



CAT5 BUILDERS, INC.

OFFERING MEMORANDUM REGULATION CROWDFUNDING (REG CF) EQUITY OFFERING

Disaster-Resilient Modular Construction | ADUs | Sustainable Housing

COMPANY INFORMATION

- ✔ **Legal Name:** Cat5 Builders, Inc.
- ✔ **CIK Number:** [0002044458]
- ✔ **Entity Type:** Cat5 Builders, Inc. a Florida Corporation
- ✔ **Principal Office:** 5355 Lugo St. Ft. Pierce, Florida 34951
- ✔ **Website:** www.cat5building.com | www.cat5sheds.com
- ✔ **Contact:** 917-862-7134 | EIN: 93-3037093





Who We Are

Cat5 Builders, Inc. designs and manufactures disaster-resilient modular structures using its proprietary Structural Concrete Insulated Panel (SCIP) technology and AI-driven software for planning and production.

We aim to disrupt the construction industry by providing scalable, sustainable, and affordable housing solutions.

- Based in Fort Pierce, Florida
- Focus: Residential, commercial & disaster-relief housing
- Technology-driven production with patented innovations

Addressing the Global Housing Challenge

■ Key Problems

- Severe housing shortage in U.S. and global markets
- High construction costs & material inefficiency
- Climate disasters damaging traditional structures

■ Opportunity

Cat5 Builders delivers fast, affordable, hurricane-resistant housing, addressing both housing affordability and resilience.



Innovative Modular Construction

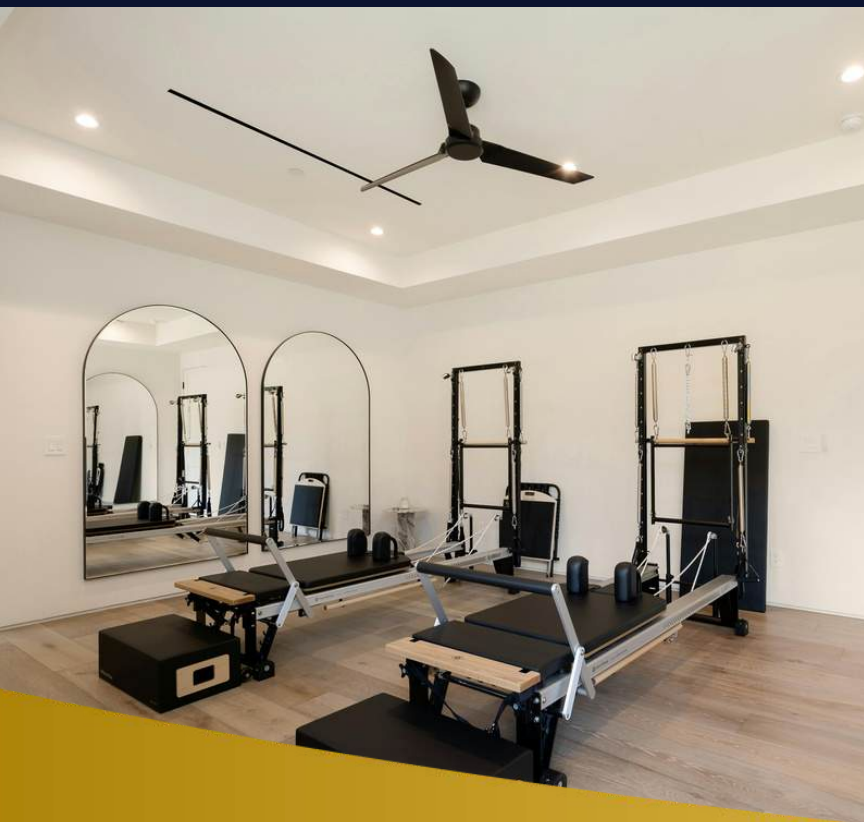


Core Products:

- **Accessory Dwelling Units (ADUs):** Affordable backyard homes
- **Modular Homes:** Multi-unit scalable structures
- **Disaster-Resilient Units:** For rapid response housing

Technology Highlights:

- **SCIP Panels:** Strong, fire-resistant, energy-efficient
- **AI-Driven Construction Software:** Optimized design & cost reduction
- **Robotic Assembly:** Speed, precision, scalability



Fast-Growing Modular & ADU Market

● Market Stats:

- U.S. Modular Construction Market: \$153B by 2030
- ADU Demand growing 15% annually in California, Texas, and Florida
- Government incentives for energy-efficient, affordable housing

● Target Markets:

- Residential Homeowners
- Developers & Contractors
- Disaster Relief Agencies

Why Cat5 Builders Leads



■ Advantages

- Patented SCIP panel system (strength + efficiency)
- AI-driven design & robotic automation
- Faster build time: 40–60% less than traditional methods
- Lower energy consumption & carbon footprint

