



Sustainable Construction and Renewable Energy Impact Fund I

Offering Overview:

Minimum capital raise = \$5M
Maximum capital raise = \$100M
Investor Minimum = \$50K
Investor Maximum = \$50M
Preferred return = 10% APR
Fund Open = Sept 2024
Target Close = Sept 2025
Projected Exit /ROC = 3-5 years
Projected MOIC = 10X
Share Price Class A2 = \$1.00/share
Lockout period = 12 months



Tax Deferred Strategies for our Impact Investments :

1202 (QSBS) Qualified Small Business Stock up to \$40M
1400-Z Qualified Opportunity Zone Fund up to \$60M

Business and Tax Incentives:

- MADE in the USA infrastructure tax credits
- Clean Energy tax credits for Solar
- EPA clean energy for School Bus Program
- Florida Coastal Resiliency Funding for living Sea Walls
- National Electric Vehicle Infrastructure funding

***506 Reg D Accredited Investors Only. Confidential Private Placement Memorandum.**

9 out of 17 of the U.N. Sustainable Development Goals (SDG's) the ACT IMPACT Fund I directly addresses:



 **Mighty Buildings**

 **FLEET STAR EV**
SUSTAINABLE ENERGY INFRASTRUCTURE

BOXABL

 **MODPOOLS**

 **ACT**
GREEN CAPITAL PARTNERS
AUTOMATED CONSTRUCTION TECHNOLOGIES

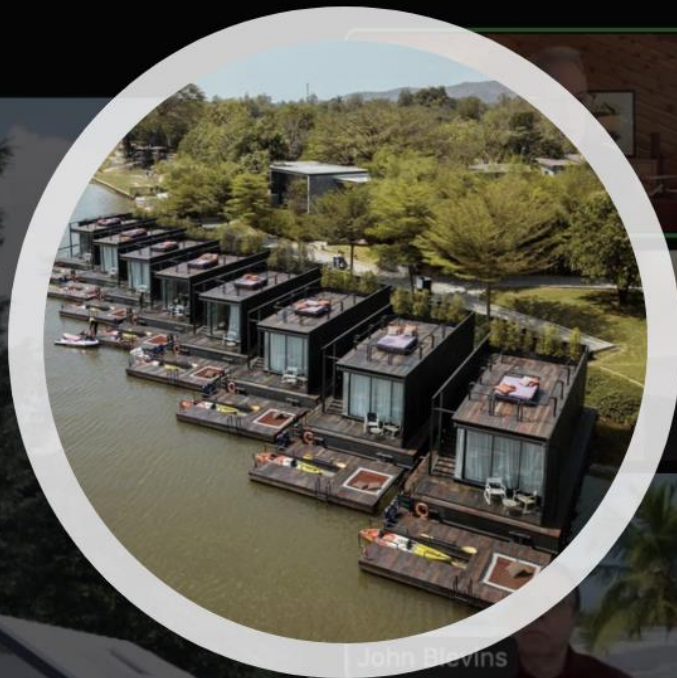
 **BioGas Corp**

 **Kind Designs**

MODPAD 

NEXII

**Building a Sustainable Future Together
With Impact Investments**



CATEGORY #1 IMPACT INVESTMENTS IN SUSTAINABLE BUILDING

- MODULAR , PRE-CAST, AND 3D PRINTED BUILDING SYSTEMS
- FOR ADU'S, SINGLE FAMILY RESIDENTIAL AND COMMERCIAL USES

John Reeves

Eric Hilburger

Brian

Christopher Staas

Introducing: The universal building box.

At Boxabl, we reimagined building construction and designed a product optimized for true mass production.

What did we end up with?

- Lower prices
- Faster builds
- Higher quality
- Endless customizability
- Every feature added
- Every solution perfected



-  FIRE PROOF
-  WATER PROOF
-  INSECT PROOF
-  MOLD PROOF



"Our goal is to make Boxabl the go to standard for building construction around the world"

-Paolo Tiramani CEO



DELIVERED



ANY BUILDING



ANY STYLE

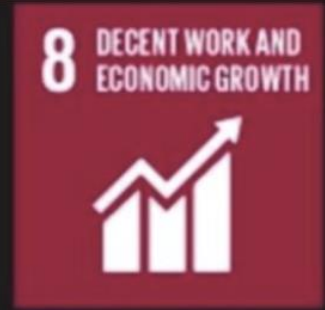
Pre-Orders of 50,000+ casitas = \$3 Billion Back Log
ACT assisting to streamline permits and regulations in Florida and Michigan. RV Park Model Ready NOW !



Privately owned Company. \$180M capital raised to date.
Current valuation \$3.6 B



Boxabl casitas install rapidly for temporary or permanent use. ADU's, tiny homes, RV's and Single family homes.



Boxabl, HQ Las Vegas, Nevada 2024



John F. Blevins, ESQ.
General Council
EVP – Portfolio Relations

David Friedlaender
Founder & CEO
ACT IMPACT FUND I



Most Famous Customer and Advocate : Elon Musk



Elon Musk Loves the Boxabl Casita, and So Will You – Boxabl CEO Talks to autoevolution



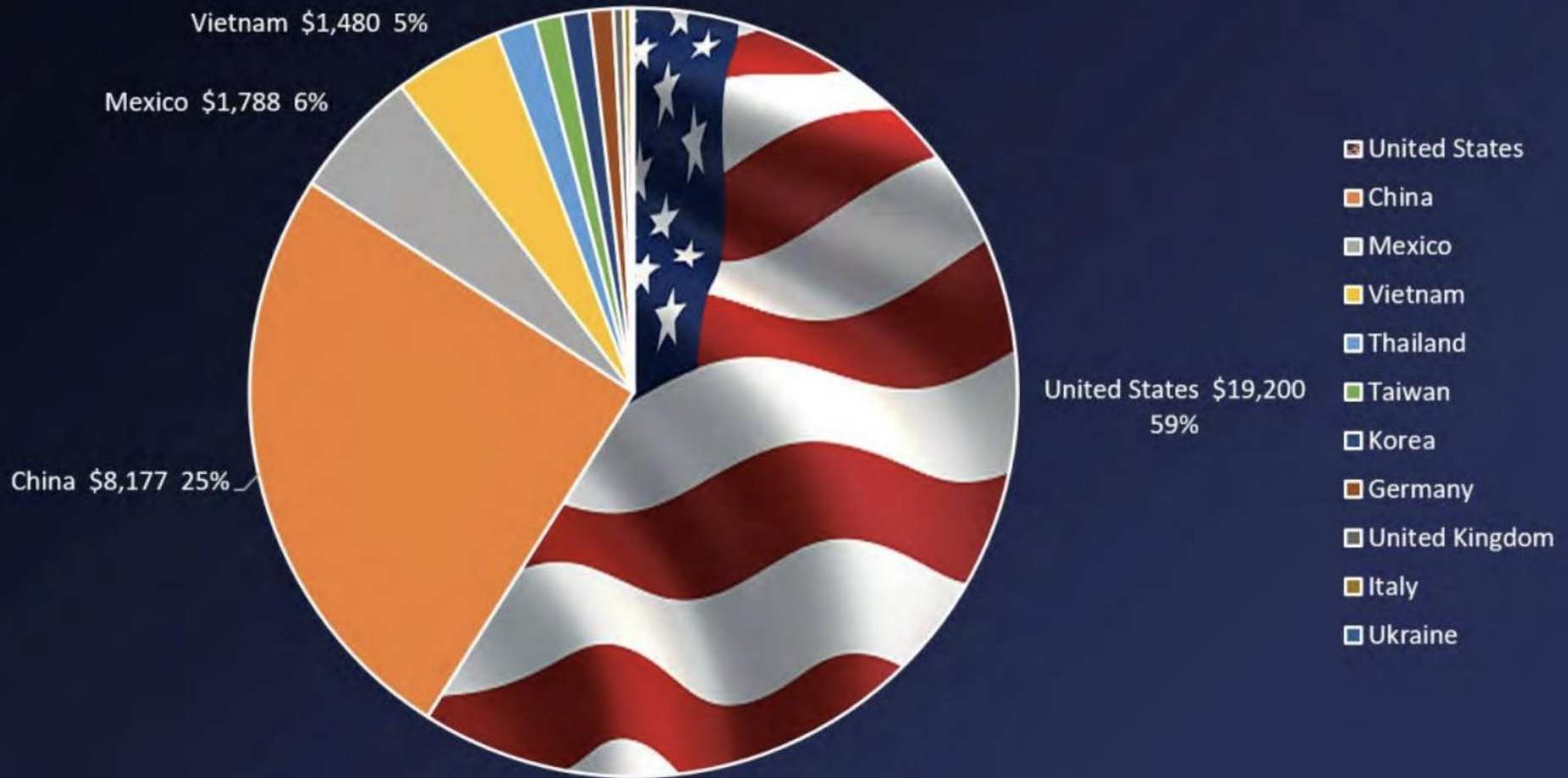
Delivered and installed for less than \$100K. Install takes only 2 hours!! Financing available!!

