



MAKING SMART CONSTRUCTION BRILLIANT™

Autovol, Inc., Capabilities Brief

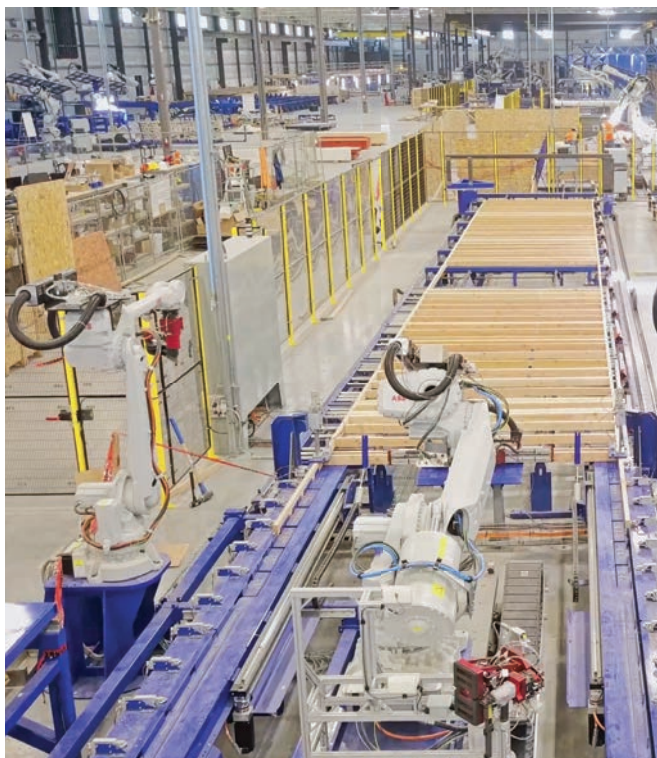




Virginia Street Studios, senior affordable housing in San Jose, CA

MODULAR EXPERIENCE MEETS AUTOMATION BRILLIANCE

Autovol is an established startup led by some of the world's most experienced modular veterans. We've brought together a very talented team we call Solutioneers™ to pioneer and run the most technologically advanced approach to modular construction yet. We build a range of top quality housing with a focus on multifamily complexes. Autovol is the first factory of its kind—combining robotic automation and volumetric methods in a centralized factory. We're headquartered in Nampa, just outside Idaho's capital city of Boise, itself a major hub of modular construction. Our location is ideally centered among the West's major cities.



WHAT'S IN A NAME?

“Automated” and “volumetric” make up our Autovol name, and modular is the basis of what we build. Here's our definition of each:

Automated—advanced robotics similar to those in modern car factories do the back-breaking work with repeatable data-driven precision.

Volumetric—units are fully enclosed, six-sided structures with finished interior rooms, typically found in multiunit complexes and hotels.

Modular—units are built as modules in a factory then shipped to the site, where they're assembled into a completed building—in days or few weeks.



