



STAK CONCEPTS

*Efficiency, Density & Ease
of Construction*

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IBS
TM

IBS Education

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WALTER HUGHES

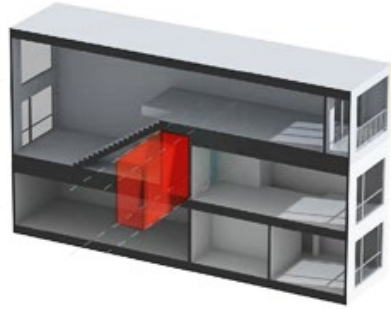
Humphreys & Partners Architects

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STAK FAMILY

E-STAKS®

STAK HOUSE®

STAK HOUSE MODULAR®

STAK E-URBAN®

STAK STUDENT®

FOCUSED DESIGN



EFFICIENCY

Percentage proportion of a building's rentable area, not counting the area occupied by elevators, equipment, hallways, lobby, restrooms, etc.

- $\text{Rentable Area} \times 100 / \text{Total Floor Area}$



DENSITY

Number of dwelling units per acre



EASE OF CONSTRUCTION

Simple to build and replicate

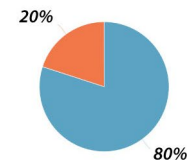
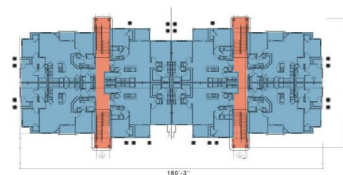
BREEZEWAY

2 and 3 story

Efficiency: 80%

Density: 2 story - 18 units/acre

3 story - 24 units/acre



E-URBAN®

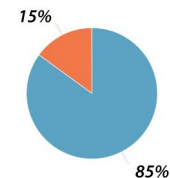
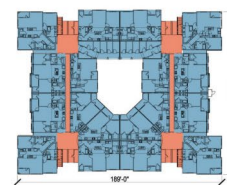
3, 4 and 5 story

Efficiency: 85%

Density: 3 story - 28-30 units/acre

4 story - 38-40 units/acre

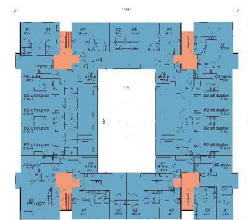
5 story - 48-50 units/acre



STAK E-URBAN®

Efficiency: 90%

Density: 4 story - 41 units/acre



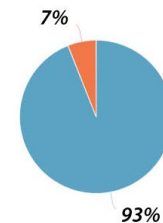
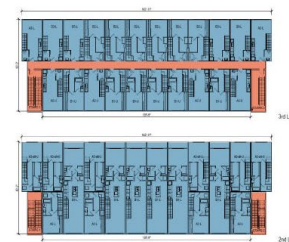
COMPARISON

COMPARISON

E-STAKS®

Efficiency: 93%

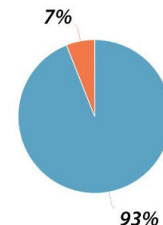
Density: 3 story - up to 40 units/acre
4 story - up to 50 units/acre



STAK HOUSE®

Efficiency: 93%

Density: 2/3 story - up to 26 units/acre



EFFICIENCY COMPARISON

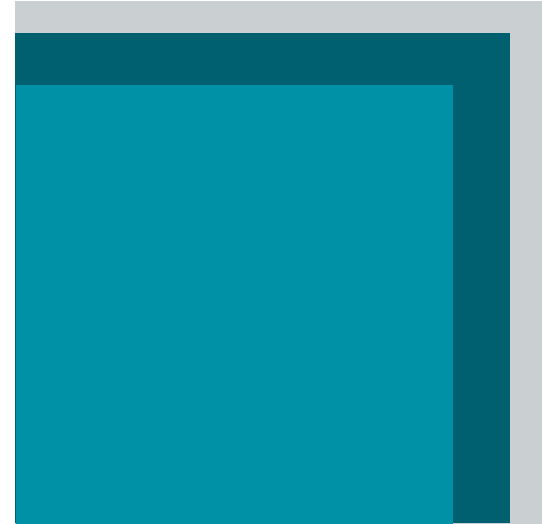
Area that should be built in order to reach 200 units at 1000 sq ft average

BREEZEWAY 250,000 sq ft

E-URBAN[®] 235,000 sq ft

E-STAKS[®] &
STAK HOUSE[®] 215,000 sq ft

35,000 sq ft x \$130/ft = 4.5 million in savings!



