

Most recent email: 4.1.2021

Hello,

Just checking in to provide you with an update on Boxabl the company I sent out an email last May. I hope you were able to jump on investing into Boxabl then at a 225 million dollar valuation because it's already up 13.3 X at 3 Billion dollars now (If you invested 5k you have 66.5k or 10k=133k and so on).

If not well I would like to inform you that Boxabl is offering one last chance to invest (minimum \$1,000) at 80 cents per share and a 3 Billion dollar valuation. It's not as good as the previous offer however you're still getting in before the company goes public and enters the stock exchange.

The website below is where you can see all the infesting infromation and ask questions in the comments below. I'm on the board. The Cap last time for investing was 5 million and it's nearly already at 4 million now I just don't know the cap for this round of investing. The minimum investment is 1k.

Also, if you want to pre order a home you need to invest 5k to jump ahead of the list (used to be 1k) and there's no more option to buy the home entirely up front anymore.

Why do they now have a 3 billion dollar valuation? There are multiple ways companies are valued (assets, profits, combination of both) but I'll just provide some numbers they've already achieved so far.

- 1.) They started distributing homes early this year and their first customer was Elon Musk.
- 2.) They are almost finished with their mega facility which is projected to produce 70,000 homes per year (enough to satisfy majority of the 80,000 + pre orders.
- 3.) They have 80,000+ pre orders or over a billion in future revenue
- 4.) They're starting on construction on mid sized factories in many Nations and have 71 future potential franchises

With a 3 Billion dollar (**13.3x returns**) valuation in less than a year they're on pace to match or beat my average projections I set within my previous email.

Previous Projections:

- 1.) **Company Fails =0x (I give this less than a 1% chance but WWIII is a possibility)**
- 2.) **Poor performance = 2.25 Billion dollar valuation and goes public by 2030 for 10x returns (Already passed this)**
- 3.) **Average Performance: 22.5 B valuation, Public by 2025 for 100 x returns (They may achieve this before the end of next year).**
- 4.) **Above Average Performance 1,000x returns by 2030 or a 225 B dollar valuation/ 100 B Valuation by 2025 (444X) 50/50 chance here**

5.) Best case Scenario: Trillion dollar market Cap by 2030 = 4,444x returns (Over 2 million bucks if you invested just the minimum \$500) Not likely as that performance would put TESLA and Apple combined to shame less than 1% to happen within that time frame. A Trillion Dollar Market Cap is possible but I don't see it happening by 2030.

Boxable main Site: <https://www.boxabl.com/>

Investing

Site: https://www.startengine.com/boxabl//updates?utm_source=Klaviyo&utm_medium=email&utm_campaign=Campaign%20Update

Elon Musk Boxable Home: [Elon Musk's \\$50K TX house is a humble prefab home that can be towed by a Model X.](#)



Elon Musk's \$50K TX house is a humble prefab home that can be towed by a...

Simon Alvarez

Tesla CEO Elon Musk has mentioned that he now lives in a ~\$50K house at Starbase, Texas, where his private space...

Well I wish you the best and I hope you can get in before it's too late. Let me know if you have any questions.

Previous Email Sent out to you(most of you) last year: May 2020

Warning: this is a longer email but I believe it will be worth your time.

What if you had the opportunity to invest in something like TESLA before it hit the stock market and say they gave you a price at 50 cents per share would you invest? Of course, you would as would anyone since we know the future. However, I think this is one of those times where there's opportunity to get something extremely undervalued, not on the stock market currently, and is a market disrupter using a blue ocean strategy like TESLA. This is going to become the next Trillion Dollar Market Cap Company and the first one to do it in the real estate sector. You can get in now as an Angel Investor.

The global market cap of housing is over 100 trillion dollars. America alone has over a 35 trillion-dollar housing market cap. As home prices continue to skyrocket and majority of the market share is old school stick-built homes that are built cheaply and built to deteriorate within one generation. With low grade resources, having to ship all the resources out in separate vehicles to the sites and have 20 plus workers for each home it makes the home very expensive and low quality.

