

Safe and Green DEVELOPMENT CORPORATION

Safe and Green DEVELOPMENT CORPORATION



**THE ONLY VERTICALLY
INTEGRATED MODULAR
REAL ESTATE DEVELOPER**



WHY MODULAR?

MODULAR OPPORTUNITY

Modular Construction can reduce construction time by as much as

50%

In the right environment & with tradeoffs, cost savings could be valued up to

\$22B

Modular Construction can claim

\$130B

Modular Construction can claim

\$22B

This could help fill a productivity gap of

\$1.6T

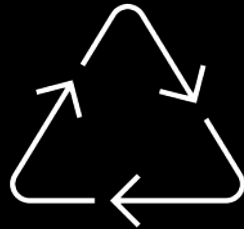


BUILD FOR THE WORLD

Up to 50% more reduction
in construction waste



Reduction in life-
cycle embodied energy
and carbon



Reduction in energy
use for construction due to
factory energy control



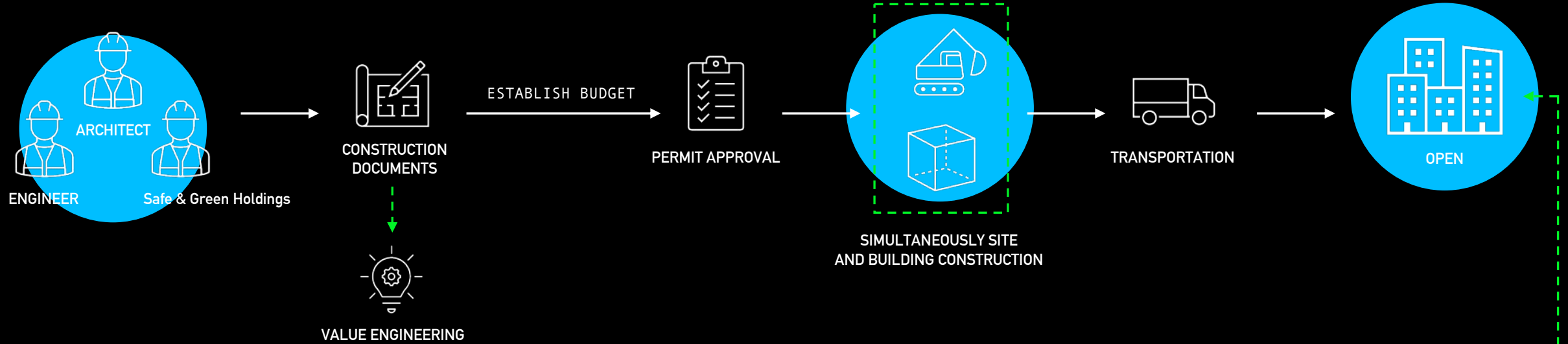
Reduce transportation
emissions by 90%



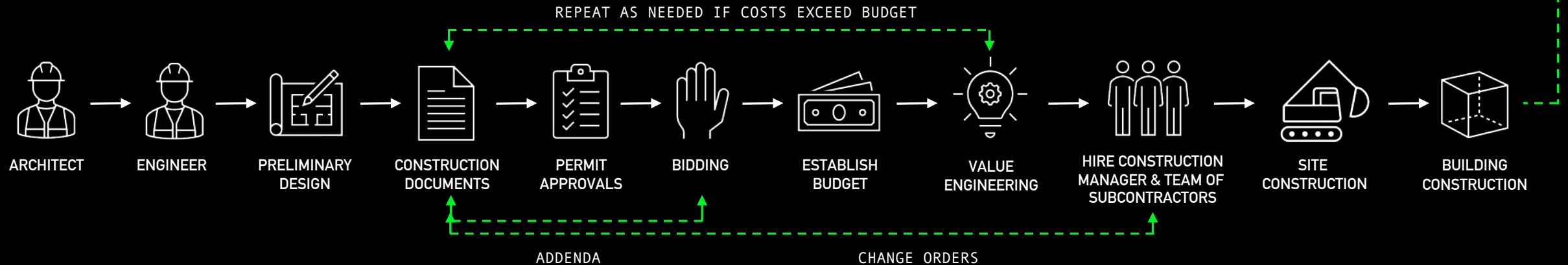
Reduction in noise
pollution to the
surrounding community