DENSITY COMPARISON

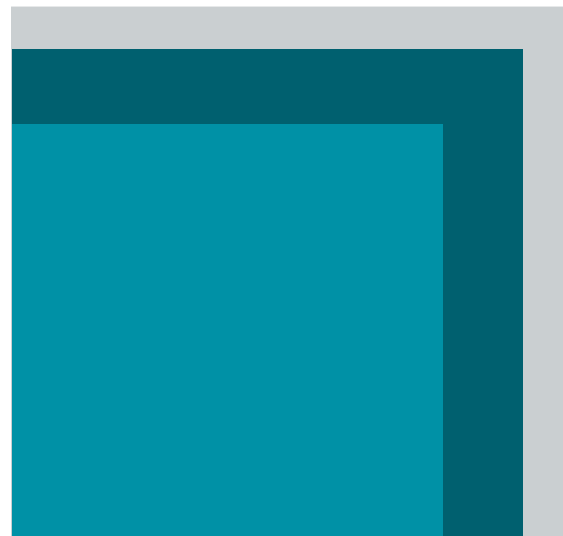
Acreage that should be bought in order to build 200 units

BREEZEWAY  8.33 acres

E-URBAN[®]  7.10 acres

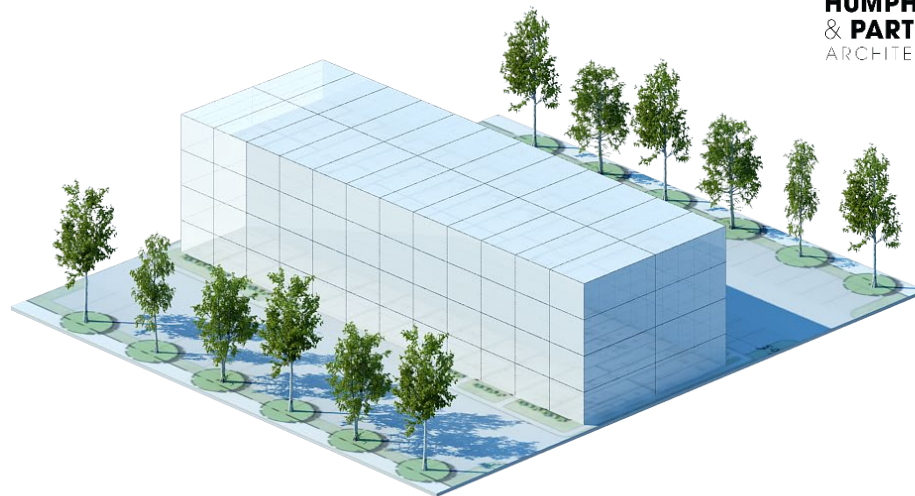
E-STAKS[®] &
STAK HOUSE[®]  5.00 acres

Less Land Needed!



E-STAKS®

- Nimble, efficient, high density
- One corridor serves 3 levels
- Variety of building shapes and lengths
- Customizable architectural facades
- All units are the same width & depth
- Inter-changeable units
- Surface, podium or high rise parking
- Estimated construction cost in Texas:
\$123-125 / sq ft



3-STORY BUILDING

Density	Up to 40 units/acre
Efficiency	93%
Parking/unit	1.45
Unit Avg. Sq Ft	800 to 950

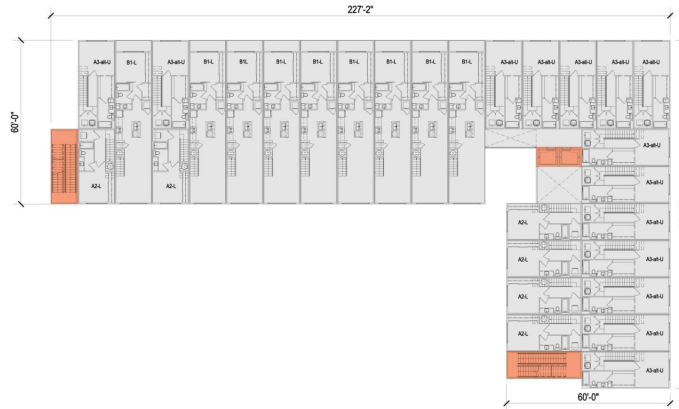
4-STORY BUILDING

Density	Up to 50 units/acre
Efficiency	93%
Parking/unit	1.50
Unit Avg. Sq Ft	800 to 950