Envisioning a Better Way

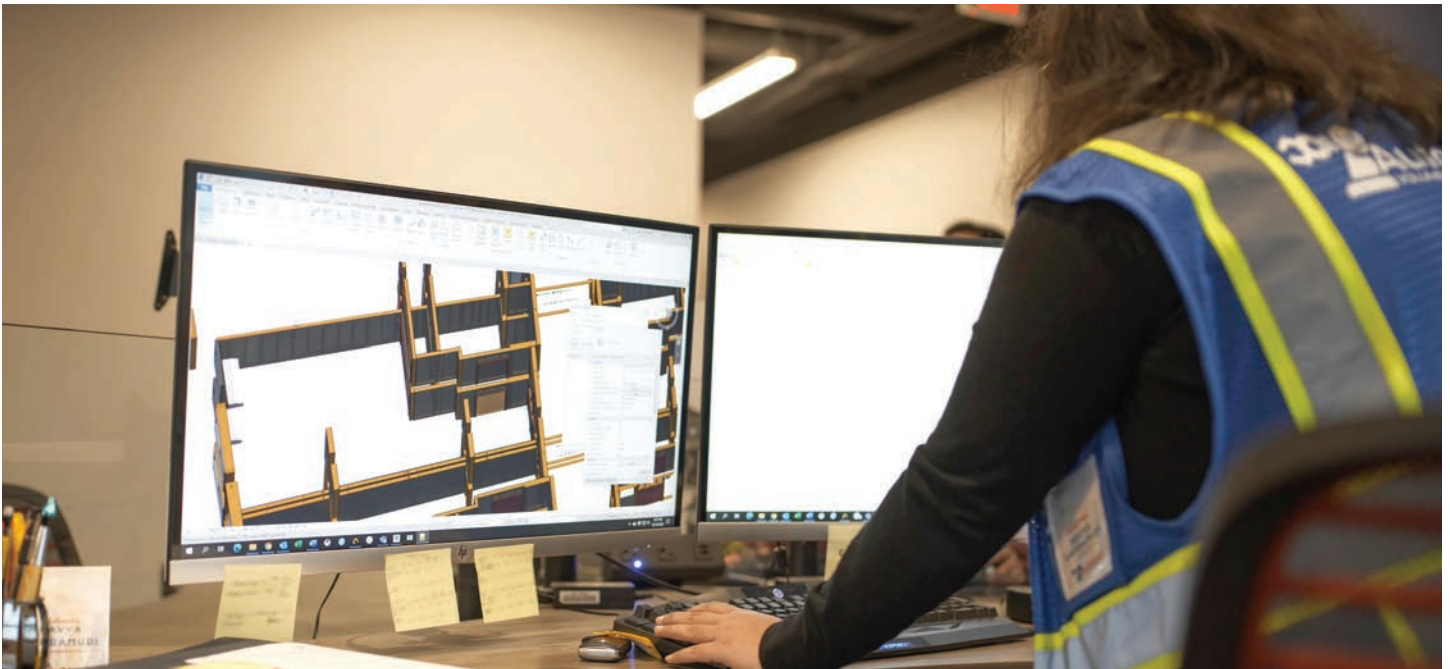
Autovol was conceived to tackle construction challenges that have kept housing supply below the level of demand for a long time. Fewer young people take up construction as a career. The pressing need for shelter in cities continues to grow. Yet housing construction methods have not progressed nearly as much as other industries. This has led to a crisis in the US and beyond—especially for those on the West Coast, where homes have become unaffordable to many.

Autovol partnered with a robotics company to design automated processes that increase output, improve quality, and provide standardization. In our single factory, Autovol can build two to three times as much as a traditional modular facility with less than half of the labor hours—and at the highest quality.



ROBOTIC INTEGRATION

Autovol has been fortunate to have worked with a robotics integrator in our own back yard, keeping more of the work in Idaho while the factory was built. We have pioneered pick-and-place robotic construction and have been a proof-of-concept for many automated construction processes. We've taken the tasks most stressful and difficult for humans and delegated them to robots. This has paid off in many ways, including productivity, quality, job satisfaction, and people retention. We've created hundreds of full-time careers in an industry that had been the slowest to invest in technology.



OUR MISSION

To build high quality, affordable housing by empowering a dedicated team of savvy Solutioneers with the latest in automation technology for offsite volumetric construction.

Building a Culture of Excellence

From the outset, Autovol has been an opportunity to move beyond limitations, not only in construction and factory processes, but also in approaches to culture. When the people running a factory and its projects are instilled with passion and pride in their careers, it shows in our customers' products.

We began by looking at our people as Solutioneers rather than "laborers." We carefully invented a new kind of culture-driven factory that empowers people to learn, grow, collaborate, and enjoy putting the very best living spaces within reach of people who couldn't afford them before.



OUR DEFINITION OF SOLUTIONEER

SO-LU-TION-EER
(noun)

1: a person who is among the firsts to explore, design, and build innovative ways to solve problems that overcome new challenges and situations.

