

Pada Build

Making homeownership available for ***all***
with entry-level pricing

Problem: Americans Can't Afford Homeownership

77%¹

households
can't afford
median-priced
house

Homeownership is slipping away for millions. 77% of U.S. households can't afford a median-priced home. With a 4.5M home shortage and prices rising 15–25% in five years,² the gap is widening.

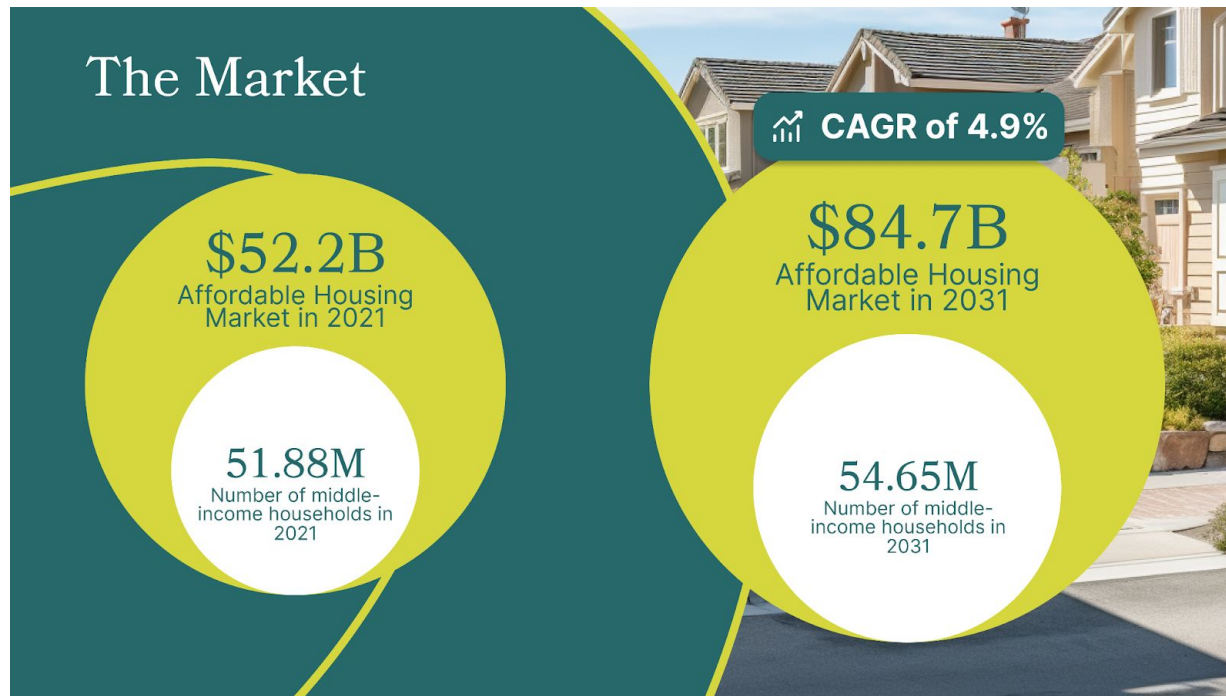
4.5M³

shortage in
U.S. homes

New builds average \$419K⁵, pricing out middle-class families while government solutions focus only on the ultra-low-income. The wealth divide is growing—it's time for a better solution.

44%

believe unable
to afford a
home ever.



