



indieDwell

Healthy, Durable, Energy Efficient and Sustainable Housing for All

Building Portfolio





OUR MISSION

indieDwell's mission is to revolutionize the residential construction industry by producing dwellings that not only better their occupants health and well-being, but simultaneously improve the health of the environment and empower communities.

In doing so we are solving three major social issues:

Affordable Housing

Economic Development outside of major metros

Workforce Development

THE DETAILS

Founded in 2016 by Scott Flynn and Pete Gombert

CEO - Christina Ortiz-Bluth

Factories in:

Pueblo Colorado - Currently Open

Newport News, Virginia - Open early 2022

3 additional factories will be announced soon

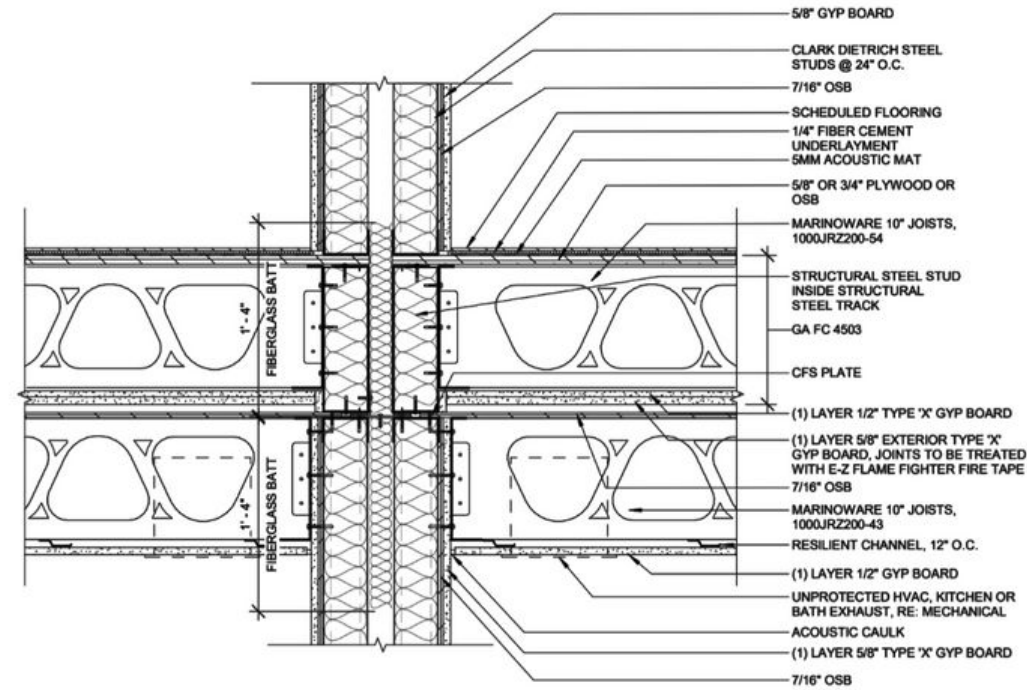
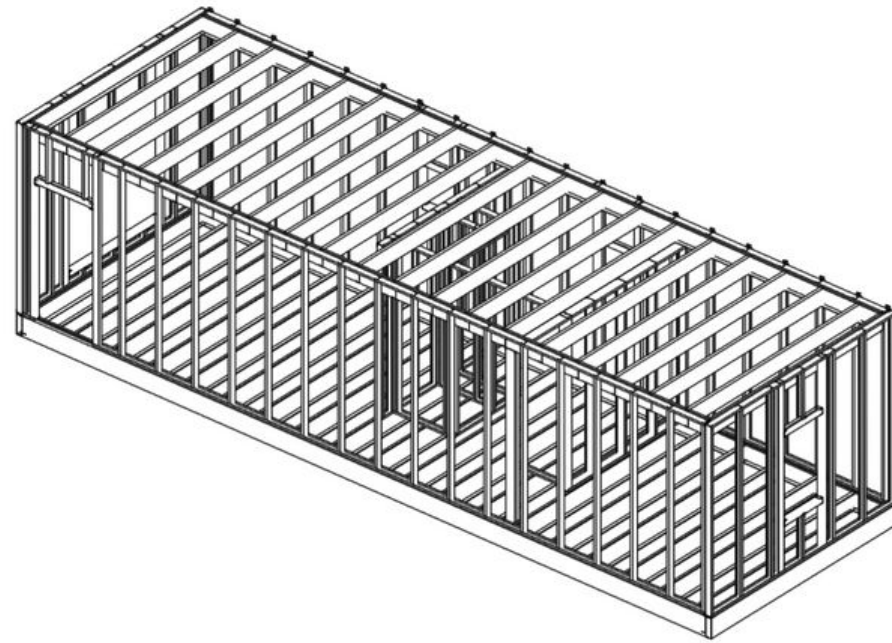
Over 115,000 square feet of housing produced and delivered to California, Idaho and Colorado as of August 2021