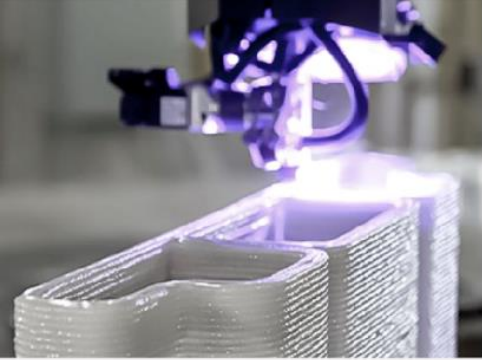


Huge Social Currency / Influence with Elon's endorsement.

- | | | |
|---------------------|-----------------|-------------------|
| Popular For: | Music Festivals | Emergency Shelter |
| Back Yard ADU's | Home Office | Mobile Hospital |
| Affordable Housing | Home Gym | Vacation Rentals |
| Air B n B's | Home School | Mobile Classrooms |
| Guest House | Home Spa | Mobile Office |
| Pool House | Tiny Home | Golf Simulator |

Percentage of Value by Country of Origin





Advanced 3D printing and material

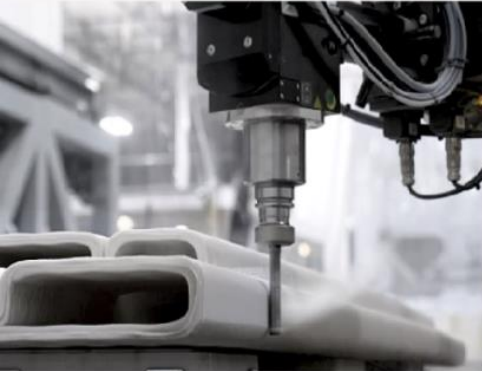
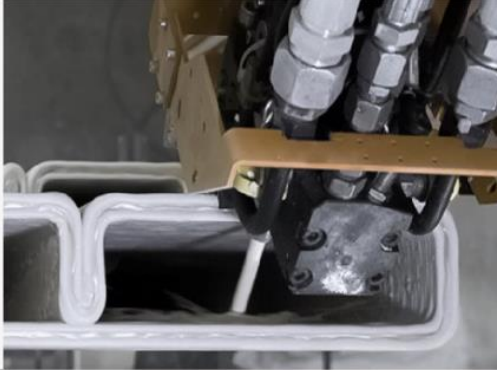
Proprietary composite stone and 3D printing method support efficient, sustainable and uniquely creative design.



Desert Hot Springs, CA
First Net Zero Community in the USA

Efficient insulation

Insulating panel interiors with PU-foam, produced with a near zero waste process, leads to superior energy efficiency.



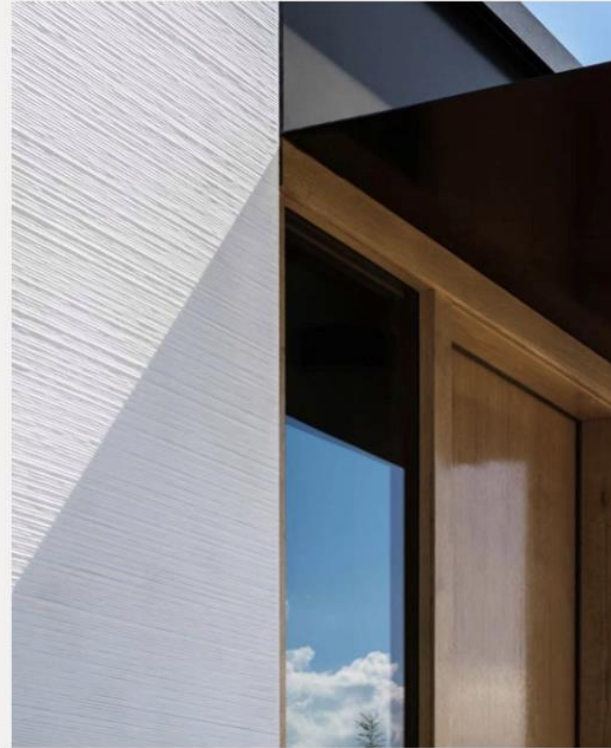
Automated precision milling

Our automated milling reduces manual effort, smoothing edges or entire surfaces and creating textures or even engravings.



