



James Masterbuilt Homes, Inc. Ticker: (Private)

Corporate Profile

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As of April 7, 2026

Sector: Technology Industry: Real Estate Development Sub-Industry: Smart Technology Website: www.jamesmasterbuilt.com

BACKGROUND AND HISTORY

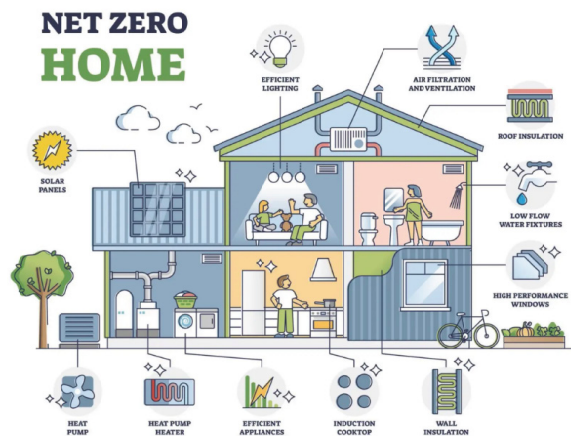
James MasterBuilt Homes, Inc. (JMBH or the Company), incorporated in Pennsylvania in 2007, has approximately 20 years of experience in the home building industry. The company has been involved in multiple stages of home building processes from mortgage arrangements through construction. Based in Uniontown PA, JMBH is a technology-first, Net Zero Energy (NZE) housing and infrastructure company re-defining how sustainable communities are designed, deployed, and monetized. The Company operates at the intersection of AI-driven building intelligence, proprietary clean-technology IP, and scalable real-estate development, supported by a dual-revenue model positioned for accelerated growth as global demand for energy-efficient and climate-resilient housing continues to rise.

JMBH's current strategy is centered on the future of home building - energy conscious, efficient designs and construction combined with smart home technology offering advanced AI integration. The Company has placed its focus on software, AI, engineering, and the construction of micro developments, and has identified several compelling ways to position itself within a traditionally fragmented real estate market that is now shifting.

In response to the 2007 Real Estate market downturn, and the subsequent rise in homeowner energy costs, JMBH has invested \$8 million in research and development to advance its proprietary platforms - true "Net Zero Energy Homes". JMBH is leveraging renewable energy sources including solar, geothermal and wind power solutions designed to be deployable across construction site. The Company's mission is to design and deliver homes that incorporate its patent-pending technologies enabling a true net-zero energy efficient cost structure for consumers.

NET ZERO ENERGY HOMES

Net Zero Energy (NZE) buildings are highly efficient structures that produce as much renewable energy on-site as they consume annually, often offsetting grid-based energy consumption. NZE homes combine energy-efficient designs features such as superior insulation, advanced lighting systems and water purification with renewable energy sources such as solar panels and automated filtration to achieve a net-zero balance, reducing carbon emissions and providing long-term cost savings. Increased energy efficiency leads to lower utility bills, enhanced comfort, and improved health and safety.



JMBH SWOT ANALYSIS

Strengths

- 1. Energy-efficient positioning - Net-zero homes reduce operating costs. 2. Smart home technology- Attractive to younger buyers and ESG investors. 3. Factory-built construction - Faster delivery (~30 days assembly after delivery). 4. Strong Real Estate market conditions

Weaknesses

- 1. Small company scale, capital and workforce. 2. Brand recognition - compared to large national builders. 3. Execution risk - dual revenue plan is robust 4. Financing - Projects depend on debt, investor capital, or IPO plans.

Opportunities

- 1. Wildfire protection technology and potential hurricane protection product development 2. Net-zero regulatory incentives - Government promoting energy-efficient housing. 3. Rising energy prices - Net-zero homes become economically attractive. 4. Modular construction - Factory building can reduce costs and construction delays.

Threats

- 1. Interest rate volatility - Mortgage rates strongly affect home demand. 2. Large builder competition - Major builders adopting similar technologies. 3. Smart technology costs - large AI tech products and non patent issuance could cause delay or disruption of revenue plan. 4. Construction cost inflation - Materials and labor volatility.

