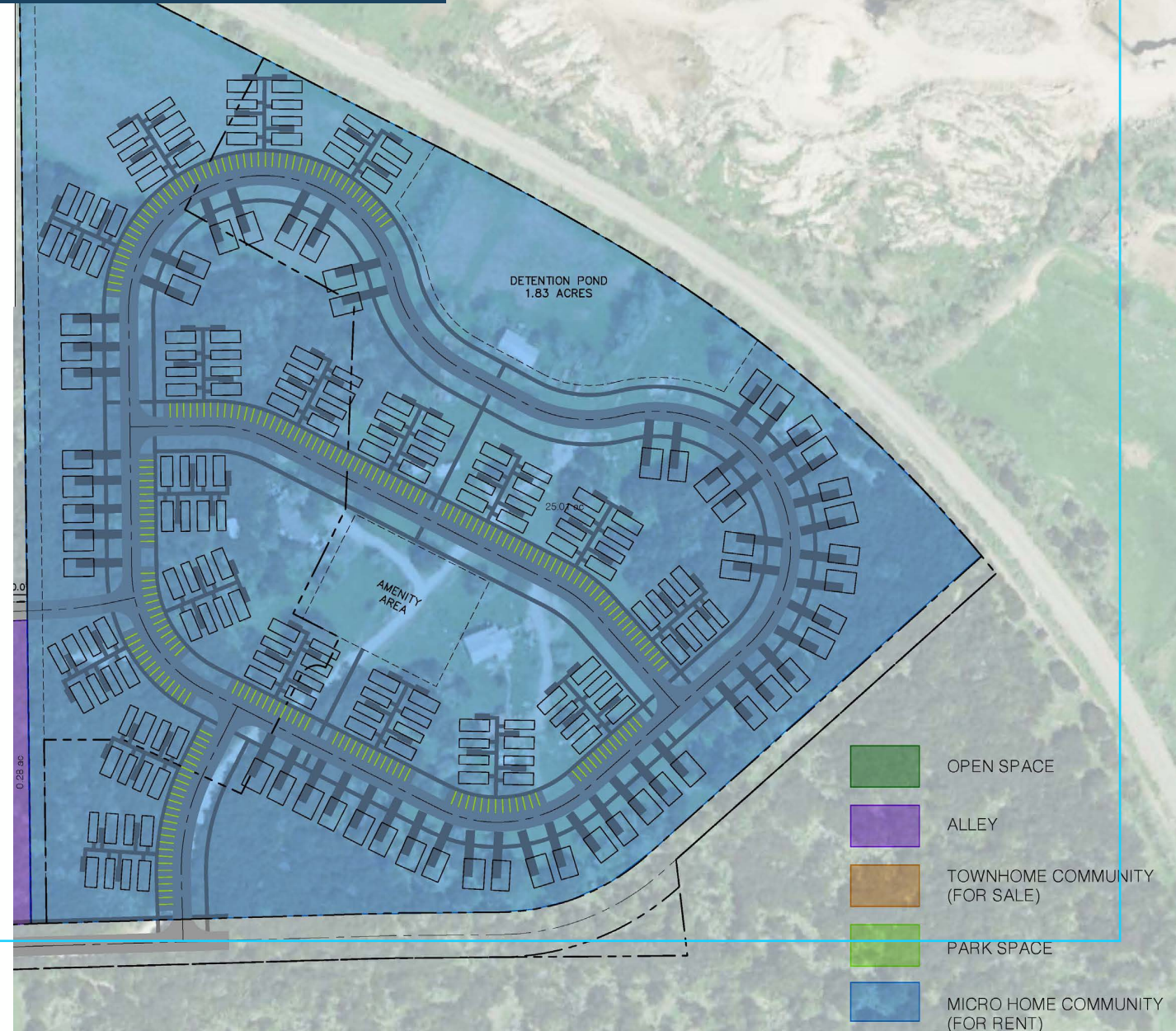
FOR RENT DEVELOPMENT

PERMITTED USES

- a. Micro Home: Single family detached dwelling ranging in size from 380 – 1,100 square feet, constructed on a permanent foundation meeting the requirements of the **International Residential Code (IRC)**, as applicable and adopted by the City.
- b. Accessory Uses
- c. **All other uses allowed in the MH District** in Table 5.1 Land Use Matrix of Section 5.1.1.2 Land Use Matrix of the SMDC **shall be prohibited.**