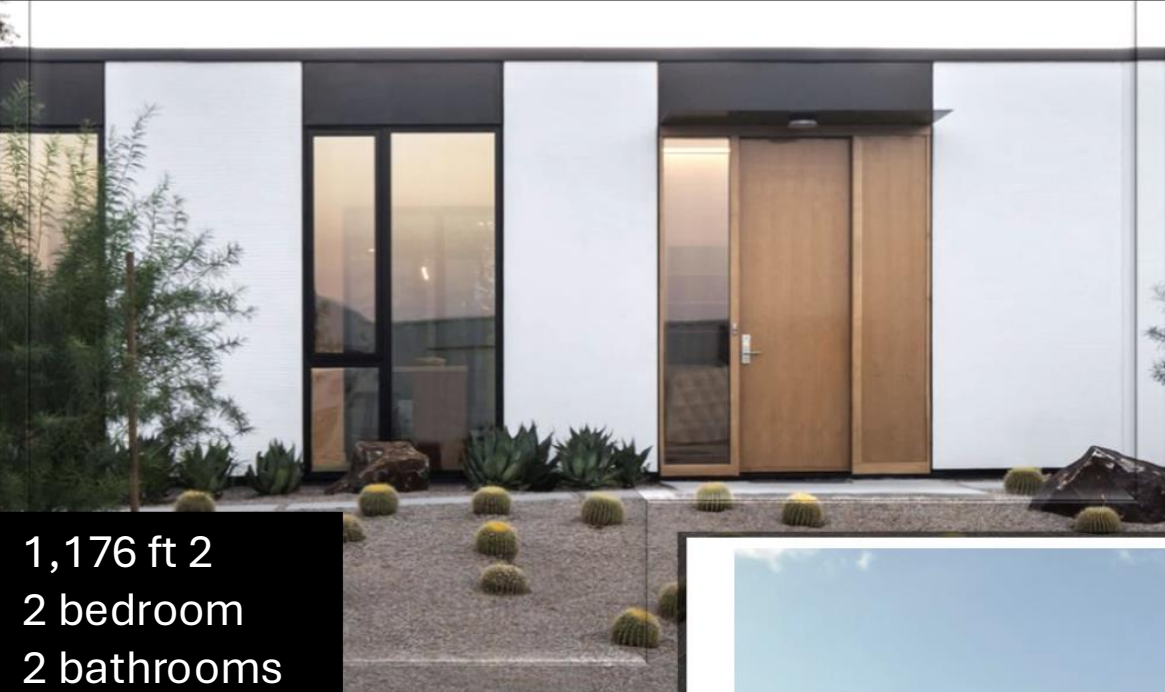
Extreme weather protective coating

Robotic coating application increases weather resistance. Customers can swap colors without impacting manufacturing.



Mighty in strength

ACT Group is working with Mighty Buildings on Projects in Florida, Michigan, Texas and the Carribean. These 5 Models are available as of Q1 2024. ACT and MB are currently working on a line of pre-fab homes for Florida.



**1,176 ft²
2 bedroom
2 bathrooms**



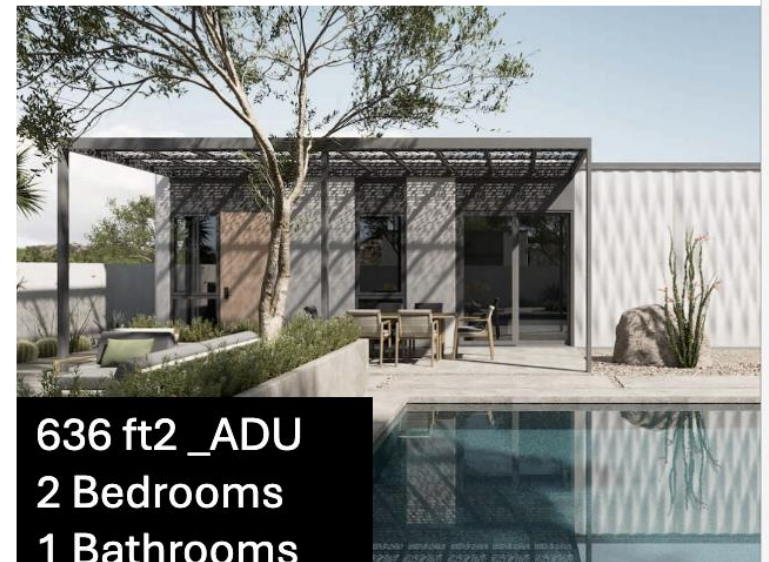
**3,185 ft²
4 Bedrooms
4 Bathrooms**



**2,289 ft²
3 Bedrooms
2.5 Bathrooms**



**1,906 ft²
3 bedroom
2.5 bathrooms**



**636 ft² _ADU
2 Bedrooms
1 Bathrooms**

Vancouver
British Columbia
Canada, 2022



Energy Efficient Pre-Cast Building Panels
For Commercial Use
Hotels, Retail , Data Center, Big Box
Low Carbon Alternative to Tilt up Concrete
100 % Recyclable Materials
Assembles 75% faster than traditional



Fire Resistant. Mold, Rot and Mildew Resistant. Pest Resistant. All materials are inorganic and 100% recyclable non-toxic.

Nexii CRU 3.0 – Integrated Technology Partners (“ITP”)

Net Zero Commercial Buildings Nexii’s goal is to develop “net zero energy” buildings by integrating leading technologies:



Heating, Ventilation
and Air Conditioning
(HVAC)

Honeywell

Building Controls



Windows



Westlake

Building Materials



MODERN
NIAGARA

Commercial Racking



Lighting

RYCOM

Smart Technology
Solutions



SIEMENS

Electric Charging



Expected delivery of first CRU 3.0 building in 2023





Nexiite Building Envelope

Courtyard by Marriott

Rendering: Turner Fleischer Architects and PEG Companies

Speed up construction and help the planet while you're at it.

Nexii products are precision manufactured off-site and rapidly assembled on-site, reducing build times and construction costs.

Our buildings are made with Nexiite and are incredibly durable, adaptable to most designs, and cost-efficient.



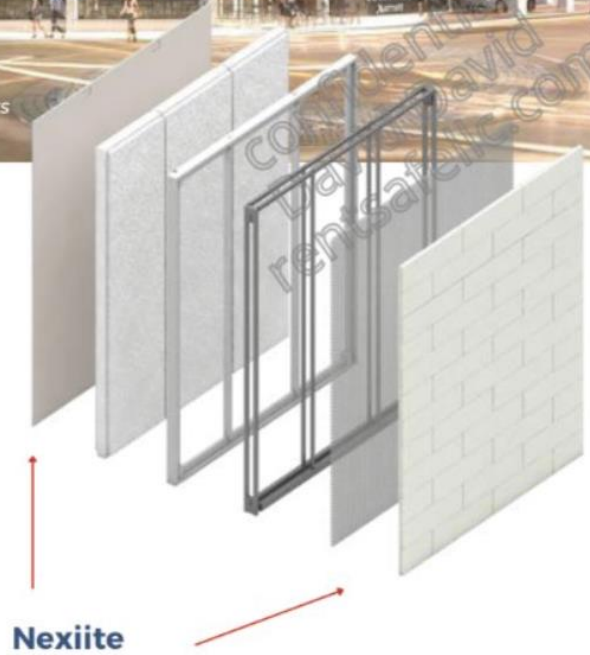
Marquee Clients

Strictly Private & Confidential



What is Nexiite?

Nexiite outperforms traditional concrete, contains no Portland cement and cures in a shorter time. Our entire building solution delivers in strength, durability, sustainability, and affordability.



Nexiite

Faster
build times than conventional construction

Near **ZERO** on-site waste





Over 8 Pre-Fab ADU's, RV's, Houseboats and Pools for immediate use.

