

SEED INVESTMENT

MassDwell

Where Life Fits

AI-powered modular ADUs built for the future of
affordable housing.

Needham, MA



America's Housing Crisis



3.8M

Unit Shortage

National housing deficit creating unprecedented demand for new construction solutions.



52%

Cost-Burdened

More than half of renters spending over 30% of income on housing costs.



40%

Labor Shortage

Construction industry facing critical skilled labor deficit, slowing traditional building.



THE SOLUTION

Modular ADUs, Reimagined

MassDwell combines factory precision with AI-driven design to deliver premium accessory dwelling units—faster, smarter, and built to last.



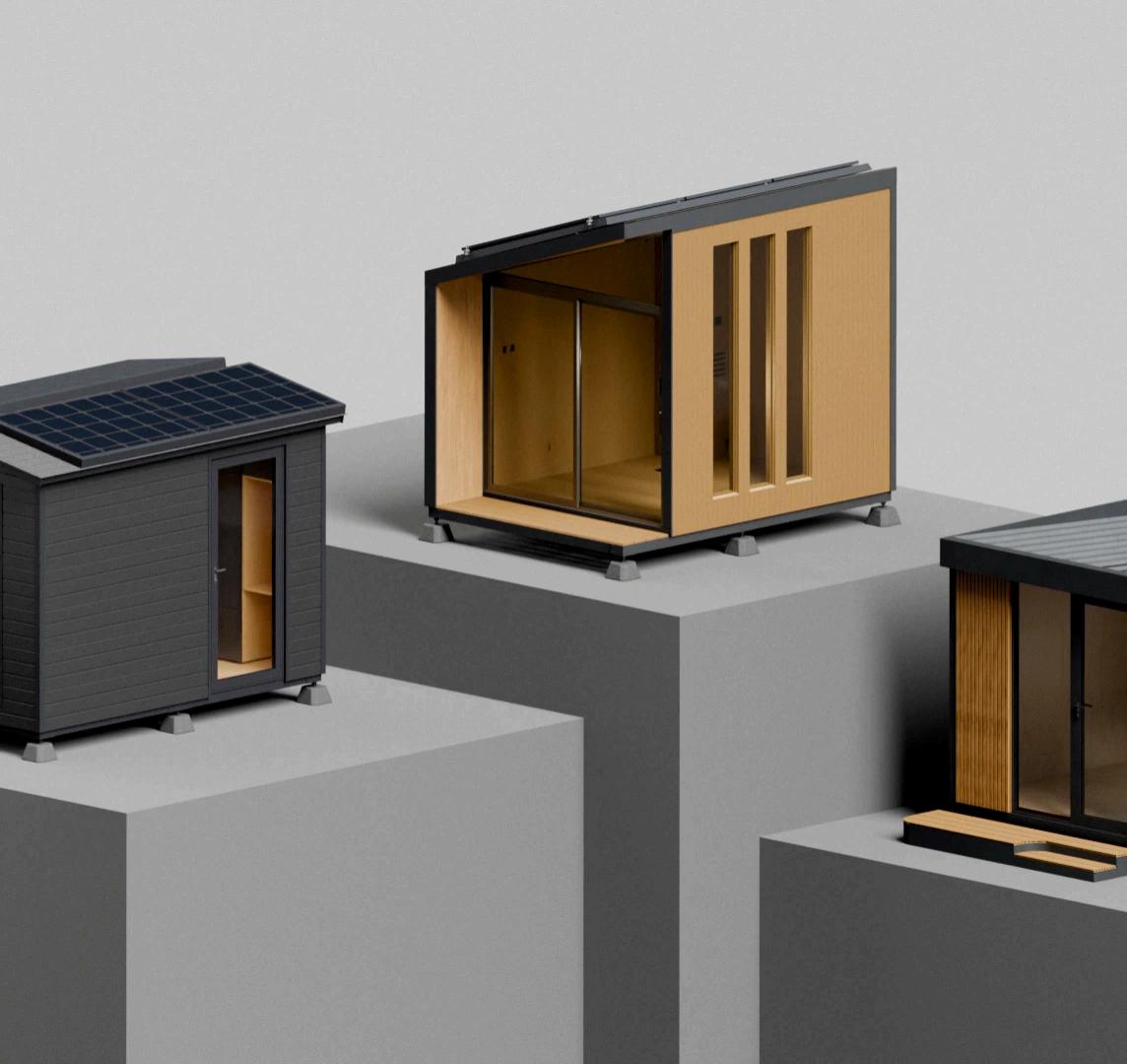
Factory-built for speed and consistency



AI-optimized designs from natural language



Sustainable, net-zero ready construction



PRODUCT VISION

Infinite Designs. One Platform.

AI generates fully bespoke floor plans from natural language. No templates. No constraints. Just your vision, built.

AI + Robotics Integration



AI Platform



Robotics

Generative Design

AI creates optimized floor plans from natural language descriptions

Predictive Analytics

Demand forecasting and supply chain optimization

Automated Assembly

Precision manufacturing with robotic systems

Computer Vision QC

Real-time quality control and defect detection



RPA



INTRODUCING

Inhabit

AI-powered design portal. Describe your dream ADU in plain English and watch it come to life.

