

2021

# NOMAD

## INVESTMENT ROUND

INFORMATION



NOMAD ROUND

### CONTACT

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NOMAD

# ABOUT --- NOMAD

NOMAD IS A DECENTRALIZED LIVING PLATFORM BUILT FOR THE EXPLODING POPULATION OF DIGITAL NOMADS & REMOTE WORKERS.

We want to make it possible for people to live wherever they want, whenever they want, through flexible, subscription-based access to a network of smart, tastefully-designed rental units built around the world. To achieve this, we are raising funding to begin and quickly scale up the construction of our proprietary rental units designed for remote workers.



We've invested \$250K ourselves and are raising an additional \$250K to build our first unit. We have successfully acquired our first plot of land in Raleigh, NC and were awarded a variance to build our first unit. We have also already built the digital software platform and have an active, paid subscription community of digital nomads who will eventually occupy these units.





# THE

# MODEL



Once sufficient scale is reached, Nomad members will be able to stay and seamlessly transfer to housing units which will be positioned in community lots in major nomad hubs around the world. Every location will offer a consistent experience and include community features like coworking and communal gathering.

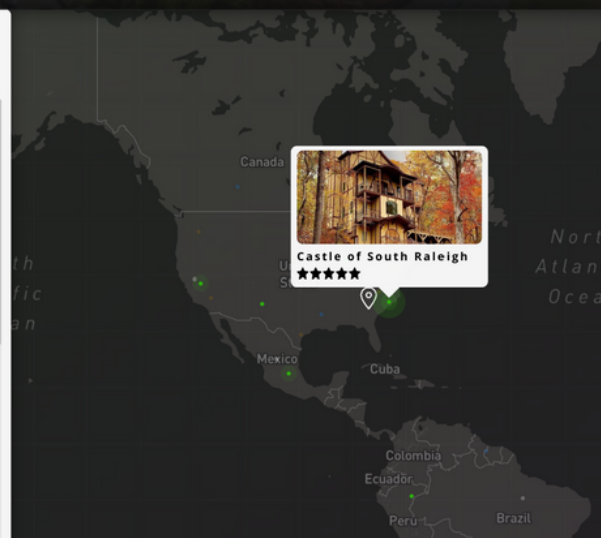
Before this network effect is achieved, units will be used as premium, short-term rentals which we are confident can yield over 300% of typical rental returns. Devices in the home will offer various in-home purchases and upsells and will serve as tools to recruit new community members.

We are primarily a real-estate business, but our revenue model is supercharged with membership subscriptions, which include our custom-built digital app and access to a passionate token-gated community of remote workers and nomads. Through these additional features, members can network, share and keep track of trips, discuss investments, and access unique travel rewards.

**Stays and Swaps**

ADD STAY

**Castle of South Raleigh**  
 4 guests · 2 bedrooms · 2 beds ·  
 1 bath Wifi · Kitchen · Free parking  
 ★★★★★ 27 reviews

