

www.cat5sheds.com

 **CAT5SHEDS** 
SHEDS FOR LIFE- SHEDS FOR LIVING
“FORTIFIED SHELTERS”



October, 2024

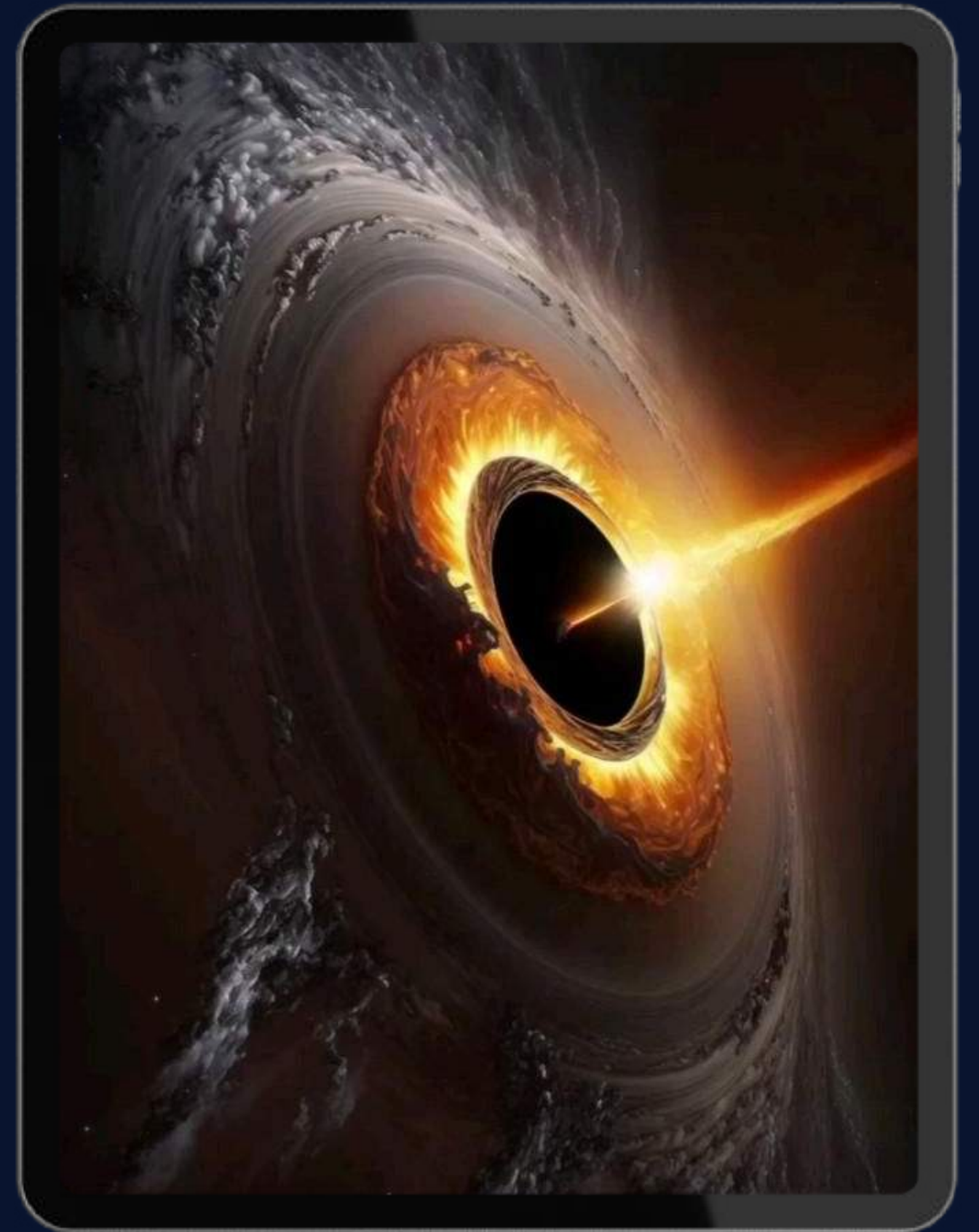
nic@cat5building.com

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Since 1980, hurricanes have caused over \$1.3 trillion in damage in the United States, with an average cost of \$22.8 billion per event. They are responsible for the most damage of any weather-related disaster in the country and have also caused 6987 deaths. Then Helene and Milton smashed into our coast, lives lost and billions more in damage. Could it have been avoided? Damn right, it could have been but don't count on politicians; just look at the response from FEMA, we are broke and can't help. The solution is simple: build stronger, build safer, and build forever. The answer: Category Five Construction (Cat5Builders Corp)

Brought by Nic Nolter, President of Cat5Building, Inc



MORE PROBLEMS. Rental Crisis.



