GAME-CHANGING OPPORTUNITY

StackHaven Modules: Revolutionizing Affordable Housing Through Strategic Real Estate Innovation

Investor Edge Limited Co. is poised to dominate the affordable workforce housing market with a breakthrough acquisition and manufacturing strategy. By leveraging aggressive subject-to financing, converting underutilized properties, and manufacturing stackable modular units, we're creating a scalable ecosystem that generates exceptional returns while solving critical housing shortages in high-growth Southwest markets. Our buildings are manufactured fast & affordable.

Partner With Us

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The Market Opportunity: Why StackHaven Dominates Now

The convergence of rising housing costs, workforce shortages in border industrial zones, and exhausted commercial property owners creates an unprecedented opportunity. Traditional affordable housing development faces 18-24 month timelines and prohibitive construction costs exceeding $200 per square foot. Meanwhile, tired motel and RV park owners in secondary markets are desperate for creative exit strategies as operating costs surge and occupancy rates decline.

StackHaven addresses this perfect storm by offering fully-finished 470 sq ft modular units at $25,000-$35,000 manufacturing cost—less than half the market rate. These stackable, HUD-code compliant modules can be rapidly deployed on acquired properties, converting distressed assets into high-performing workforce housing communities generating $1,100-$1,300 monthly rents with minimal overhead.

Our aggressive acquisition strategy using subject-to financing and executory contracts allows us to acquire properties at full market price with minimal capital deployment, while 100% bonus depreciation on manufacturing assets under OBBB creates immediate tax advantages. This isn't just real estate—it's an integrated manufacturing and deployment ecosystem designed for exponential scaling.

$60M

NM Workforce Housing Fund

State capital available for strategic partnerships

200+

Annual Unit Capacity

Projected manufacturing output by Year 2

$10M

Target NOI

24-month revenue projection from deployments

Acquisition Agglomeration: The Investor Edge Limited Co. Playbook

Our acquisition strategy targets distressed motel, hotel, and RV park owners in Southwest markets—properties valued between $800,000 and $1.5 million with 25-30+ units. Rather than competing on price, we offer exhausted landlords full market value through creative financing structures that eliminate their pain while minimizing our capital requirements.

Subject-To Financing

Assume existing mortgage payments without formal assumption, eliminating bank qualification hurdles. Combine with 6-9% interest-only seller carryback notes featuring 10-year balloons for maximum flexibility.

Executory Contracts

Deferred closing land contracts spanning 120 months with minimal down payments ($50,000 on $1M+ properties). Control the asset immediately while deferring ownership transfer and related tax consequences.

Stack Site Conversion

Acquire properties not for traditional operations but as "Stack Sites"—platforms for rapid modular deployment. Convert 30-room motels into 60-unit vertical housing towers, doubling density and revenue potential.

This approach creates a virtuous acquisition cycle: NOI from initial conversions funds subsequent deals, while satisfied sellers provide referrals throughout their professional networks. Our Q1 2026 target of three acquisitions scales to 20 properties by 2027, establishing regional market dominance across New Mexico, Arizona, and West Texas border communities.

Innovative Steel Structures Commercial Park

Systematic, Scalable, Scientific

Our Manufacturing flagship 115 Brickland Rd., property transforms into a state-of-the-art modular manufacturing facility, converting the existing 1-story shells with a $3,000,000.00 retrofit completed within 6-8 months. This vertical integration creates unprecedented cost advantages and quality control.

Each StackHaven module delivers 350-650 square feet of fully-finished living space featuring pull-out beds, complete kitchenettes with appliances, loft areas for additional sleeping or storage, full bathrooms, and modern amenities. But the real innovation lies in stackability—engineered steel frame connectors enable 4-6 story configurations, while HUD-code compliance ensures mobility and financing eligibility.

01

Pilot Production Phase

February 2026: Manufacture 10 prototype units on-site at Sands Production Park for testing, refinement, and workforce training. Leverage Federal OBBB reimbursements for Manufacturing, R&D, Robot Training & apprentice programs.