MAXIMUM DENSITY

7.84 units/acre (210 units)





INSPIRED • MODERN • SAFE • TECHY
ARTSY • UNIQUE • SMART • CURATED
EXPERIENTIAL • SCHOLARSHIPS • INCLUSIVE
POST-CAMPUS • MILLENNIAL







POST COVID-19

INCREASED DEMAND

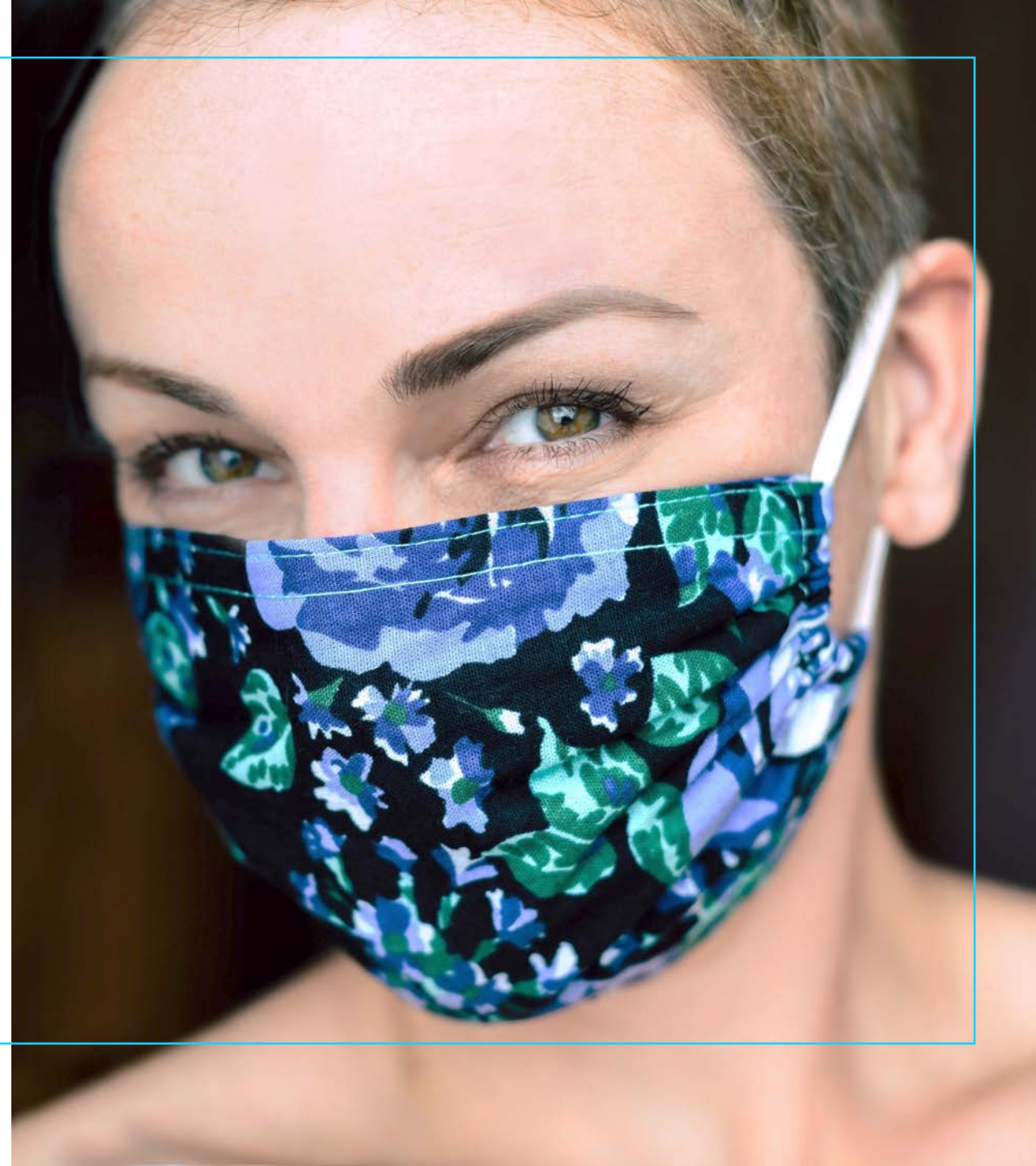
Demand for micro homes has roughly doubled since start of pandemic - **86%** of first-time home buyers would now consider renting a micro home for their first home