MODULAR CONSTRUCTION



vs. TRADITIONAL CONSTRUCTION



DEVELOPMENTAL PIPELINE

▲ Manufacturing Facility

● Residential Development

*Future Project

SG McLean, OK*

- 1M SF of Manufacturing Space
- 800 Unit Multi-family Residential

SG Echo, OK

- 50K SF Manufacturing Facility

SG Waldron, OK

- 70K SF Manufacturing Facility

Lago Vista, TX

- 174 Unit Entitled Land
- Under online auction currently

Monticello, NY

- 187 Unit Multi-Family Residential
- TCO October 2022

Norman Berry, GA*

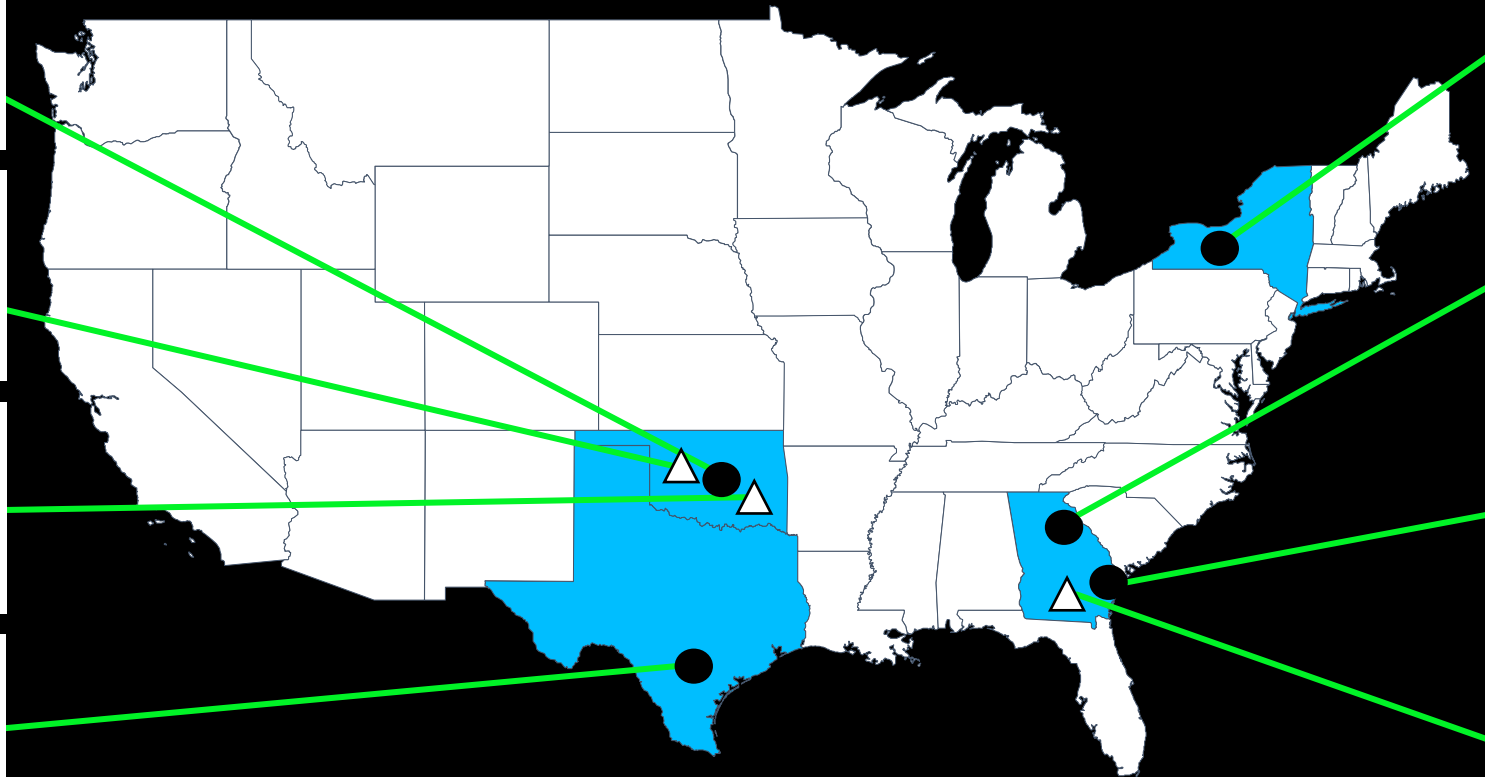
- 132 Unit Multi-Family Residential

Cumberland Inlet, GA*

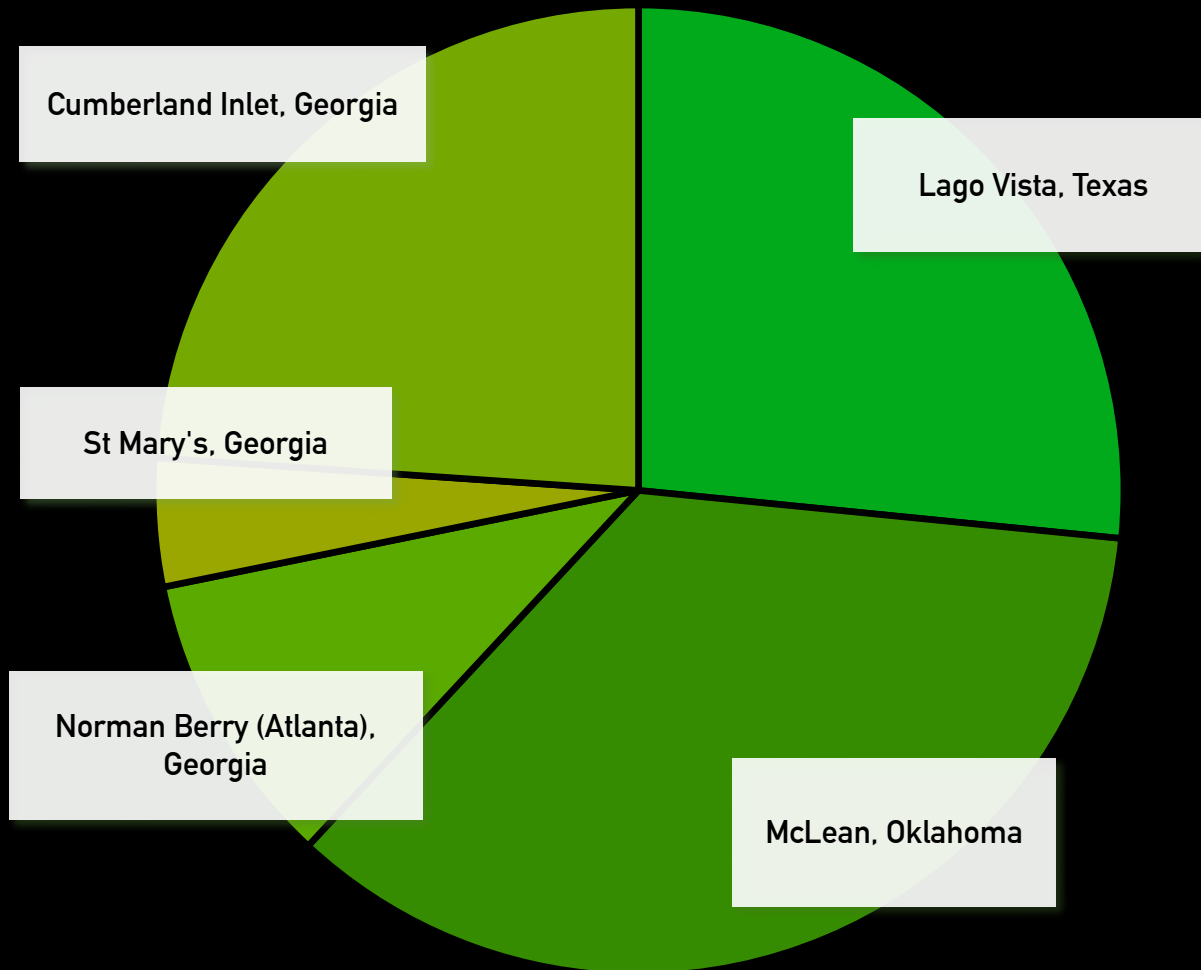
- 3,500 Unit Mixed-Use Residential

SG St Mary's Industrial, GA*

- 120K SF Manufacturing Facility



LAND PURCHASE PEDIGREE



LAGO VISTA, TX
Purchase Price:
\$3,500,000

+329%

LAGO VISTA, TX
Appraised:
\$13,000,000

NORMAN BERRY, GA
Purchase Price:
\$390,000

+1,131%

NORMAN BERRY, GA
Appraised:
\$5,580,000

MCLEAN, OK
Purchase Price:
\$895,000

+2,128%

MCLEAN, OK
Appraised:
\$19,940,000

ST MARY'S, GA
Purchase Price:
\$290,000

+731%

ST MARY'S, GA
Appraised:
\$2,410,000

CUMBERLAND, GA
Purchase Price:
\$3,000,000

+350%

CUMBERLAND, GA
Appraised:
\$13,500,000



EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

SAFE AND GREEN DEVELOPMENT CORPORATION

Safe and Green Development Corporation (“SG Development”) is a leading real estate developed company, formed in 2021. The company focuses on the development of sites using purpose built, prefabricated modules from both wood and steel. The developments are aimed to be innovate & green single or multifamily projects in underserved regions nationally.