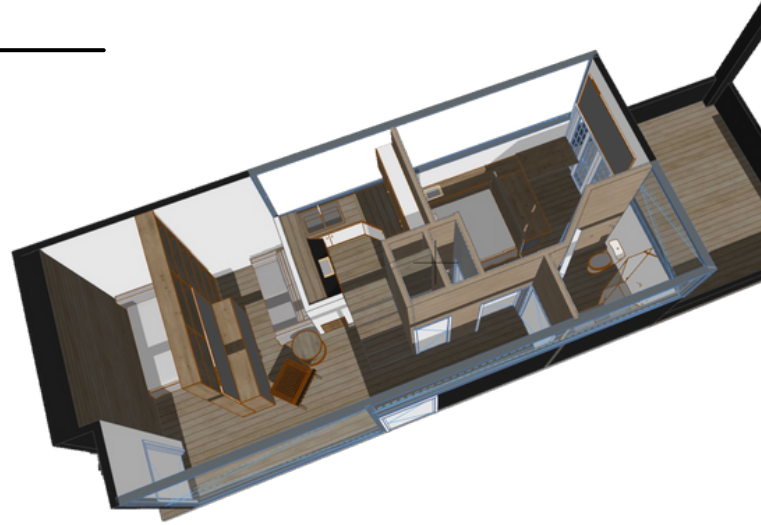


# THE NODE

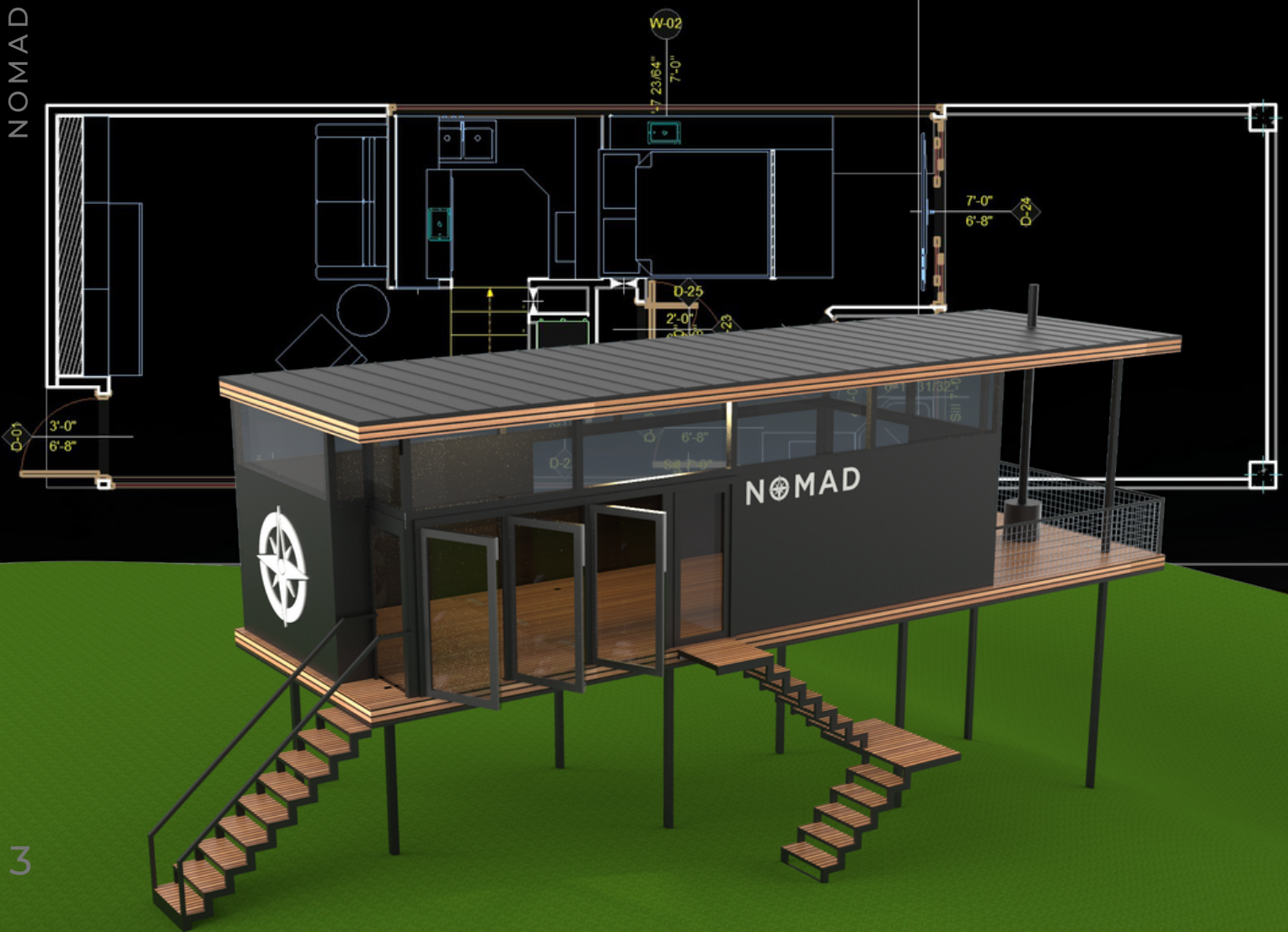
Years of testing out and building Airbnbs, hotels, and co-living spaces worldwide have informed our design of the optimal rental unit for nomads.

The Node is our proprietary housing unit, designed both to minimize construction costs and provide a premium, tech-infused experience for remote workers.

Despite being only 500 square feet, the Node is designed to feel spacious with tall ceilings and a huge living room. Sliding walls and beds allow the space to transform to create guest rooms and offices only when needed, and high-speed internet and ubiquitous touch screens make it ideal for digital nomads.