Source: Yahoo Finance / U.S. Bureau of Economic Analysis (BEA) (.gov)

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According to the LegislativeAnalystOffice.gov, NZE is a critical component of modern sustainability goals, with many regions implementing policies to encourage or mandate this standard, particularly in states like California for new state-owned developments

BUSINESS MODEL

JMBH focuses on developing factory-built smart homes with integrated renewable energy solutions, including solar, geothermal, and wind technologies, with the goal of achieving net-zero energy costs for homeowners. The Company refers to these projects as Net Zero Energy Micro Developments.

Key features of the Company's offering include factory-built construction for cost and time efficiency, as well as micro, master-planned communities with amenities such as golf courses, clubhouses and fitness centers. JMBH has also tapped into a potential "redevelopment gold mine" with Urban Planners describing the trend as a "golf course gold rush", as developers acquire under-utilized or distressed golf courses for residential developments.

By targeting under utilized land, particularly golf courses that are no longer operational or available at discounted valuations, the Company seeks to capitalize on a significant, under-looked market opportunity. Currently, there are thousands of U.S. golf courses that are financially stressed due to declining memberships, rising land values and increasing maintenance costs. The U.S. experienced a massive golf course construction boom between 1986–2005, during which more than 4,000 courses were built, increasing supply by approximately 44%. Since the mid-2000s, the market has corrected with over 2,360 golf course closures since 2006 and nearly 1,500 country clubs with on-site courses closing since 2014. Redesign driven projects involving golf course reconfiguration and land recovery have contributed to residential development programs representing over \$1 billion in home sales value.

JMBH aims to establish a strong market position by developing the "Next generation eco-golf communities". As many golf courses are located in suburban areas with established infrastructure, they represent attractive sites for residential development. By combining Real Estate development through the acquisition of undervalued golf courses, with the construction of true Net-Zero Smart Homes, JMBH is well positioned in two complementary growth areas. This approach enables the company to both monetize its developments through home sales and showcase its patent-pending smart home technology in real-world applications.

Dual-Revenue Business Model

JMBH operates as both a Net Zero Energy micro-development builder and an energy technology innovator, generating in-





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come from real estate projects and technology licensing.

JMBH plans to build compact communities of 12–50 homes featuring very specifically designed, and patented solar, geothermal, and high-efficiency HVAC systems. These micro developments will be constructed on low-cost golf courses and other land parcels sourced by the Company's in-house team, at below market prices. Each home will be equipped with JMBH's patented YESS, AI-ready smart home technology, enabling enhanced smart home functionality and advanced AI driven capabilities.

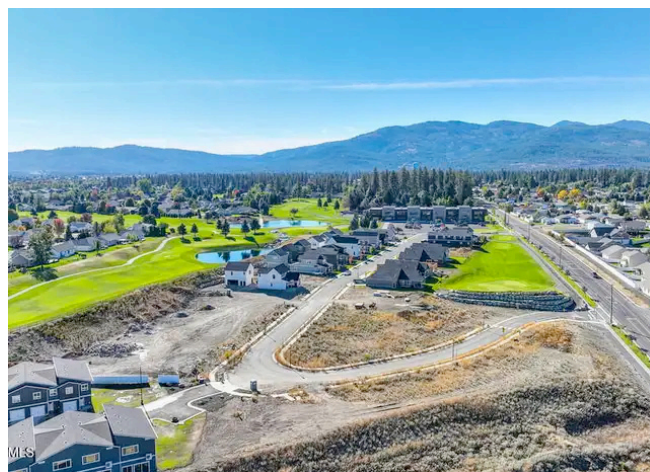
YESS AI Energy Platform

James MasterBuilt Homes has developed its YESS AI Energy Platform (Your Energy Saving System). This is an AI driven ecosystem that integrates advanced, computerized control systems to enhance the functionality, safety and intelligence of the home environment. These systems are designed to manage air, water, energy, and wildfire protection, improving home efficiency and safety. JMBH's Patent-Pending AI Energy Systems represents the second revenue generator in its dual revenue business model and can be scaled at later dates to be sold to the general public, as well as licensed to other major builders in the global real estate markets. These systems provide a comprehensive protection solution that extends beyond traditional home insurance coverage.