- Safety, life, and living are paramount concerns that must be addressed when considering Accessory Dwelling Units (ADUs) as a solution to the US housing crisis.
- The demand for Accessory Dwelling Units (ADUs) has surged as a viable solution, but traditional construction methods are costly, time-consuming, and often lack the required durability.
- The United States is facing a severe shortage of rental properties, leading to skyrocketing housing prices and limited affordable options for potential tenants.

- Homeowners seeking to add ADUs to their properties are faced with high construction costs and a shortage of skilled contractors, hindering the widespread adoption of ADUs as a rental property solution.
- Additionally, natural disasters, such as hurricanes and earthquakes, pose significant threats to property integrity, raising concerns for the safety and longevity of ADUs.
- Cat5Sheds will build an affordable, stormproof rentable unit in two weeks.



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OUR SOLUTION

- Cat5Sheds.Com introduces the revolutionary Structural Concrete Insulated Panel SCIP construction method, offering an unparalleled combination of strength, durability, and efficiency.
- Our Cat5Sheds, constructed using SCIP panels, are designed to withstand Cat5 hurricanes, 9.2 earthquakes, and are fireproof and waterproof, ensuring the safety and security of both homeowners and tenants.
- By reducing the time spent on our ADUs of most high-cost subcontractors, such as Electricians and Plumbers, we significantly reduce construction time and costs, making Cat5sheds ADUs quick access and profit for our buyers.
- With Cat5Sheds, we aim to provide a practical, sustainable, and affordable solution to the US housing crisis while empowering homeowners to utilize their properties effectively and generate rental income.

COMPANY OVERVIEW

- Cat5Sheds.Com is a pioneering construction business specializing in the innovative use of SCIP (Structural Concrete Insulated Panel) technology. We create indestructible Cat5Sheds, offering homeowners an affordable, resilient, and energy-efficient solution for Accessory Dwelling Units (ADUs). With 60 years of construction experience, our founder's passion for innovation drives us to address the housing crisis in the USA and meet the rising demand for rental properties.
- We acknowledge that the ADU rental program may not resonate with everyone. For some, the new addition may serve as a home for family members, an office, a workout space, or a safe shelter during stormy weather.



VISION & MISSION



VISION

At Cat5Sheds.Com, our vision is to transform the construction industry and revolutionize the way buildings are created.



MISSION

Our mission is to build the strongest structure to shelter the lives of our homeowners in the event of a natural disaster. As our motto states: Sheds for Life, Sheds for Living.

PRODUCTS & FEATURES



Our Products



When it comes to sheltering you and your loved ones through the most relentless storms, bigger is often better. Our Classic 600 is engineered to provide not only superior protection but also ample space for all your needs during extreme weather events.



Classic 600 are constructed with the same robust materials and rigorous engineering standards as their smaller counterparts. Prepare for the worst and find refuge in the best.

Our Products



Having a safe and adaptable space is paramount in an ever- changing world where unforeseen disasters can strike. The Studio 200 structure is designed to protect individuals or your valuable possessions from nature's toughest challenges.



With a focus on security, this building combines strong design and SCIP technology to ensure the safety and preservation of your belongings, even during severe weather conditions.

Our Products



The Sanctum 400 is a testament to innovative architecture and emergency readiness. Sanctum 400 seamlessly blends into your property's landscape while harboring its disaster-resistant features.

These structures are designed to meet or exceed the toughest industry standards for wind resistance and safety, from hurricanes and tornadoes to intense



UNIQUE FEATURES

Designing more Cat5 products.

Features

SCIP Technology: Unmatched Resilience

- Structural Concrete Insulated Panel (SCIP) construction ensures unparalleled strength, making our Cat5Sheds indestructible against Cat5 hurricanes and 9.2 earthquakes.
- The SCIP panels are fireproof and waterproof, providing maximum protection for homeowners and their belongings

Customization and Versatility

- Our Cat5Sheds come in various sizes, from cozy mini-studios to spacious one-bedroom units, with options for larger custom orders.
- With versatile applications, homeowners can use the sheds as in-law quarters, rental properties, home offices, or additional living spaces.