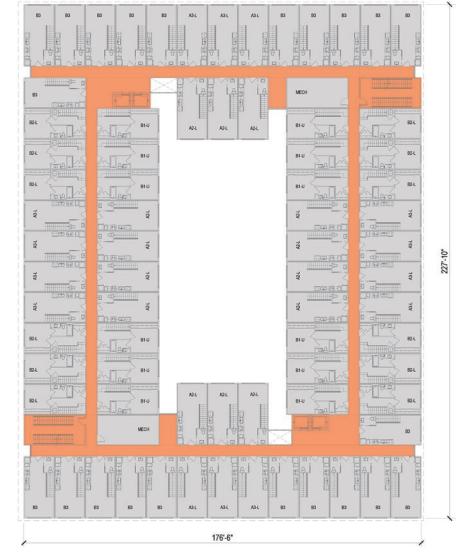
LINEAR



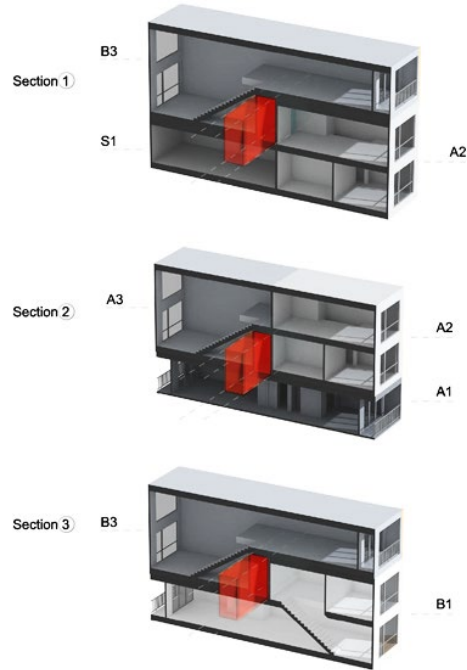
L-SHAPED



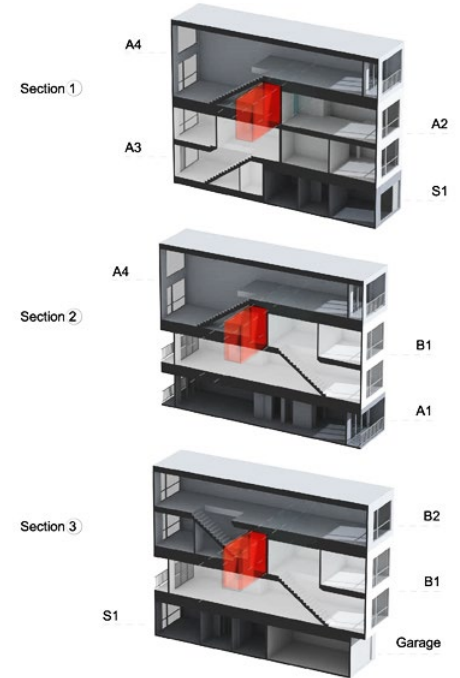
DONUT

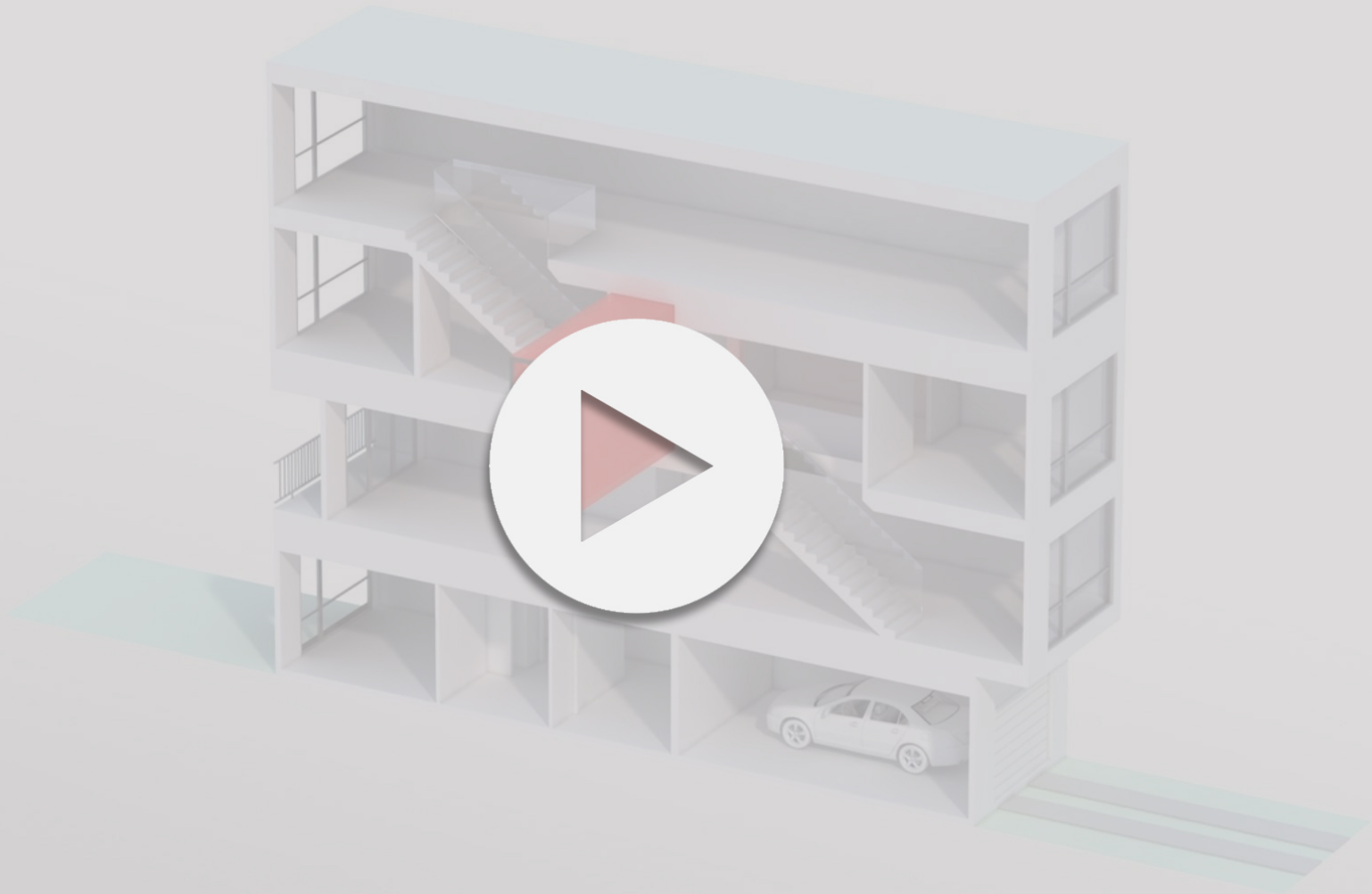


3-Story Building



4-Story Building

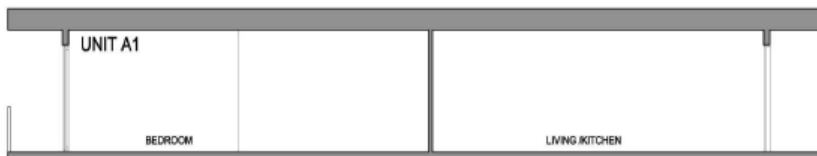




UNIT A1

1ST Level 702 SF

Total Net 702 SF



CROSS SECTION



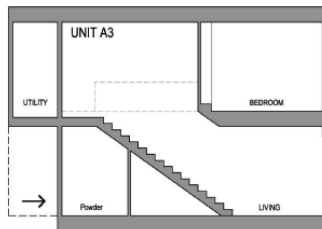
BOTTOM FLOOR

UNIT A3

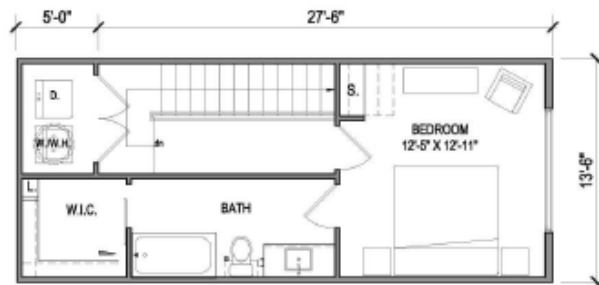
1ST Level 371 SF