MP-EXP
EXPANDABLE HOUSE



MP-DBLExp32
Double Expansion
Butterfly Trailer

MP-A.CAB
ADVANCE CABINS



MP-BH
BOAT HOUSE

MP-S.CAP
SPACE CAPSULES



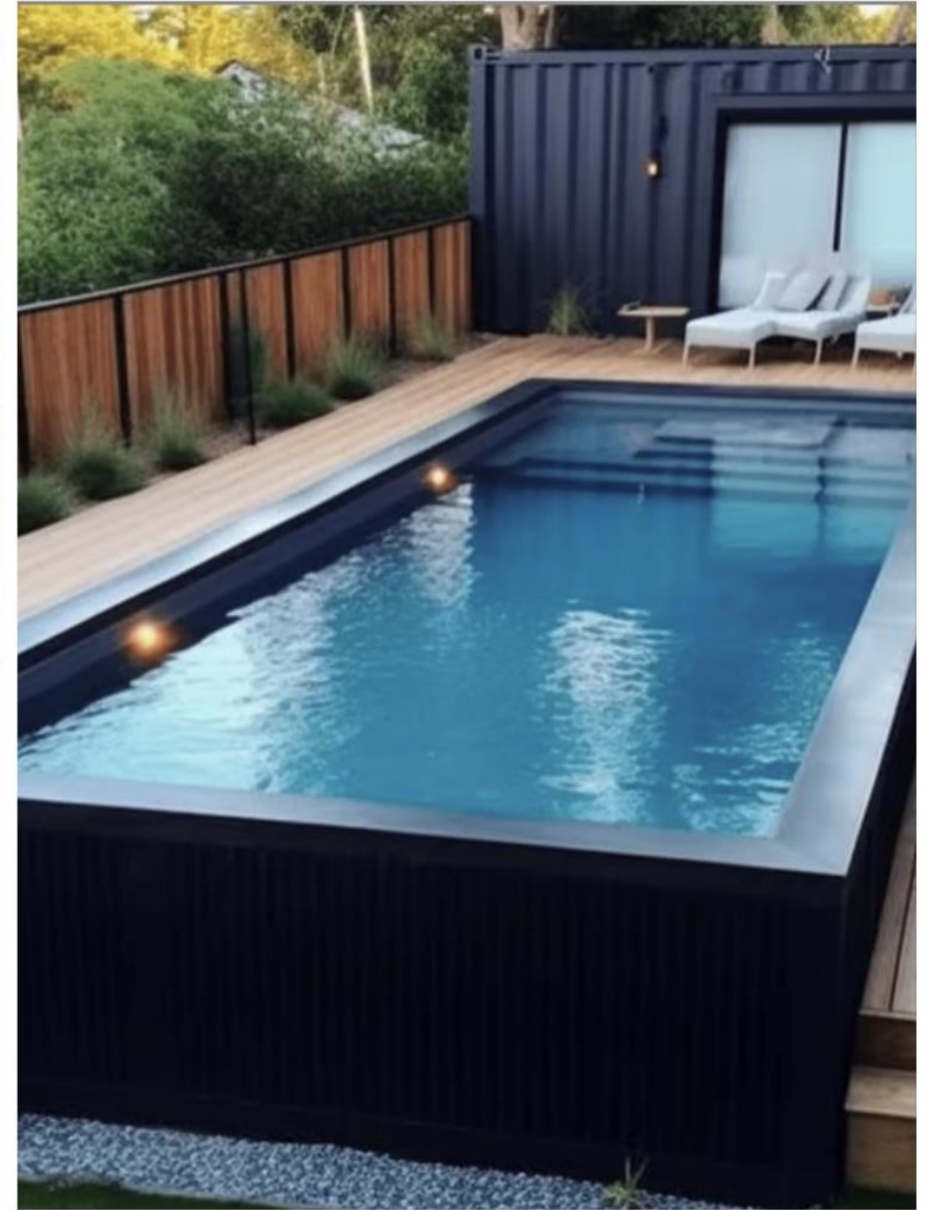
MP-PS
POOL SYSTEMS

MP-S.MOD
SPACE MODULES





Modpools is the original container pool of North America, with over 1400 container pools built and shipped all across Canada and the USA. We use only the highest quality of materials and equipment from North America's top suppliers. Modpools is a trusted brand regularly featured on TV and across social media.



WATER FEATURES

Create a sensory-rich experience of tranquility and sophistication with our arching water jet features.



IN A DECK

Perfect for those who have an existing deck or patio and have little to no yard to work with.



ON A ROOF

Perfect for the city go-er who might have no yard to speak of but won't let that get in the way.



Wondering if your yard is a good match for a Modpool? Reach out to us today, and let's start the conversation. Your dream backyard is just a click away.

IN-GROUND

Perfect for those who love the modern functionality of a Modpool but want it to blend seamlessly into their landscaping.



SEMI IN-GROUND

Perfect for those who want to highlight their Modpool and make it the centerpiece of their backyard oasis.

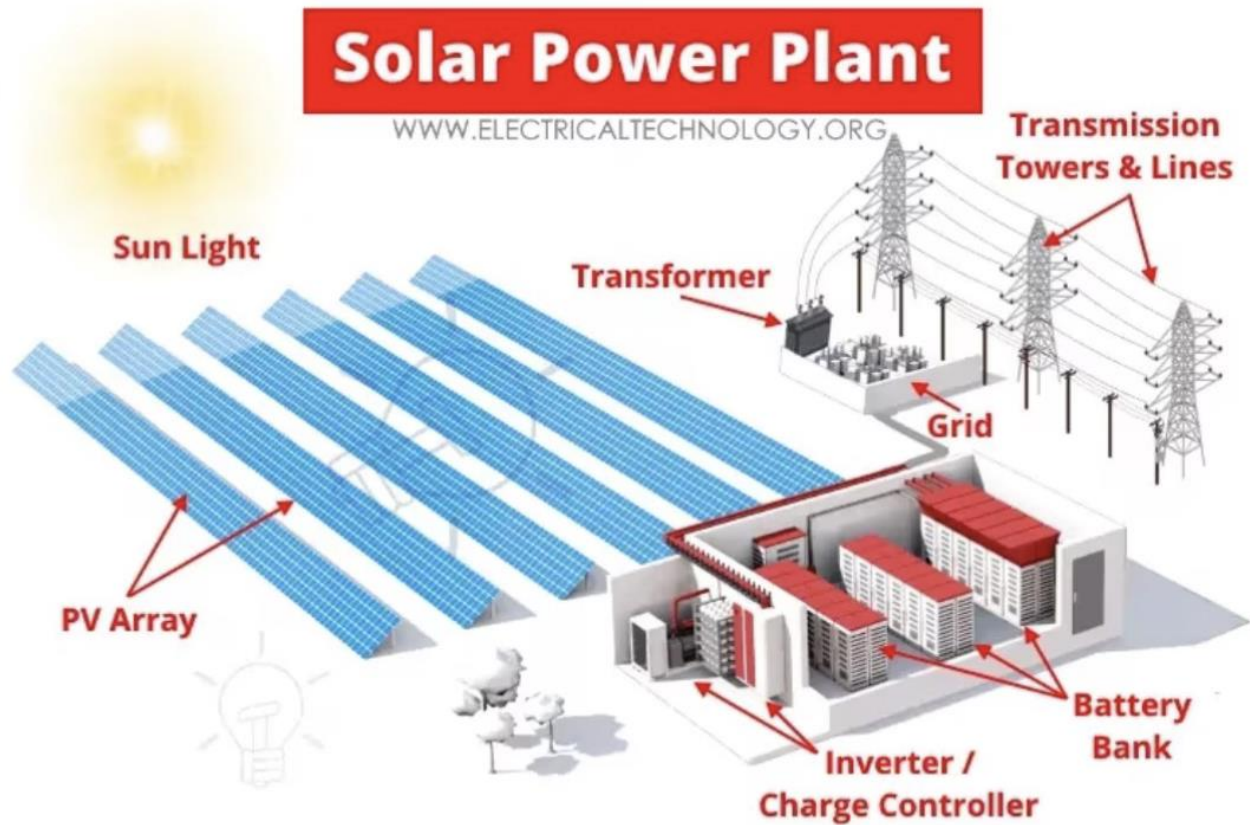


ABOVE GROUND

Perfect for those who want a modern pool that stands out and who want to take advantage of our unique features.



CLEAN ENERGY PARTNERSHIPS WITH UTILITY COMPANIES AND LARGE CONSUMERS OF POWER LOWERS ENERGY COSTS , REDUCES CARBON FOOTPRINT AND QUALIFIES FOR TAX CREDITS. BETTER FOR THE ENVIRONMENT AND BETTER FOR YOUR BUSINESSES BOTTOM LINE.