2: a person who is inspired to collaborate with others, use creative ingenuity, and invent solutions to improve lives around the world.



About the Factory

Backed by an investment of more than \$100 million, the 400,000 square foot Autovol facility was completed in 2020. To date, we have completed 24 major projects, produced more than 3,200 modules, and built more than 2.4 million square feet of living space. Robotic systems and other advanced machines and data systems are helping our Solutioneers achieve breakthrough results in terms of repeatable precision, quality, and speed—with record-levels of output per person and much lower physical burden. Our Solutioneers are what make our factory so special. They bring the essential intellect and passion—using automation in new ways to build faster, better, and more easily. Our customers and onsite partners regularly comment on how automated precision and factory workmanship are enabling exceptional final results as modules are crane set and buildings are finished at each final site.





Our three founders have immense experience in affordable housing development, modular design and modeling, modular factory operation and inspiring teams to build and innovate.

Rick Murdock—CEO and Co-Founder

Rick has dedicated 45 years to pioneering and helping build the modular manufacturing industry—across the U.S. and Canada. An expert in plant operations, he was co-founder and COO of Guerdon Enterprises, where he pioneered major innovations in large scale multistory, multifamily modular manufacturing that made the company an award-winning industry leader. A natural connector, Rick more recently co-founded Prefab Logic, a consultant group specializing in modular construction planning, development, sourcing and completion services. Rick has a deep knowledge and understanding of the full operations necessary for successful modular manufacturing and completion of large-scale projects. He has built a talented team at Autovol that reflects his passion and exemplifies his character.

Curtis Fletcher—CTO and Co-Founder

Curtis brings more than 35 years of hands-on experience in product design and modeling. Formerly a draftsman, Curtis has several years of design experience across major multiunit modular projects. He has successfully run design and engineering groups and is also co-founder of Prefab Logic. He has close ties to California where he was a Regional Business Development Manager. At Autovol he oversees technical operations where he works closely with automation teams and leaders.

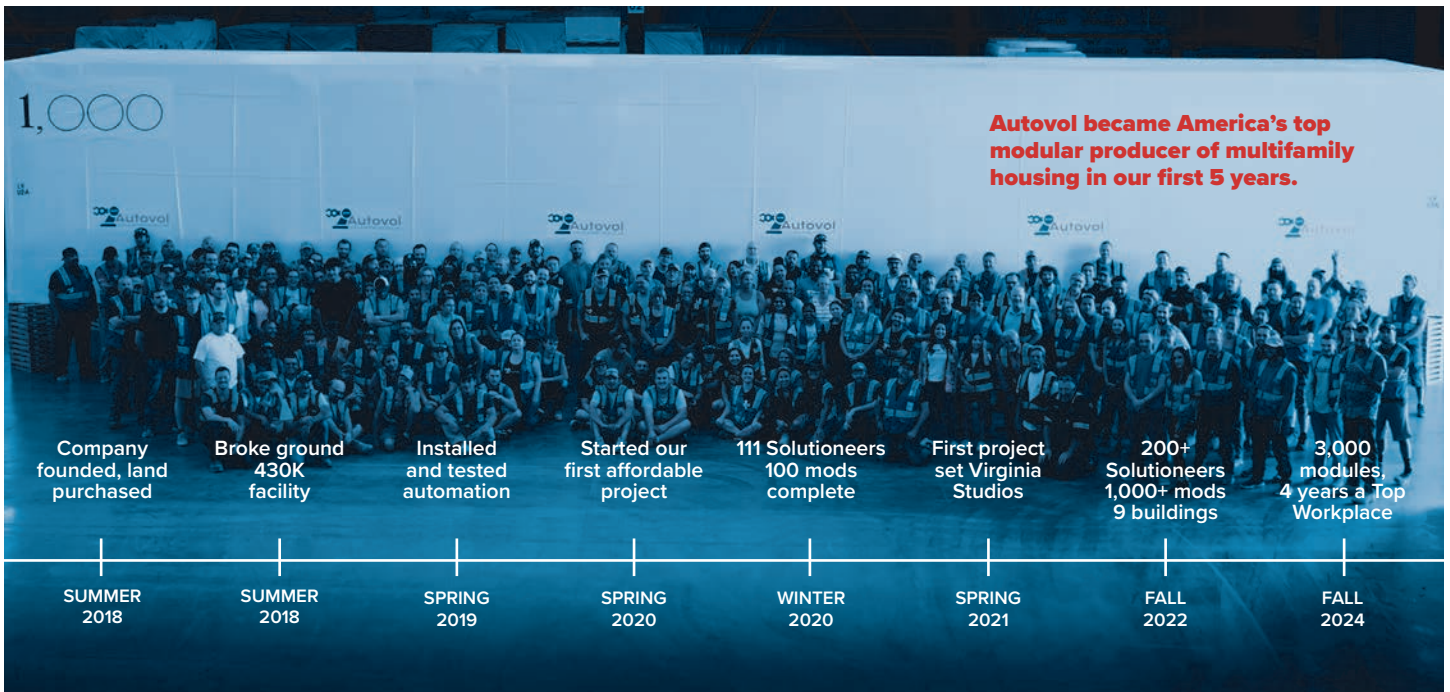
Caleb Roope—Strategic Partner and Co-Founder