💬 Natural language input

📐 Instant floor plans

✓ Auto zoning check

🏭 Direct to factory

The screenshot shows the Inhabit AI-powered design portal. At the top, the logo 'Inhabit by MassDwell' is displayed next to 'Start Over' and 'Save Progress' buttons. Below the header is a progress bar with four numbered steps (1, 2, 3, 4). The main interface features a dark blue background with a light-colored input area. On the left, there's a small icon of a house with a gear. To its right, a message from the AI says: 'Welcome to Inhabit! 🤖 I'm here to help you design your perfect ADU. Tell me in your own words — what's driving your interest in adding an ADU to your property?'. At the bottom, there's a text input field with the placeholder 'Type your response...' and a send button with a right-pointing arrow.

Client Uses AI Design Tool

Define Needs & Lock Feasibility



On-Site ADU Delivery

Install & Handover Keys



Architectural Planning

Review, Permit & Shop Drawings



Robotic Factory Production

Print, Fabricate & Assemble



Full Turnkey Automated Solution



MANUFACTURING EDGE

Cold Formed Steel: Sub-Millimeter Precision

Robotic CFS fabrication achieves tolerances impossible with traditional construction. Every component manufactured to exact spec. Zero on-site rework.

±0.5mm 40% Zero

Tolerance

Faster

Rework



MANUFACTURING STRATEGY

Factory Roadmap

- **Interim Factory Launch** 2026
25,000 sqft Rhode Island facility. Produce 5-6 prototype units while refining operations.
- **Seed Funding** 2026
\$5M raise to fund flagship factory, AI platform, and team expansion.
- **Flagship Factory** 2028+
100,000+ sqft fully automated facility. Full robotics, 100+ units/year capacity.

LEADERSHIP

The Team Behind MassDwell



Steve Vettori

Founder & CEO

Needham, MA



Carlos Ferreira

Founder & CTO

Newton, MA

STRATEGIC PARTNERSHIP



Steel engineering expertise meets property development experience.



In-House Design Team

Our architectural team handles every aspect of ADU design and permitting, ensuring seamless project execution from concept to approval.

- ✓ Custom floor plans tailored to lot constraints
- ✓ Full permit documentation & submissions
- ✓ 3D visualization for customer approval



In-House Site Work Team

Dedicated crews manage all on-site preparation and installation, maintaining quality control throughout the construction process.

- ✓ Foundation & utility infrastructure
- ✓ Module delivery & crane installation
- ✓ Final connections & finishing

MARKET ANALYSIS

A Massive Opportunity

\$47B

Global ADU Market by 2035

9.19% CAGR



Housing Affordability Crisis

ADUs add \$100K+ property value with rental income potential



Regulatory Tailwinds

MA and other states rapidly easing ADU zoning rules



Multigenerational Demand

Aging parents, adult children, remote work driving demand



Modular Construction Growth

40% labor reductions driving industry shift to factory

Competitive Landscape

West Coast Innovators

3,000+ miles away



Cosmic Buildings

Mobile robotic factories, SoCal

ROBOTICS

Reframe Systems

Large-scale modular, CA

FACTORY

Samara

5 fixed models, template-based

TEMPLATE

Dvele

Premium prefab ADUs

HIGH-TECH

Leading innovation but logistics barrier to Northeast

Emerging Players

Limited ADU focus



xHomes.ai

Robotics but weak ADU spec

NY

Glamni / Imports

Doesn't fit US neighborhoods

CHINA

Closest tech players lack specialization

Northeast Traditional

No innovation



Backyard ADUs

Outsourced, long builds

6-7 MO

LB Modular

Full homes only, dated

LEGACY

BB Tiny Houses

Non-factory tiny homes

MANUAL

Tektoniks

Prefab walls, crane assembly

PANELS

Local vendors use outdated methods

Northeast Today: No Innovation

CURRENT LOCAL VENDORS



Backyard ADUs
6-7 month build time



LB Modular
Dated website & process



BB Tiny Houses
Too small, non-factory



Tektoniks
Panels only, crane assembly

THE OPPORTUNITY

First AI-driven modular manufacturer in the Northeast



1 month production vs 6-7 months from local competitors—we control our supply chain



Robotic precision that no MA vendor offers—sub-millimeter tolerances



AI-powered customization vs fixed templates or stick-built limitations

→ Clear path to regional market leadership

FINANCIALS

Growth Trajectory

Metric	2026	2027	2028	2029
Units Sold	15	40	100	200
Revenue	\$3M	\$8M	\$20M	\$50M
Gross Margin	25%	30%	35%	45%
EBITDA	-\$500K	\$500K	\$4M	\$12M

35-45%

Target Gross Margin

Late 2027

Break-Even Target

5x+

ROI Potential

THE ASK

SAFE Note \$15M Cap

~5x projected 2026 revenue



Instrument
Post-Money SAFE (YC Standard)



Raising
\$1M – \$5M



Minimum Investment
\$25,000

YOUR UPSIDE

Series A at **\$30M**



2x

Series A at **\$45M**



3x

Series A at **\$75M**



5x

Early believers get significant advantage with the \$15M cap. Standard YC docs —close in days, not months.

USE OF FUNDS

Where Your Capital Goes



2026 MILESTONES

- ✓ Factory operational Q1
- ✓ \$3M+ revenue
- ✓ 15+ units delivered
- ✓ Path to Series A

Why SAFE?



Speed

Standard YC docs. Close in days, not months.



Focus

Defer valuation until we have production data.



Alignment

No board seats or control terms. Execution focus.



Upside

\$15M cap gives early believers significant advantage.

"We're not asking you to value us. We're asking you to believe in us."

Thank You

Where Life Fits

Steve Vettori, Founder & CEO

Carlos Ferreira, Founder & CTO

Needham, Massachusetts

massdwell.com