

# PERFECT™

## COMMUNITIES

### A NEW INNOVATIVE LAND DEVELOPMENT PROCESS

#### PERFECT CORPORATION WILL BE A PREMIER LEADER IN “OFF-SITE” CONSTRUCTION

*Our off-site patent pending technology will allow members to benefit in the latest line construction methods and best practices for effective catalogue layouts maximizing efficiency and making the process unmatched in North American modular manufacturing and enhancing the plug and play ideology.*



“CHANGE THE WAY YOU LOOK AT THINGS. SO THE THINGS YOU LOOK AT CHANGE AS WELL”



**PERFECT™** precision factory-built are fully functional, architecturally designed homes and buildings that are built indoors in modules that are eventually assembled on site. They are far superior in construction to traditional building because they are precisely engineered and built in a pristine, climate-controlled factory. Traditionally built homes are built outside and subject to all of the nasty elements of weather – rain, snow, ice, wind and sun. By comparison, PERFECT™ precision factory-built homes have a tighter envelope, more accurate measurements and better fittings that eliminate drafts, creaks, leaks and squeaks.

REGISTER FOR UPDATES

[www.perfectcommunities.ca](http://www.perfectcommunities.ca)

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“PERFECT CORPORATION OWNS THE TRADEMARKS PERFECT AND THE PERFECT DESIGN VARIANTS, AS WELL AS VARIOUS PATENT PENDING BUILDING TECHNOLOGIES USED IN CONJUNCTION WITH ALL PERFECT PROJECTS”

# BUSINESS PLAN TIER ONE ROLL OUT

## STEP 1

*Our process allows for a multi-phase release approach in achieving volumetric off-site start-ups which begins with an in-depth business analysis program. We ask: what do you hope to accomplish in real estate development and construction? How are your marketing tools assisting you when looking at your current methods? More importantly, what methods are you currently using that seem to be holding you to repeated problematic situations in construction?*

## STEP 2

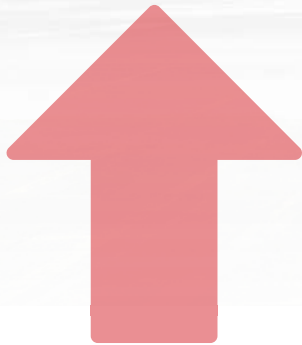
*From manufacturing considerations to budgets and timelines, these first conversations will help you understand what will motivate you in pursuing a volumetric process now available by **PERFECT COMMUNITIES**. We'll use our modular partners with years of experience in off-site manufacturing to leverage our process that cannot be replicated. Our goal is to ensure you thoroughly understand the demands needed in today's environment and the need to have full "soup to nuts" control in a volumetric off-site process.*

## STEP 3

*Whether you are a builder, developer, investor, institutional lender segregated or syndicated group or a potential buyer, now you can be a part of a fully controlled program that allows all aspects of real estate, to be available through our proprietary software systems which will couple the buying experience giving customers the confidence and controls not previously available, until now!*

# REDUCING TIME & MONEY 70% IN LAND DEVELOPMENT PROCESSES

## SAVINGS



FASTER APPROVALS BASED ON  
UNIVERSAL DESIGNS

100%

REAPPLIED ENGINEERING BASED  
ON REUSABLE TECHNIQUES

50%

NO WASTAGE

15%

CATALOGUE ASSEMBLIES

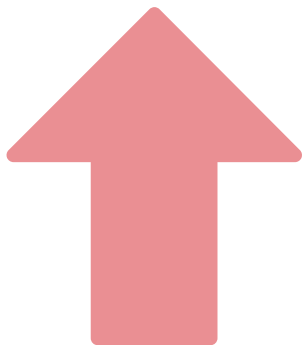
25%

PRECISION MADE  
PLUG & PLAY

50%

STREAMLINE PROCESS  
**INCREASING** > 60%  
OVERALL PRODUCTIVITY

## PRODUCTIVITY INCREASE



NO WEATHER DELAYS

25%

ERADICATION OF SITE ERRORS

10%

COMPLETE FINISHES OFF-SITE

100%

ONLY REQUIRES ON-SITE ASSEMBLY

85%

REDUCED FINANCING COSTS

50%



# PRACTICAL PROCESS

*We'll assist you to ensure you have a comprehensive understanding during your review and analysis of our business plan. By becoming a builder of **PERFECT COMMUNITIES**, you will always have a clear understanding of what, how and why at all development and building stages with a customized range of products for your project. We will demonstrate our proprietary software tools and introduce and explain the markets that we will capture, giving us flexibility to be competitive in new home or resale real estate markets.*

