



Micro living and Multifunctional Space



45% of the US population is single

30% live alone

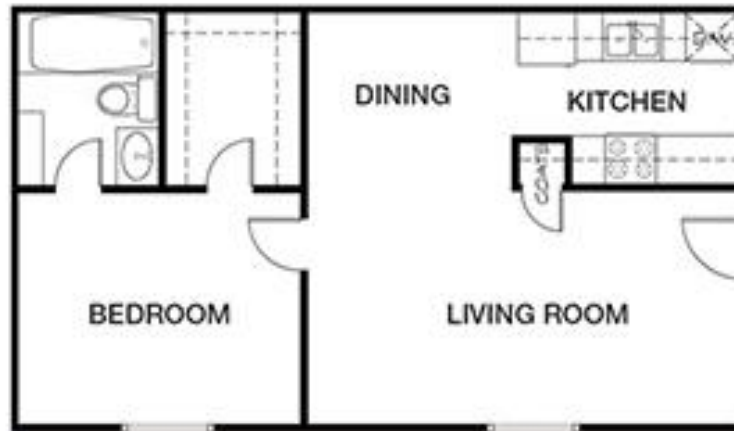
Many can't find affordable housing or spend a disproportionate amount of their income on rent



Micro units construction cost 5-10% more than traditional 1 bedroom units*

* Due to fixed costs of kitchens and bathrooms

studio vs. micro-unit



Conventional Studio



Micro-Unit


Apartment Size	500 sq ft	300 sq ft
Monthly Rental	\$2,000	\$1,500
Rent psf	\$4.00	\$5.00
Premium psf		25%



Demographics

HELLO
I'M A...

MILLENNIAL

WHO ARE MILLENNIALS? 

86M 2013 METLIFE MATURE MARKET INSTITUTE

\$1.3 TRILLION 2013 BOSTON CONSULTING GROUP
IN CONSUMER SPENDING

DON'T LIKE TO BE MARKETED TO

SPEND 2ND MOST OF ANY GENERATION ONLINE.
87% 2012 FORRESTER STUDY
AS MUCH AS GEN X

2 TRUTH, JUSTICE, AND THE MILLENNIAL WAY



Demographics

How do we get here?



Optimal space 275-350 sq'