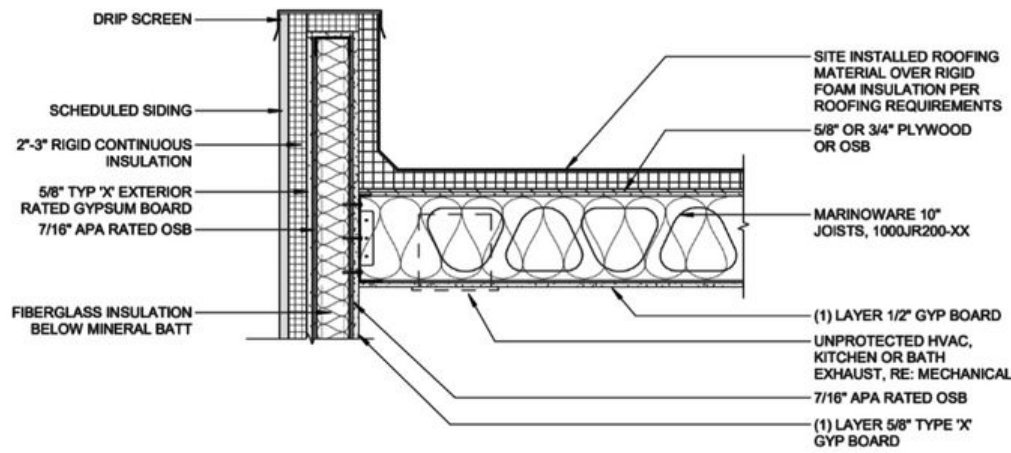
PARTNERSHIP

indieDwell Partners with Non-Profits, Land Owners, Municipalities, Foundations, like-minded Developers who are committed to developing healthy, durable, sustainable and affordable housing across the country