One company is disrupting the entire market and that's BOXABL. They offer a factory-built home which is creating homes with machines and use higher grade materials that's built to last many lifetimes and resistant to almost any natural disaster (fires, earthquakes, wind, snow, floods, etc). The home folds up small enough to fit in a shipping container which decreases the cost of shipping over other modular homes. Lastly the set up takes less than 1 hour from on the ground to fully set up and hooked up and ready to go.

Why Boxabl will take a large percentage of that 100 trillion dollar market?

- 1.) Time to build the home: 1 hour time period vs 1 week for pro's or several months for a DIY project
- 2.) Cutting costs dramatically to make homes much more affordable (50% less or more for comparable size and full hookups with HVAC installation, labor, permits, etc)
- 3.) Shipping: Modular homes cost much more for shipping and are dangerous but since these can ship in a container then it's more affordable and safer
- 4.) Labor: Majority of the labor for building the homes will be automated 24/7 365 with machines. This again cuts costs and makes the system overall more efficient

5.) Factories will be established and operating globally in most major cities. Each Factory can produce 3,000-3,500 per year and they have nearly 70+potential factories that will be built globally by new franchises. This is roughly 210,000 homes per year and each one profits about 20k for a total of 4.2 billion in profits annually.

They have a current valuation of just a quarter billion dollars and if you're fortunate enough to invest at the 71 cents per share that's a significant bargain. They have plans to 10x their current factory production levels from 3,000 per year to 30,000 per year and say 100 factories are up by 2025 that would give them 3 million homes a year annually at 20k per home profit that's 60 billion dollars annually. Ten years of production plus inflation adjusted would put them at around 1 trillion in profits from just the houses alone.

Is the demand there? Yes, after just 1-2 years of accepting deposits, they have over 30,000 pre orders and as they gain popularity, I expect that number to quadruple next year. The US government including HUD and FEMA are now looking to invest in these homes as well. These can be stacked and connected and customized like Legos so they can be used for buildings, hospitals, schools, etc. It's difficult to add the amount they could make from this but I don't see these customized type home coming out for another 5-10 years.

Other things that they've added to increase their profit margin:

1.) **Shipping:** at \$2-\$4 per mile that's a bit much. I made a comment on their investment page that perhaps investing in the fully autonomous level 5 EV TESLA semis would potentially cut shipping costs dramatically after the vehicles are paid off. They would still have auto insurance and maintenance but overall if the regulations permit this in the future and they have free charges with solar charging stations of their own then they have free energy and no drivers to pay. They can charge considerably less for shipping and make nearly pure profits minus cost of insurance and maintenance.

2.) **Insurance, and warranty's:** They could charge for monthly insurance and lifetime warranty's. Potentially 10k for the lifetime warranty's and \$100-\$150 a month for the insurance.

Now if you take all these things into consideration and project 10 years from now you can see where them be valued as a 1 trillion dollar market cap is possible. Currently Apple, Amazon and Alphabet are the only US based trillion dollar market cap companies. However, I can see BOXABL hitting that trillion dollar market cap valuation if all goes well. At minimum 225 billion would be a safe bet.

What does this mean for the investing side?

Well the minimum investment is just \$500. Say you invest at the valuation of 225 million market cap valuation. If this thing goes to 225 Billion within at their valuation opening in

the stock market by 2025 when they hit the stock market that's 1,000x returns thus turning \$500 into 500k (5 years). Coinbase hit 100 billion valuation and they're one of hundreds of exchanges while Boxabl is cornering a larger market cap (crypto market cap is just 2.2 trillion dollars) and potentially taking a larger share since they're the only one offering this revolutionary change). Say they go up just 4x over the next 5 years that would put them at a 1 trillion dollar market cap and the initial \$500 investment would be worth 2.2 million dollars in 10 years.