NOMAD ROUND





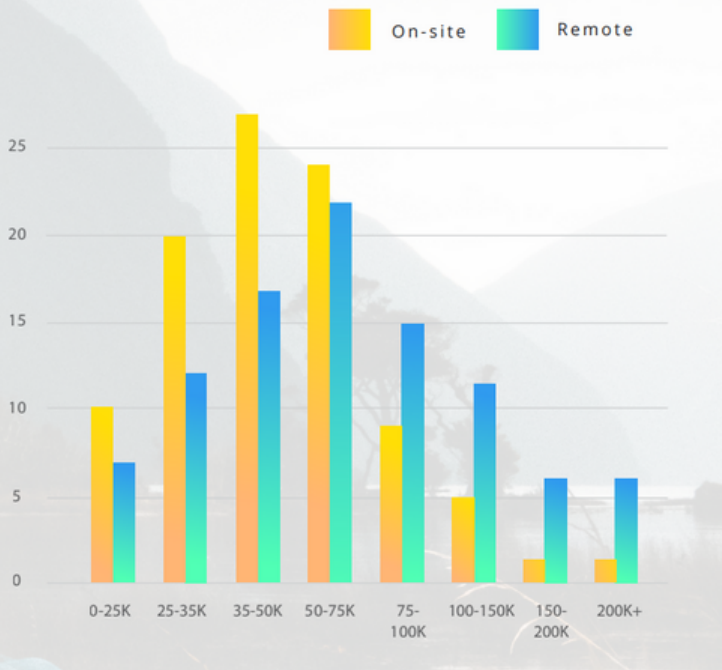
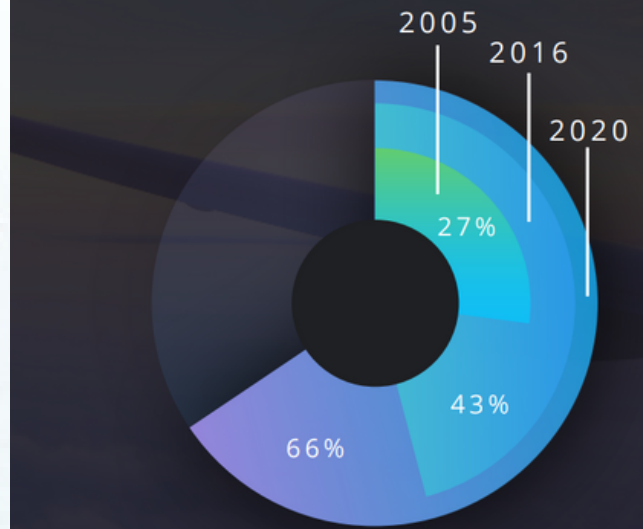
We believe we have a unique opportunity at this particular point in time.

From 2005 to 2016, there was a 159% increase in remote workers.

In 2016, 43% of workers worked remotely at least some of the time.

In the midst of the covid-19 pandemic in 2020, that number has risen to 66%

## Percent working remotely



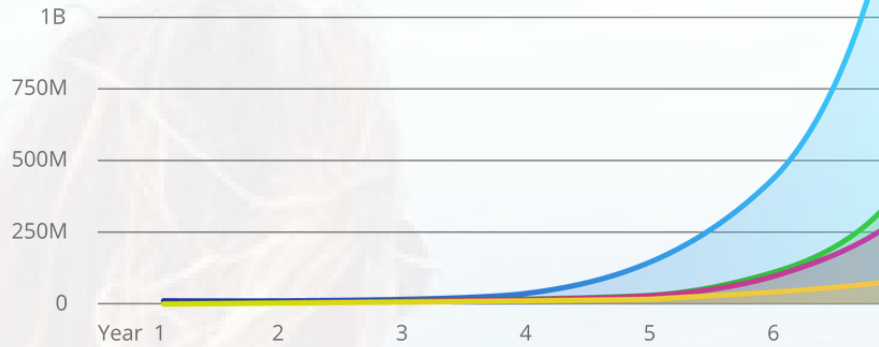
Remote work is more common among those with high-income levels.

98% of current teleworkers want to work remotely for life.

A permanent shift toward working from home has been widely predicted, and many companies have implemented permanent work from home policies.

There is a rapidly increasing number of high-earning, travel-craving workers who are no longer tied to location for work. The digital nomad movement is growing, and the accommodation industry is not adapting. This is where intend to come in.

# THE ROLLOUT

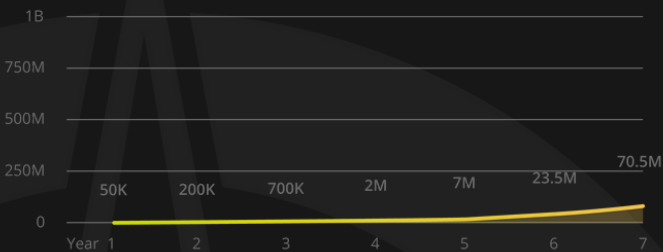


Our target is to build 1,000+ units over the next 7 years, and in order to achieve this, we designed our product to fit within the dimensions of oversized load limits, so as we begin to hit our stride with production, we'll be able to mass-produce these units inside warehouses and ship them to site. We will go from building on individual lots, to community "clusters" on either vacant lots or old mobile home parks.