Solution: High-Quality Cost Optimized Homes

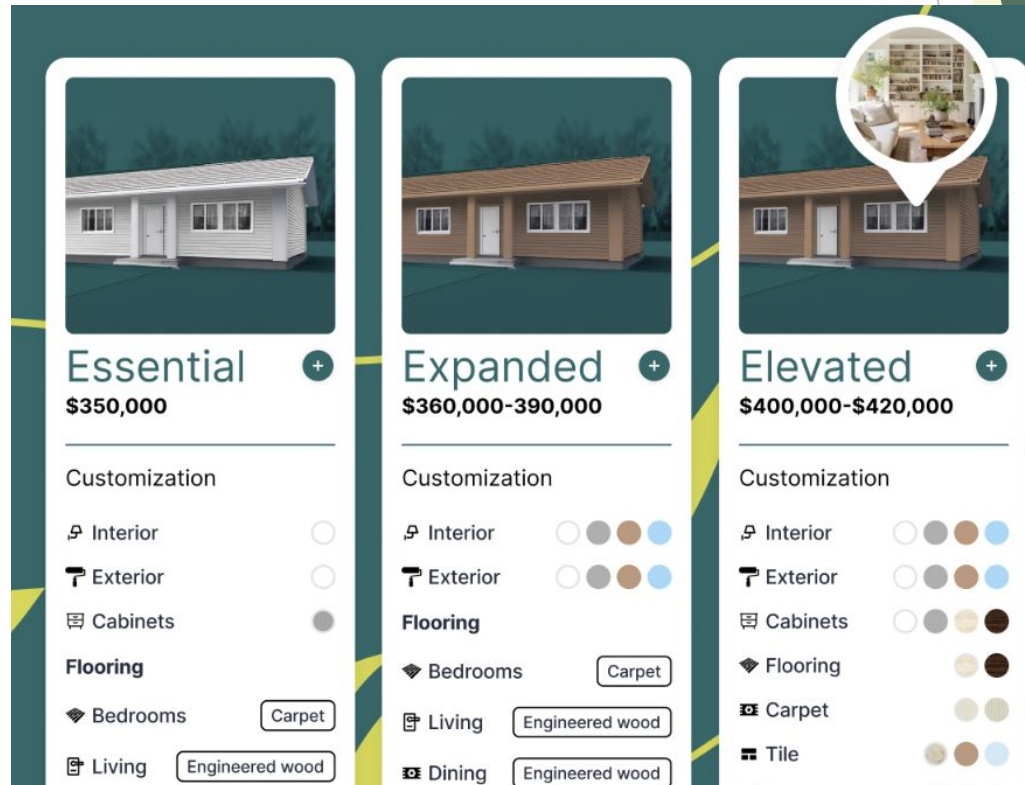


Built on-site for \$350K, our homes combine efficient designs with traditional durability—not prefab quick fixes. By streamlining construction, we cut costs 20–30% without sacrificing quality. Designed to grow with you, they're upgradable, adaptable, and built to last.

Homeownership made *simple*

We're modernizing home buying—turning a complex, months-long process into a seamless digital experience.

Buyers choose from three extension models, select finishes and design, and complete their purchase online—fast and hassle-free.



Our Traction

Pada Build has already proven its concept with a successful pilot project that delivered an impressive 31.5% ROI.

With demand for entry-level homes continuing to surge, our early traction positions us to scale quickly and deliver meaningful impact in underserved markets.



**31.5%
ROI**

Revenue Model



Our dual-revenue model balances high-margin custom homes with scalable, cost-efficient housing for the middle class.

Future revenue streams—including extended warranties and maintenance subscription services—will further support growth and provide steady revenue.

Starter Homes

Custom Homes

Maintenance Subscription

Home Warranty

What's Next: Scaling Pada Build Nationwide

5 Homes NV
5 Homes HI

50 Homes per
Year

150 Homes per
Year



Yrs 1-3

Yrs 3-5

Yrs 5+

1 GC
1 PLM

+1 PLM

+1 GC
+1 PLM

1 GC per State
2 PLMs per State

Next Five Years

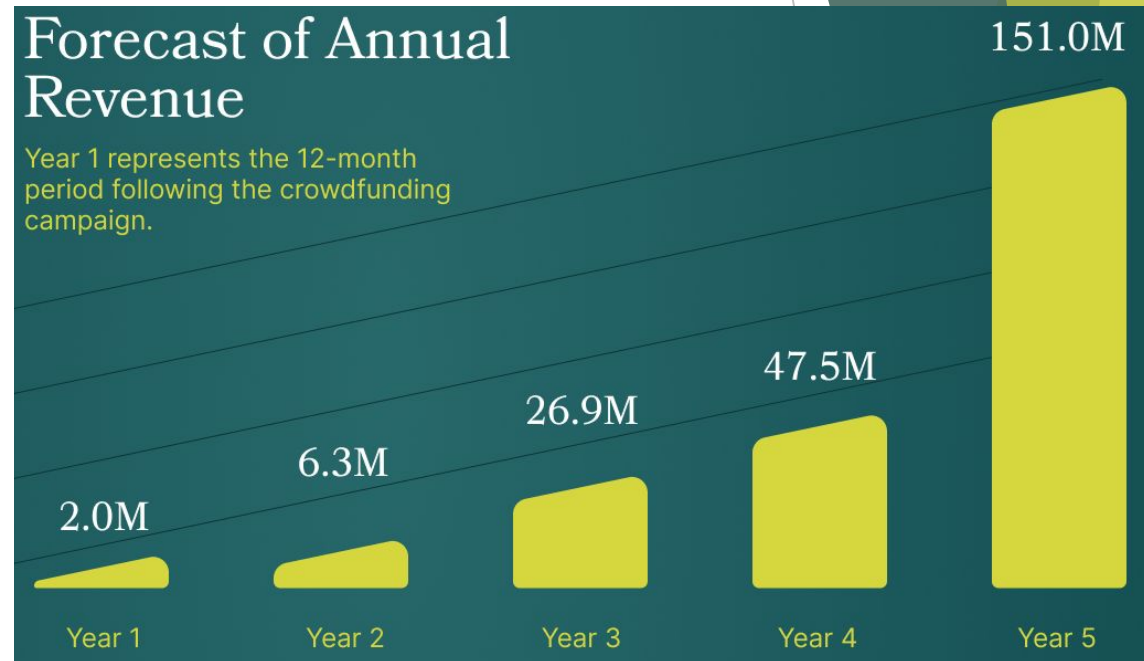
- 195% average annual growth rate, accelerating to 75.5x growth over five years
- 50+ homes annually by Year 3, scaling operations across multiple states
- Streamlined construction with a strong subcontractor network