Caleb Roope is the CEO of The Pacific Companies and leads the investment group that financed Autovol. The Pacific Companies is a privately held group of firms dedicated to excellence in multifamily housing. Under Caleb's leadership, the company delivers across a continuum of real estate specialties including feasibility analysis, development, design, finance, construction, and asset management. A leader in U.S. multifamily housing since 1998, The Pacific Companies has completed more than 160 multifamily projects in the western states. The company has been recognized as America's top producer of affordable housing multiple times in the annual report of *Affordable Housing Finance* (AHF).



At Autovol, we believe in “servant-leaders” who set vision and remove roadblocks. We are a people company that uses automation to tackle the heavy lifting. We believe that the best solutions in a given area usually come from the Solutioneers who work in that area every day. Our office and factory are connected by a break room and a game room to encourage interaction. Our office walls are glass to provide transparency and openness so that every Solutioneer feels welcomed in the workspace of any leader in the company.





Field of Dreams

From a cornfield in October 2018, Autovol has grown into the America's highest-producing volumetric modular builder of multifamily housing. As of October, 2024, we have completed more than 4,000 bedrooms, providing much-needed housing in some of the most unaffordable markets. Besides growing a company, we strive to help our Solutioneers, customers, and community. We share profits with our Solutioneers and help support their dreams. We also give back to our community through activities, volunteering, event sponsorships, and more.



Autovol was named an Idaho Top Workplace in 2021—2024, and ranked first-place in Idaho in 2023 and 2024. In 2024 and 2025, we were named a USA TODAY National Top Workplace.





VIRGINIA STREET STUDIOS

Location: 295 E. Virginia Street,
San Jose, CA.