SG Development targets moderate to higher priced developments depending on the needs of the targeted site. The developments will be constructed using modules built in one of Safe and Green Holding Corp’s integrated factories.

In addition to these development projects, the company will build additional, strategically placed manufacturing facilities to support our backlog of over 4,000 units.





Safe and Green DEVELOPMENT TEAM

PAUL GALVIN

Chief Executive Officer & Chairman

Paul Galvin has served as the CEO since 2009 and as a Director of the Company since 2007. Mr. Galvin brings over 30 years of experience developing and managing real estate, including residential condominiums, luxury sales and affordable rental projects. He spent a large portion of his career running an integrated social service system to house homeless people, AIDS patients & victims of domestic abuse.

WILLIAM RODGERS

Chief Operating Officer

William Rogers has served as the Company's Chief Operations Officer since December 2020. Mr. Rogers has over 30 years of professional construction experience as lead superintendent. In this role, Mr. Rogers is responsible for monitoring costs including labor and material, project schedule and progress, and coordinating the sequence of construction details.

DAVID RULIEN

Real Estate Development Executive

David Rulien is a seasoned real estate executive with a core competency in construction management with a regional and international reputation for managing office, commercial and residential, resort marina development, Micro-Utility plants and construction projects for over 30 years. Some notable developments in his portfolio are Chub Cay, Douglas Entrance & more.

NICOLAI BRUNE

Chief Financial Officer

Nicolai Brune is a graduate of Babson College who held various positions with one of the largest private homebuilders in Florida before joining Safe and Green Holdings. He has significant experience in the financial aspect of real estate development including but not limited to: cash & debt management, acquisitions, financial modeling, analysis & forecasting.

CHSQA

Design Build Partner

CHSQA is an award-winning, full-service design firm specializing in architecture and engineering. They design retail, healthcare, commercial, aviation, education, hospitality, multi-family, civic and government facilities for clients across the nation. They are complimented by teams of landscape architects and interior designers.

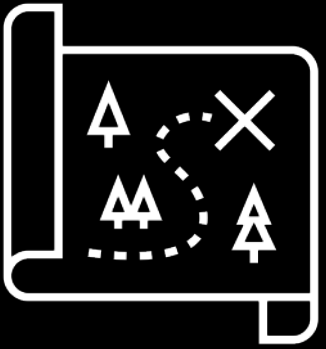
BLANK ROME LLP + RUTA, SOULIOS & STRATIS LLP

Legal Team

Blank Rome is an Am Law 100 firm with 14 offices and more than 600 attorneys and principals who provide a full range of legal and advocacy services to clients operating in the United States and around the world.

Ruta Soulios & Stratis LLP offers comprehensive legal services to its corporate and individual clients. It is our philosophy that every client is entitled to personalized assistance and prompt attention from the attorneys at our firm.

Safe and Green DEVCO BY THE NUMBERS



3,258,978
(SF)