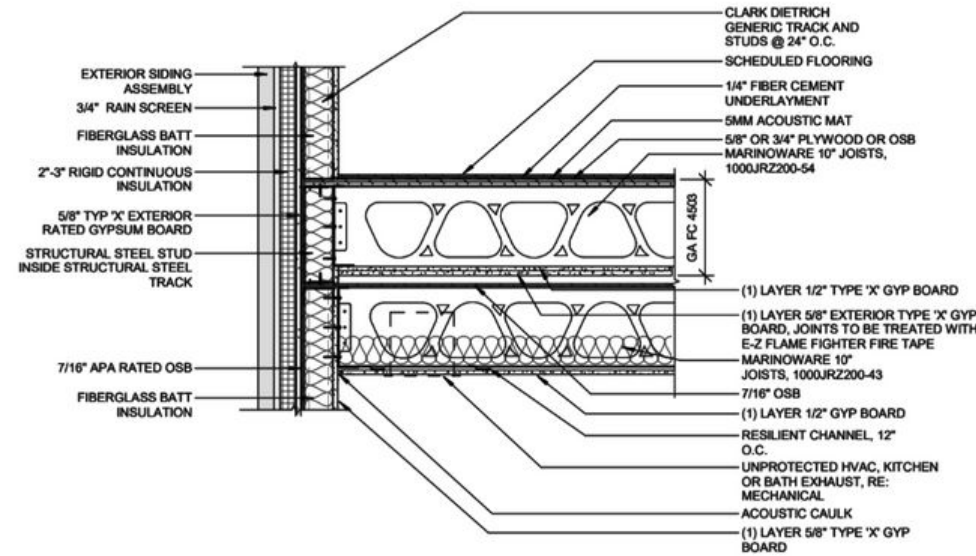




1 DEV - V2.2 - Mate Line 4x4
SCALE: 1 1/2" = 1'-0"



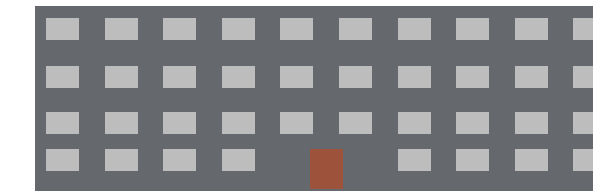
1 1-HR RATED ROOF/CEILING BALLOON FRAMING
SCALE: 1" = 1'-0"



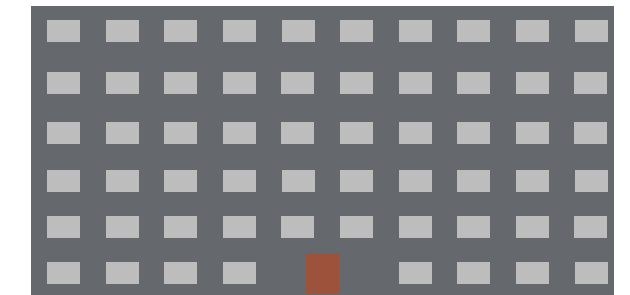
1 1-HR RATED WALL/FLOOR/CEILING ASSEMBLY AT EXTERIOR WALL
SCALE: 1" = 1'-0"

Steel Framed Modular

indieDwell has developed a proprietary method for steel framed modular construction. This approach allows us to build up to six stories over a podium, which is a major advantage over standard wood construction when maximizing density is critical.



Wood



indieDwell



MULTI-FAMILY HOUSING PROJECTS



COLLEGE OF IDAHO DORMS



Project Location - Caldwell, ID

Project Information

Units: 54

Square Feet: 11.520

Financing: Private

Target: Student Housing

Summary: The College of Idaho developed this 54 unit suite style living project to expand their housing options while demonstrating their commitment to sustainable development and living. 12 independent suites with 54 single room occupancy rooms make for a wonderful community living space. The dorms are the most requested living option at the College.