Sector: Senior Affordable Housing

Gross square feet: 153,120

Total units: 301

Total modules: 160

Developer: The Pacific Companies

Architect: Architects Orange



Wow Final Video



Set Time Lapse



On-site Documentary



SANTA MARIA

Location: 2712 Santa Maria Way,
Santa Maria, CA

Sector: Affordable Housing

Gross square feet: 90,409

Total units: 160

Total modules: 105

Developer: The Pacific Companies

Architect: Architects Orange



BATH 1



BATH 2



KITCHEN 1



KITCHEN 2



MCARTHUR

Location: 4311-4317 MacArthur Blvd,
Oakland, CA

Sector: Affordable Housing

Gross square feet: 113,572

Total units: 193

Total modules: 136

Developer: The Pacific Companies

Architect: Architects Orange





LEMOS POINTE

Location: American Canyon,
Napa County, CA

Sector: Affordable Housing

Gross square feet: 182,797

Total units: 186

Total modules: 255

Developer: The Pacific Companies

Architect: Pacific West Architecture



BATH 1



BATH 2



KITCHEN 1



KITCHEN 2



ENLIGHTENMENT PLAZA

Location: Los Angeles, CA

Sector: Affordable Housing

Gross square feet: 106,575

Total units: 177

Total modules: 139

Developer: The Flexible PSH Solutions

Architect: KFA Architecture



BATH 1



BATH 2



KITCHEN 1



KITCHEN 2



OSGOOD

Location: Fremont, CA

Sector: Affordable Housing

Gross square feet: 106,911

Total units: 112

Total modules: 155

Developer: The Pacific Companies

Architect: Architects Orange



BATH 1



BATH 2



KITCHEN 1



KITCHEN 2



355 SANGO COURT

Location: Milpitas, CA

Sector: Affordable Housing

Gross square feet: 82,579

Total units: 102

Total modules: 113

Developer: Resources for Community Development (RCD)

Architect: David Baker Architects (DBA)



Wow Final Video



Kitchen Video



BATH 1



BATH 2



KITCHEN 1



KITCHEN 2



308 SANGO COURT

Location: Milpitas, CA

Sector: Affordable Housing

Gross square feet: 82,656

Total units: 85

Total modules: 123

Developer: The Pacific Companies

Architect: Architects Orange



BATH 1



BATH 2



KITCHEN 1



KITCHEN 2



LA VISTA HAYWARD

Location: Hayward, CA

Sector: Affordable Housing

Gross square feet: 164,119

Total units: 176

Total modules: 238

Developer: The Pacific Companies

Architect: Architects Orange



BATH 1



KITCHEN 1



KITCHEN 2



GALINDO

Location: Concord, CA
Sector: Market Rate
Gross square feet: 49,917
Total units: 75
Total modules: 55
Developer: RMG Housing
Architect: BDE Architecture