$1 \text{ trillion} / 225 \text{ million} = 4,444x \text{ returns} \times \$500 = 2.2 \text{ million dollars.}$

1k investment=4.2 M

2k=8.4M

4k=16.8M

8k=25.6M

One trillion dollars is just 1% of the market share of the housing market share but they will be expanding into the commercial real estate as well eventually so they would still have a ton of growth.

Worst case scenario is the company fails and you lose your initial \$500 or whatever you decide to invest. A poor scenario is the initial valuation on the market doesn't happen until 2030 and it only has a small market cap of 2.5 billion dollars(10x returns) an above average scenario would be it hits the market by 2025 and has a market cap of 100 billion and reaches 225 billion by 2030 (1,000x returns). Best case scenario would be the 1 trillion dollar market cap by 2030. Even an average scenario would give you a 4,444x return. Anywhere from 0x-4000x+ returns with an average of 100x in 5 years.

Reasons why boxable is a great investment before it hits the stock market?

- 1.) It's a market disrupter like TESLA as it's completely changing the game with factory built homes.
- 2.) It's within a market that has over 100 trillion dollars which is even bigger if you include government and commercial real estate.
- 3.) Global domination: This business can spread like wildfire globally
- 4.) First of it's kind: They have 17 patents and nobody else in the business is offering what they offer
- 5.) At 71 cents per share of a quarter of a billion market cap valuation that's like getting TELA at 50 cents in 2010 IMO.
- 6.) The owners are heavily invested into this project (all their wealth is in this company essentially). They believe in it and are willing to risk everything to make this work.
- 7.) With skyrocketing housing prices people are increasingly looking for affordable options and this is one of the best options to date.
- 8.) Built to last: The company is built to last as it takes customer service seriously, adjusts to market demands or changes in the market, strong positive work environment where everyone believes they're changing the world for the better.

Note these are not referrals and I get nothing if you invest in the company or buy the home.

I personally invested in the first and second round of funding and put in 2 deposits one for my off grid home and one for my future off grid backup home.

Feel free to reach out to them if you have any questions. Investing will close after they hit 3.9 million dollars. They're just about 3.5 M which means investing for the public will be closed in 1-2 days max. If you're an accredited investor (make 200k per year or have 1 million in total wealth then you can still invest.

A 1,000x+ Investment within 10 year period for a stock/company almost never happens. Even TESLA from it's all time low to it's all time high 2010-2021 was just a 845x returns. However, if you were able to invest in TESLA before it hit the stock market, that's when the 1,000x returns become more probable. This is called angel investing and it's a higher risk, higher reward approach. Personally I'm willing to risk 10k-20k for a potential 1,000x return if I truly believe in the product. I did this with Cardano when it hit 2 cents last year I invested 20k and it's now over \$2 with the potential of reaching \$3 before the end of this year. Making major money within investing isn't about being smart or having a ton of money. It's about being good at research, combined with being first combined with time. $R+F+T=WEALTH$. After one reaches a high level of wealth (10million dollars) the hardest thing to do is to preserve one's wealth after reaching that level. Investing in silver, farmland and undervalued rental properties is a great way to preserve and protect your wealth.

You could have 10 M but if you invest it poorly you could lose 90% of it within a year. You could be the smartest man in the world but end up broke like Nikola Tesla. You could pay others to invest for you but nobody cares about your currency more than you so you may as well do it yourself and put in the time and research required to make the correct investment.

video on building the home with a QA session.

https://www.youtube.com/watch?v=qCjFHH_m_os

Dr. Ben Carson with taking a look at boxabl

<https://www.youtube.com/watch?v=STckb-KOkAk>

Invest in Boxabl

<https://www.startengine.com/boxabl>

Reserve a home:

<https://www.boxabl.com/>

\$200 for a basic reservation

1.2k deposit for a early reservation and 1k off the price

49.5k for early deployment and a lifetime warranty on the home