Status: Complete





BRYNHURST



Project Location - Los Angeles, CA

Project Information

Units: 26

Square Feet: 23,040

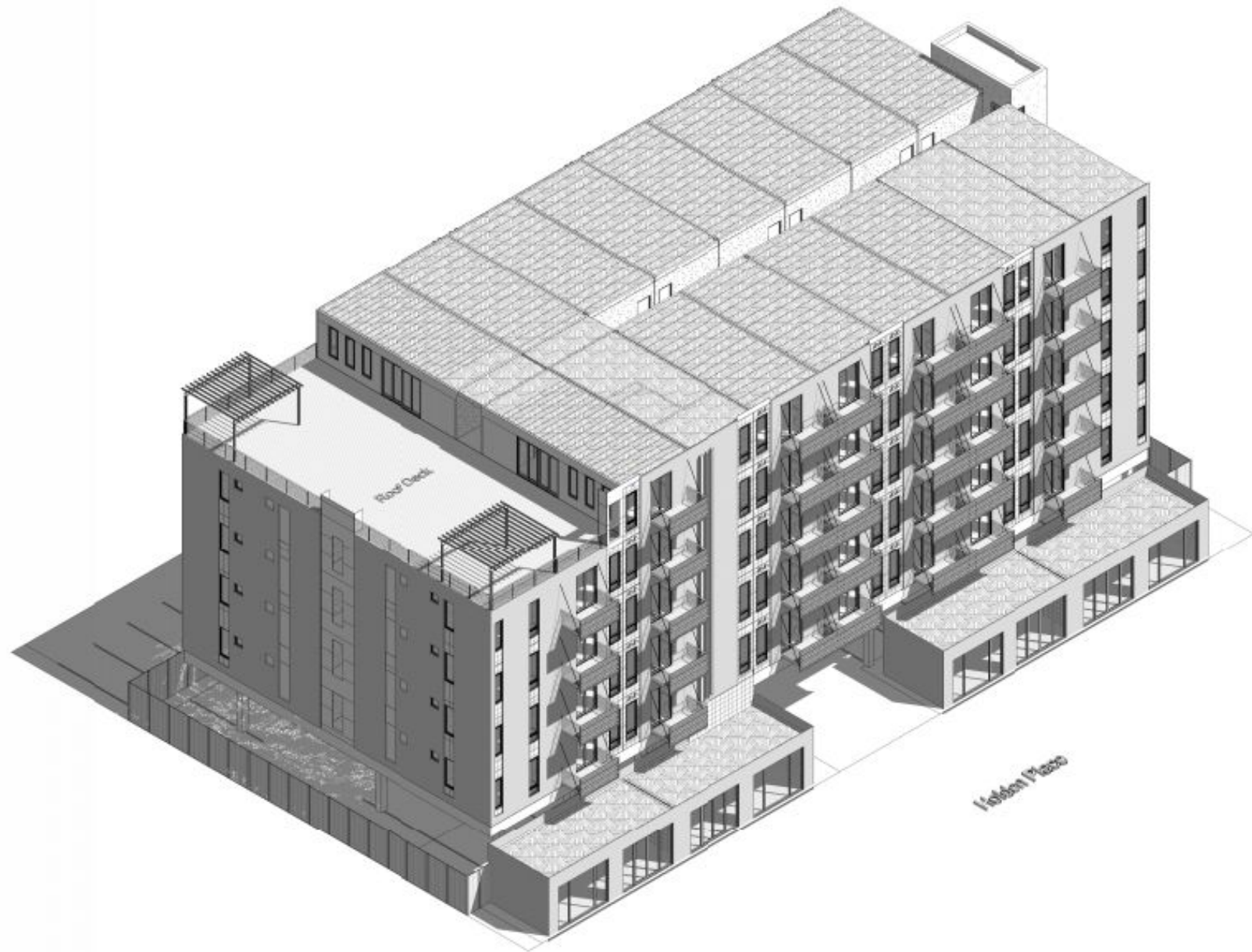
Financing: Private

Target: Workforce Housing and Section 8

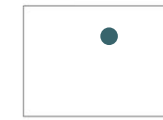
Summary: Brynhurst is a 26 unit multi-family infill project on an extremely small lot. The project is 4 stories of housing over a semi-subterranean parking garage.

This is a transit oriented development with several units dedicated towards Section 8 vouchers with the balance of the units targeting attainable / workforce rents.

Status: Complete



Holden Place



Project Location - Denver, CO

Project Information

Units: 76

Square Feet: 46.941

Financing: Private

Target: Attainable / Workforce Housing

Summary: Holden place is a 76 unit multi-family building in Arvada, which is a growing suburb of Denver. The building is 5 stories over a podium along with ground floor commercial and a roof deck amenity. The privately funded building is targeting the essential market of workforce / attainable housing in Denver.

Status: Preparing for manufacturing



WATTS WORKS



Project Location - Los Angeles, CA

Project Information

Units: 24

Square Feet: 8.960

Financing: LIHTC, State and Local

Target: Permanent Supportive Housing

Summary: Watts Works is a 25 unit multi-family designed for chronically homeless individuals, providing wraparound social services such as counseling, community-based health care, treatment, and employment training.

Status: Complete



4 Ithaca - Looking NE



3 Cherokee/Ithaca - Looking NW

Cherokee



Project Location - Denver, CO

Project Information

Units: 29

Square Feet: 16.960

Financing: Private

Target: Attainable / Workforce Housing

Summary: Cherokee is a 29 unit multi-family building in Englewood, which is a growing suburb of Denver. The building is 4 stories over a podium along with a roof deck amenity. The privately funded building is targeting the essential market of workforce / attainable housing in Denver.