02

Full-Scale Manufacturing

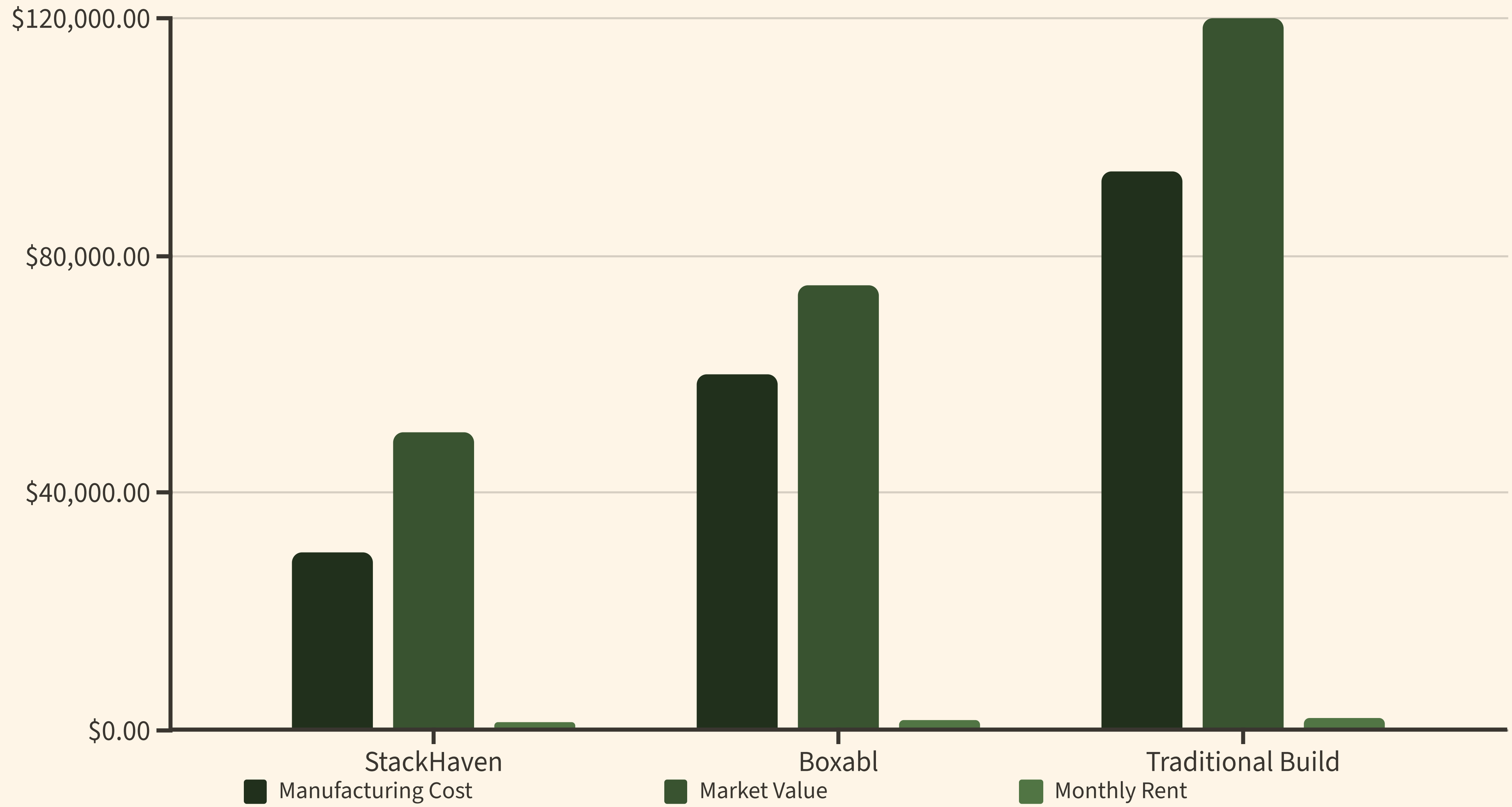
Q2 2026: Ramp to 2-4 units per week production capacity using AI-optimized assembly processes and agglomerated supplier relationships delivering 25%-30% material cost savings.

03

Volume Deployment

Q3 2026: Deploy 50 units across acquired properties generating $2M initial revenue while scaling toward 200 annual units and $10M+ NOI by Year 2.

The StackHaven Advantage: Superior Economics



Our integrated manufacturing approach delivers compelling unit economics that dramatically outperform both traditional construction and competing modular solutions. At $25,000-$35,000 per unit manufacturing cost versus $200+ per square foot for conventional builds, StackHaven achieves 50-65% cost advantages before considering tax benefits.

When combined with 100% OBBB bonus depreciation on manufacturing equipment and materials, effective first-year costs drop even further. Meanwhile, monthly rental rates of $1,100-$1,300 (including utilities and internet) with AI-enabled check-in and no credit checks or deposits create exceptional occupancy rates while targeting underserved workforce housing markets. Retired couple oversight through digital portals eliminates traditional property management overhead, driving NOI margins exceeding 70% after debt service.