2ND Level 383 SF

Total Net 754 SF



CROSS SECTION



TOP FLOOR



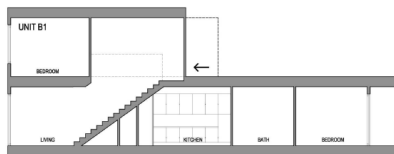
BOTTOM FLOOR

UNIT B1

1ST Level 701 SF

2ND Level 319 SF

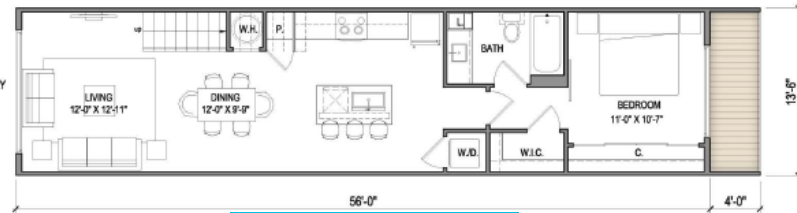
TOTAL NET 1020 SF



CROSS SECTION



TOP FLOOR



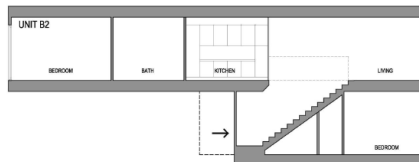
BOTTOM FLOOR

UNIT B2

1ST Level 371 SF

2ND Level 764 SF

TOTAL NET 1,135 SF



CROSS SECTION



TOP FLOOR



BOTTOM FLOOR









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A D