INDEPENDENT LIVING

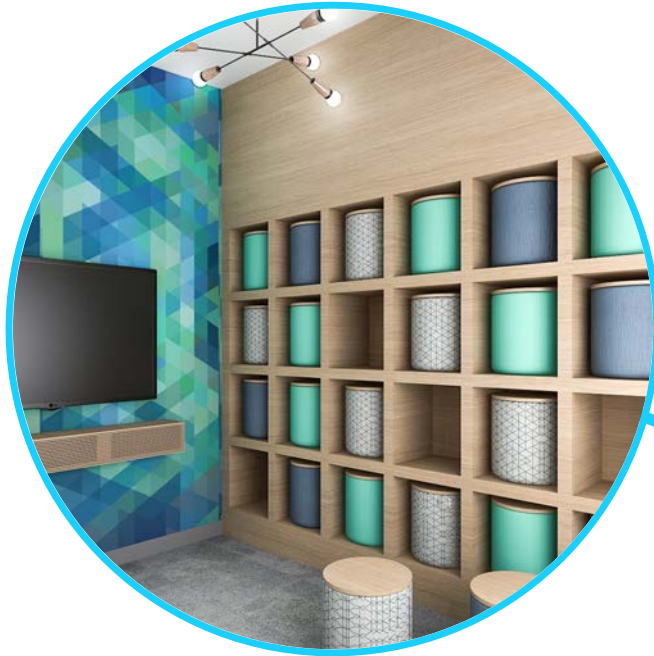
Socially-distanced units, separate air spaces, no corridors, no elevators

SAFE COMMUNITY MODEL

Connect with neighbors in **safe** formats including *community access*



THE CASATA **EXPERIENCE**



UNIQUE DESIGN

Modern, stylish, and eco-friendly micro homes with spacious and highly functional layouts.

SEAMLESS TECH

Dedicated mobile app where residents can manage all needs and control their smart home.



CURATED LIFESTYLE

Community-oriented amenities such as food trucks, outdoor greenspace, art, music, events, and a beautiful common area.