Energy Efficiency: Sustainable Living

- Cat5Sheds boast an impressive R-30 factor, making them highly energy-efficient and eco-friendly.
- Homeowners can reduce energy consumption and lower utility bills while contributing to a greener future.

Speedy Construction: Time and Cost Savings

- Our SCIP panels significantly reduce construction time, beating the industry standard by a 3-to-1 ratio.
- By eliminating the need for many high-cost contractors, such as electricians and plumbers, we offer homeowners substantial cost savings.

Features

Professional On-Site Erection Team

- Our expert team ensures a hassle-free and efficient on-site erection process, delivering top-notch customer satisfaction.

Sustainable Building Practices

- Emphasizing sustainability, we use eco-friendly materials and green building practices to reduce environmental impact.

Three Brands under Cat5Building

- Cat5Sheds.Com is part of Cat5Building, which encompasses Cat5Sheds, Cat5Homes, and Cat5Walls, providing comprehensive solutions for various construction needs.





MARKET SIZE

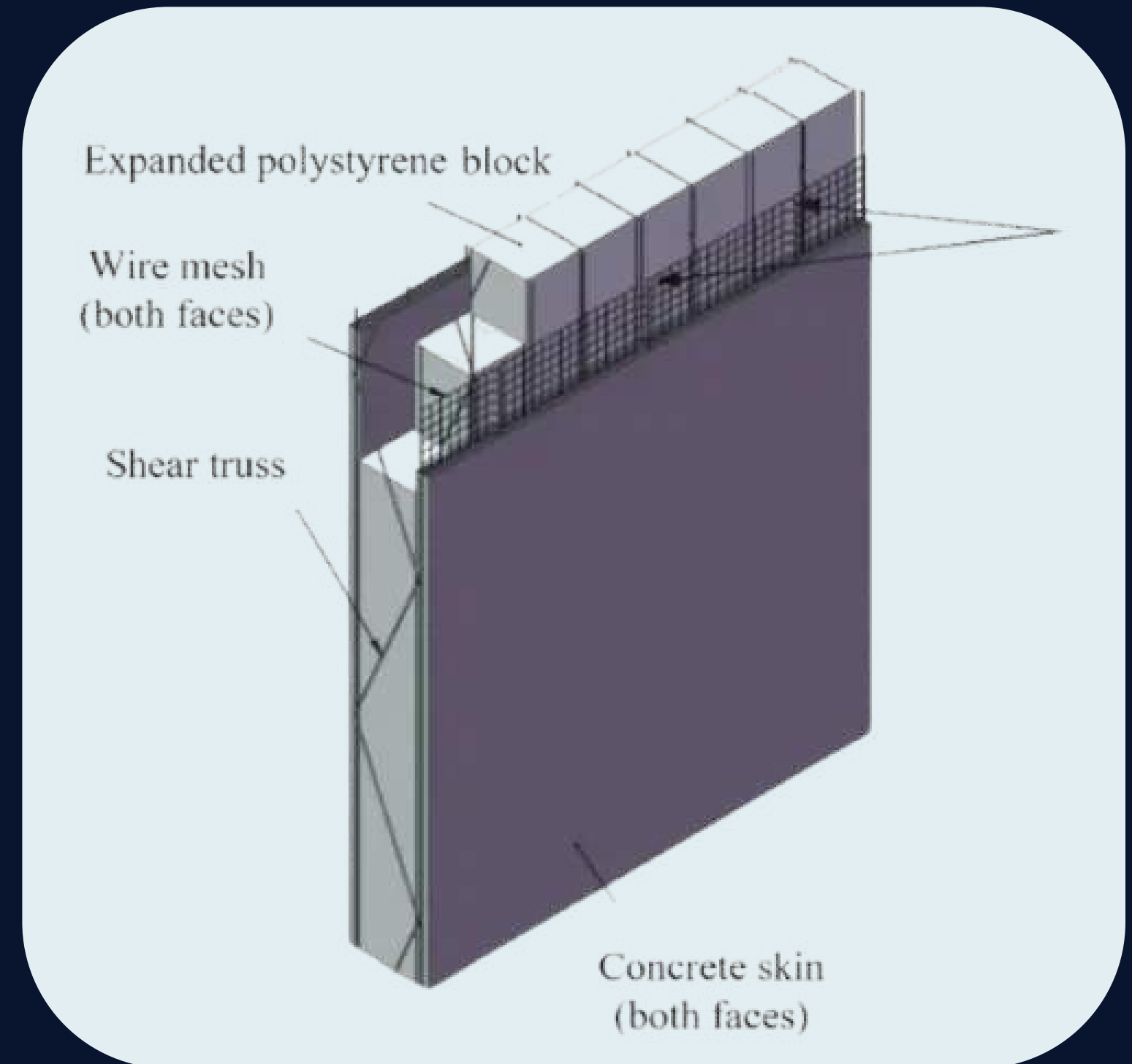
The construction industry in the USA is a significant contributor to the economy. According to data from the U.S. Census Bureau, the total construction spending in the country was around \$1.45 trillion in 2022. This figure includes spending on residential, commercial, and other construction projects.