JMBH's YESS platform is supported by intellectual property protections and is designed for scalable, national deployment, combining real estate development with recurring software licensing revenue. As part of this dual-revenue strategy, the Real Estate Revenue component focuses on developing Micro Development communities on undervalued golf course land, typically consisting of approximately 12 to 50 Net Zero Energy homes per site. These communities, will incorporate solar panels and geothermal heating and cooling systems, as well as specialized HVAC systems designed for optimal energy performance, and all homes will be built with the YESS AI Platform energy management system in place. These homes will also be set up with a subscription plan that licences the YESS AI Core Platform that incorporates all of the JMBH technology products as a suite. This subscription model is designed to generate recurring monthly licensing revenue alongside embedded hardware margins. Over time, this part of the company, aside from the development of the micro homes could create separate technology licensing revenue streams.

Golf Course Redevelopment Strategy

A key central pillar of James MasterBuilt Homes, Inc.'s (JMBH) growth strategy is the redevelopment and repositioning of under utilized golf course properties. The Company has established a dedicated redevelopment initiative focused on the acquisition of, or strategic partnerships with golf course assets aimed at unlocking incremental residential value through strategic redesign and land optimization. In contrast to traditional developers reliant on raw land acquisition, JMBH's approach centers on the transformation of a single-use recreational asset into integrated, multi-use residential and lifestyle communities. This strategy not only enhances land efficiency but also creates opportunities for diversified revenue streams and long-term value creation. JMBH is executing this initiative in collaboration with renowned golf course designer Gene Bates,



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whose expertise in course redesign and land optimization is instrumental in maximizing site value, optimizing land utilization, and enhancing overall project economics.

Competitive Advantage

JMBH's golf course redevelopment strategy provides several distinct competitive advantages:

- Access to land at more favorable pricing relative to traditional acquisition channels
- Development within established, infrastructure-ready locations with existing utilities and access
- Reduced entitlement complexity in select jurisdictions, potentially accelerating development time lines
- A differentiated product offering that integrates lifestyle-driven design with advanced technology systems
- Opportunity for enhanced margins through land value optimization and site configuration

Importantly, this approach establishes a scalable, repeatable and capital-efficient pipeline of development opportunities, thereby reducing reliance on highly competitive, supply-constrained traditional residential land acquisition markets.

Strategic Positioning

JMBH's approach effectively integrates real estate development, land repositioning, and technology deployment into a single integrated model. By leveraging golf course redevelopment as a core land acquisition and value creation strategy, the Company is positioned to:

- Accelerate the growth of its development pipeline
- Enhance project-level economics and overall return profiles
- Demonstrate its technology platform at scale within real-world residential environments
- Expand efficiently across multiple geographic markets

Management believes that this strategy represents a scalable, differentiated and capital-efficient pathway for growth, particularly in markets where land availability constraints, existing infrastructure access, and strong underlying housing demand converge.

JMBH'S TECHNOLOGY

At the core of the Company's technology platform is the YESS Control Module, referred to as the YESS AI Energy Controller; an advanced AI-driven energy management system designed to optimize solar, geothermal, and HVAC performance maximizing net-zero energy efficiency across residential and commercial properties. The controller serves as the central intelligence layer, integrating and coordinating a suite of complementary products into a unified, AI driven intelligent ecosystem.

JMBH offers the following products:

AquaPur AI

An AI-powered water quality monitoring and consumption control system designed to ensure clean, safe water usage while promoting sustainability through intelligent resource and water management.



James Masterbuilt Homes Inc. (JMBH)

Net Zero Energy Micro Developments + YESS AI Energy Platform



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PurAir AI

An advanced AI driven HVAC air filtration system designed to monitor and purify indoor air quality, enhancing occupant health and comfort through the effective removal of pollutants and allergens.

Wildfire Protection Envelope (WFPE)

A protective building envelope engineered to shield and safeguard structures from wildfire damage, utilizing advanced cover-age materials and smart design principles.

WFPE Roof Deployment System

An innovative roof-mounted deployment mechanism designed for rapid activation, specifically for wildfire protection that activates quickly to defend homes during fire events, enhancing safety and resilience.

WFPE Protective Cover

A durable, easy-to-install protective cover that integrates with the WFPE system, providing additional wildfire resistance and safeguarding property assets.

This platform is designed to support both integrated hardware deployment and future recurring revenue streams through licensing and subscription-based models.

Intellectual Property Portfolio

JMBH's patent strategy is centered on protecting the integrated architecture of its intelligent home ecosystem, with YESS — Your Energy Saving System — serving as the central control module, or the “brain” of the home.