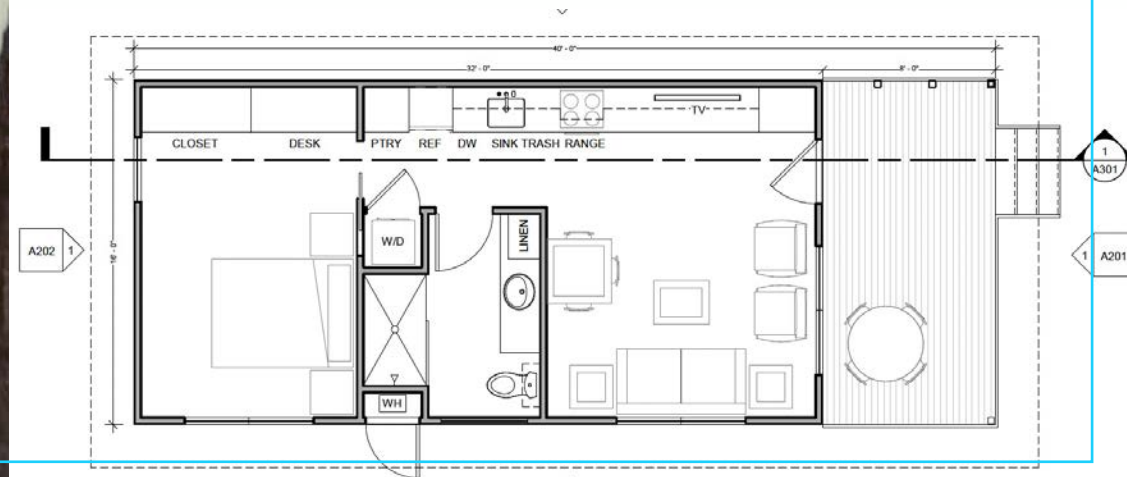
BIG ON DESIGN



385-1100 SF

1, 2 & 3 Bedrooms

- Eco-Conscious
- Customized and Purposeful
- Highly-Utilitarian Design
- Modern Aesthetic
- Warm and Welcoming
- Private yet a strong sense of community



BIG ON DESIGN

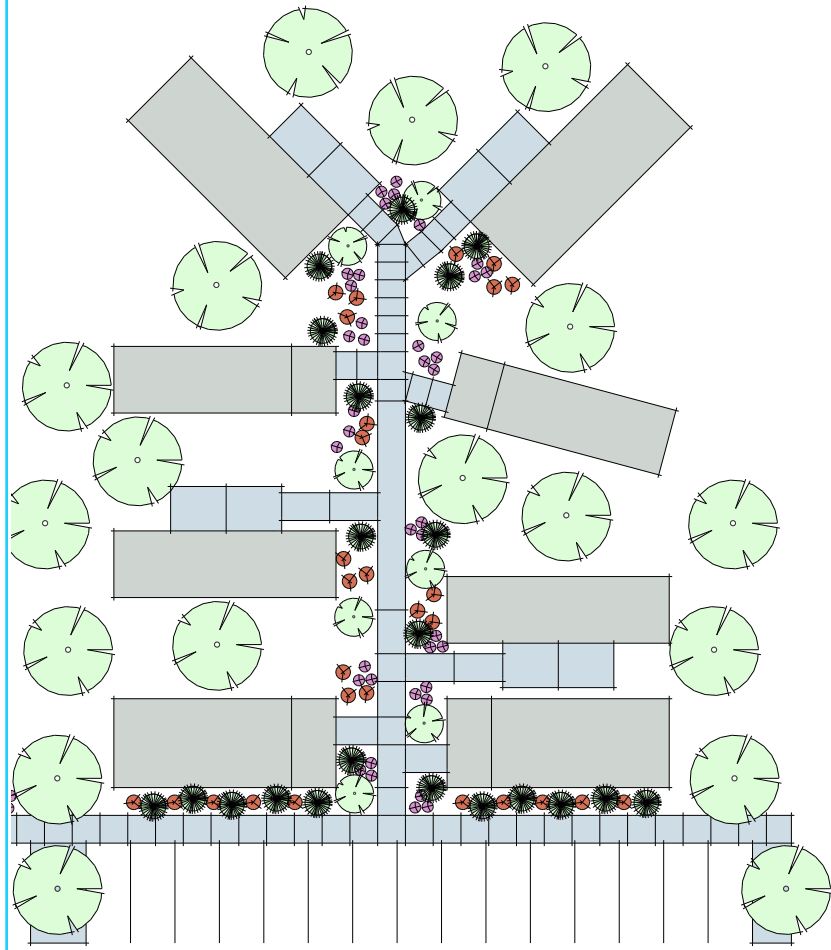


SUSTAINABLE DESIGN



- EPA Water Sense fixtures
- LED lighting
- Sustainably sourced engineered stone countertops
- Energy Star appliances
- No VOC paints and adhesives
- High-efficiency ducted mini-split HVAC
- High-efficiency multi-layered insulation

CLUSTER DESIGN





BIG ON AMENITIES

- Gym, Pool
- Community Gardens
- Entertainment Spaces for Yoga and Social Gatherings
- Dog Parks
- Walking Trails
- Micro-mobility solutions (scooters, eV's)

ON DEMAND SERVICES



- Co-Working Space
- Special Event Space
- Movie Theatre, Video Game Room
- Storage Lockers
- Concierge Shopping Services, Laundry, Pet Services
- Cleaning Services
- Furniture Rental
- Curated Events: Concerts and Sports

CURATED EXPERIENCE



COMMUNITY ALCHEMISTS

Exuberant, customer-focused Property Managers curating events, social media, volunteer opportunities, and solving tenant issues – building the “glue” for the community.



