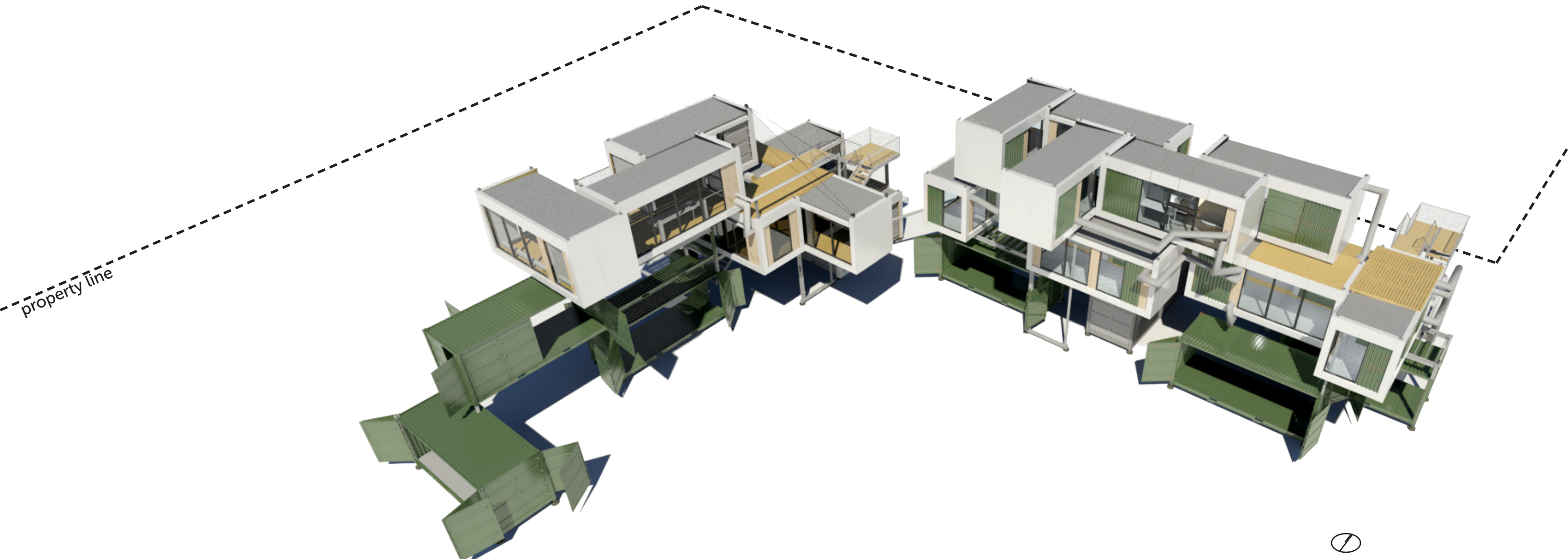




Perspective view from East



Land

Land Value: \$1,100,000

Year 5 Projected Expenses:

Taxes: \$6,600/year
 Possible Debt Service: \$25,000/year
 Total: \$31,600

Year 5 Projected Income:

40% of rent per 160sf fully assembled module:
 \$1680/year x 30 units (ten 480sf suites):
 Total: \$50,400

Net Income: \$18,800 / year
 (not including maintenance and other costs)

Year 10 Projected Expenses:

Taxes: \$8,200/year
 Possible Debt Service: \$20,000/year
 Total: \$28,200

Year 10 Projected Income:

40% of rent per 160sf fully assembled module: \$1680/
 year x 90 units (thirty 480sf suites):
 Total: \$151,200

Net Income: \$123,000 / year
 (not including maintenance and other costs)



Financial Summary Per 160 square foot Container
(Average container fully assembled)