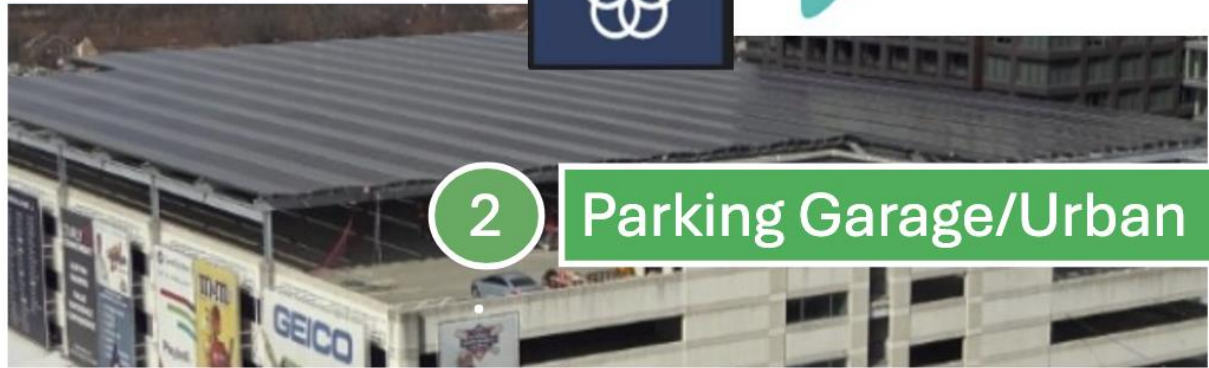


CATEGORY #2 IMPACT INVESTMENTS CLEAN RENEWABLE ENERGY

Clean Energy as a Business with Photo Voltaic (PV) Solar : 1-2-3



1 Ground Mount



2 Parking Garage/Urban

- 1. Solar Cost has gone down while efficiency of the PV panels has increased
- 2. Battery Energy Storage is now commercially available
- 3. Deregulations in the Utility industry have created new opportunities
- 4. Increased Electrical demands of consumers and businesses globally
- 5. Utility company requirements for renewables
- 6. Utility company rebates and incentives for renewable partnerships
- 7. Green New Deal / Clean energy tax credits for business and property owners



3 Solar Farms Suburban / Rural





Ikea Solar Parking Structure



Solar Canopy Car Wash

Existing Installations show how seamless PV solar arrays can fit into the existing Urban, Suburban and rural landscape.



Existing Tesla Solar Canopy Charging Stations



Solar and EV Charging for Commercial real estate and municipal applications.



First of its kind, large scale, Net Zero , carbon positive master planned community located just east of Ft. Meyers, FL.

The Largest Solar Microgrid (75 MW) in the State of FL. Can power up to 40,000 homes and 1,500 business!

Installed by Black and Veatch. Maintained by Black and Veatch. Owned by Florida Power and Light.

Master Planned Clean Energy Community by: Kitson Development



The Future is Bright

A Sunshine State of Mind

As the first solar-powered town in America, clean energy is a way of life at Babcock Ranch. Producing clean energy at a utility scale empowers residents to minimize their environmental footprint at no additional cost.

In partnership with Florida Power & Light, Babcock Ranch houses the FPL Babcock Ranch Solar Energy Center and FPL Babcock Preserve Solar Energy Center on 870 acres of land. Each one is capable of generating 75 MW of clean energy, for a combined total of 150 MW capacity and 687,000 solar panels. The FPL Babcock Ranch Solar Energy Center ensures that the net production of clean, renewable energy at Babcock Ranch exceeds the total amount the town consumes.

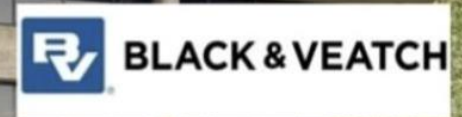
Another exciting part Babcock Ranch's clean energy program? When completed in March 2018, Babcock Ranch housed the largest solar-plus-storage system operating in the U.S. Created by FPL, these ten large gray





Sustainable, modular infrastructure for rapid parking lot electrification. Remove and relocate, future proof, charger agnostic...proudly Made in the USA!!!





Some of our key team at Black and Veatch Global HQ Overland Park, KS October 2023.



FLEET STAR EV
SUSTAINABLE ENERGY INFRASTRUCTURE

MADE IN THE

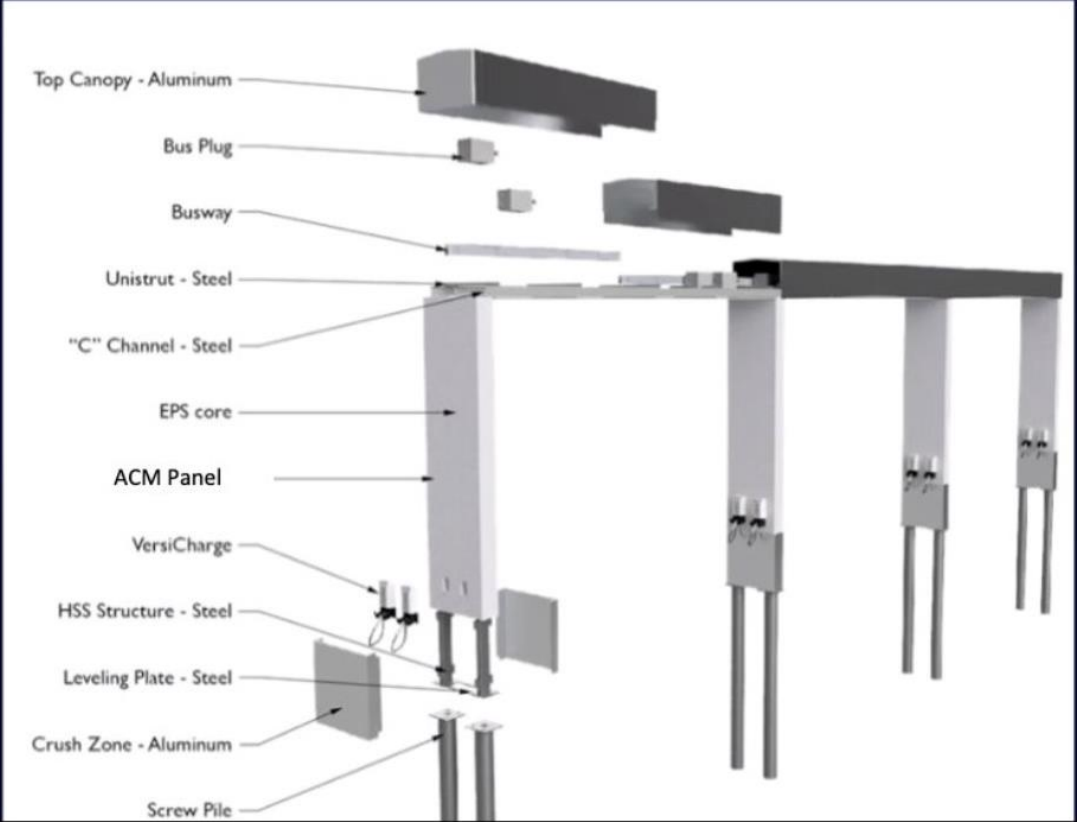
USA



The Industries first and only Rapid Deploy, Fully Modular, Scalable Fleet Charging Solution for EVs proudly Made in the USA!!!