Status: Preparing for manufacturing



VANOWEN APARTMENTS



Project Location - Los Angeles, CA

Project Information

Units: 49

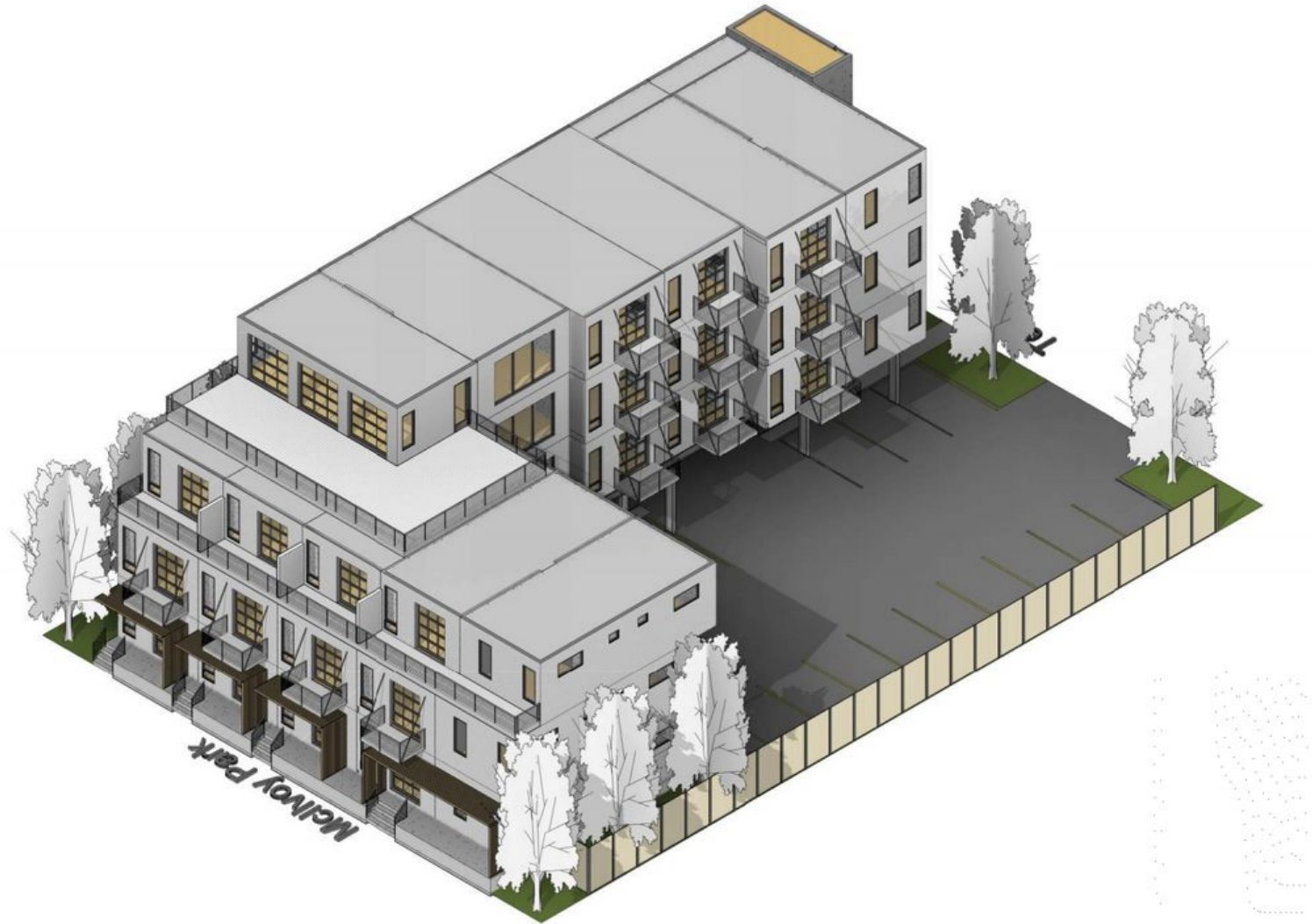
Square Feet: 20.916

Financing: LIHTC, State and Local

Target: Permanent Supportive Housing

Summary: VanOwen Apartments is a three-story complex with 49 apartments for homeless, chronically homeless and transition-aged youth, plus a manager's unit. The development will include a community room, bike storage and community courtyard. Social services such as counseling and community-based health care will be provided on site.