STAK HOUSE®

**HUMPHREYS
& PARTNERS**
ARCHITECTS, L.P.

- An efficient combo of our Big House® & E-Staks®
- Look of a Big House® with density of a 3-story product
- Two & three stories
- Variety of building shapes and lengths
- Customizable architectural facades
- Estimated construction cost in Texas: \$125 / sq ft



2- & 3-STORY BUILDING

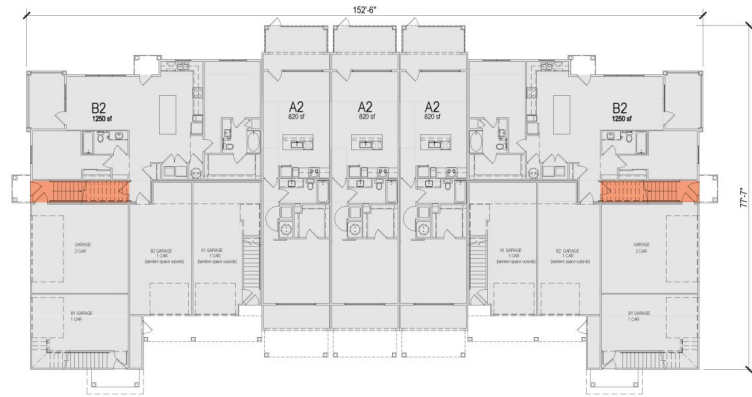
Density	26 units/acre
Efficiency	90%
Unit Avg. Sq Ft	850 to 1000



