

NRS MODULAR Affordable / Attainable Housing



NRS Real Estate
MANAGEMENT + DEVELOPMENT

+

11 East Partners LLC

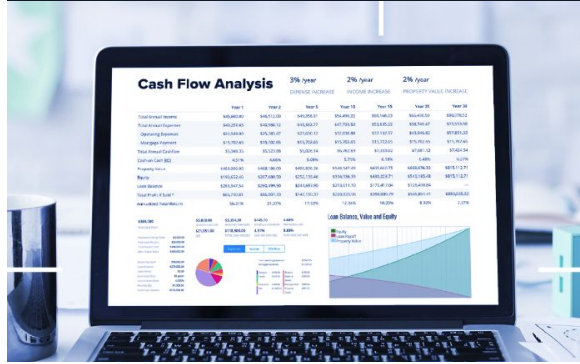
Presented by: [Louis Gouletas \(Lgouletas@NRSrealestate.co\)](mailto:Lgouletas@NRSrealestate.co) & [Paul Fitzpatrick \(pfitzpatrick@11EastPartners.com\)](mailto:pfitzpatrick@11EastPartners.com)



Modular Development



Investment Strategy + Financial Analysis



Sales, Leasing & Property Management



Single Family Homes + Condo Rentals



Multifamily Apartments



Asset Management, Acquisitions + Financing



TOP-TIER DEVELOPMENT EXECUTIVE TEAM



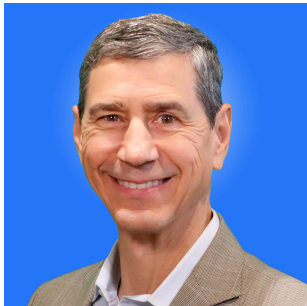
Louis R. Gouletas, MScA, CPM, CCIM

- Fourth-generation real estate developer, investor, entrepreneur and executive
- Northwestern and University of Chicago educated Real Estate Data Scientist
- Certified Commercial Real Estate Manager (CCIM) and Certified Property Manager (CPM)
- Principal / Real Estate Managing Broker (IL, WI, FL) of NRS Real Estate PLLC
- 4x Ironman Wisconsin triathlete and avid Whitewater Lake skier (Go SWU!)



Paul Fitzpatrick, BSRE

- Three decades of commercial real estate development experience throughout the Midwest
- Actively engaged in retail, residential, office, hospitality, mixed-use development, urban infill, and specialized development initiatives for many municipalities nationwide
- Several dozen architectural and CRE-industry awards
- Principal of 11 East Partners LLC ,entrepreneurial real estate company that specializes in the development, acquisition and operation of retail and mixed-use properties nationally.
- Paul is also an Evan Scholar who attended the U of W Madison with a B.S. in Real Estate. Go Badgers!”



Steven E. Gouletas, MBA, JD

- Over 30 years of development, CRE acquisition, asset management and real estate experience
- Former president of one of the largest condominium developers in the country
- Steven personally oversaw many projects nationwide and in the midwest, including the ground-up, downtown Chicago MF construction of the 50-story Sterling and the 60-story Millennium Centre
- Co-founder and President of NRS Real Estate PLLC.
- M.B.A. / J.D. from the University of Notre Dame and his B.A. from Northwestern University

MUTUAL GOAL:

Develop high quality but still attainable, new-construction single family homes

CHALLENGES:

- Construction costs (materials, labor, etc)
- Limited Instructure-ready land
- High Interest rates add even more cost

SOLUTIONS:

- Use municipal owned land
- Deploy TIFs for affordable housing efforts
- Engage with County, State + Fed. programs (buyer down payment assistance)

PLUS...



ACCOMPLISH AFFORDABILITY NOW WITH MODULAR

Off-site modular construction is often faster, cheaper, and higher quality with International Residential / Commercial Building Code (IBC) standards using the efficiency of scale and modernization of engineered, factory production.



REQUIREMENTS FOR SUCCESSFUL MODULAR DEVELOPMENT PARTNERSHIP



Local Code Must Accept:

- ✓ Non-metallic electrical wiring
- ✓ Non-metallic plumbing
- ✓ Ductless Mini-Splits / Heat Pumps vs HVAC
- ✓ Electricity only / non-gas
- ✓ Non-sprinkled, smoke/CO detectors only
- ✓ Waiver of on-site, "behind the wall" inspection(s) for third-party engineer approval at factory