Above Ground Infrastructure and Charging Solution for Fleets of Electric Vehicles

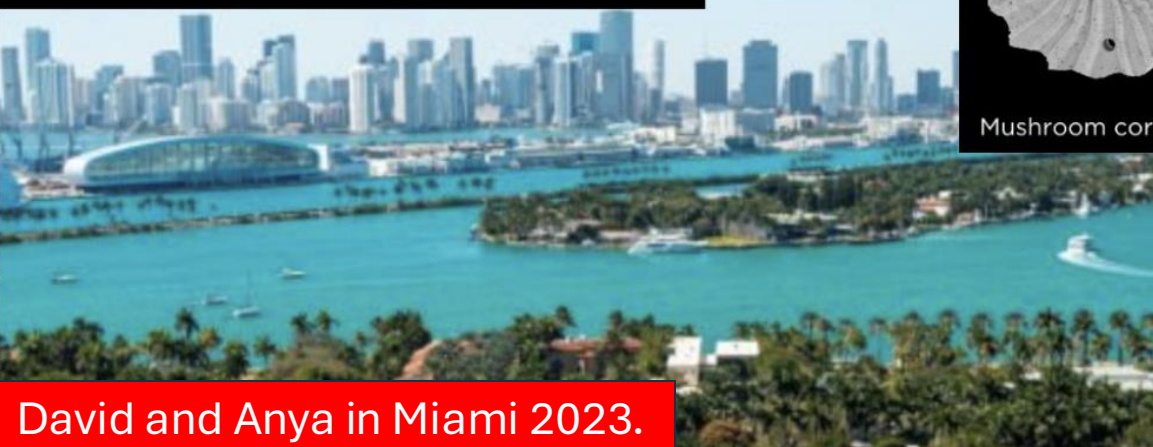


Siemens

- Plug-in Busway
- Fusible Bus Plugs
- VersiCharge (Level 2)



Sustainable Marine Construction
creates resilient, living shorelines that defend against coastal erosion and maintain healthy bio-diversity while improving H2O quality.



David and Anya in Miami 2023.

Our Living Tiles



Mushroom coral Barnacle Cluster Honeycomb

SEAWALLS
Piling Tiles

PILING HABITAT
MODULES

PRODUCT INFORMATION

CATEGORY #3 IMPACT INVESTMENTS IN MARINE CONSTRUCTION

Artificial Reefs

[Anya Freeman](#) - Founder & CEO Kind Designs



Lettuce Reefs for the City of Cape Canaveral



 **kinddesignsofficial**
Miami, Florida

Living Sea Wall





Kind Designs 3D Printed Living Sea Walls



Climate-Tech Startup Kind Designs Raises \$5 Million from Billionaire Mark Cuban



RAISE **\$5,000,000** 



ACT group is a seed round investor along with Mark Cuban, State of Florida and GOVO ventures. ACT has already introduced Kind Designs to Black and Veatch and other Large Scale Marine Contractors in FL. KD's living Sea Walls, Living Tiles and Living reefs qualify for millions of \$\$ from the State of Florida for Coastal resiliency.

Artificial Reefs



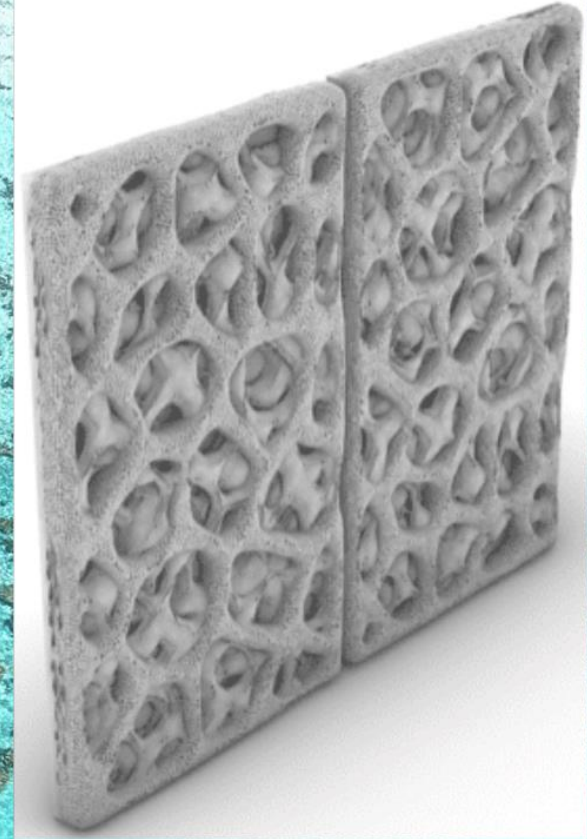
3D printing artificial reefs has allowed Kind Designs to bring previously unimaginable complexity, ingenuity and beauty to reef design.

Our expertise in 3D printing marine structures has allowed for the creation of highly customized reef structures tailored to mimic specific marine environments, optimizing their effectiveness in supporting marine life.

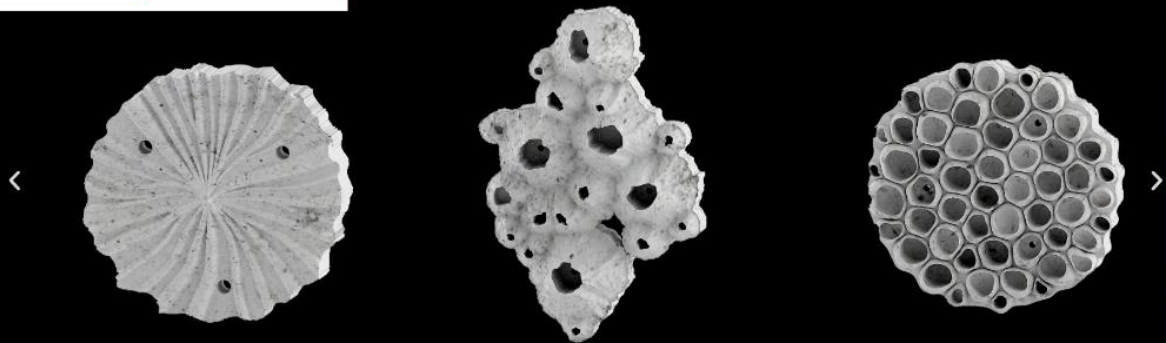
These structures can aid in reef restoration and marine conservation efforts.

Kind Designs just won its first government contract! We're 3D printing 25 artificial reef modules for the city of Bay Harbour Islands in Miami, Florida!

We're working with Kearns Construction and Cummins Cedarberg to design, engineer, and deploy our unique reef sculptures. Look out for updates on your soon to be favorite snorkel spot in Miami!



Our Living Tiles



Mushroom coral

Barnacle Cluster

Honeycomb

ACT group is actively assisting Kind Designs with opportunities in FL, TX, NC.

State of Florida expedites and waives permit fees on living sea walls.

Scientific data shows living sea walls clean the H₂O, reduce coastal erosion and enhance marine life.

Living Seawalls

Living Seawalls™ are an industry leading and eco-driven solution designed and engineered by Kind Designs to safeguard coastal areas while fostering marine biodiversity. This innovative concept integrates cutting-edge technology to enhance natural ecosystems, creating resilient and sustainable seawalls at the same cost as a traditional seawall.