Current patent-pending filings include:

- YESS (AI control platform) – 63/861,899 (8/11/2025)
- AquaPur AI / PureAir AI – 63/878,577 (9/9/2025)
- WFPE (Wildfire Protection Envelope) – 63/861,959 (8/26/2025)
- WFPE expanded claims / continuation – 63/861,959 (9/15/2025)
- WFPE roof deployment system – 63/878,577 (9/9/2025)
- WFPE advanced 5-layer system (non-water) – 63/973,529 (2/1/2026)
- HPE (Hurricane Protection Envelope) – 64/002,845 (3/11/2026)

The Company will shortly be submitting three additional patent filings which will further expanding coverage of their integrated platform and protection systems. The Company's objective is not simply to patent individual components, but to secure and present an overall system architecture that integrates energy, water, air quality, security, and structural protection into one unified AI-driven ecosystem.

COMPETITIVE LANDSCAPE AND MARKET ANALYSIS

The global smart home market was valued at approximately USD \$162.8 billion in 2025 and is projected to reach approximately \$537.3 billion by 2030, reflecting a compound annual growth rate (CAGR) of approximately 27%. This growth is primarily driven by the increasing integration of artificial intelligence into consumer devices, enhancing automa-

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tion, functionality, and improving the overall user experience across applications such as whole home security, lighting, entertainment systems, and AI-enabled, interconnected devices and appliances.

North America accounted for more than one-quarter of the global smart home market in 2024 and continues to represent the largest regional market. However, Asia Pacific is expected to experience the fastest growth going forward. Within market segmentation, home security and access control systems represent the leading product category, positioning JMBH in a prime position, fitting right into this emerging market.

Market expansion is further supported by the rising adoption of AI-enabled digital assistants and continued advancements in Internet of Things (IoT) technologies. These innovations enable seamless communication between devices, supporting fully integrated smart home ecosystems, and enhancing efficiency, convenience, and user control.

Sustainability considerations are increasingly shaping consumer behavior, driving demand for energy-efficient solutions such as smart thermostats, lighting systems, and connected appliances that reduce both energy consumption and overall household operating costs. At the same time, the integration of voice-controlled assistants and adaptive AI systems is enabling more responsive, automated, and personalized smart home environments. Additionally, heightened concerns around safety and property protection are contributing to strong demand for smart security solutions, including connected cameras, motion detectors and sensors, and smart locks. Continuous improvements in technologies such as facial recognition and AI-driven monitoring continue to further strengthen the appeal of these systems, reinforcing their leading position within the broader market. Through the development of its YESS platform and AI integrated systems, JMBH is strategically aligned with several of the primary drivers underpinning growth in the smart home market, including automation, energy efficiency, security, and integrated ecosystem functionality.

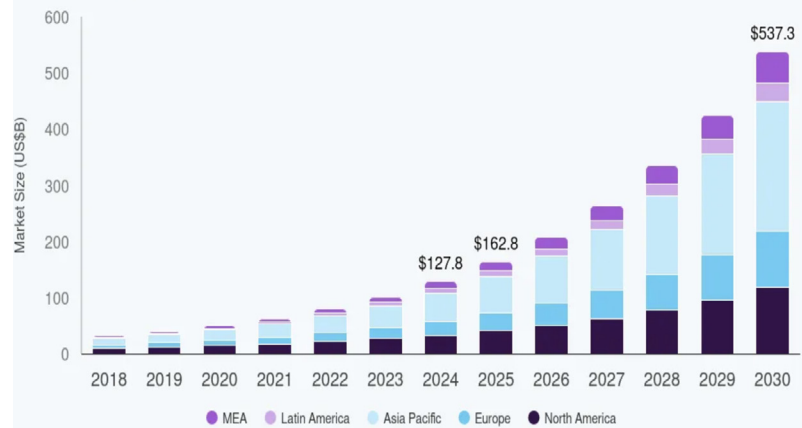
According to BuilderResources.com, many major national home builders have shifted from offering smart home technology as an optional upgrade to making it a standard, integrated component of new residential developments. Companies such as Lennar, PulteGroup, and KB Home now include “base packages” in every home they build. However, these “base packages” typically consist of a collection of individual devices; such as centralized control hubs, smart thermostats and integrated security features, rather than a fully unified, end-to-end integrated system. In contrast JMBH differentiates itself by offering a comprehensive AI driven platform that integrates protection, energy management and smart home functionality into a cohesive whole home ecosystem.

