

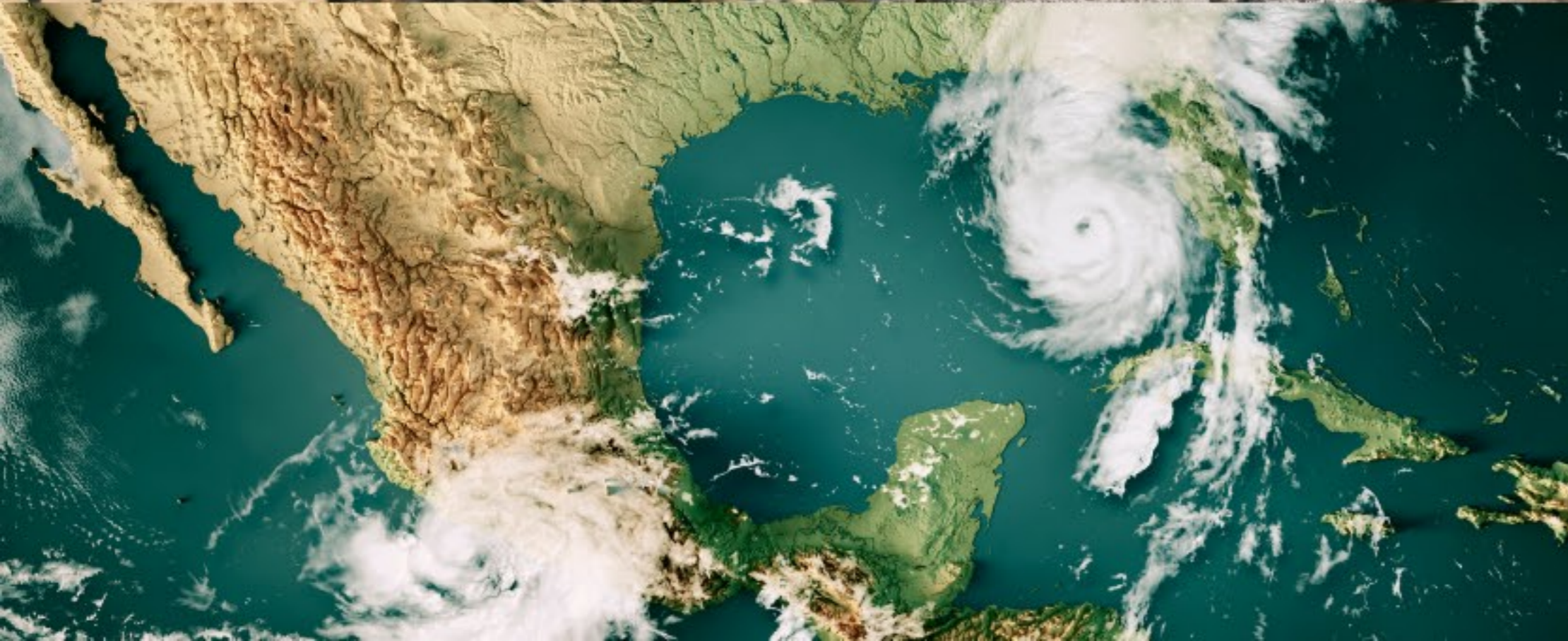


HIGHLAND STEEL

REVOLUTIONIZING

Temporary Disaster Housing
for a Resilient Future





The Growing Crisis of Disaster Induced Homelessness

- **The First 72 Hours Are Life or Death:** In the midst of a disaster, the priority is saving lives through search, rescue, and emergency medical care.
- **Tens of Thousands Displaced in Hours:** Wildfires, hurricanes, and floods can wipe out entire neighborhoods overnight. In just hours, tens of thousands are forced from their homes.
- **Recovery Drags On for Years:** While rebuilding can take years, survivors cannot wait that long for stability. Families stuck in temporary shelters, motels, or cars are faced with surmounting challenges.



MAUI'S LAHAINA WILDFIRE

A LingerinG Housing Nightmare



- **102 Lives Lost:** The Maui wildfires claimed 102 lives, marking the deadliest natural disaster in Hawaii's history.
- **2,200+ Homes and Buildings Destroyed:** The fires reduced entire neighborhoods to ash, wiping out homes, schools, churches, and local businesses.
- **\$5.5 Billion in Damages:** The economic toll is staggering, with billions in property damage, infrastructure loss, and recovery costs.
- **Only 45 Homes Rebuilt as of Aug. 2025:** Despite billions pledged in aid and countless promises, only a fraction of homes have been rebuilt.