TO BE DEVELOPED



\$800
MILLION

CONSTRUCTION PIPELINE



4,000+
UNITS TO BE BUILT



1,000+
ACRES
OF LAND ACQUIRED

Safe and Green DEVELOPMENT STRATEGY

Safe and Green Holdings

PARENT COMPANY

SG ECHO

Vertically Integrated
Manufacturing

Safe and Green Development Corporation

RE Development subsidiary

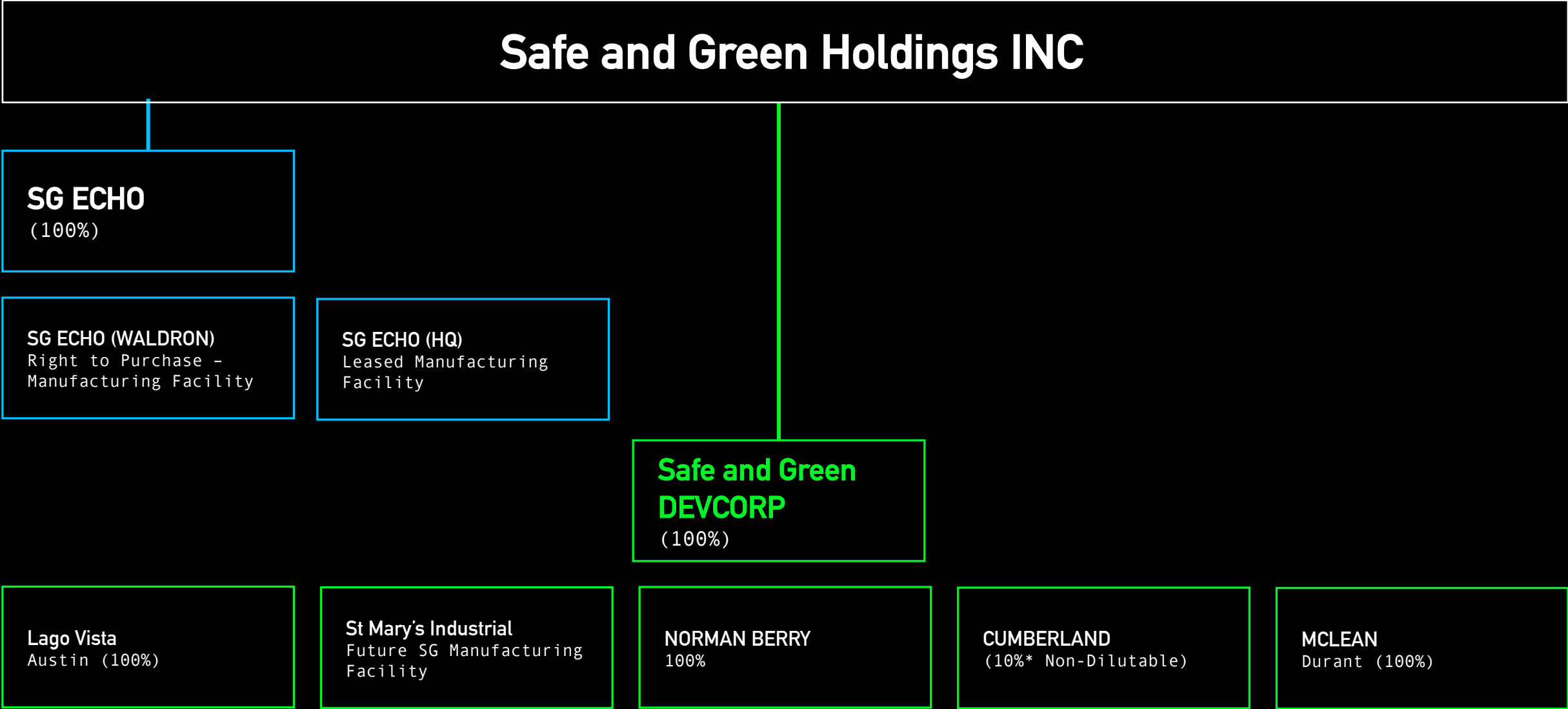
Safe and Green Development Corporation & our limited partners will own projects through Special Purpose Companies.

Upon completion (leased-up or sold out), the SPC will then be sold to the purchasing entity.

SG Echo will complete the construction in our various manufacturing campuses that service different regions of the country.



SG CORPORATE STRUCTURE



DEVELOPMENT PHASING

MCLEAN INDUSTRIAL, OK

- Construction Length: 12 Months
- Total Phases: TBD
- Hold Period: 36 Months

MAGNOLIA APARTMENTS PHASE I, OK

- Phase I Construction Length: 14 months
- Total Phases: 5
- Hold Period: 36 Months

NORMAN BERRY II, GA

- Construction Length: 12 Months
- Total Phases: 1
- Hold Period: 48 Months

CUMBERLAND INLET PHASE 1, GA

- Total Construction Length: 14 Months
- Total Phases: 15
- Hold Period: 36 Months

ST. MARY'S INDUSTRIAL, GA

- Construction Length: 12 months
- Total Phases: 1
- Hold Period: 36 Months



THE PROJECTS



ST. MARY'S & MCLEAN INDUSTRIAL

ST MARY'S INDUSTRIAL

Our parcel is adjacent to our Cumberland project. SG will build and occupy a 120K SF state of the art manufacturing facility. This facility will service not only Cumberland Inlet, but also the Southeastern region.