MARKET SIZE

- The demand for ADUs has been rapidly growing in the US due to various factors such as housing shortages, population growth, and the need for affordable housing options. According to a report by Freddie Mac, the ADU market has the potential to reach \$120 billion annually in the United States. This estimation includes both the construction of new ADUs and the conversion of existing structures.
- As a relatively new and innovative construction method, the SCIP technology market share is still developing. However, given its advantages, including resilience, energy efficiency, and cost savings, its adoption is likely to increase rapidly.
- The Florida market offers immense potential with 4,102,000 single-family homes as of June 2023, each a potential buyer for Cat5Sheds. These structures, more than just sheds, serve as tiny homes, or AUDs, increasing property value and ensuring safety during hurricanes.
- The investment provides twofold to fourfold returns through rental income and is easily financed with available loan programs. The ZERO down, ZERO interest option adds further attractiveness, while a lifetime guarantee assures buyers of the structure's longevity.
- With a strong focus on safety, value, and financial benefits, Cat5Sheds presents a compelling solution for Florida homeowners looking to enhance property worth and secure the well-being of their families.

Disaster Proof Sheds

Structural Concrete Insulated Panels (SCIPs) are undoubtedly a game-changer in construction. Their unique blend of strength, energy efficiency, and sustainability make them attractive for architects, builders, and individuals. It is also hailed as a disaster-proof building component due to its outstanding properties. Their unparalleled strength, derived from high-strength concrete, grants them exceptional durability against natural disasters such as earthquakes and hurricanes. Don't just build; build smarter and safer with SCIPs. Contact us today to transform your construction projects into resilient, disaster-proof masterpieces.