HURRICANE HELENE

Flooding Out North Carolina Families



- **\$79 Billion in Damages, 252 Lives Lost:** Helene carved a path of destruction across six states, leaving behind one of the costliest storms in U.S. history.
- **126,000 Homes Damaged in North Carolina Alone:** Families turned to federal assistance with more than 220,000 households applying for help.
- **Survivors Forced into Tents, RVs, and Sheds for Months:** With housing destroyed, survivors found themselves in makeshift shelters.
- **FEMA Aid Helps, But Rebuilding Is Slow and Uncertain:** While FEMA aid provided critical relief, the path to rebuilding has been painfully slow.

LA'S PALISADES FIRE

Urban Devastation in a Tight Market



- **Families Lost Homes Overnight:** The fire tore through neighborhoods with little warning, and now survivors face 1.5+ year rebuild timelines.
- **Rent Prices Spiked 20–100%:** In the aftermath, rental markets surged, making it nearly impossible for many to stay in their own communities.
- **Hundreds of Families Displaced:** With housing stock destroyed and rents skyrocketing, hundreds of families were forced to move in with relatives.
- **Insurance and Permitting Delays Stall Recovery:** Insurance disputes, permitting backlogs, and contractor shortages have delayed reconstruction.



The Temporary Housing Challenges Facing Government Agencies

In disasters nationwide, FEMA plays a central role in housing survivors, but its solutions are often criticized as inefficient and inadequate. Short-term programs like hotel or rental assistance provide immediate relief but drive up local costs and strain already fragile economies. Survivors face repeated paperwork, confusing eligibility rules, and limited access to aid, leaving many without support. Costly options like HUD-certified units and delayed trailer deployments further highlight FEMA's lack of scalable, long-term solutions. The result is a reactive system that fails to deliver dignified, community-oriented housing for families in extended recovery.



Why ReadyPod is the Ultimate Solution

Enter ReadyPod: a container-based housing system built for disaster response. Unlike FEMA's patchwork of hotels and rentals, ReadyPod provides fast, durable, independent living units that can be deployed in half a day—no foundation required. Each unit holds two private homes, restoring stability almost immediately.

What sets ReadyPod apart is our Strategic Housing Reserve: a stockpile equal to 1,000 homes, ready within days. No other provider can match this scale or speed, ensuring relief arrives in hours, not weeks.

ReadyPod isn't just housing—it's a bridge to recovery. Sustainable, customizable, and built to endure, our units lower costs, reduce strain on local markets, and give families privacy and dignity while communities rebuild.





HIGHLAND STEEL

- **Mobile & Rapid Deployment:** BoxHouses are foldable, steel-framed homes that do not require a foundation making them ideal for use on all kinds of soils or even parking lots.
- **Efficient to Transport:** Two homes fit into a single 40-foot shipping container, making it easy to ship and mobilize at a moment's notice—by truck, rail, or ship.
- **Protected & Safe:** In their container, BoxHouses are shielded from the elements, preventing exposure to moisture, mold, rust, and other hazards that can compromise health and structural integrity until it's ready for use.
- **Quick Setup:** Our Patented design makes a BoxHouse able to be move-in ready in a matter of hours.
- **Built to Last:** Constructed with high-quality, durable materials, BoxHouses are stronger and more rugged than traditional or manufactured housing—engineered to endure extreme environments.
- **Redeployable:** When no longer needed, a BoxHouse can be folded back up and repurposed.



The MiniBox

Our most practical design, intended to provide the necessary essentials in the face of a disaster. With a washer/dryer and compact kitchen the mini can be configured to accommodate anyone.

\$70K DOWN / \$350K TOTAL



The Bungalow

A modern dwelling designed to make the most of its living space. With a washer/dryer and full size kitchen the studio can be configured to accommodate family's in a safe and comfortable environment.