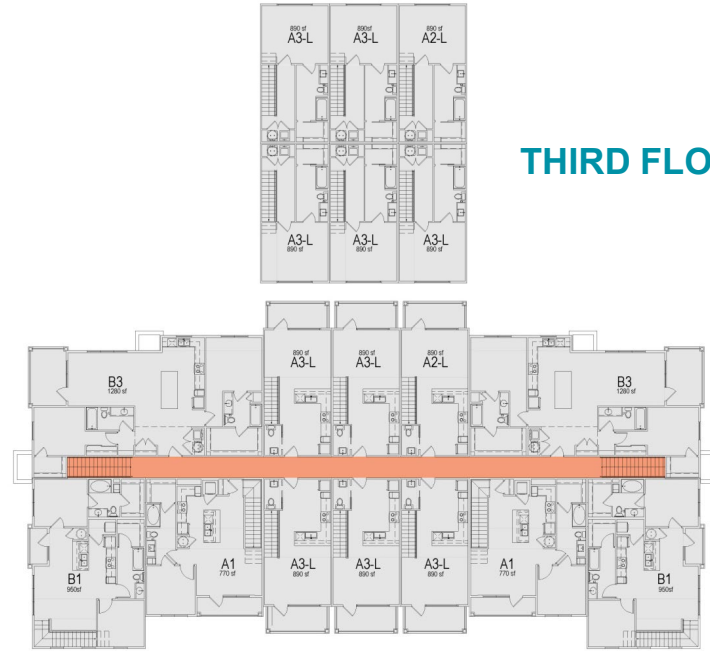
STAK HOUSE®

Building Plan

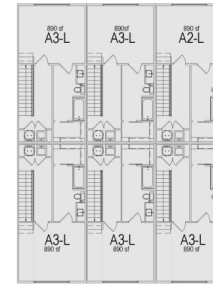
HUMPHREYS
& PARTNERS
ARCHITECTS, L.P.



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR





STAK HOUSE[®] MODULAR

All units based on 12' and 13'-6" modules

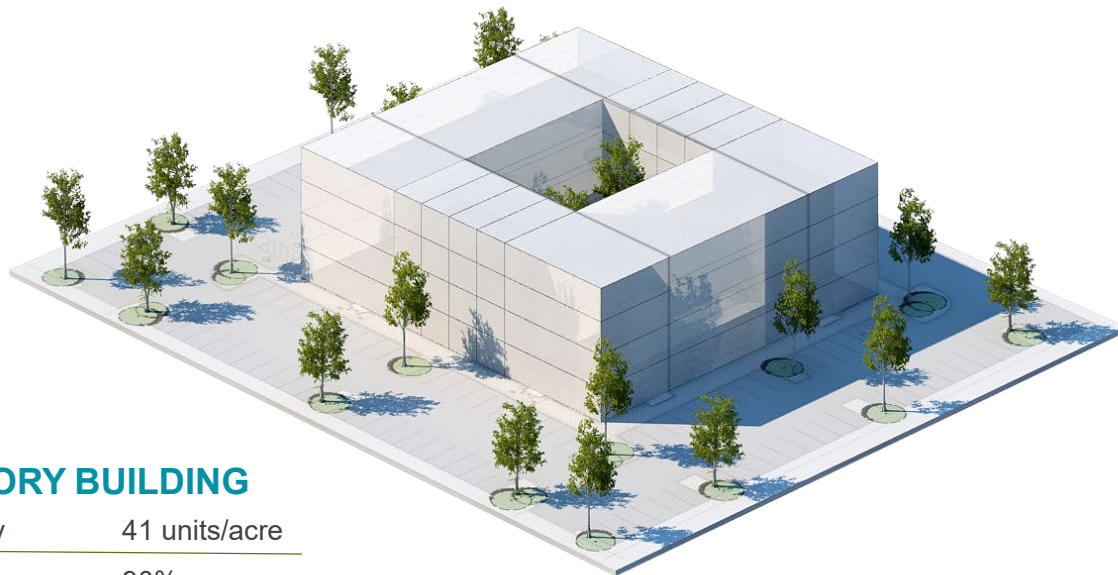


**HUMPHREYS
& PARTNERS**
ARCHITECTS, L.P.



STAKS E-URBAN®

- Third-level corridor serves all four levels
- Flat and stacked units combined
- Up to 91% efficiency