Deployment Strategies: Three Revenue Streams

RV Park Integration

Deploy StackHaven modules within existing RV park infrastructure, doubling capacity through vertical stacking. Our Coachlight property transforms 36 RV spaces into 72 premium units renting at $710/month for land plus module, or sold to investors seeking 10x OBBB tax advantages.

Motel Conversions

Retrofit acquired motel properties with stacked modules on existing footprints. Imperial Sky and similar acquisitions become vertical workforce housing towers—30 rooms converted to 60 modern apartments with AI-powered operations and minimal staffing requirements.

Greenfield Stack Sites

Acquire vacant lots via executory contracts and deploy 50-100 unit workforce towers near booming industrial zones like Santa Teresa logistics hub. Partner with state programs and employers for guaranteed occupancy and favorable financing terms.

Each deployment strategy creates distinct revenue opportunities while leveraging our core manufacturing capabilities. RV integrations provide immediate cash flow with minimal site preparation. Motel conversions maximize density in established locations with existing infrastructure. Greenfield sites offer the highest returns in high-growth markets with employer partnerships ensuring stable long-term occupancy.

Financial Engineering: Maximum Tax Efficiency

OBBB Bonus Depreciation

Manufacturing equipment, tools, and materials qualify for 100% bonus depreciation under IRS Section 168(k), creating immediate tax deductions equal to full capital deployment in Year 1. This effectively reduces manufacturing costs to near-zero from a tax perspective, generating substantial NOI shelter across our entire portfolio.

For investor sales, purchasers receive identical benefits—a $50,000 StackHaven unit creates $50,000 in first-year deductions, making these exceptional syndication vehicles for high-income professionals seeking tax-advantaged real estate investments.

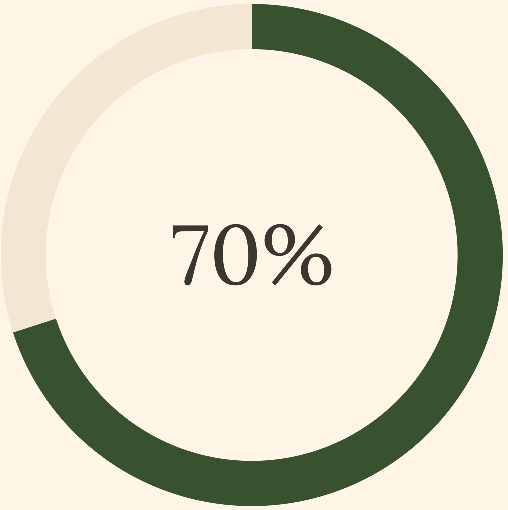
IRC §453 Installment Sales

Executory contract acquisitions and deferred-closing land contracts enable installment sale treatment, spreading gain recognition over the contract term rather than at closing. When combined with subject-to financing assuming existing mortgages, we control assets with minimal taxable events.

Seller carryback notes at 6-9% interest-only with 10-year balloons provide flexibility to refinance or sell before balloon maturity, while sellers receive tax-deferred exits—a true win-win structure that makes our full-price offers compelling to exhausted property owners.

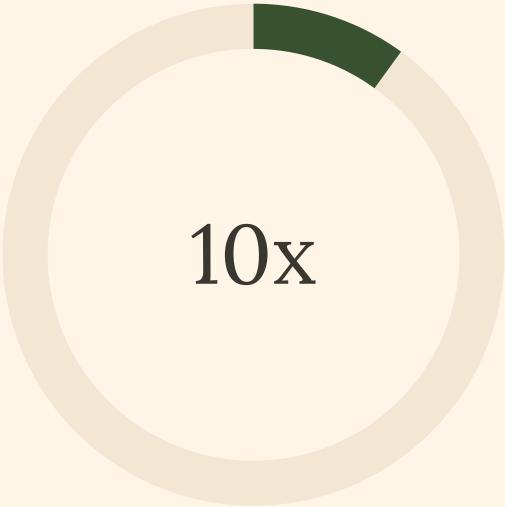
First-Year Depreciation

Complete manufacturing asset write-off under OBBB provisions



NOI Margins

After debt service with AI operations and minimal staffing



Investor Tax Benefits

Depreciation multiples for unit purchasers

The RetroStack Revolution: Solving Urban Density

StackHaven's modular stackability addresses critical urban challenges while generating exceptional returns. By retrofitting underutilized commercial properties and brownfield sites with 4-6 story vertical configurations, we deliver instant affordable housing in markets desperate for workforce solutions—without lengthy permitting battles or prohibitive land acquisition costs.