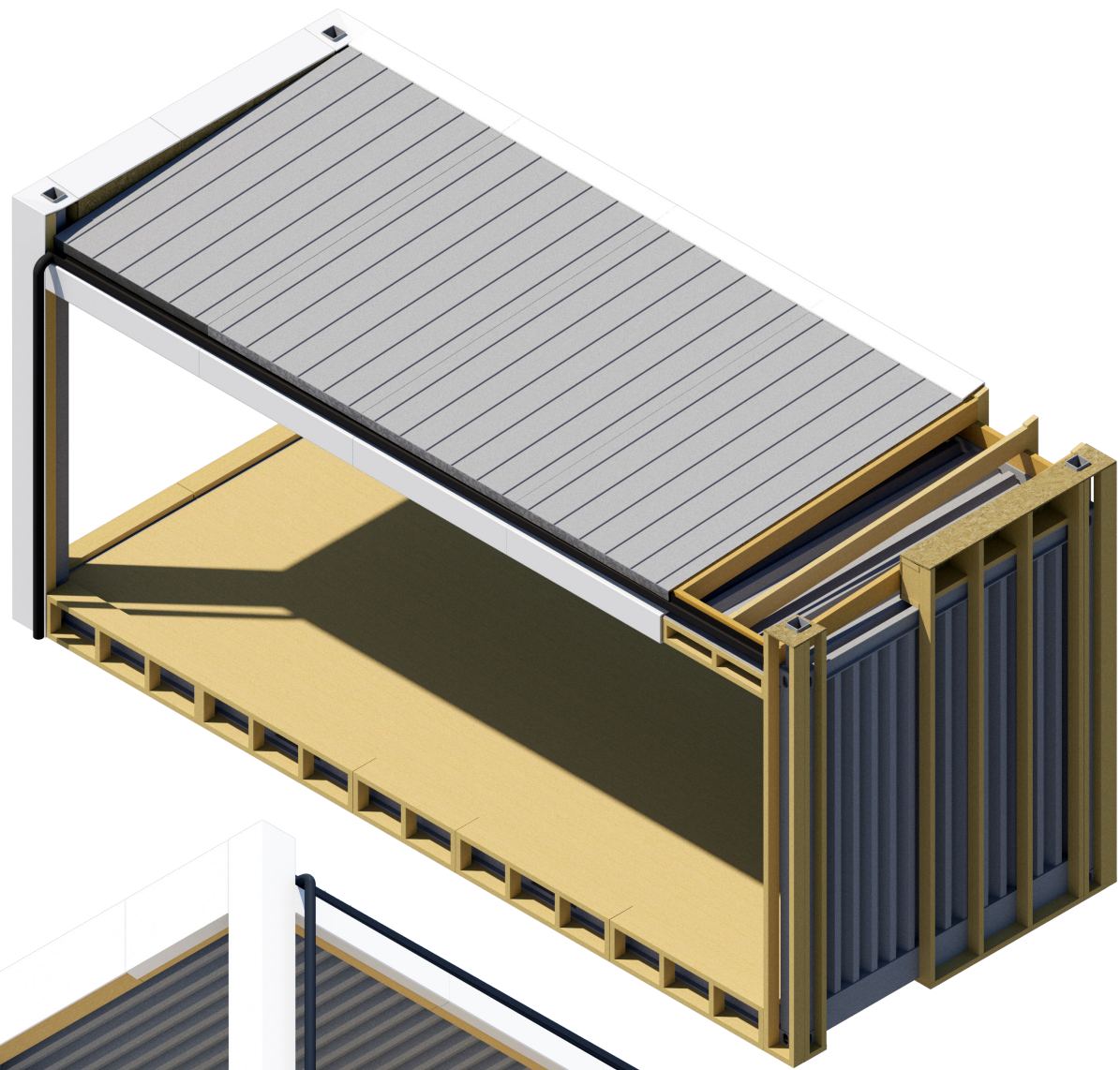
Investment
Container with doors on 2 sides + 1 end: \$4000 new
Material and Assembly Cost of Average Container Unit: \$16,000 (\$100 /sf finishing/cladding/insulation)

Income
(Approximate based on average assembly pieces on one container)
Rent per 160sf module: \$350/month
\$4200/year