4-STORY BUILDING

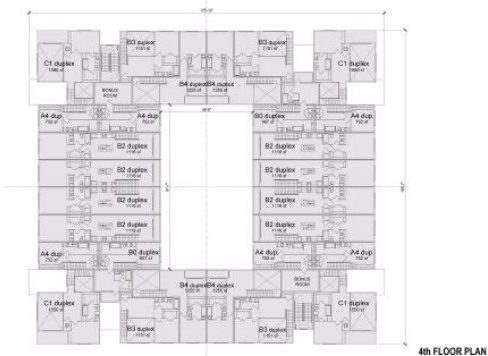
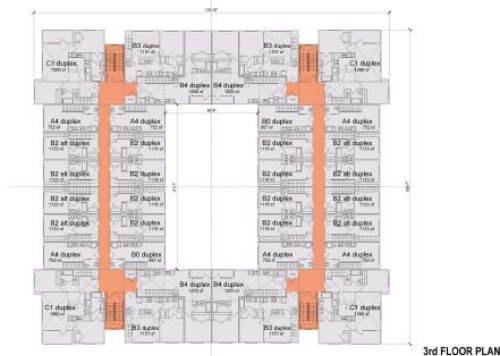
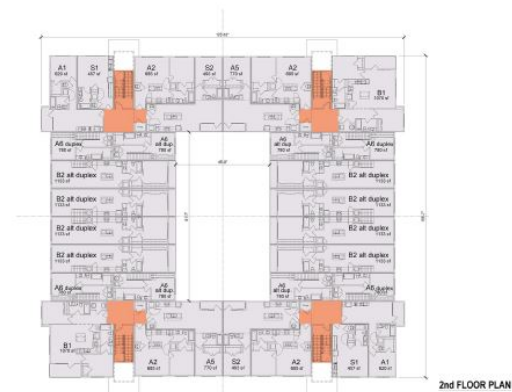
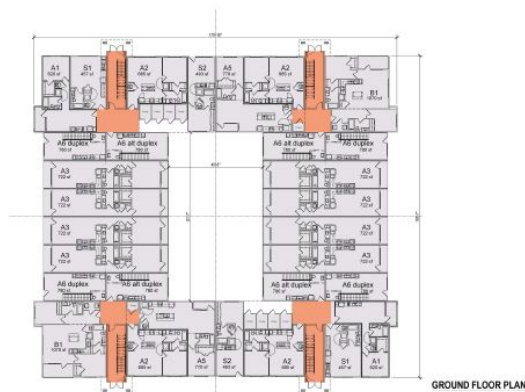
Density	41 units/acre
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Efficiency	90%
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Unit Avg. Sq Ft	870
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STAKS E-URBAN®

Building Plan



Same Building



Different Facades





STUDENT STAK[®]



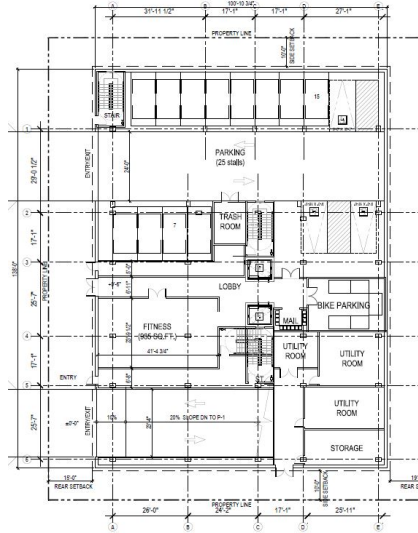


LIMELIGHT VILLAGE

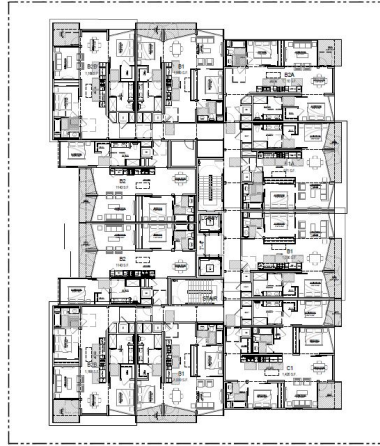
Boise, ID



QUICK LOOK: MODULAR (XFAB, LOS ANGELES)



