

Executive Summary

Beverly Build, a well-established residential construction and development firm based in Canada, is launching an ambitious new initiative to address the critical affordable housing shortage in the United States, with a focus on the state of California. By leveraging our extensive experience, sustainable building practices, and innovative design approach, we aim to create high-quality, affordable living spaces that foster inclusive communities, stimulate economic growth, and align with the U.S. government's priorities in tackling the affordable housing crisis.

The United States faces a severe affordable housing shortage, with California being one of the most affected states. According to the National Low Income Housing Coalition, there is a shortage of 7.2 million affordable rental homes across the country, with California alone accounting for over 1.4 million of this deficit. This crisis disproportionately affects low-income families, seniors, and vulnerable populations, leading to increased homelessness, economic instability, and social inequity. Addressing this critical issue is a matter of national importance, as it directly impacts the health, well-being, and economic prosperity of millions of Americans.

Recognizing the urgent need for sustainable solutions, Beverly Build is establishing a dedicated affordable housing subsidiary in the United States, with an initial focus on three key regions in California: Los Angeles County, San Diego County, and the San Francisco Bay Area. By strategically targeting these high-need markets, we aim to deliver over 500 affordable rental units within the first five years of operation, creating jobs, stimulating local economies, and attracting significant foreign investment to the U.S. housing sector.

Our financing strategy combines private equity, low-income housing tax credits, tax-exempt bonds, and an innovative affordable housing Real Estate Investment Trust (REIT) structure. This diversified approach ensures long-term financial sustainability while maximizing the social impact of our investments and creating new opportunities for U.S. investors to participate in the affordable housing market.

Through cutting-edge design, modular construction techniques, and green building practices, we strive to create affordable communities that seamlessly integrate with the surrounding neighborhoods while promoting environmental sustainability. Our commitment to community engagement, partnerships with local organizations, and resident empowerment programs sets us apart as a mission-driven developer dedicated to fostering social equity and economic mobility in the United States.

To ensure the long-term sustainability and resilience of our affordable housing initiative, we have incorporated the Beverly Build Affordable Housing Trust Company into our company establishment structure. The trust company will support our efforts through robust estate planning and asset protection strategies, providing an additional layer of security and continuity for our investments and stakeholders.

Under the founder's supervision, Beverly Build will assemble a team of local professionals to build the business structure and execute our vision, while also leveraging the expertise of our seasoned leadership team with deep knowledge in affordable housing development, finance, and community building. This approach ensures that our initiative is grounded in the unique needs and context of the U.S. market, while benefiting from the best practices and insights gained from our successful track record in Canada.

Our success will be measured not only by the number of units delivered but also by the lives positively impacted, the jobs created, and the long-term social and economic benefits generated for residents and communities.

Beverly Build's affordable housing initiative represents a unique opportunity to leverage our entrepreneurial spirit, industry knowledge, and passion for social responsibility to make a substantial and lasting contribution to the United States' national interests. We invite impact-minded investors, partners, and stakeholders to join us in this transformative endeavor to build a more equitable and inclusive future for all Americans, starting with the great state of California.