TENANT PROFILES



DATA

Our first community in Austin is 80%+ rented, 8 weeks prior to opening, with a broad and diversified set of future residents.

AGE

Range: 27 – 74
Average age: 41

ANNUAL SALARY

Average: \$51,650
Range: \$31k- \$360K

GENDER

74% Women
26% Men

OCCUPATION

Highly varied
Many industries represented

RENTER SCREENING PROCESS

INCLUSIVE SCREENING SOLUTION FOR RESIDENTS



- Receive faster approval on rental applications
- No upfront payment of security deposit
- No FICO score required
- Flexible rent payment terms
- Lower fees than traditional credit

SMART Screening & Security Deposit Program

Our proprietary applicant screening engine delivers instantaneous results using data from over 40 sources. Fill more units faster from a broader range of qualified applicants. Your residents can choose to pay the full security deposit upfront or those that qualify can pay a nominal monthly fee. We'll take care of the underwriting and front the full amount to you. At the end of the lease, you'll have up to double the security deposit protection.



BROAD MARKET ACCEPTANCE

Early tenant occupation data indicates that **Casata** has been well received by a broad array of professionals, artists, technicians and retirees; **Casata** is evolving into a true **“middle market”, attainable housing product.**

- Real Estate Agent
- Oncology Registered Nurse
- VP of Operations for local food bar
- Retired
- Program Manager
- IRS Management and Program Analyst
- Public School Teacher
- Coffee Roaster
- Master Printer (artist)
- Lighting Technician
- CPS Director of Forensic Services
- Newborn Care Specialist
- Public School Teacher
- Health Insurance Data Management Specialist
- Customer Success Manager
- Retired Police Officer and University Lecturer
- Retired Nurse
- Sawdust Maker (carpenter)
- Retail Lead
- Insurance Member Advocate
- TX Dept. of Agriculture Customer Service Manager
- Wingstop General Manager
- Speech Language Pathologist
- Veterinary Technician
- Assistant Professor of Global Studies
- Staff Attorney
- Retired and Part-Time Yoga Instructor
- Public School Teacher
- Insurance Agency Owner
- Special Education Teacher
- Political Director
- Amazon Shopper and Whole Foods Meat Member
- Retired Registered Nurse and Vaccination Nurse
- American Airlines Customer Care
- Pharmacy Technician

CORPORATE IMPACT

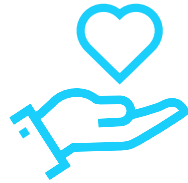
MISSION

Together we build safe, environmentally-progressive, attainable, modern, and functional living environments that create lasting memories, deep connections, and a strong sense of community.



ENVIRONMENTAL

- Preservation of natural land
- Energy-efficient and water-efficient micro homes
- High density, efficient spaces
- Recycling & composting
- Community vegetable gardens



SOCIAL

- Financially-attainable housing
- Strong community engagement
- 5% of units discounted for nurses, teachers & first responders
- Community alchemist role developing philanthropy & art



GOVERNANCE

- B-Corp Certification ready
- Balanced board structure
- Modern employee guidelines driving positive company culture
- Unity & inclusion practices throughout company (internal & external)

OWNERSHIP v. RENTAL

Millennials are the largest generation generation in the U.S. today with over **72.1M** people

64% of Millennials have buyers' remorse over the past **2 years** due to **underestimating the costs of maintenance and home ownership**. Avg monthly costs for 1100 SF home: Utilities **\$180**, Insurance **\$105**, Taxes **\$300**, Repairs & Maintenance **\$300**. (**Total additional costs avg = \$800-1000/mo**)

Millennials have looked to communal purchasing due to the unaffordability of home purchasing

Millennials are changing the RE industry through their homebuying selections, difference in communication, interest in technologies.

Millennials are slower to purchase due to marrying later in life, interest in **flexibility and ability to pay down larger sums of debt** prior to purchasing.