Leading consumer smart home brands dominating the market include Amazon (Alexa/Ring/Echo), Google (Nest), Apple (HomeKit), Samsung (SmartThings), and Philips Hue (for lighting) primarily offer standalone devices that consumers must select, install and integrate themselves; often encountering interoperability challenges across platforms. James MasterBuilt Homes’s technology platform is designed to address these limitations by delivering a fully integrated, AI-orchestrated solution, positioning the company to capitalize on a key gap in the evolving smart home market.

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Smart Home Market

Size, by Region, 2018 - 2030



US Market Size in Billions of Dollars - Source: Grand View Research



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Top Builders Integrating Smart Home Technology

These US-based home builders are recognized for including comprehensive smart home packages as standard in their new construction home offerings:

- **Lennar:** Known for its “Everything’s Included” program, Lennar was an early leader in standardizing smart technology. Every new home typically includes: Ring video doorbells and security kits, Honeywell smart thermostats and zero mesh Wi-Fi systems, Flo by Moen smart water shut-off systems and myQ garage controls.
- **PulteGroup:** Features a “Smart Home” base package in their Pulte, Del Webb, and Centex brands. Their standard setup often includes: Pre-wired connectivity and central hubs for immediate use. Smart phone-controlled thermostats and dead bolts. Options for additional advanced healthy-home technologies like air and water filtration.
- **KB Home:** Focuses on future-proofed homes through their Design Studios and partnership with Google. Standard features often include the ecobee3 lite smart thermostat. Their KB Smart Home system (available in select locations) integrates Google Nest products, including mesh Wi-Fi and smart speakers.
- **Toll Brothers:** Specializes in luxury smart integration through its dedicated Toll Brothers Smart Home Technologies division. Standard equipment includes smart dead bolts, thermostats, and garage controls. High-end options include integrated audio/visual systems and Kohler smart showers.
- **Tri Pointe Homes:** Their LivingSmart® program integrates technology aimed at energy, health, and home automation. Standard features include HomeSmart® automation systems, smart door locks, and Wi-Fi-connected irrigation.
- **Maronda Homes:** Partners with brands like Ring, Honeywell, and Kwikset to provide a standard smart package. Every new home includes a Ring doorbell, Honeywell thermostat, Kwikset smart lock, and five Deako smart switches.
- **James MasterBuilt Homes Inc.:** Offers products aimed at the home protection segment. JMBH’s AI driven whole home system represents a comprehensive protection platform that includes features for water purification, HVAC, wildfire protection with hurricane protection capabilities in development. Products include: **Your Energy Savings System (YESS) control module**, **AquaPur AI-** an AI-powered water quality monitoring and consumption control system; **WFPE Roof Deployment System** - for wildfire protection that activates quickly to defend homes during fire events, enhancing safety and resilience; **PurAir AI-Intelligent HVAC** air filtration system; and their **WFPE Protective Cover and Envelope system**.



The emerging trend in smart home technology reflects a shift toward deeper, more seamless integration of systems at the structural level. Builders like Landsea Homes and KB Home are integrating high-performance air purification systems and air quality monitoring as standard features - similar to JMBH’s Pure Air AI. It is clear that there is a growing shift toward “zero-energy capable” homes, with builders

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like LGI Homes (Terrata brand) including solar panels and geothermal energy in specific developments. The major home builders are expected to move beyond simple app control toward AI-enabled automation that adjusts lighting and climate based on learned occupant habits. JMBH is ahead of the pack with their products. Another differentiating factor is the subscription base plan that brings recurring revenues to JMBH as they are both the developer selling the real estate and the technology.

JMBH represents an early mover in fully integrated net-zero energy micro-developments, combining energy-efficient design, renewable energy systems, and smart home technologies within cohesive residential communities. Over the next 12 months, real estate market conditions are expected to moderately improve, with mortgage rates projected to average between 6.0% and 6.3% in 2026, supporting slightly better affordability and increased buyer activity. Existing home sales are forecast to rise between 1.7% and 14%, depending on location, with recent data indicating an annualized pace of 4.09 million units as of February 2026. Housing starts are expected to remain near 1.0 million single-family units, with relatively flat or moderately declining growth due to ongoing economic uncertainty, although long-term demand remains strong given the persistent housing supply gap in the U.S. With the Federal Reserve indicating limited rate cuts this year if any, the US housing market remains uncertain.