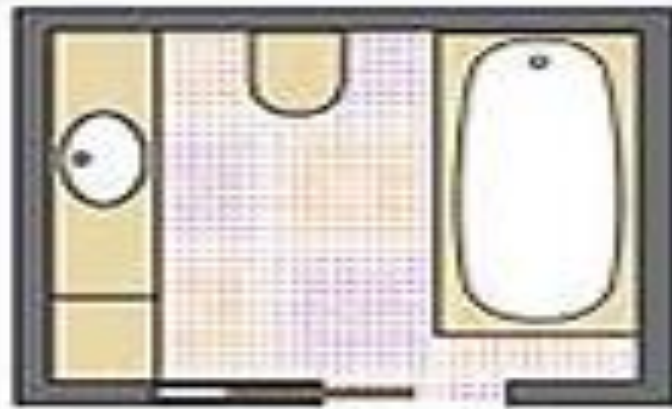
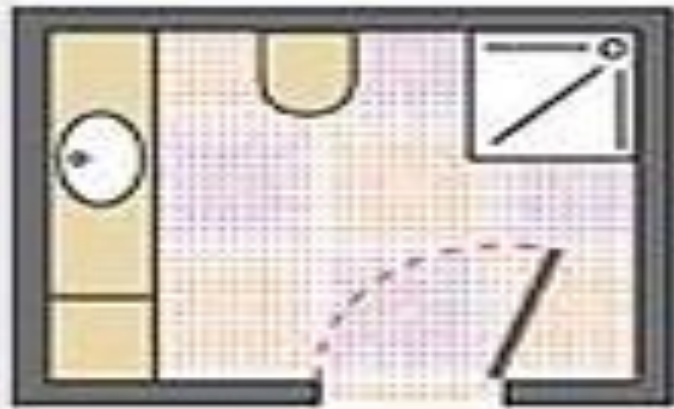
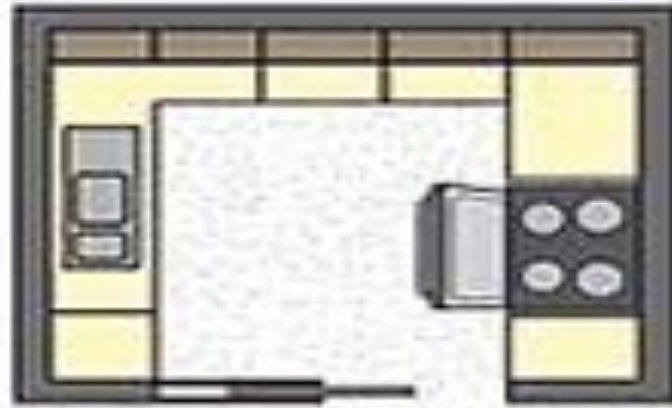
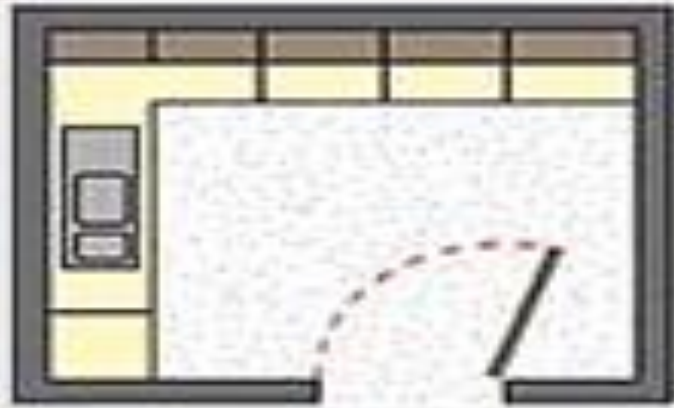
Design is critical



Sliding / Folding / Opening



Movable walls / Temporary privacy



More Living space



Material



Material



**Pull Outs/ Expanding table mechanism to create non permanent
Preparation /Dining /Work Zone**





Same SQ' multiple application
Work Live and Sleep







Open Shelves



Suspended Cabinets

Kitchen design





Going vertical



Storage



Appliances



Closet

CITY	Cost SQ'	Queen vertical	dining table
		84 sq.'	63sq'
New York	\$1 800	\$151 200	\$113 400
Denver	\$500	\$42 000	\$31 500
Miami	\$430	\$36 120	\$27 090
Boston	\$900	\$75 600	\$56 700
Toronto	\$557	\$46 788	\$35 091
Vancouver	\$815	\$68 460	\$51 345
Montreal	\$350	\$29 400	\$22 050

True Cost of Space



Carmel Place NY

2018-04-09



Carmel Place NY

THANK YOU

GRACIAS

ARIGATO

SHUKURIA

JUSPAXAR

DANKSCHEEN

TASHAKKUR ATU

YAQHANYELAY

SUKSAMA

GRAZIE

MEHRBANI

PALDIES

BOLZİN

MERCI

BIYAN SHUKRIA

TINGKI

MAKETAI

MIMMONCHAR

SPASSIBO

NUHUN

SNACHALHUYA

CHALTU

WADEEJA

MAITEKA

YUSPAGARATAM

HUI

DHANYABARAD

ANBHA

EKHMET

UNALCHEESH

HATUR

GI

SPASIBO

DENKAU-JA

HENACHALHYA

ATTO

MERSI

UNALCHEESH

EKO-JU

SIKOMO

SANCO

MAAKE

HERASTAWHY

GAEJTHO

TAVTAPUCH

MEDAWAGSE

GOZAIMASHITA

EFCHARISTO

AGUYJE

FAKAAUE

KOMAPSUMNIDA

LAH