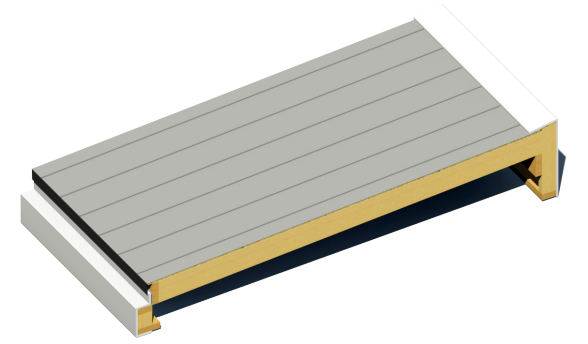
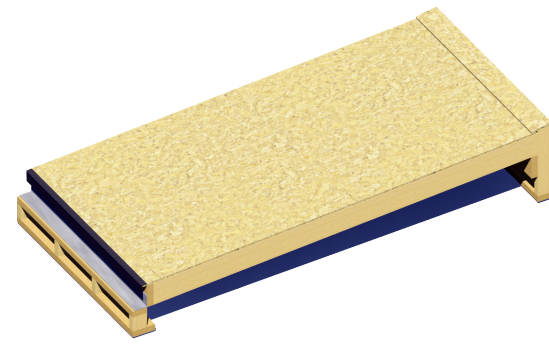
Expenses:
\$40% rent to Land owners: \$140/ month
\$1680/ year
7.5% maintenance allowance: \$26.25/ month
\$315/ year
Total \$2205 / Container Unit / Year



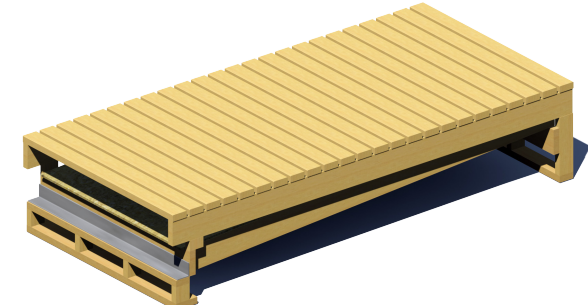
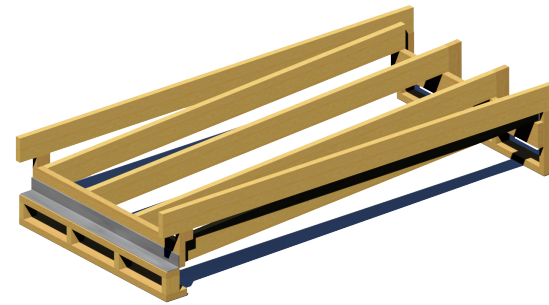
Level Two Floor Plan: Two Suites: Six Container Units
Scale 1:100



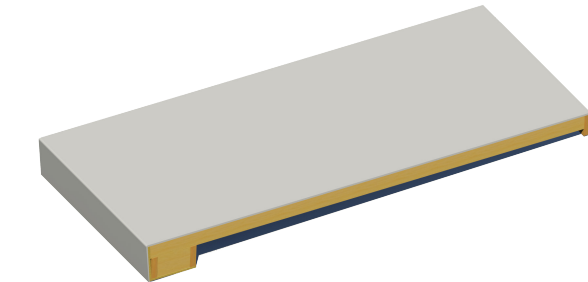
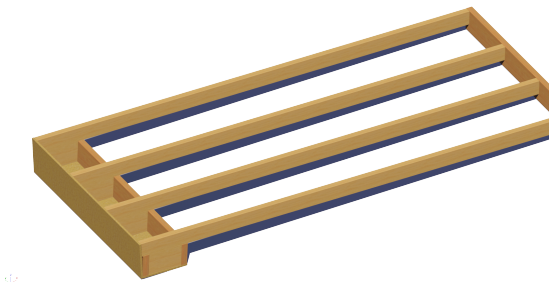
Typical Container Unit Roof Module