*We will supply you a timeline for plant profitability, as well as typical 12-month profit and loss statements. Our typical turn around for our Investors is within 24 - 36 months, giving the control to the members for quick cash redeployment.*

## DESIGN

*Our volumetric off-site manufacturing will be designed to reflect desired capacity levels and maximize workflow efficiency. Plans will include pricing for and location of production line layout and flow;.Every expert recommendation will be accompanied with the “why,” “when,” and “how” behind our business plan.*



## CALCULATED OPERATIONS

*We have partnered with key industry players in off-site manufacturing and have carefully analyzed their systems and workflows. We have adapted their systems and introduced our patent pending technologies with their plant management leaders, while they have advised on personnel needs at every level of production. Our operational process includes job descriptions, suggested schedules by production volume, and quality control processes assurances in all aspects of the process.*

# SUCCESS

*As North America's first volumetric fully integrated off-site system, we are committed to growing our industry to meet the demand for housing, institutional, hospitality land development solutions now and in the future. We realize this commitment by partnering with key industry players and our advancements in technology will empower us to apply best practice to construction methods. We will also provide business development systems to ensure we keep our off-site manufacturing operating at full capacity.*

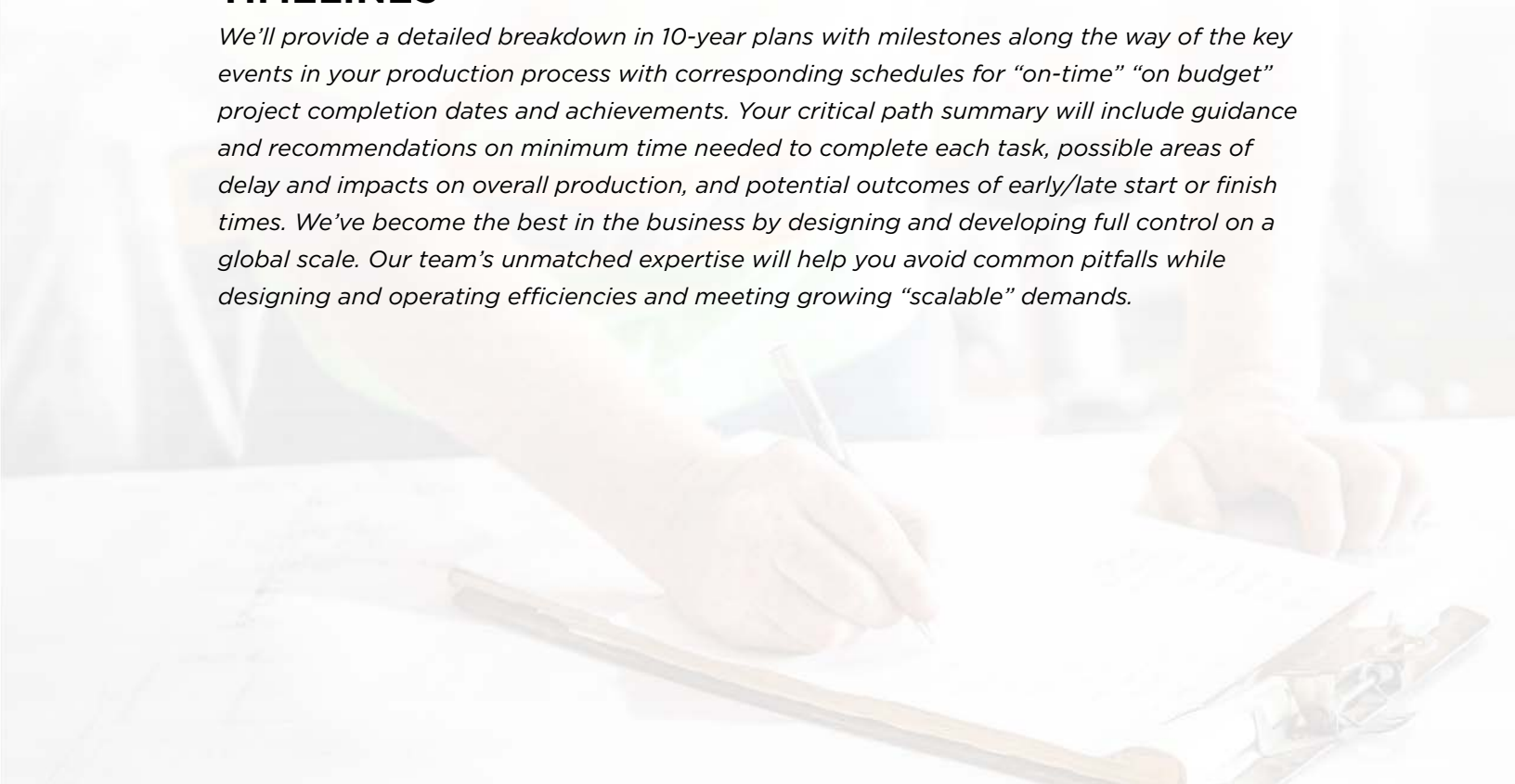
## ALLIANCES

*Creating alliances with industry leaders will enlist a true ally who will continue to offer guidance and best practices not just in the roll out stages, but also through completion of each project close out and new start ups.*



## TIMELINES

*We'll provide a detailed breakdown in 10-year plans with milestones along the way of the key events in your production process with corresponding schedules for "on-time" "on budget" project completion dates and achievements. Your critical path summary will include guidance and recommendations on minimum time needed to complete each