\$100K DOWN / \$500K TOTAL



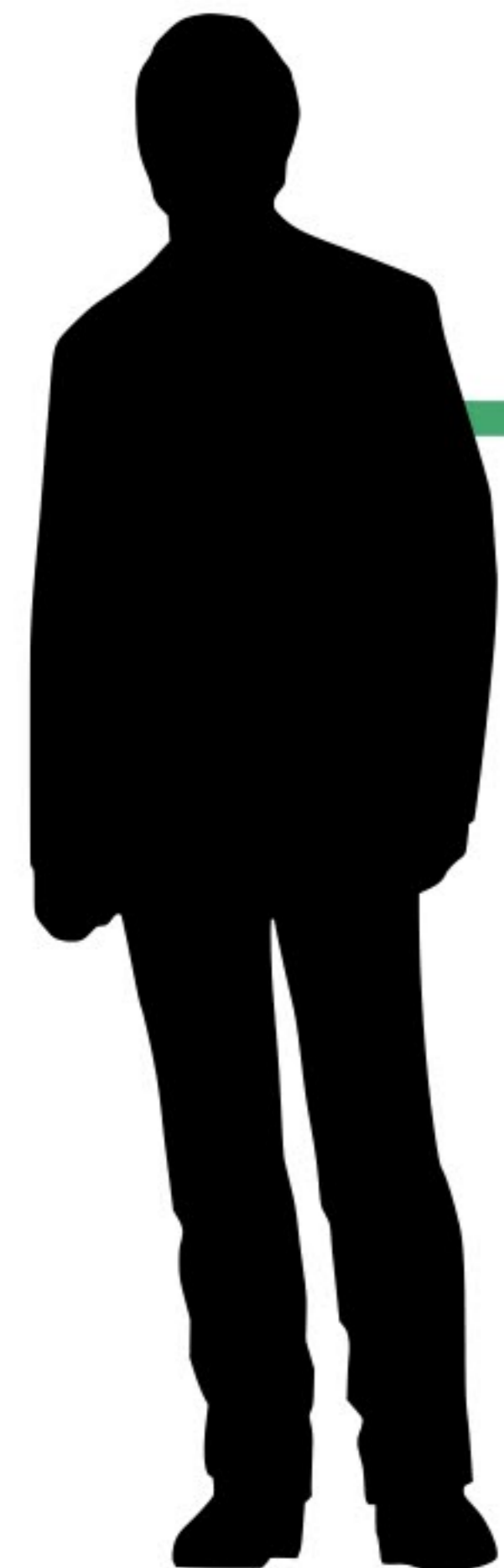
The Duplex

Specifically designed for efficiency, the Duplex is divided into two equal units—each with its own private entrance, fully equipped kitchen, cozy bedroom, and modern bathroom.

\$130K DOWN / \$650K TOTAL

How it works.

The financial mechanism of our program.



Client

- Beneficiary
- Settlor



RISKS



- Debt Guarantor
- 99% Series Owner

Benefits



- Seller
- Manufacturer
- Lender

Houses



& Debt



- Buyer
- Borrower
- Operator

Benefits



Material Participation



- Manager of Series
- 1% Series Owner





CASE STUDY

The following case studies highlight how investors from diverse professions leveraged ReadyPod's tax-advantaged structure to dramatically reduce their tax liability while securing high-performing housing assets.

Product	2 Duplex, 1 Bungalow	4 Duplex's	1 MiniBox
Profession	Physician	Contractor	Tech Employee
State	IL	MT	CO
Income	\$1,830,000	\$2,600,000	\$375,000
Total Tax Liability	\$733,938	\$1,098,456	\$101,307
Depreciation	\$1,800,000	\$2,600,000	\$350,000
Total Cash Out Of Pocket	\$360,000	\$520,000	\$70,000
Total Tax After BH	\$3,585	\$0	\$0
Total Tax Savings	\$730,353	\$1,098,456	\$101,307
Net Savings	\$370,353	\$578,456	\$31,307



Only 500 ReadyPod units remain in our current inventory.

Once they're gone, production timelines will extend, and immediate deployment capacity will be limited.

- **Year 1: 200 units sold**
- **Year 2: 400 units sold (2× growth)**
- **Year 3 (Current): 1,000 units committed out of 1,500 available**
- **Remaining Inventory: Only 500 units left for 2025**
- **Drivers of Demand: Government contracts, disaster relief, and workforce housing**