Rather than conventional flat concrete structures, Living Seawalls™ feature an artificial reef on the facade of the seawall that offer shelter and 1.6x the amount of surface area for increased sea life attachment, encouraging colonization and the creation of a robust coastal ecosystem. In turn, our seawalls enhance biodiversity and fortify the coastline, while also mitigating the impact of waves and tides, supporting a healthier and safe coastal environment.

The design of Living Seawalls™ establishes an optimal habitat for coastal sea life in South Florida, supported by extensively researched and principles from prior studies, data, and scientific knowledge.

THE ACT IMPACT FUND (Fleet Star EV and Green Star Renewable) ARE ALREADY PURSUING ENERGY AS A BUSINESS AND EV CHARGING STATIONS FOR SUCH CUSTOMERS AS :





ACT IMPACT FUND I PROJECTS PIPELINE MARCH 2025



AFFORDABLE HOUSING

SHORT TERM RENTALS

EMERGENCY USE FOR FEMA AND
TEMPORARY DISASTER RELIEF

COMMERCIAL SOLAR AND
EV CHARGING FOR FLEETS

WASTE to RENEWABLE
ENERGY BioGas Systems

SECTION 8 AND HOUSING
FOR HOMELESS VETERANS
IN FLORIDA AND MICHIGAN

MARINE CONSTRUCTION

Mixed Use Commercial
Project Highland Park, MI

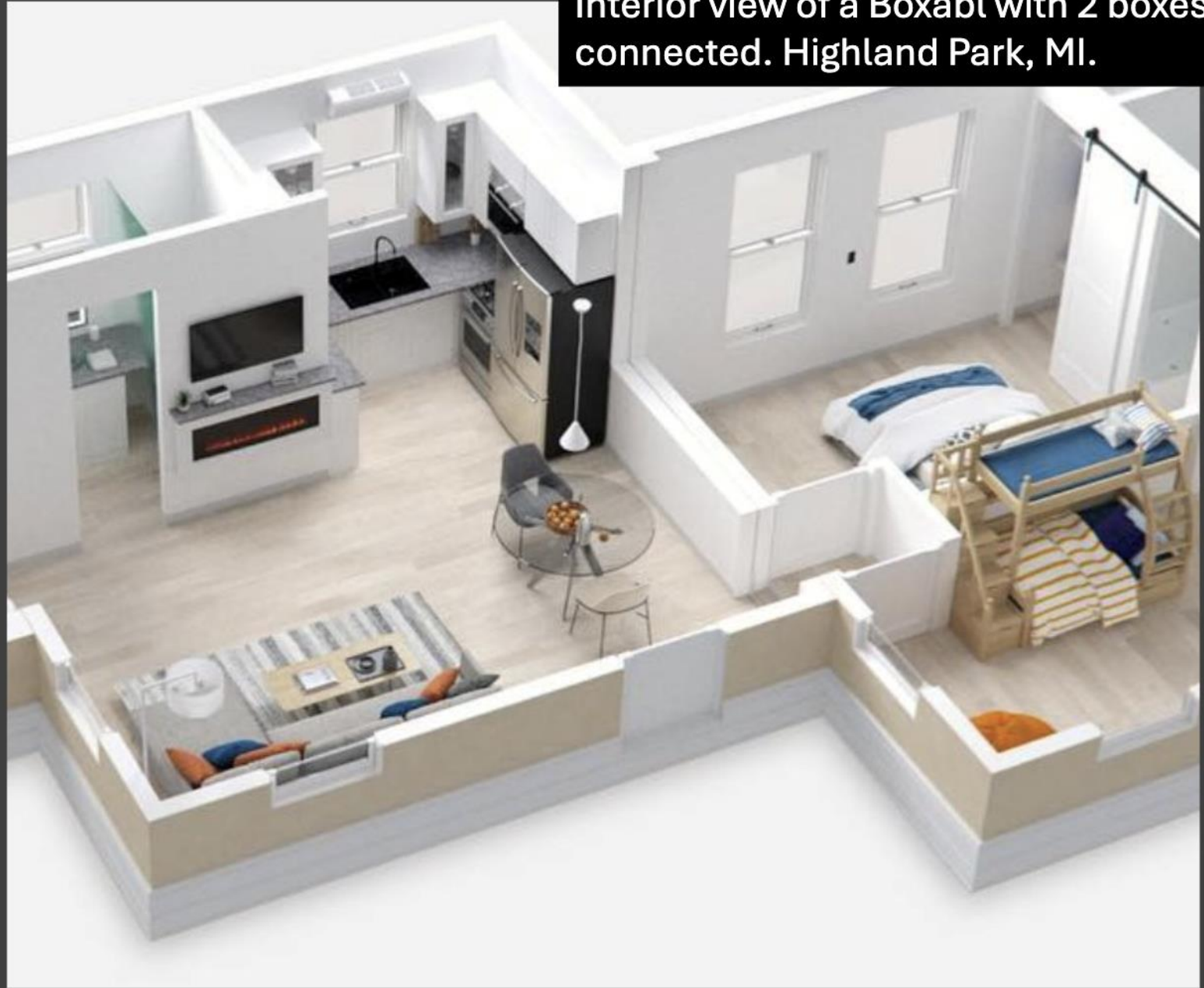


AFFORDABLE HOUSING

Affordable and Safe Housing
Tampa, FL and Detroit, MI



Interior view of a Boxabl with 2 boxes
connected. Highland Park, MI.

