



## Disrupting the \$2T US Housing Market

**ZenniHome’s mission is to produce the highest quality attainable housing globally.** Our homes are smart, transforming, scalable, sustainable and built with the speed and precision of robotic animation. For three years, we’ve meticulously refined our design, prototyping, certification, licensing, and engineering. As we debut, we stand as an industry front-runner. **We are entirely focused on large volume B2B and B2G buyers.**

We have perfected 2 base units (Denizen - 320 sq ft and Citizen - 640 sq ft) that can be used individually or stacked (up to 5 stories above podium) for large multi-unit developments (ZenCity).

Constraining ourselves to the same base units allows us to build with unprecedented speed, quality and cost.

<b>Total offering</b>	<b>\$25M</b>
<b>Stock type</b>	<b>Preferred A</b>
<b>Stock price</b>	<b>\$7.114/share</b>
<b>Pre-money Valuation</b>	<b>\$75M</b>
<b>Min Reg D Investment</b>	<b>\$25,000</b>
<b>Qualified Opportunity Zone Fund Available</b>	<b>6/1/2023</b>
<b>Convertible Note Available</b>	<b>8/17/2023</b>
<b>Convertible Note Cap</b>	<b>\$15M</b>

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**This Series A offering provides access to an investment opportunity at an early stage of ZenniHome's growth and capital appreciation.**

### Why invest now?

- We are addressing the \$2T US Housing Market
- Revenue generated Q3 '23
- Over 80K soft orders - 90% developers; 9% Government; 1% consumers
- Factory production operational Q1 '23
- Profitability expected in '24

### Website

[zennihome.com](http://zennihome.com)

### Contact



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# \$25M Series A Concurrent Capital Raise Options

All four options offer unique advantages for individual investor needs. Share price remains the \$7.114 for all options. Investments in private placements can lose entire value, are illiquid, and are speculative. Refer to the Amended and Restated Private Placement Memorandum (PPM) for a more detailed discussion of risk factors.



### Crowdfunding - Minimum \$250 (Open to all)

- Indirect investment through Crowdfunding special purpose vehicle
- Investments over \$2,200 require additional income information
- As of March 20 raised over \$3,000,000 from 1,920+ investors
- Maximum total crowdfunding raise is \$5,000,000
- Hosted on [Wefunder.com/zennihome](https://wefunder.com/zennihome)



### Reg D - Minimum \$25,000 (Accredited)

- Direct investment in ZenniHome Holdings, Inc.
- Common method of investing for accredited investors



### Opportunity Zone Fund - Minimum \$25,000 (Accredited)

- Offers tax benefits to investors who elect to temporarily defer tax on capital gains if they timely invest those gain amounts in a Qualified Opportunity Fund (QOF). More details can be found here <https://www.irs.gov/newsroom/opportunity-zones>
- Community impact - Funds support revitalization of underserved communities
- Investment through QOF whose only purpose is to invest in ZenniHome



### Convertible Note - Minimum \$25,000 (Accredited)

- 8% simple interest compounded annually over 18 months
- Converts at current \$7.114 share price
- **Limited to \$15M of current round**