task, possible areas of delay and impacts on overall production, and potential outcomes of early/late start or finish times. We've become the best in the business by designing and developing full control on a global scale. Our team's unmatched expertise will help you avoid common pitfalls while designing and operating efficiencies and meeting growing "scalable" demands.*



# PROCESS 6 DIVISIONS

ENGINEERED TO CONTROL ALL ASPECTS OF THE  
REAL ESTATE INDUSTRY EXPERIENCE

## 1. MEMBERS

### INVESTORS

*Institutions, Limited Partnerships*

### LAND HOLDING SPECULATORS

*Non participating builders, Landowners*

### DEVELOPERS

*Early placement, Improvement placement*

### PRIVATE PLACEMENT

*Private capital, Division participation only,  
Improved value dispositions*

## 2. AQUISITIONS

### SEAMLESS PROCESS

*Re-engineered, New methods, 100%  
reapplied, Patent pending technologies*

### LANDS IMPROVED BY PERFECT™

*Fully controlled by one vision, Adaptable for  
growth, Known product years in advance,  
Known cost years in advance*

### REAPPLIED TECHNOLOGY

*Reduction of unknowns, Timesaving in  
development approvals*

### REAL TIME COSTS

*Known product years in advance, Known cost  
years in advance, Adaptable optional changes*

## 3. MANAGEMENT

### MULTILEVEL QC

*Board review panel, Industry season partner*

### UNIVERSAL PLATFORMS

*Chassis ideology systems, Plug &  
play designs*

### PROPRIETARY SOFTWARE INTELLIGENCE

*“Real time” powerful CMA's, Competitive  
to the resale market with product  
adaptability, Competitive to the mortgage  
market with product adaptability*

## 4. MANUFACTURING

### SEVERAL LOCATIONS

*Phased manufacturing releases,  
Financial roll out*

### 3RD PARTY

*Alliances with current manufacturing wisdom,  
Alliances with precast manufacturing wisdom*

## 5. BUILDERS

### MEMBERS

*Active builders, Active developers,  
Increased customer satisfaction*

### TURNAROUND EFFICIENCIES

*Reduced sales deficiencies, No delays,  
Not reliant to external trades, Bulk sales  
closing efficiencies*

## 6. CLOSEOUT

### DEVELOPMENT SECURITIES

*Faster letter of credit releases,  
Quicker assumption turnovers,  
Minimizing development deficiencies,  
Rapid redeployment of capital to its members*