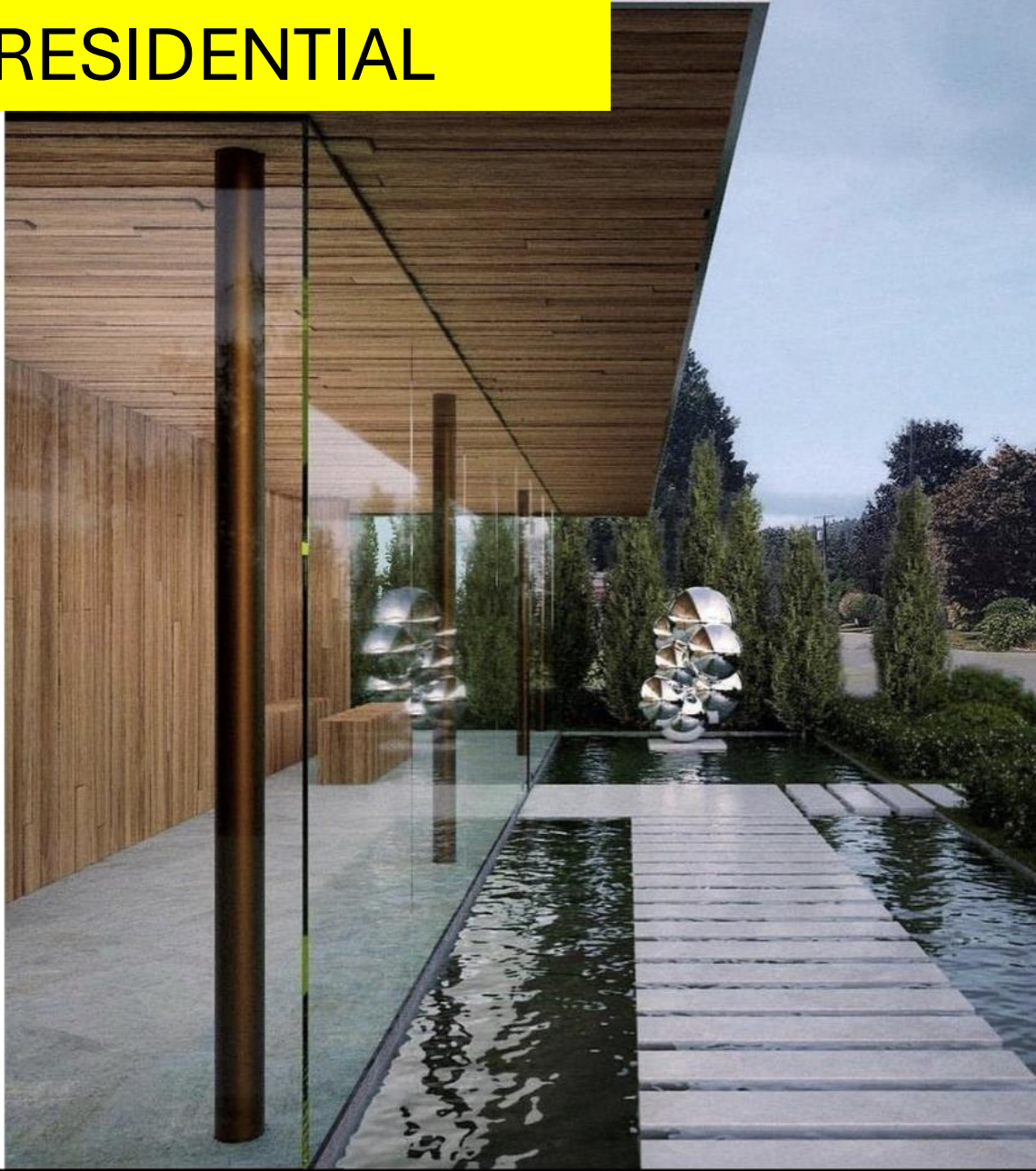
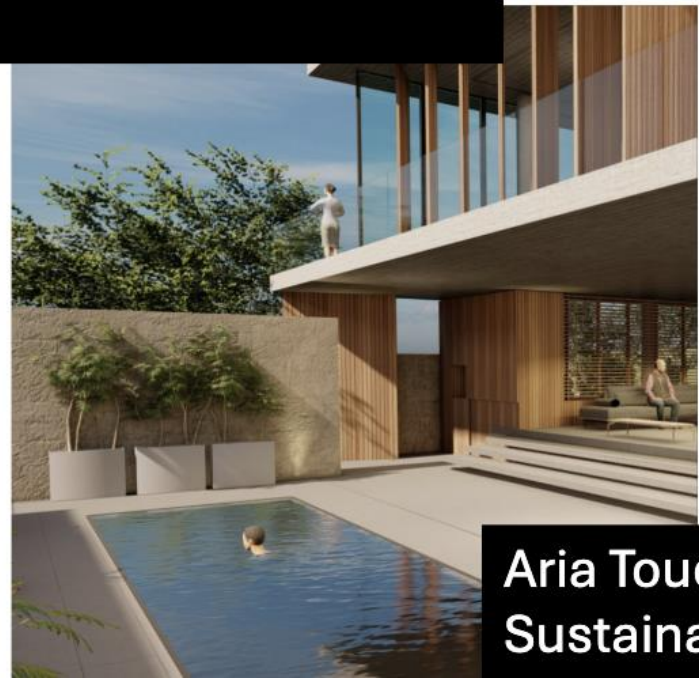


Peak 3 Completed Home, Aspen CO

LUXURY RESIDENTIAL



Romero Group, Sustainable Re-Development of Highland Park, MI



Aria Touch / 4 Square Sustainable Luxury Homes Development. Austin, TX



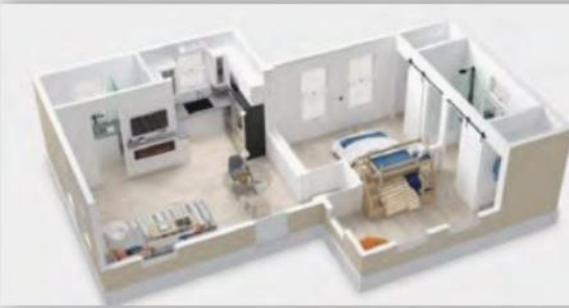
- EMERGENCY RESPONSE SHELTERS AND FIELD HOSPITALS.
- For FEMA and the State of Florida Hurricane Response Emergency Preparation Plan.



EMERGENCY USE. DISASTER PREPAREDNESS. DISASTER RESPONSE. TEMPORARY USES INCLUDE MOBILE CLASS ROOMS, JOB SITE TRAILERS, MUSIC FESTIVALS AND RENTALS WHILE RENOVATING TO STAY LIVING ON YOUR PROPERTY.



SECTION 8 AND HOMELESS VETERANS AFFORDABLE HOUSING PROJECTS IN FLORIDA AND MICHIGAN.





Village of Key Biscayne Resilient Infrastructure and Adaptation Program

The Village of Key Biscayne is no stranger to flooding. Water surrounds the barrier island community, which rests on limestone bedrock saturated with groundwater.

The threats of rising sea levels, severe rainstorms, and higher temperatures require infrastructure upgrades and enhanced government services to protect the Village's quality of life.

Supported by Black & Veatch's program management expertise, the Village of Key Biscayne is proactively securing the future of its island paradise through a comprehensive Resilient Infrastructure and Adaptation Program (RIAP), Elevating Our Island Paradise. This forward-thinking program includes:

- Shoreline protection
- Stormwater system upgrades
- Roadway improvements
- Utility hardening and resilience
- Regulatory modernization



LIVING SEA WALL MARINE CONSTRUCTION



Marina World

World www.marinaworld.com

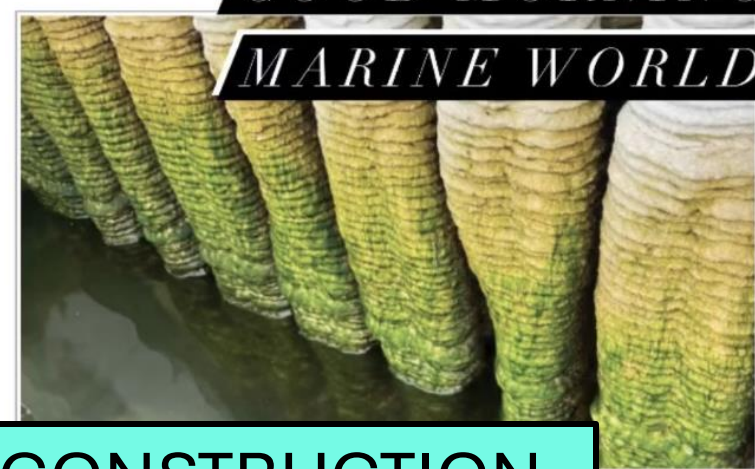
THE MEDIA VOICE OF THE GLOBAL MARINA INDUSTRY

Article 

Life in the seawall

Florida-based company Kind Designs is innovating on traditional, uninspiring concrete seawalls by installing vibrant, cost-competitive 'Living Seawalls' that benefit marine life and can be tailored to suit different environments. Charlotte Niemiec finds

GOOD MORNING MARINE WORLD!



Seawalls haven't changed much since they were first installed in the USA. in Galveston Bay, Texas more than

NEXT STOP FOR LIVING SEAWALLS!



Bimini, Bahamas

Wall Street South is getting its Hamptons, a resort is coming to Bimini with waterfront beach clubs, and Bahamas' first overwater

Sustainable Construction and Renewable Energy Impact Fund I



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Making a lasting IMPACT with AMAZING PARTNERS like you! Thank You.