1 Border Industrial Boom

Santa Teresa, El Paso, and Las Cruces logistics hubs experience explosive growth with insufficient workforce housing. StackHaven delivers proximate, affordable units for warehouse and distribution employees, partnering with major employers for occupancy guarantees and potential build-to-suit contracts.

2 LIHTC Qualification

Affordable workforce housing configurations qualify for Low-Income Housing Tax Credit programs featuring 12% basis boosts and investor syndication opportunities. State programs like New Mexico's $60 million workforce fund provide additional capital and favorable financing terms.

3 Mobile Deployments

HUD-code compliance enables trailer-mounted configurations for specialized applications—pop-up medical clinics, disaster relief housing, temporary workforce camps for major construction projects, or seasonal tourism accommodations creating year-round revenue opportunities.

4 Stack-to-Own Programs

Rent-to-own structures with equity credits transform tenants into stakeholders, improving retention and enabling generational wealth building. Renters accumulate ownership over 5-7 years, creating exit opportunities for Investor Edge while maintaining stable occupancy throughout the accumulation period.

This isn't just affordable housing—it's a comprehensive solution addressing workforce shortages, urban sprawl, and housing affordability simultaneously while generating market-rate returns for sophisticated investors.

Scaling the Empire: 24-Month Roadmap

Q1 2026: Foundation

Complete three strategic acquisitions using subject-to and executory structures. Begin Coachlight manufacturing retrofit ($300K investment). Launch promotional campaigns targeting tired property owners.

Q2 2026: Production

Manufacture and deploy 10 pilot units. Establish workforce training programs. Refine assembly processes and supplier relationships. Generate $500K initial revenue from rentals and investor sales.

Q3-Q4 2026: Expansion

Deploy 50 total units across acquired properties. Scale manufacturing to 2-4 units weekly. Achieve $2M revenue milestone. Secure additional acquisitions through satisfied seller referrals.

2027: Dominance

200 annual unit production. 20 acquired properties. $10M+ NOI from deployments. Launch franchise licensing program at $50K + royalties. Regional market leadership established.

Risk Mitigation

- Zoning challenges addressed through MRA grants
- Partner with MVPHA for tenant transitions
- AI-driven KPI tracking enables rapid pivots

Capital Requirements

- $300K Coachlight retrofit
- $150K initial manufacturing
- $50K per acquisition down payment
- $5M crowdfunding for scaling

Success Metrics

- NOI per deployed unit
- Manufacturing cost per square foot
- Acquisition velocity and terms
- Depreciation claim efficiency

Your Quantum Leap Opportunity

StackHaven represents more than a real estate project—it's an integrated manufacturing and deployment ecosystem designed for exponential scaling and market dominance. By agglomerating acquisition expertise, manufacturing capabilities, and strategic deployment across multiple revenue streams, Investor Edge Limited Co. is positioned to dominate affordable workforce housing in high-growth Southwest markets.

Our aggressive financing strategies minimize capital requirements while maximizing tax advantages. Our manufacturing integration delivers unmatched cost structures and quality control. Our deployment flexibility creates multiple exit strategies and revenue opportunities. This is the quantum leap that transforms regional acquisitions into an empire.

The market window is now. Exhausted property owners need creative exits. Workforce housing shortages intensify daily. State programs offer unprecedented capital access. First-mover advantage in stackable modular deployment creates defensible competitive positioning.

For Property Owners

Exit creatively at full market price with deferred taxes and eliminated operational headaches. We handle liens, deferred maintenance, and tenant transitions while you receive structured payments and carryback interest.

For Investors

Access exceptional tax advantages through 10x OBBB depreciation on unit purchases, stable workforce housing cash flow, and participation in a scalable manufacturing ecosystem. Minimum investment: $50K per unit.

For Strategic Partners

Franchise manufacturing licenses at $50K + royalties enable regional expansion with proven systems, training, and ongoing support. Build your own StackHaven empire leveraging our blueprints and expertise.

Schedule Strategy with Investor Edge Limited Co.

Contact Innovative Steel Structures

Contact Investor Edge Limited Co. today to explore acquisition opportunities, manufacturing partnerships, or investment positions in the StackHaven revolution.