BATH 1



BATH 2



KITCHEN 1



KITCHEN 2



OSGOOD SOUTH

Location: Fremont, CA

Sector: Affordable

Gross square feet: 88,232

Total units: 100

Total modules: 110

Developer: The Pacific Companies

Architect: Architects Orange



BATH 1



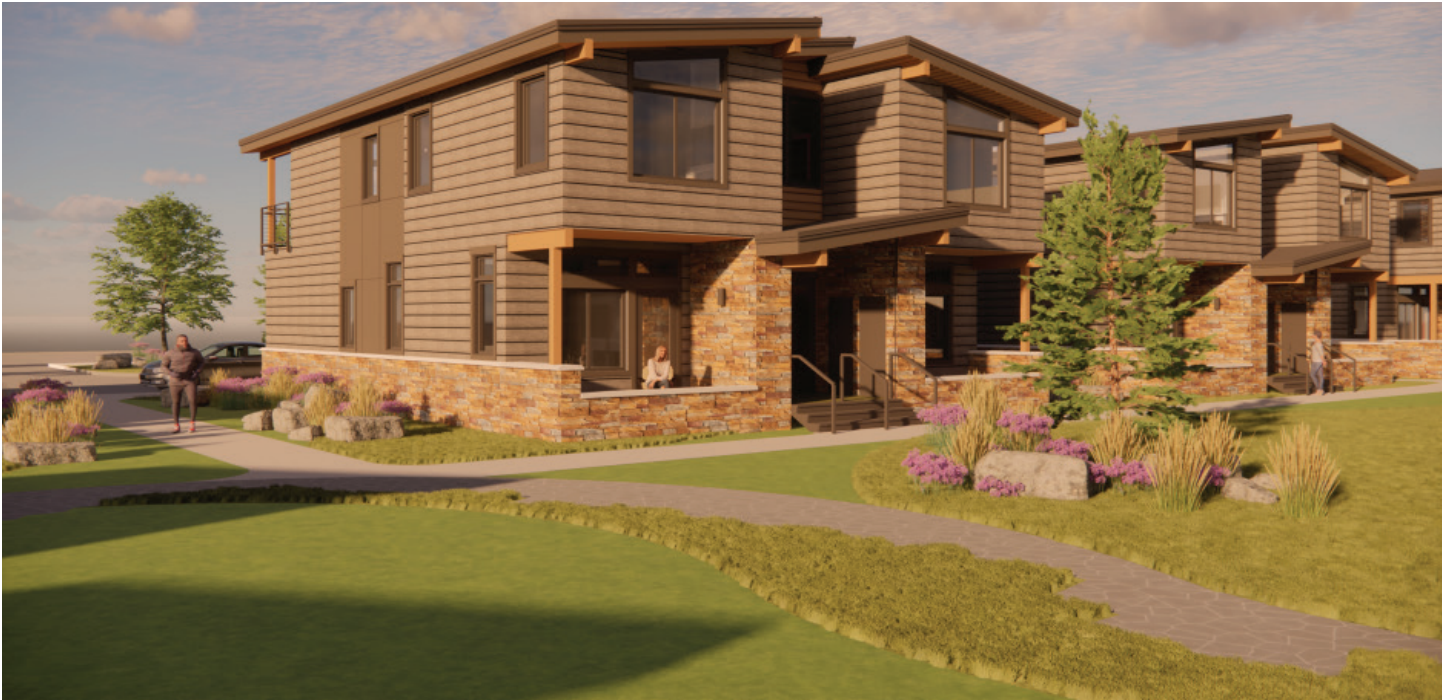
BATH 2



KITCHEN 1



KITCHEN 2



OUTBOUND MAMMOTH

Location: Mammoth Lakes, CA

Sector: Hospitality

Gross square feet: 13,300

Total units: 20

Total modules: 25

Developer: Waterton

Architect: grouparchitect



Property Tour Video



2350 BASCOM

Location: San Jose, CA

Sector: Affordable

Gross square feet: 111,759

Total units: 123

Total modules: 168

Developer: The Pacific Companies

Architect: Architects Orange



BATH 1



BATH 2



KITCHEN 1



KITCHEN 2



EL CAMINO

Location: San Bruno, CA

Sector: Affordable

Gross square feet: 81,096

Total units: 134

Total modules: 93

Developer: The Pacific Companies

Architect: Architects Orange



BATH 1



BATH 2



KITCHEN 1



KITCHEN 2



80 SARATOGA

Location: Santa Clara, CA
Sector: Affordable
Gross square feet: 186,667
Total units: 200
Total modules: 255
Developer: The Pacific Companies
Architect: Architects Orange



BATH 1



BATH 2



KITCHEN 1



KITCHEN 2



400 EAST ADAMS

Location: Los Angeles, CA

Sector: Market Rate

Gross square feet: 45,986

Total units: 84

Total modules: 48

Developer: Markwood Enterprises

Architect: Architects Orange





STEVEN'S CREEK—BUILDING A

Location: San Jose, CA

Sector: Affordable

Gross square feet: 163,321

Total units: 173

Total modules: 252

Developer: The Pacific Companies

Architect: Architects Orange





FIRST STREET SENIORS

Location: Wheatland, CA

Sector: Senior

Gross square feet: 31,689

Total units: 32

Total modules: 48

Developer: The Pacific Companies

Architect: Pacific West Architecture



BATH 1



BATH 2



KITCHEN 1



KITCHEN 2



ALPINE EXTENDED STAY

Location: Alpine, Wy

Sector: Hospitality/Workforce Housing

Gross square feet: 37,296

Total units: 62

Total modules: 36

Developer: GCHB Venture

Architect: LCA





LET'S BUILD GREAT THINGS TOGETHER

Autovol is running strong and ready to make your next project a big success. We're eager to hear from you and excited to start building long-lasting relationships with our future customers. We know you'll have questions and we love to answer them. Together we can revolutionize how construction is done while improving quality of life for those who need it most.

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