Status: Nearing Factory Completion



The Teller



Project Location - Denver, CO

Project Information

Units: 26

Square Feet: 17,903

Financing: Private

Target: Attainable / Workforce Housing

Summary: Holden place is a 26 unit multi-family building in Englewood, which is a growing suburb of Denver. The building is 3 stories over a podium along with a roof deck amenity. The privately funded building is targeting the essential market of workforce / attainable housing in Denver.

Status: Under Contract - In Design Development



OATSIES PLACE



Project Location - Los Angeles, CA

Project Information

Units: 45

Square Feet: 14,400

Financing: LIHTC, State and Local

Target: Permanent Supportive Housing

Summary: Oatsie's Place is a four-story supportive housing development in Van Nuys. The development includes 46 units to serve homeless women and survivors of domestic violence, a community room, bike storage, a roof deck and courtyard common open space. Social services such as counseling, community-based health care, and employment training will be provided on site.

Status: Preparing for manufacturing

EMERGENCY HOUSING



EVANS LANE



Project Location - San Jose, CA

Project Information

Units: 108 Sleeping Units

Square Feet: 11,520

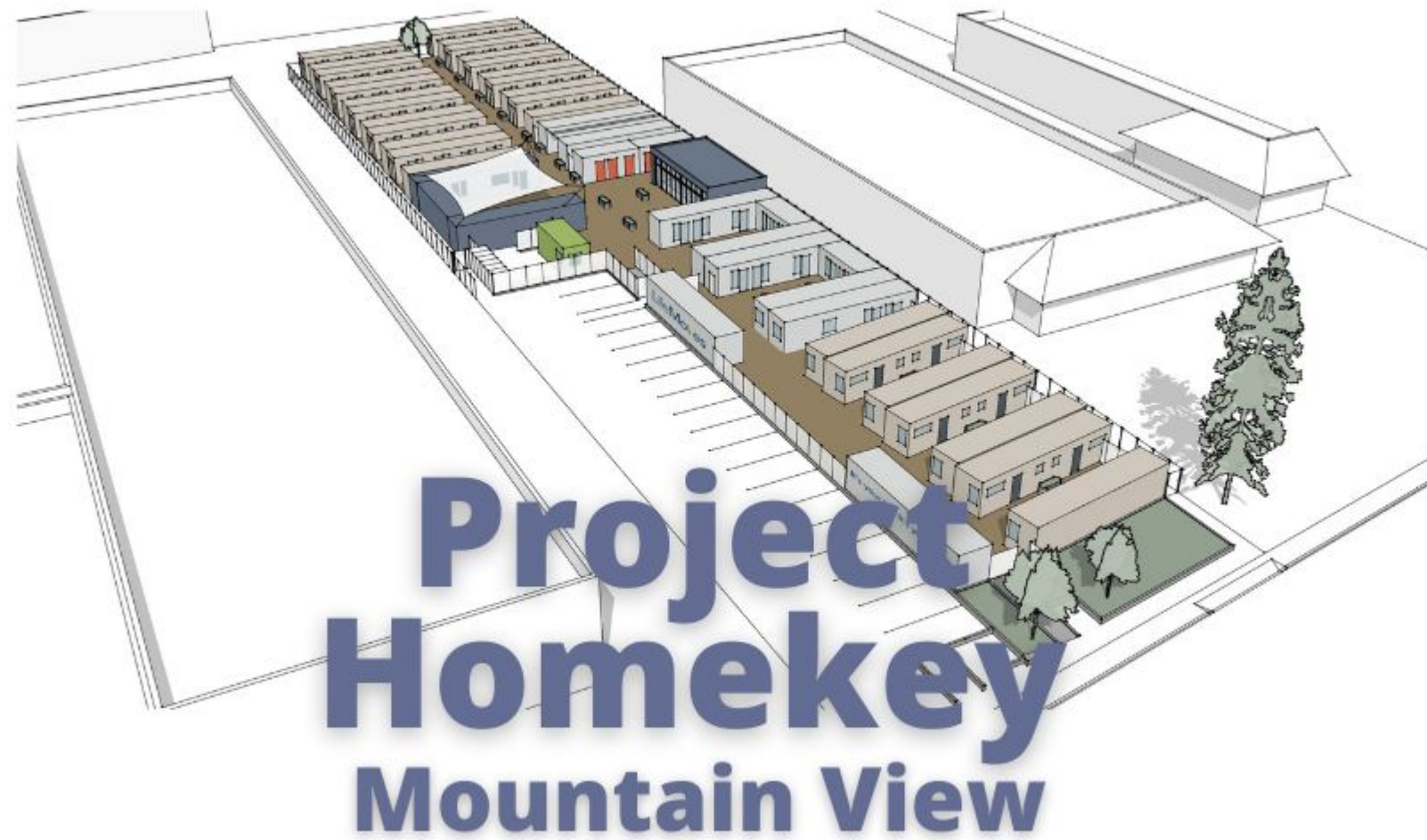
Financing: State and Local Emergency Funds