Home price growth is anticipated to remain modest, with estimates ranging from approximately 1.5% to 4% in 2026, reflecting a market characterized by stable pricing dynamics and gradually improving transaction volume. For JMBH, these conditions present favorable opportunities, including a structural housing shortage, declining mortgage rates, and increasing demand for energy-efficient homes and technology enabled homes. However, challenges persist, particularly in the form of high financing costs, continued buyer price sensitivity, and competition from large-scale national developers. Overall, the company’s strategy aligns with key industry trends—smart home integration, sustainable housing, and lifestyle-oriented master-planned communities—positioning it to potentially capitalize on a differentiated, high-margin development model, particularly through the redevelopment of under utilized assets such as golf course properties.

Bottom line: The next 12 months are expected to reflect moderate housing improvements in housing market conditions, characterized by relatively stable prices, and gradually increased sales activity. Developers specializing in efficient construction and differentiated communities—such as net-zero golf developments—may outperform traditional builders on a relative basis. **Specific markets in Florida and California represent attractive near-term opportunities for the Company, driven by favorable demand dynamics, population trends, and alignment with sustainability-focused housing preferences.**

MANAGEMENT

Chris Beimel - Founder, Chief Executive Officer & Chairman of the Board

Mr. Beimel comes to James MasterBuilt Homes, Inc. with over 32 years of experience in technology, finance, and real estate development. As founder and CEO, he oversees the entire operation of Smart Net-Zero Energy Technology and Net-zero energy smart home developments. While directing this effort, Mr. Beimel will introduce JMBH’s patent pending technologies in development. In addition, he will manage the web development team, and spearhead the global marketing efforts. For the past eleven years he has served on JMBH Board of Directors. Prior to joining JMBH, Mr. Beimel served as Executive Director and Founder of US Home Mortgage Inc. His area of expertise in commercial and residential real estate developments with a focus on Net-Zero energy and Ultra Smart Home technology™. Chris maintains active involvement in several community service organizations and is very active in his church. Chris spends as much time as he can with his four children. Mr. Beimel holds a degree from the Pittsburgh School of Computer Technology.

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Lisa Sowers - President, Controller and Board Director

Lisa Sowers is a seasoned executive with over 35 years of experience. She earned her MBA from the University of Pennsylvania's Wharton School of Finance and holds a degree in English Literature from Villanova University. Lisa specializes in project management, contract negotiations, and financial stewardship, consistently delivering high-quality results with strong fiscal responsibility. She has successfully led complex projects from conception to completion, driving both project and organizational growth. Lisa Sowers brings experience from previous roles at RFL of SI, Covington Furniture Solutions and Construction Products Network.

Werner Brech -Board Director and Advisory Board

Mr. Brech, holds a board seat at JMBH and also is the Chairman of the Board at TKM Alliance AG. TKM Alliance is a private equity firm based in Frankfurt, Germany, founded in 2000. The firm invests in biotechnology, life science, health care, commodities, energy, water and media sectors. Mr. Brech has held positions such as: Managing Director of TC Capital Management GmbH, Proprietor at WBE Emissionsberatung GbR, Executive Director at a private Arab Banking Corporation, and the Head of Bond Trading at WGZ Bank (now merged into DZ BANK AG) based in Düsseldorf, Germany.

CURRENT ACTIVITIES

CEO Chris Beigel has been actively presenting the company and focused on bringing awareness to the firms plans to launch. Mr. Beigel is currently undergoing a Series A offering roadshow, which includes investor meetings across South Florida and Southern California in the US, and in Germany. He also had presentations at the National Investment Bankers Association Conference in Fort Lauderdale, Florida and the Global Capital Networks Conference in Newport Beach. Mr. Beigel plans on attending more investor meetings in the next several months in various locations (The Company's goal is an IPO within the next two years).

James MasterBuilt Homes, is now entering the deployment phase of the business, including the launch of up to 11 Net Zero Energy micro-developments across the United States. These projects will serve as both revenue-generating communities and scalable platforms for broader technology adoption. The plan is to continue to raise exposure and funding to start the official rollout as soon as this year.