MODULAR SINGLE FAMILY

Foundation Construction





MODULAR SINGLE FAMILY

Delivery, Lift and Set





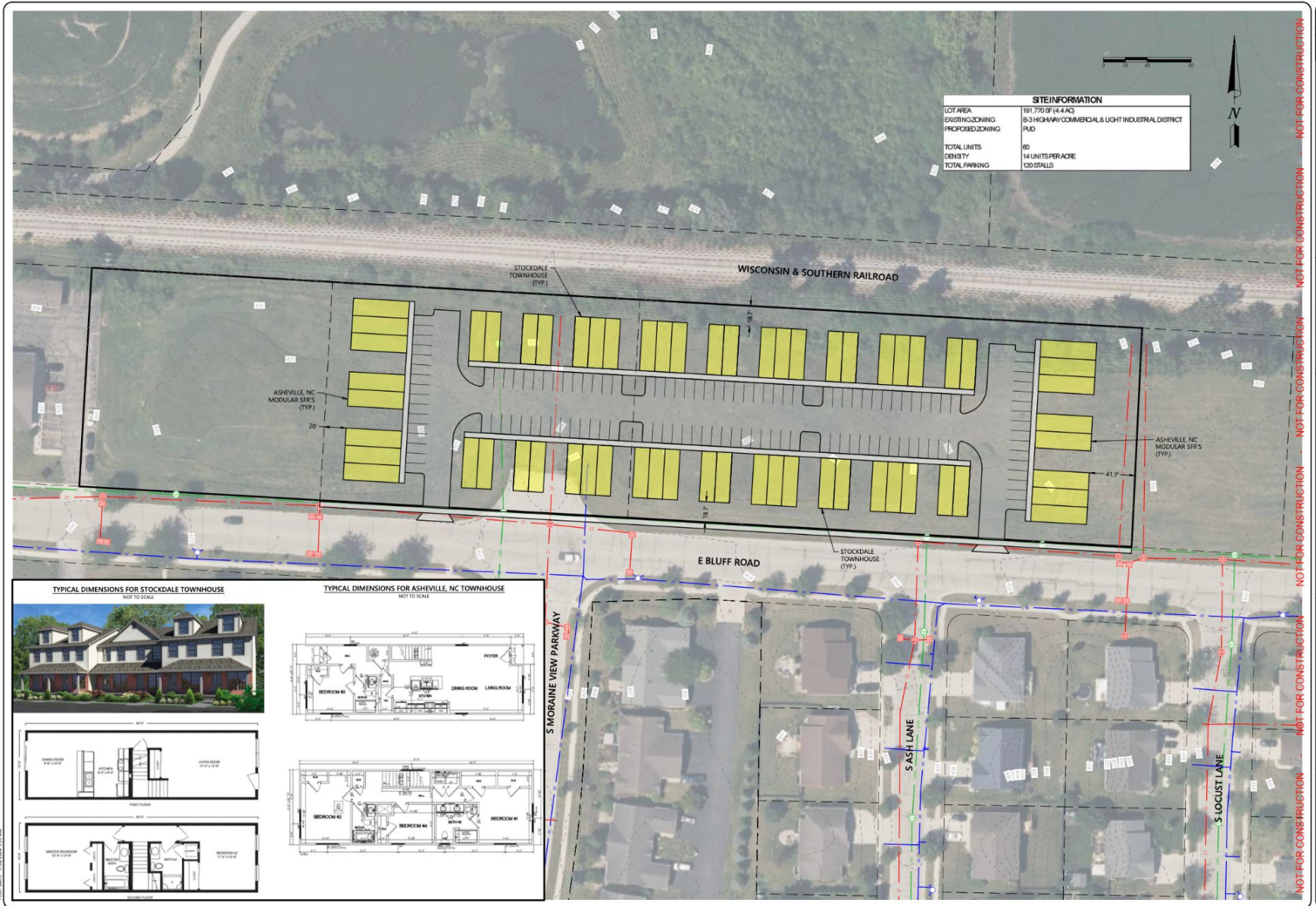
FOR SALE MODULAR TOWNHOMES

4 bedrooms, 3 full baths, 1607 sqft for under **\$300,000**





Highest Density 60 Modular Townhomes (14/acre)



TYPICAL DIMENSIONS FOR STOCKDALE TOWNHOUSE
NOT TO SCALE

TYPICAL DIMENSIONS FOR ASHEVILLE, NC TOWNHOUSE
NOT TO SCALE

NOT FOR CONSTRUCTION

DESIGNED BY: _____

DRAWN BY: _____

CHECKED BY: _____

APPROVED BY: _____

PURPOSE NO: _____

SHEET NO: _____

OPT 2

ISSUANCE

CONCEPTUAL LAYOUTS

DATE

BY

REVISIONS

13

Batterman

engineers, surveyors, planners

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Elkhorn, WI 53121
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19 N. High Street
Madison, WI 53703
Phone: 608.261.0404

2387 Barkhill Drive
Madison, WI 53711
Phone: 608.261.0404

14 UNITS PER ACRE TO BE OBTAINED BY SETBACKS, SPACING AND PORTION OF THIS DRAWING

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NRS REAL ESTATE & 11 EAST PARTNERS LLC
MODULAR DEVELOPMENT
CITY OF WHITEWATER
WALWORTH COUNTY, WISCONSIN

THANK YOU!

Questions?



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