Target: Emergency Housing

Summary: indieDwell built the units for the 108 bed Evans Lane rapid rehousing project in San Jose, CA with units shipping just 30 days after contract signing. Project WeHope, the City of San Jose, East Bay Habitat for Humanity and private sector partners contributed land, capital, community outreach and construction management to the project, which broke ground in August 2020.

Status: Complete





OFFICE OF CHARLES F. BLOSZIES FAIA
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HOMEKEY MOUNTAIN VIEW
2566 LEGHORN STREET, MOUNTAIN VIEW, CA
OCTOBER 21, 2020

PROJECT HOMEKEY



Project Location - Mountain View, CA

Project Information

Units: 14 Sleeping Units

Square Feet: 2,240

Financing: State Emergency Funding

Target: Emergency Housing

Summary: With rooms for up to 100 households, this site will provide beds for approximately 124 people at a time, giving a major boost to Mountain View's efforts to address homelessness. Specifically, the site will provide triple the existing number of shelter beds available in Mountain View in winter, and 10 times the number of year-round beds. Most importantly, with full occupancy, the site will provide immediate shelter for over 20% of the 606 people experiencing homelessness in Mountain View* and help over half of Mountain View's homeless population within the first year.

Status: Under Contract - Complete



OTHER HOUSING



THOMPSON PLACE



Project Location - McCall, ID

Project Information

Units: 12

Square Feet: 7.680

Financing: Private

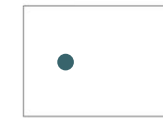
Target: Workforce Housing

Summary: The City of McCall in the mountains of Idaho is in desperate need of workforce housing. In partnership with the City of McCall and a private developer, indieDwell produced and installed 12 units of for sale, deed restricted workforce housing.

Status: Complete



River Ridge



Project Location - Salida, CO

Project Information

Units: 8

Square Feet: 6.144

Financing: Non-Profit, State and Local

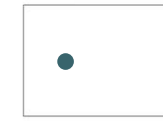
Target: Workforce Housing

Summary: River Ridge, located in Salida, consists of 8-unit condominium development: two buildings, two-stories with exterior stairways and balconies along the front. Individual storage in back. The development was completed in partnership with the Chafee Housing Trust and supported by the Colorado Health Foundation.

Status: Complete



SOUTHEAST HEALTH - SOBER LIVING



Project Location - La Junta, CO

Project Information

Units: 8 Beds

Square Feet: 1,920

Financing: Non-Profit Donations

Target: Sober Living Facility

Summary: Southeast Health Group worked with indieDwell to create an eight-bed sober living facility on their main campus in La Junta Colorado for people recovering from substance use disorders.

Status: Complete



CARITAS COMMONS



Project Location - Boise, ID

Project Information

Units: 6 Single Family Homes

Square Feet: 5.760

Financing: Non-Profit Donations and State Funding

Target: Low Income Home Ownership

Summary: indieDwell Partnered with LEAP Housing Solutions, St Alphonsus Health Networks and the Idaho Housing and Finance Administration to construct affordable homeownership opportunities for low income families in Boise.

Status: Complete

PLUS MANY MORE



Chan
Zuckerberg
Initiative



Financial Strength / Investors

indieDwell is supported by incredible investors who are committed to our mission of creating high quality affordable housing and living wage jobs.



Contact Us

To contact us please send an email to info@indiedwell.com

or contact Brad Henderson at bhenderson@indiedwell.com or 720-988-7352