Return Metrics

IRR: 26.88% / Equity Multiple:
1.69x / Cash-on-Cash 2.43%

Profits: \$3,895,280 /
Project Cost: \$18,901,676

MCLEAN INDUSTRIAL

SG will build and occupy a 120K SF state of the art manufacturing facility, which will help support our operations in the Durant area. It will be our largest facility there to date. The property is zoned for an additional 1M SF of Industrial Space. SG has already begun marketing the additional space to potential tenants.

Return Metrics (120K SF)

IRR: 26.83% / Equity Multiple:
1.65x / Cash-on-Cash 2.41%

Profits: \$5,222,507 /
Project Cost: \$26,746,235





Safe and Green DEVELOPMENT CORPORATION

MAGNOLIA RESIDENTIAL

Our Magnolia Residential Project is located on the same parcel as our McLean Factory & the Commerce Park totaling 1.1M SF of Industrial space. Market studies are bullish on this area due to the lack of housing infrastructure available to support the numerous jobs in Durant. The property is zoned to build up to 800 residential housing units for rent.

Return Metrics

IRR: 27.11% / Equity Multiple:
1.94x / Cash-on-Cash 10.18%

Profits: \$18,115,272 / Project
Cost: \$64,516,272





Safe and Green DEVELOPMENT
CORPORATION

NORMAN BERRY

This project is in Eastpoint, a suburb of Atlanta, GA. The project consists of building 132 market-rate multifamily rental apartments split between two buildings. SG is co-developing this with our partners, CMC Development.

Return Metrics

IRR: 31.76% / Equity Multiple:
1.96x / Cash-on-Cash 10.96%

Profits: \$7,947,388 / Project
Cost: \$33,234,889





Safe and Green DEVELOPMENT
CORPORATION

LAGO VISTA

Lago Vista is in the City of Lago Vista, TX, a suburb of the city of Austin TX. SG acquired the property and was able to successfully get a PDD approved for 174 condominium units. Due to this achievement & market conditions, the property's value increased significantly from the time SG purchased it. Therefore, it was listed by CREXi, a commercial real estate marketplace that simplifies transactions for brokers with a suite of easy-to-use tools to manage the entire process from listing to closing. Gilezan Global brokered by eXp Realty will serve as the broker of record. Additionally, the PDD was further amended to include the option of building rental units on the property.

Return Metrics

Acquisition Price: \$3,500,000
Pending Auction





CUMBERLAND INLET

Cumberland Inlet is a large mixed-use project in the south of Georgia, in the Jacksonville metro-plex and 20 minutes away from Jacksonville International Airport. It will consist of a marina, hotels, multi-family apartments & tiny homes. The project's groundbreaking included remarks by the Governor of Georgia because of the revitalization it will bring to St Mary's. It consist of 3,500+ units. SG is a minority owner (10% Non-Dilutable) with the contractual right to all the vertical construction in the project.

Return Metrics

IRR: 30.79% / Equity Multiple:
4.11x / Cash-on-Cash 16.80%

Profits: \$768,810,435 / Project
Cost: \$731,073,979





APPENDIX

Safe and Green MANUFACTURING STRATEGY

Safe and Green Development Corporation

RE Developer

McLean, OK

Distribution Center /
Warehouse / Improvements to
be sold to a 3rd party

Multiple 3rd Party Tenants
will be leasing the
Warehouse / Distribution
Center

McLean, OK

SG Manufacturing Facility
and Improvements to be sold
to a 3rd party

SG Echo will maintain a
lease after the facility is
sold

St. Mary's, GA

Manufacturing Facility and
Improvements to be sold to
a 3rd party

SG Echo will maintain a
lease after the facility is
sold

BENEFITS OF MODULAR

(& CONTAINER BASED CONSTRUCTION)

STRONG

Modules are STRONG, resilient, maritime-grade structures

Engineered to self-center and lock into place when stacked

Factory produced modules provide greater quality of construction

Modules are inspected by a 3rd Party Engineering Firm to meet or exceed all applicable

FAST

Builders save time and money and deliver a structure Faster to an end-user

Modules are produced in parallel to the local site and civil work to enhance the date of completion

GREEN

Repurposed containers greatly offset a development's carbon footprint, reducing resource use

Modular construction allows for energy savings & more efficient waste management than traditional construction