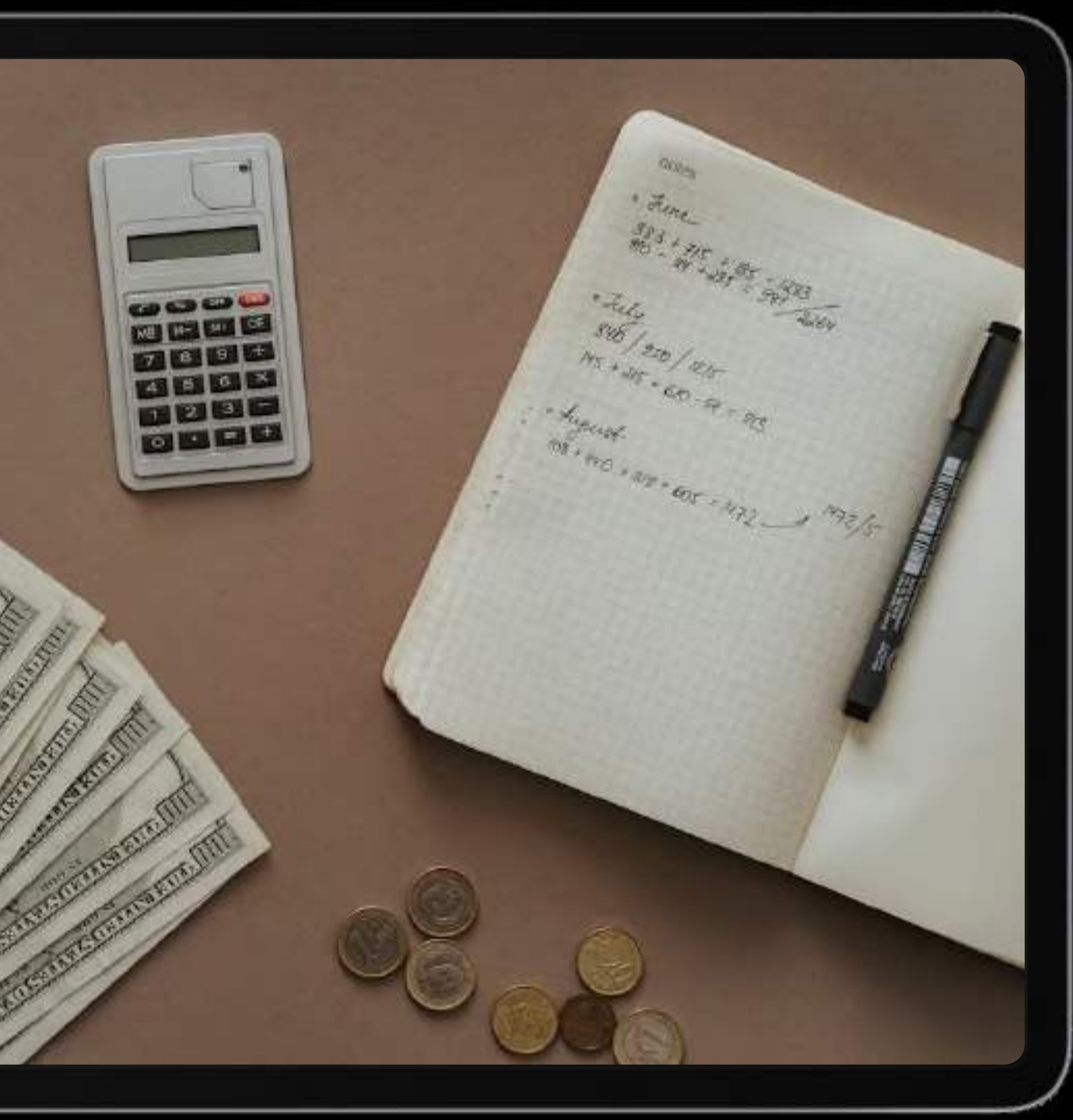


Value + Income

- At **Cat5Sheds**, our mission goes beyond just building a beautiful shed addition to your property. Our focus is on creating a “Rock Solid” structure that adds substantial value to your home—a value that surpasses the cost of building our un
- The average value of a home in Florida is approximated at \$250 per square foot of living area. Whether your abode is a 1000-square-foot home valued at \$250,000 or a 2000-square-foot one valued at \$500,000, the addition of a Cat5Shed amplifies its worth. Regardless of your home’s location—be it a waterfront property or an inland one—our sheds elevate its value, offering you a net value increase of at least 25%.
- Moreover, our sheds open up a new avenue of value—the Positive Rental Income (PRI) approach. With our Accessory Dwelling Units (ADUs), you get an opportunity to earn rental income.



Value + Income



- We acknowledge that this program may not resonate with everyone. For some, the new addition may serve as a home for family members, an office, a workout space, or a safe shelter during stormy weather. Rental costs, especially in Florida, have seen a significant increase recently, fueled by factors like the two-year Covid pandemic that led to a surge in construction materials and labor costs. Yet, this scenario presents a unique opportunity for homeowners with an ADU.
- In Florida, the two main seasons—the hot and humid season and the great season—play a significant role in how Cat5Sheds can be utilized. During the hot and humid season, which coincides with hurricane season, Cat5Sheds serve as a protective haven from June through October. However, the great season is where the sheds' potential for rental income shines. With the help of platforms like BnB, you can rent out your Accessory Dwelling Unit (ADU), built by us, for an average of \$1500 per week during this 28-week season, potentially garnering a gross income up to \$42,000.
- Our PRI program isn't a mere dream—it's a tangible reality. It does, however, require your active involvement as a landlord. Regardless of your decision, you can rest assured that every Cat5Shed will be built to perfection, promising to stand tall and sturdy on your property.

FUNDING REQUIREMENTS

Seed Capital: \$500k

Midterm Capital: \$5mm -
\$15mm (prior to going public)

**Full business plan along with Funding
Allocation furnished below:**

www.cat5sheds.com


CAT5 BUSINESS PLAN-CONFIDENTIAL

We are old-time, seasoned, hard-working professionals with one philosophy—"Experience Speaks a Different Language." If you want straight, honest answers, you have come to the right place.

Our SCIP (Structural Concrete Insulated Panels) means we build strong, efficient, and fast. Our R-factor is a whopping R-40, three times the average stick and brick build. On top of that, we are all green.

Whether you are a passive investor or hands-on, we welcome you.

BUSINESS PLAN

 nic@cat5building.com

 743-CatCat5 2282285

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