The Company has provided this time line for launch and scaling:

- 2026 - Early Expansion = Expansion to 36 communities as operational efficiencies improve and demand grows.
- 2027 - Growth Acceleration = Scaling to 78 communities, leveraging technology and proven development models.
- 2028 - Market Penetration = Rapid increase to 264 communities, broadening geographic customer base.
- 2029 - Major Scale = Launch of 1,056 communities, capitalizing on national rollout and strategic partnerships.
- 2030 - Full Scale Rollout = Ambitious goal to establish 5,000 net-zero energy micro developments nationwide.

COMPANY FINANCIAL POSITION

James MasterBuilt Homes is a unique company in a space of large home developers and also a new ecosystem of smart technology designers - JMBH sits at the intersection of both, while maintaining a differentiated position. By offering real estate sales and development projects, the company can generate revenue and profits through its real

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estate strategy. However, rather than simply installing standalone smart home products, JMBH has developed a proprietary, AI-driven ecosystem, enabling it to participate in two high-growth sectors simultaneously. This approach allows the Company to address both real estate and smart technology markets with a differentiated offering not widely available today, a fully integrated, whole home, AI-driven smart homes. This positions the Company for a significant growth and a potential IPO downstream.

In valuing the company one should consider the sizes of both sectors that JMBH operates in - Real Estate Development and Technology. The Company believes that a minimum valuation of \$300 Million is viable, based upon its patent pending technology. The Company believes that if it can implement all of its goals, the valuation has the potential to reach \$1 Billion within 5 years, if both of the dual revenue opportunities are deployed and successful.

Financial Overview Portfolio

The development and technology of James MasterBuilt Homes, Inc. is the culmination of many years of research and development, a filed patent portfolio, and considerable work by the Company's Founder and CEO Christopher Beimel. These efforts were supported by substantial funding from the Founder and his family, along with several key investors, in the cumulative amount of approximately \$7.9 Million, a combination of debt and equity.

Recently the Company embarked on a Series A Equity Capital Round, seeking to raise funds from both European Sources and US accredited investors in the form of a Reg D 506 (C) private placement, offering up to 4 million shares at \$12.50 per shares combined in Europe and USA. The primary use of these funds is to scale up production, inventory, continued technology development, working capital, and to acquire land and materials for building home sites. There are currently 29.6 million shares outstanding, implying a current valuation of some \$370 million based on the offering price per share.

For the twelve months ended December 31, 2025, the Company reported \$0 in Revenue, produced an Operating Loss of \$201,266, and a Net Loss of \$456,253. At year end the Company had Cash balances of \$15,813, total Inventory of \$180,000, and total Fixed Assets of \$195,600. The Company also reported Other Assets of \$450,000,000 which are the value of its patents, according to an independent study. The Company had total Current Liabilities of \$2,174,120 Long-term Liabilities of \$4,274,984 (mostly loans from Shareholders), and Total Liabilities of \$6,449,104. The Company reported a Total Shareholders' Equity of \$443,351,691 at Year End. These numbers are Company prepared and are not CPA reviewed nor Audited. The Company is expecting substantial revenue growth during 2026 and subsequent years scaling from a projected \$70 million in 2026 to over \$250 million projected in 2027, and over \$400 million in 2028, according to its projections. The projections are subject to and dependent upon the successful completion of significant financing.

Capital Structure

The Company currently has 21 shareholders in its cap table which own common stock totaling 29,647,165 shares. In 2022 the Company completed a Reg S Offering selling 38,000 shares at \$12.50 per share for approximately \$475 thousand dollars.

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James Masterbuilt Homes, Inc. Ticker: (Private)

Corporate Profile

Sector: Technology Industry: Real Estate Development Sub-Industry: Smart Technology Website: www.jamesmasterbuilt.com

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As of April 7, 2026

EXECUTIVE SUMMARY

James MasterBuilt Homes Inc. is well positioned at the nexus of net-zero residential demand and capitalizing on long-term energy cost reduction trends. Net-Zero Energy Buildings are forecast to grow from ~\$54.8B in 2024 to ~\$270B by 2034 — a compound annual growth rate near 17%.