Long-Term Goals

- \$151M in annual revenue by 2032
- Targeting an IPO for strong investor returns
- Significant impact on the housing market through scalable, efficient building solutions

Projections

Securing the full \$600k raise will enable us to accelerate growth at a 5-yr pace of 75.5x - average annual growth rate of 195%.



Forward looking projections are not guaranteed.

Forecast assumes the following home units per year: 5 in Year 1, 15 in Year 2, 60 in Year 3, 100 in Year 4, and 300 in Year 5. Other non-exhaustive assumptions are: inflation rate 4% per annum and price growth of 6% per annum.

Join Us As We Democratize Homeownership



Huge market potential—The U.S. is short 4.5 million homes, and construction can't keep up.



31.5% ROI on our first pilot project—proof that the model works.



True Homeownership, Not Prefab Units—Unlike modular or prefab homes, our on-site builds deliver long-lasting value with the quality of traditional housing.



Affordable Without Compromise—\$350K price point, made possible by 30% lower construction costs, while maintaining high quality.



Dual-revenue strategy—balancing custom home sales with a repeatable, mass-market housing solution.



50+ homes annually within 3 years—streamlining construction to meet rising demand.

Thank You

Let's bring the American Dream back within reach.

**Invest now
on
Wefunder!**

Contact Info

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Additional Materials

How We Compare With Competitors

CATEGORY

Manufactured



Pada Build

Conventional Build

ZenniHom

Dvele

Lennar

D.R. Horton

Price

\$75,000-
\$100,000

\$456,000-
\$1,856,400

\$350,000

\$490,000-
\$1,270,000

\$430,000-
\$610,000

Square Feet

320 to 640

700 to 2200

1250

1600-3300

1200-2300

Bed

Studio to 1

1 to 4

3

3 to 5

3 to 5

Bath

1

1 to 4

2

2 to 3

2 to 3

Garage

0

0 to 2

2 Car

2 Car

2 to 3 Car

#Floor Plans

2

>7

1

>7

>7

MATERIALS

Framing

Aluminum

Wood & Steel

Wood Stud

Wood Stud

Wood Stud

Foundation

Concrete/
Helical Piers

Concrete Slab
+ Ribbon
Footing

Concrete Slab
+ Ribbon
Footing

Ribbon Footing

Ribbon Footing

EXTRA SERVICES

In-House Warranty




Maintenance Plan



Pre-Stamped Expansion Plans & Construction



Three Purchasing Options



Essential +
\$350,000

Customization

Interior ☐

Exterior ☐

Cabinets ☐

Flooring


Bedrooms

Living

Dining

Kitchen

Bathrooms



Expanded +
\$360,000-\$390,000

Customization

Interior ☐

Exterior ☐

Flooring


Bedrooms

Living

Dining

Kitchen

Bathrooms



Elevated +
\$400,000-\$420,000

Customization

Interior ☐

Exterior ☐

Cabinets ☐

Flooring ☐

Carpet ☐

Tile ☐

Hardware ☐

Flooring

Bedrooms

Living

Dining

Kitchen

Bathrooms

Use of Funds



 **56.93%** Team expansion

 **15%** Hawaii project

 **10%** Nevada project

 **10.07%** Debt repayment

 **6%** Wefunder fee

 **2%** General marketing

PADA BUILD

Making homeownership available for all with entry-level pricing

- We're building the solution to a 4.5M housing shortage in the U.S.
- Homes with a target price of \$350K—designed for first-time buyers.
- Our pre-designed homes cut costs by ~30%, offering the same high quality at a lower price.
- 31.5% ROI on our first pilot project—proof that the concept works.
- Scaling to Nevada and Hawaii over the next 18 months.
- Two revenue streams: high-end custom homes & cost-efficient, scalable homes—built for scalability.

Our Founder

Tony Padavich



- B.S. Civil Engineering
- MBA
- 5 Years Project Management in Construction
- 4 Years Finance at Juniper Networks

Sources

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5. <https://fred.stlouisfed.org/series/MSPUS>