■ Proven Progress

Prototype & pilot installations

Filed 3 patent applications

Engineering & contractor partnerships

■ Next Steps:

- Expand production facility
- Launch ADU sales in key states
- Partner with developers & agencies

Revenue Streams



Revenue Sources:

1. Sale of ADUs & modular homes
2. Licensing of construction technology
3. Government contracts for disaster housing

Pricing Example:

- ADU unit: \$75,000 average sale
- Modular homes: \$150K-\$300K



5-Year Financial Outlook

Year	Revenue	Net Profit	Focus
1	\$5M	\$0.5M	200 ADUs (Florida, CA, TX)
3	\$30M	\$3M	Expansion + 100 modular homes
5	\$100M	\$10M	National scale + Intl. entry

Assumptions:

- 40% gross margin
- Increased automation & scaling efficiency
- Continued housing market growth

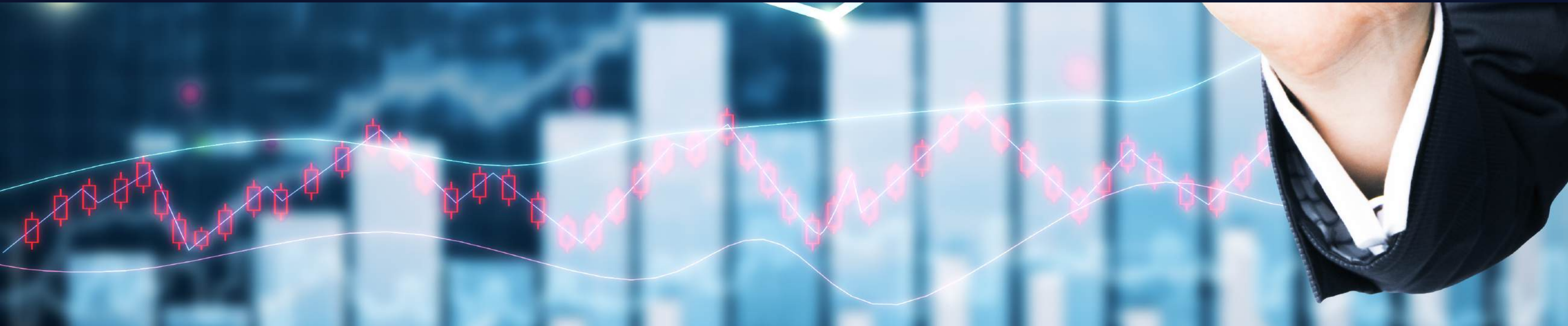


Fund Allocation (Reg CF Offering)

Total Raise: \$5,000,000

Breakdown:

- 35% — Manufacturing expansion
- 25% — R&D & patent development
- 20% — Sales & marketing
- 15% — Operations & staffing
- 5% — Legal & compliance



Building a Strong Foundation

- Developed SCIP panels for superior strength & sustainability
- Established strategic partnerships with engineering firms
- Positioned as leader in disaster-resilient housing
- Created scalable business model targeting national markets

■ Key Investment Risks

Market Risks: Competition, regulations, and demand volatility

Operational Risks: Supply chain, manufacturing scale, key staff

Financial Risks: No operating history, fundraising needs

Technology Risks: Patent delays, implementation challenges

Legal Risks: IP disputes, compliance, liability exposure

Investor Risks: Illiquidity, dilution, limited control



How We Manage Risk



- Diversifying into multiple housing markets
- Strong supplier and agency partnerships
- Ongoing innovation & patent development
- Comprehensive insurance coverage



Regulatory Framework

- Offering under Regulation Crowdfunding (Reg CF)
- Filed with SEC (CIK: 0002044458)
- Max raise: \$5,000,000
- Blue Sky Law compliance (Florida jurisdiction)
- **Pending patents:**
 - Modular Interlocking System
 - AI Construction Software
 - Robotic Assembly Line

Responsible & Secure Operations

- Adheres to IBC standards for fire, wind (200 mph), and seismic safety
- Compliance with GDPR & CCPA data privacy laws
- No current litigation or disputes
- The founder currently holds 100% equity

How to Invest

- Visit Crowdfunding Portal (URL TBD)
- Create account & verify ID
- Review Offering Documents & Risk Factors
- Complete investor questionnaire
- Select investment amount (Min: \$500,000)
- Sign Subscription Agreement
- Submit Payment (escrow until \$500K minimum met)



Investment Details & Support



Funding Targets:

- Minimum: \$500,000
- Maximum: \$5,000,000
- Escrow until target met

Contact:

 917-862-7134

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 www.cat5building.com

Investor Acknowledgement

“Investments in Cat5 Builders, Inc. are illiquid and may result in total loss of capital. No guarantee of returns or future performance. This material is not legal, tax, or financial advice. Investors must perform their own due diligence.”