Value Proposition

James MasterBuilt offers modular, energy-efficient homes leveraging proprietary solar, battery integration, and smart home ecosystems. This differentiation vs. traditional builders supports a premium pricing strategy with reduced utility costs and potential ongoing revenue for those who adopt the Company’s products separately from their micro developments that offer revenues from sales of real estate, potential HOA and community fees, and fees or subscriptions from product sales/leases.

Financial Outlook

Over a 10-year horizon, projections show robust revenue growth (~15% CAGR) and free cash flows that deliver IRR north of typical hurdle rates when discounted at 12–14%. NPV remains positive in base & conservative scenarios.

Competitive Edge

Unlike volume builders focusing predominantly on conventional builds, James MasterBuilt holds a “specialist” position and a dual revenue strategy — allowing for potential partnerships, premium positioning, subscription revenue, and early adoption of NZE tech strategies.

Exit & Liquidity Strategy

The main goal of the Company is to grow towards an IPO. There is also potential for a strategic sale to major builders incorporating NZE divisions, climate tech roll-ups, or structured secondary buyouts by sector-focused funds.



Corporate Contact Information

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Christopher Beimel Founder, CEO & Chairman

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James Masterbuilt Homes, Inc.

Ticker: (Private)

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Corporate Profile

As of April 7, 2026

Sector: Technology
Industry: Real Estate Development
Sub-Industry: Smart Technology
Website: www.jamesmasterbuilt.com

Analysts whose efforts contributed to this report.

Alan Stone BS, MBA - Managing Director and CEO, WallStreet Research™

Alan has been active in the investment management and securities industry for over 40 years. He was a top analyst and fund manager at leading investment firms on WallStreet including Prudential Capital, Merrill Lynch Asset Management, and Ladenburg Thalmann before acquiring WallStreetResearch™. Alan holds a BS degree in Economics and Finance from the University of Pennsylvania's Wharton School and an MBA in Finance and Investments from New York University's Graduate School of Business, and has completed advanced studies at the London School of Economics and UCLA.

Patrick Mitchell, MBA - Senior Analyst at WallStreet Research™ / Business Strategist at Tallawah Private Capital

Patrick began working with WallStreetResearch in 2014 as an analyst. He got his start in the industry as a proprietary trader for Pro Trade Securities and went on to intern at HedgeCo Securities, one of the largest firms containing hedge fund data for dissemination online. Patrick went on to work with a CTA managed futures fund as an analyst and trader. Mr. Mitchell recently launched Tallawah Private Capital where he currently serves as an independent business strategist and consultant to emerging public and private companies. Through Tallawah, Patrick offers services in the areas of financial and business strategic planning, financial analysis, private wealth management and exit planning. Mr. Mitchell received a Bachelor of Science degree in Bio Health Sciences from La Sierra University and an Executive MBA with a specialty in finance from Florida Atlantic University. Patrick has advanced his education by completing the Certified Financial Planner (CFP) coursework and is currently working to complete the CFP and CEPA - Certified Exit Planner Advisor designations. -- www.patrickmitchellbiz.com

Sara Ishag, MBA - Director, Investor Relations at WallStreet Research™

Sara Ishag brings over a decade of experience in Corporate Finance, Financial Management, and the Financial Services sector. Sara served as a Wealth Management Banking Executive, at JPMorgan Chase, managing a portfolio of High-Net-Worth Investors and earning Top Banker Awards. Her leadership continued as Vice President, Relationship Manager at HSBC, where she successfully cultivated relationships with Global investors. Currently, Sara is the Director of Investor Relations, where she engages with investors to understand their preferences and works with our C-Suite clients on their capital-raising efforts. Sara has excelled in both Fortune 500 companies and within the start-up ecosystem, she serves on the Boards of several early-stage companies, leveraging her network within the venture community, including Angel Investors, VCs, and Family Offices. Sara is an Honors Graduate, holding an Executive MBA from USC and a BSc from the University of California. She further advanced her education with a certificate in Investment Banking from UCLA and Digital Marketing from UC Berkeley, she is also an SEC FINRA licensed professional.

Mark L Vega, CTO at WallStreet Research™

Mark gained his experience in the investment community working as a technical advisor to investment bankers, brokers and traders. Prior to working with WallStreet Research, Mr. Vega served as the CTO responsible for the overall technical advancement of several publicly traded companies in the energy, telecom, video and advertising sectors.