

CARGOMINIUMS—

The Ultimate Game Plan



Cargominiums is the private solution to the public problem of a lack of affordable housing units in the United States. Cargominiums are sustainable, scalable and green. Made from 100% “up-cycled” former shipping containers, Cargominiums recycles and reuses a material that otherwise continues to stack up at ports in and around the United States. The material is energy efficient, and costs 70% of the cost of traditional sticks and bricks building technology.

Our current project is the largest shipping container residential development in the United States at over 17,200 square feet. A traditional build of that size would take nearly four (4) months to frame. Our project’s superstructure was completed in five (5) days. Time savings, abundant material availability and our best in class team’s expertise in Cargo Construction means that our project makes money in any market translating into profitability for Cargominiums and our Ultimate Game Plan Partners.





The Problem Nationally:

“The availability of affordable housing isn’t keeping up with demand from extremely low-income renters, according to a new [report](#) by the Urban Institute.

In fact, not a single county in the United States can fill 100% of its low-income population’s need for safe, affordable housing. On average, there are only 28 adequate and affordable housing options for every 100 extremely low-income households, the report found.

Between 2000 and 2013, the number of extremely low-income households—which bring in an income at or below 30% of the area median—increased by 38%. Meanwhile, the availability of adequate housing for that income bracket increased by only 7%, Urban Institute found.¹

While public assistance provides the bulk of that affordable housing, only a fraction of eligible households are able to benefit from the help. The rest are forced to stretch their thin wallets on the private market, where affordable housing is disappearing.

The result? A growing number of households face either severe rent burdens totaling more than 50% of their incomes or severely inadequate housing. Those costs can affect residents’ quality of life in major ways—according to a [2014 report](#) by the Joint Center for Housing Studies of Harvard University, severely-cost burdened, low-income households spent 39% less on food and 65% less on healthcare each month than households in affordable housing.”¹

¹ Not a single U.S. county has enough affordable housing, [Claire Groden](#)

Jun 19, 2015 <http://fortune.com/2015/06/19/affordable-housing>

The Problem in Ohio:

Although rental costs in the Columbus area remain lower than in many other large U.S. cities, they are increasing at an above-average clip, outpacing wage gains and troubling renters and community leaders who worry about the growing need for affordable housing.

The average rent of a Columbus-area apartment has risen more than 4 percent each of the past two years, and it is forecast to rise an additional 4.2 percent this year to \$898 a month, according to the commercial real estate firm Marcus & Millichap. The average Downtown rent is nearly \$1,300.

Central Ohio has a shortfall of 54,000 decent, affordable and accessible apartments. But the deficit can be cut in half within a decade by adding 2,700 units a year.” —The Housing Vaccine;²

Hal Keller’s nonprofit Ohio Capital Corporation for Housing manages 2,700 affordable units, and there are waiting lists for all of them. He regularly fields offers from for-profit developers who want to acquire properties in neighborhoods such as Italian Village, Olde Towne East and Weinland Park.

Based on income levels ranging from \$39,000 to \$58,560 for one-person households and \$50,150 to \$75,240 for a three-person household, rents likely will be out of reach for many who now live in the area.

Rents could, according to the formula, range from \$993 for a studio to \$1,915 for a two-bedroom apartment.³

² <https://www.homeportohio.org/news-posts/2015/10/30/the-housing-vaccine-why-a-stable-decent-affordable-home-keeps-kids-and-families-healthy>

³ Income divide and rising rents make more neighborhoods unaffordable, [Jim Weiker](#)

The Columbus Dispatch; [Mark Ferenchik](#) The Columbus Dispatch; [Rita Price](#)

The Columbus Dispatch <http://www.dispatch.com/news/20170430/income-divide-and-rising-rents-make-more-neighborhoods-unaffordable>

The Solution: NISRE Inc.

Nothing Into Something Real Estate (NISRE) Inc. is a faith based nonprofit Community Development Corporation that provides affordable housing solutions and a range of economic empowerment initiatives designed to alleviate poverty and revitalize neighborhoods in low and moderate income communities.

NISRE, Inc. is a licensed and certified Community Residential Center provider by The Ohio Department of Rehabilitation and Corrections (ODRC). NISRE, Inc. currently operates Community Residential Centers in 5 Ohio cities including Columbus, Akron, Mansfield, Cincinnati and Chillicothe.

Since our inception in 2006, NISRE, Inc. has developed a 'model' transitional housing program commonly known as 'The EXIT Program', and has assisted more than 1000 homeless individuals with housing and supportive services. In the past 7 years, NISRE, Inc. has successfully contracted our housing program with various public and private entities in need of transitional housing placements for adults and youth in Ohio. Past and present contracts include: U.S. Department of Housing and Urban Development (HUD), U.S. Department of Justice (USDOJ)-Second Chance Act Grant, Ohio Department of Rehabilitation and Corrections (ODRC), Ohio Department of Youth Services (ODYS), U.S. District Court (USDC), Warren County Probate Court, Office of



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Criminal Justice Services, Franklin County Office of Homeland Security and Justice Programs, Columbus Area, Inc., Franklin County Youth Build, and private residents.