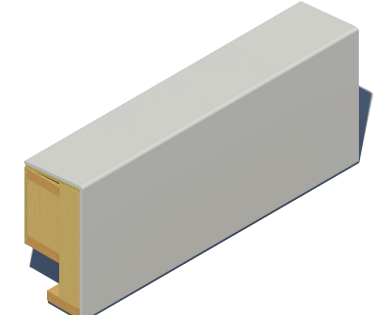
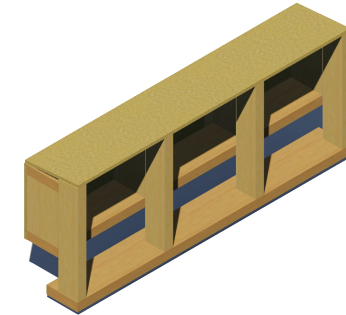
Typical Container Unit Roof Deck Module



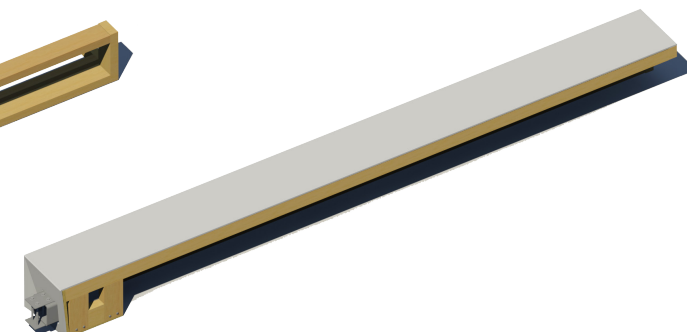
Typical Container Unit Wall Module

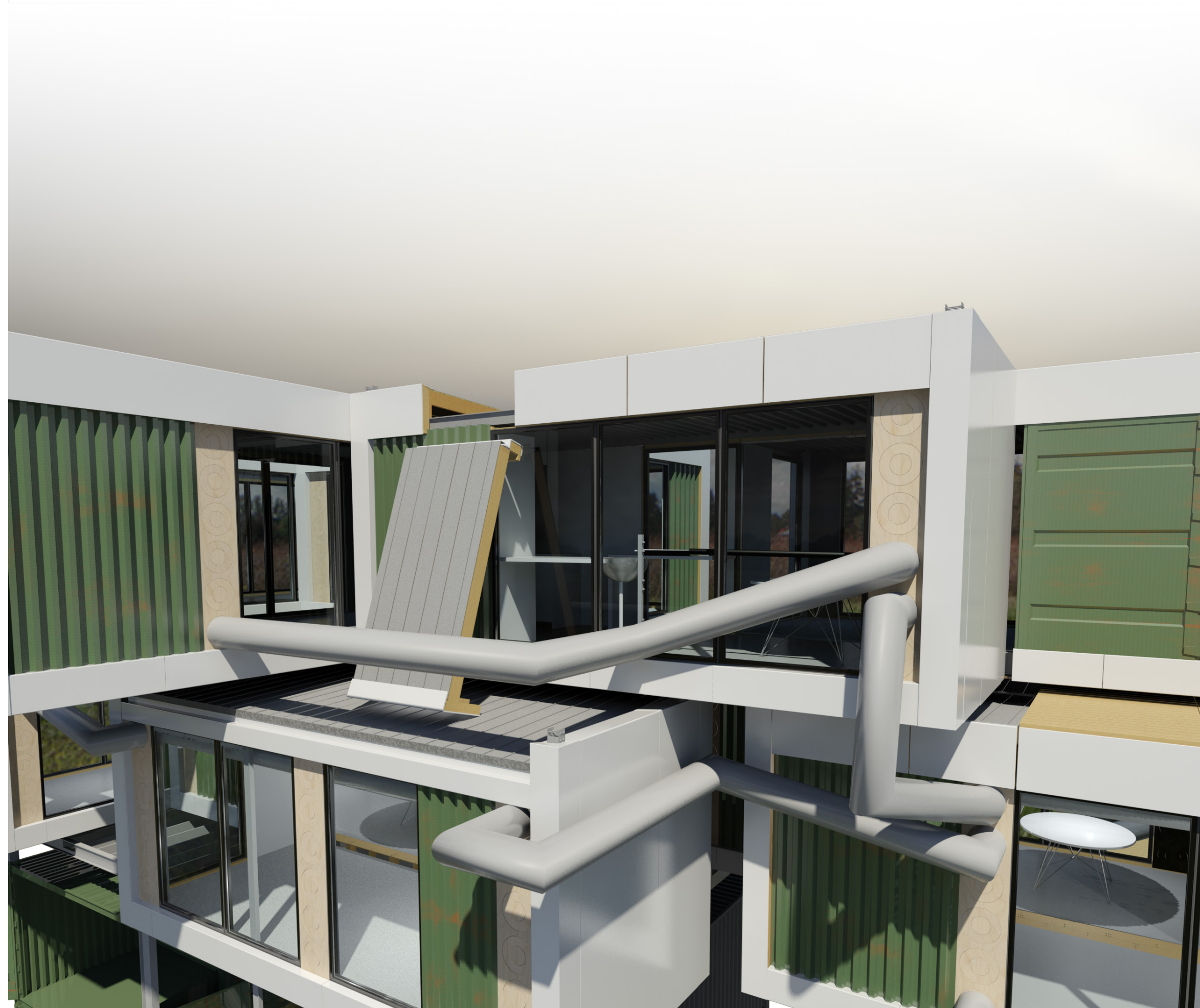


Typical Container Unit Parapet Module



Typical Container Unit Corner Module





Close-up Perspective

- Roof Module ready to be lifted into place.
- Wall Module with removable panels for duct work

Project Description

We fall into states of suspension through repetitive rhythms of predictable experiences. This proposal intends to disrupt our mundane routines of life with faster evolving, flexible neighborhoods that incorporate a greater mix of uses and people. A number of materials assembled together create a space one can call home. Typically, these materials become fixed in place, creating space with little flexibility and evolution. The life of an inhabitant is not fixed or predetermined, it is evolving. This project proposes a strategy to promote flexibility, growth, social interaction, and control to the inhabitant of the rented space.

With a collection of building modules, each priced and leased separately, one can choose how their space is assembled to meet their present needs and desires. These various modules are designed to bear and connect the primary structure. The primary structure is also considered a component to be leased as it is constructed using manufactured shipping containers, engineered with fully open sides and one open end. The use of these specific containers enables the larger interior spaces that standard containers cannot structurally accomplish. With the exception of the container itself, the widths of the modules are designed to fit within multiples of sixteen inches with the maximum width at forty-eight inches. The strict sizing of the modules enable one person to handle the smaller modules and a group of two to three persons to move and install the larger modules without any special equipment. With the addition/subtraction/relocation of shipping containers, a forklift would be required.

This process of building your own unit from a kit of parts could bring a wide range of inhabitants with different financial capacities. Raising the residential levels off the ground creates a sense of privacy while generating spaces at the ground level for live/work offices and social gathering. The mechanical and electrical systems are provided by service containers at the main level. From these service containers, insulated pipe chases travel on the exterior and through the interior, penetrating walls at modules incorporating removable panels.

The proposed concept of finance and rent payment calculation is divided into two parts: the "Land", and the "Pieces" (individual modular building components). To access a wider investor market, investors can own a few or many individual "Pieces" depending on the investment. The pieces are then rented out to residents to use on their containers. This can attract smaller investors that can just own a few window sections or larger investors that can own multiple containers and pieces. Based on the calculations outlined, 40% of the income generated from the lease of pieces is paid to the "Land" investors. The case study property proposed is currently on the market and is zoned medium density residential. The calculation includes property taxes, interest if property was 95% mortgaged, and a profit.

This proposal intends to create a more interactive, flexible living environment to break our often mundane and routine lifestyles. Through this flexible lease system, and with manageable demountable components, this concept can create a new way of living.