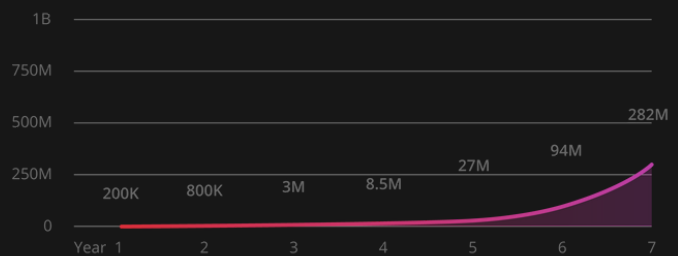
The number of mobile homes in the US outnumbers apartments in almost every county, and these properties are essentially pre-designed for us to place our NOMAD rental units on. Utilities are already in place, with landscaped and graded lots, and they're already sectioned off and approved for a product like ours.

The number of mobile homes is finally beginning to drop as developers buy large trailer parks to replace them with new home construction. Fortunately for us, the smaller parks and individual lots are what we will be looking to acquire at major discounts and convert, and we believe this will be one of our greatest development opportunities.

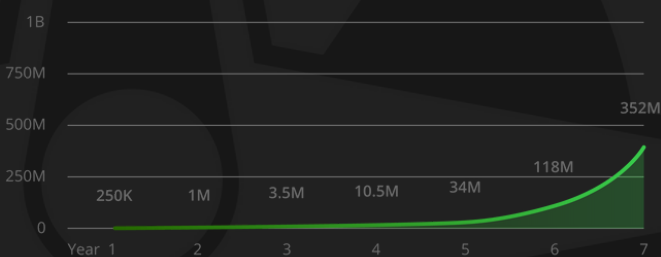
TOTAL EQUITY



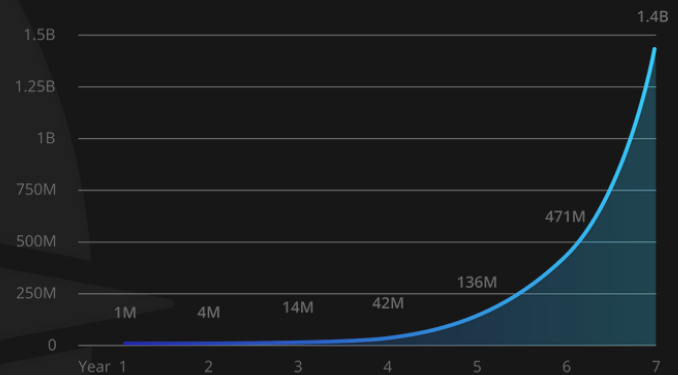
TOTAL DEBT

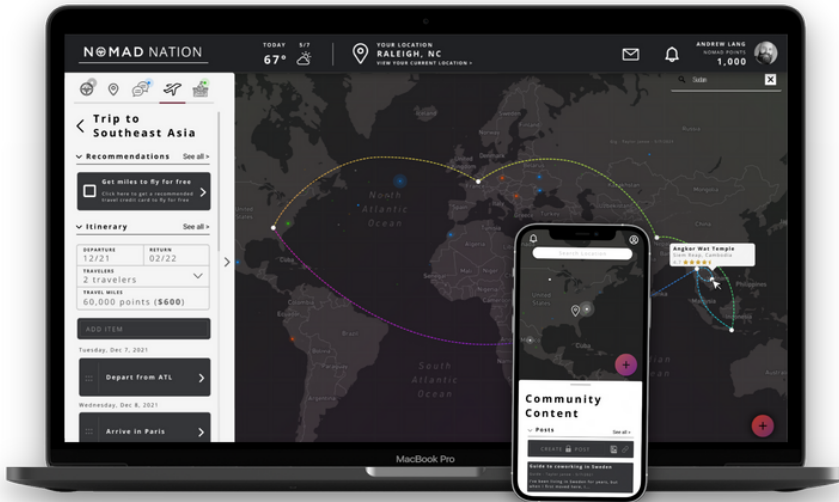


TOTAL INVESTMENT



TOTAL VALUE





# NOMAD

Thank you for your interest in learning more about this opportunity. We would love to discuss our vision and strategy in greater detail sometime over a meeting.

You can contact Zach at [zach@nomadliving.io](mailto:zach@nomadliving.io) or [@zachmmilburn](https://twitter.com/zachmmilburn) on Twitter