NISRE, Inc. is more than just a housing organization. We are an agency that is passionate about helping people make long term life changes for the better. Along with our core values of Empowerment, Accountability and Transformation, our agency programs are designed to help answer the question, "How do we reduce the effect of social injustices in our society?" We believe that the answer is to give people the assistance they need to make the life changes that truly matter and the hope they need to inspire change, while raising social consciousness and public awareness that spawns lasting, effectual change. To us, crime prevention is victim prevention!

M2 Social Enterprises Corporation is the for-profit division of NISRE, Inc. M2 Social Enterprises Corporation contains a line of profit-making businesses that employ commercial strategies to maximize improvements into the well-being of our clients while generating revenue to help sustain NISRE, Inc.'s organizational activities. Through M2 Social Enterprises, businesses are developed to create employment opportunities for individuals served under the NISRE, Inc. family of companies.

Our feature businesses include: Coffee Crafters, LLC, The Destiny Center, and Cargominiums.



The Principals:

Dr. Michele Reynolds, Executive Director NISRE, Inc.

Dr. Michele Reynolds has over 20 years of professional experience in business and non-profit management. She holds a Commercial Real Estate License in the State of Ohio. Her education includes a Bachelor of Science degree in Criminal Justice from the University of Cincinnati, Master of Arts in Public Administration and Urban Studies from the University of Akron, Master of Law from Thomas Jefferson School of Law, and Honorary Doctorate of Philosophy from CICA International University and Seminary.

Dr. Reynolds is the Founder and Chief Executive Officer of NISRE Inc.—a faith based nonprofit community development organization that provides affordable housing solutions and a range of economic empowerment initiatives designed to alleviate poverty and revitalize neighborhoods in low and moderate income communities. Under Dr. Reynolds' leadership NISRE, Inc. has housed over 1000 citizens through its restorative housing programs and created workforce opportunities for marginalized citizens. NISRE Inc. is the parent company of nine businesses.

Dr. Reynolds has received multiple awards for her outreach work. In August 2005, she was honored with the 'Employer Excellence Award' by the Ohio Rehabilitative Services Commission. In July 2015, she was honored with the Jerry Revish 'Restoring Citizen Award' and In November 2015, she was awarded the Gary A. Mohr,

Director's Award by the Ohio Department of Rehabilitation and Corrections. In 2016, she was bestowed with the Presidential Lifetime Achievement Award from former President Barack Obama. The Finance Fund honored her with the 2017 Community Champion Award.



Dr. Michele Reynolds is the wife of Pastor Uhleric (Rick) Reynolds and mother of 2 children. She is the First Lady and Executive Pastor of Common Ground Destiny Center Church. Through ministry, Dr. Reynolds and her husband launched a marketplace ministry called 'The Destiny Center'- a faith based social enterprise incubator and event facility designed to support the needs of aspiring and established entrepreneurs with resources including office space, meeting space business and life coaching, mentorship and business training. She and her husband have been featured on TBN for their ministry and outreach efforts. Dr. Michele is a highly sought after Executive Business Coach and author of an ebook entitled, "The Dreambiz Blueprint- 101 Business Tips on How to Develop and Operate Your Dream Business", which is available for download at www.destinypartners.org

Derrick Pryor, Principal AES Development LLC.,

AES Development LLC delivers to its clients ACCESS to capital markets. Specializing in unique and complex financing structures, AES adds value through partner relationships, funding, strategic vision, and technical prowess.

We understand that it doesn't stop there; EXECUTION is key. AES understands that timing can mean the difference in many deals. Utilizing our experience analyzing economic trends and financial forecasting, ultimately leads to SUCCESS for our clients, our partners, and our projects.

AES Development LLC is a Financial Services and Real Estate Development Firm. Our development arm serves as consultant, merchant developer, owners' representative and or owner/partner based on the various needs of commercial, residential and mixed use projects.

AES' financial services division partners with banks to provide Tax Exempt Bond financing to municipalities for infrastructure projects; Colleges and Universities to provide student housing and educational facilities; and with local partners to develop affordable housing, across the US.

AES specializes in taking on the challenge of redeveloping properties or re-purposing existing buildings in urban environments. This may include a general makeover or a detailed historical restoration. We understand the unique needs of historic and urban redevelopment projects. Municipalities, developers and owners require a specialized understanding of financing incentives and code expectations from a design, budget and construction viewpoint. No redevelopment project is the same but AES brings a depth of knowledge in historical redevelopment. We provide detailed planning for and implementation of urban residential and mixed-use development. Some of our services include:

- Integrating sustainability into the mainstream urban development
- Coordination with the redevelopment team and local communities
- Competitive analysis (case studies and creative product planning)
- Strategic planning for proposed development.