GROUND LEVEL



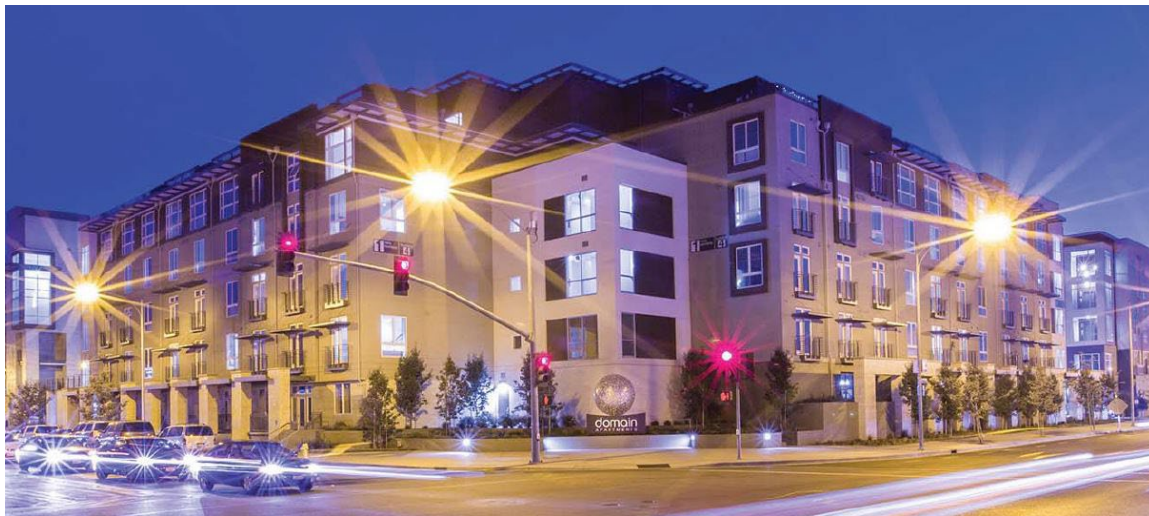
TYPICAL FLOOR



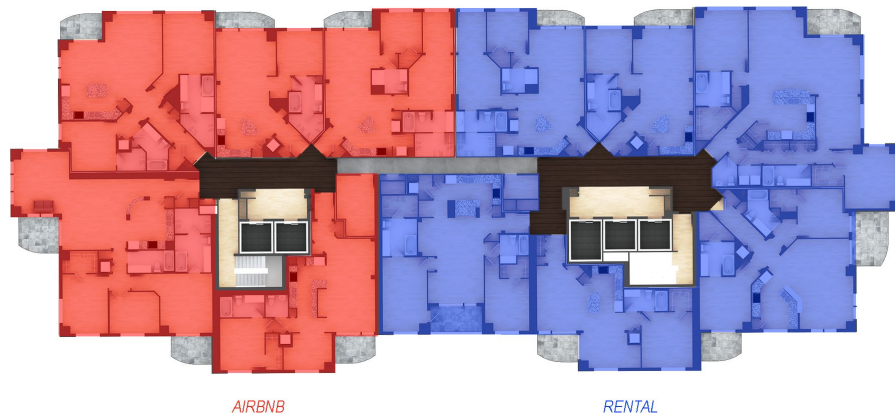
BUILT MODULAR: THE DOMAIN

San Jose, CA

Type:	Podium
Stories:	5
Units	444
Acre:	5.97
Density	63.3 du/ acre
Unit sizes:	797 – 1,498 sq ft
Construction	Modular
Retail:	10,000 sq ft
Parking:	700 spaces
Built	2015



QUICK LOOK: SHORT TERM RENTALS (HUMPHREYS' HOME RISE®)



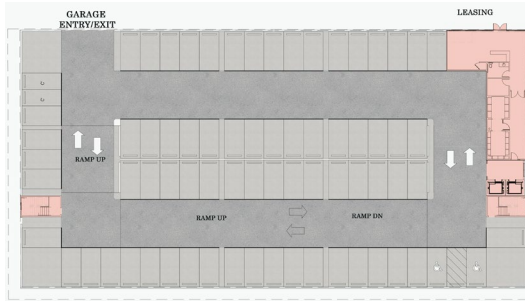
*The Humphreys' **Home Rise**® signature product reduces the typical high rise corridor area offering a floor plate with smaller, separate elevator lobbies, resulting in 87% efficiency.*



QUICK LOOK: SHORT TERM RENTALS (NASHVILLE CONCEPT)



TYPICAL FLOOR



GROUND LEVEL



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