

We Are the Developer for Developers.

Most developers spend 18 months just getting to a shovel. We've built a platform that takes you from raw land to certificate of occupancy – one partner, one contract, one fixed price. No GC roulette. No change order surprises. No timeline drift.

ZERO CHANGE ORDERS · ~50% TIMELINE COMPRESSION · ~15% HARD COST SAVINGS* · ~60% SOFT COST REDUCTION*

[Discuss a Deal](#)

[Model Your Returns](#)

*Internal targets based on StackHaus's integrated delivery model. Not independently audited. See Slide 4 for methodology.



EXECUTIVE SUMMARY

The Case for StackHaus in 60 Seconds.

THE PROBLEM

The average residential project involves 12+ separate vendor contracts – each a handoff risk (ULI, 4th Ed.)

Average cost overrun: 28–33%. Only 1 in 4 projects finishes within 10% of original budget (McKinsey / KPMG)

Soft costs eat 20–30% of hard cost – architect, PM, owner's rep, entitlement attorney, permit expeditor, all billed separately (NAHB, 2025)

Permit-to-CO alone averages 11.9 months for contractor-built homes – before entitlements, design, or financing are counted (U.S. Census Bureau, 2024)

THE STACKHAUS SOLUTION

One partner owns all 8 phases – land sourcing through CO delivery. One contract. One fixed price.

~15% hard cost savings via bulk procurement.* ~60% soft cost reduction via integrated team – targeting ~11% vs. 20–30% traditional (NAHB baseline).* Internal targets; see Slide 4 for methodology.

18–36 month total timeline vs. 4–7 years traditional. ~50% compression across every phase.

Zero change order exposure. Scope locked at schematic design – before permits, before ground breaks.

Design-build is projected to reach 47% of all U.S. construction spending by 2028 – the fastest-growing delivery method in construction. StackHaus is the fixed-price, full-cycle residential version. (Source: FMI / DBIA Design-Build Utilization Study, 2024)

Traditional Development Is a Vendor Pile-Up.

On a typical residential project, a developer is simultaneously managing a land broker, entitlement attorney, architect, structural engineer, civil engineer, MEP consultant, permit expeditor, construction lender, insurance broker, general contractor, and 3-5 specialty subs. That's 12+ separate contracts, 12+ separate invoices, and 12+ separate points of failure. Every handoff is a budget risk. Every gap in communication is a schedule risk. (Source: ULI, Professional Real Estate Development, 4th Ed.)

TRADITIONAL	STACKHAUS
12+ vendor contracts – each with separate scope, liability, and billing	1 contract – covers all 8 phases, land through CO
4-7 year full-cycle timeline from land to CO	18-36 month timeline – ~50% faster than traditional
Budget set at bid, blown by delivery – 28-33% avg overrun (McKinsey)	Fixed price locked at schematic design – zero change order exposure

StackHaus replaces the entire fragmented stack with one partner, one contract, one fixed price.

The Market Is Already Moving This Direction

47%

of U.S. construction spending projected to be design-build by 2028 – up from ~15% a decade ago.
Fastest-growing delivery method in construction.
(Source: FMI / DBIA, 2024)

3,700+

homes delivered by PUB Build (SoCal) using the integrated model
Proving it works at scale

\$2B+

in real estate value developed under single-contract integrated delivery
(Source: PUB Build)

Integrated design-build is projected to represent 47% of all U.S. construction spending by 2028 – up from ~15% historically – as developers and owners abandon the fragmented vendor model in favor of single-contract accountability. (Source: FMI / DBIA Design-Build Utilization Study, 2024)



Eight Phases. Zero Hand-Offs.

We take accountability for every phase – from the day you identify a parcel to the day you hand keys to your buyer or tenant.



01. Land Sourcing & Acquisition

We run parcel-level feasibility before you commit capital. Off-market sourcing, zoning analysis, entitlement risk scoring, utility access review, environmental flag screening, and preliminary cost modeling – all delivered in a Site Feasibility Report with a clear go/no-go recommendation. You don't sign a PSA blind.



02. Entitlements & Zoning

Variance applications, rezoning petitions, conditional use permits, and public agency coordination – all owned by StackHaus. We have established relationships with planning departments in every active market. You don't hire an entitlement attorney separately. We are the entitlement process.



03. Architecture & Engineering

In-house licensed architects, structural engineers, MEP coordinators, and civil engineers working under one roof. No handoff between design and construction. Designs are built to appraise above cost, meet current energy codes, and qualify for standard lender financing from day one.



04. Construction Financing

We prepare and manage the full construction loan package – draw schedules, lender documentation, inspection coordination, and disbursement tracking. Your team doesn't chase paperwork or sit on hold with the bank. We manage the lender relationship so you can focus on the next deal.



05. Permitting & Inspections

Every permit application, plan check response, correction notice, inspection scheduling, and sign-off is owned by StackHaus. We have dedicated permit expeditors embedded in every active market – not outsourced, not on-call. Permitting delays are the #1 schedule killer in residential development. We've built the infrastructure to eliminate them.



06. Construction Management

Fixed-price, fixed-schedule builds with full GC-level accountability. We manage subcontractor selection, material procurement, quality control, and site supervision under a single budget and timeline. No GC markup on top of our fee. No finger-pointing between designer and builder. One team owns the outcome.



07. Insurance & Risk Management

Builder's risk, general liability, and warranty coverage structured from day one – not bolted on at closing. We coordinate with your lenders and investors to ensure coverage meets their requirements before ground breaks. No coverage gaps. No mid-project surprises.



08. Certificate of Occupancy & Delivery

We own the punch list, the final inspections, and the CO procurement. Keys-in-hand delivery means the project is done – not 'substantially complete.' You move on to the next deal with a clean, insured, CO'd asset.

Independent Oversight — Who Watches StackHaus

Third-Party Inspections

Independent inspectors required at foundation, framing, MEP rough-in, and final CO stages – mandated by lenders and local jurisdictions. StackHaus does not self-certify structural or systems work.

Lender Draw Review

Construction loan draw packages are reviewed and approved by the lender's independent inspector before each disbursement. Provides a financial check on progress and quality at every phase.

Warranty & Defect Liability

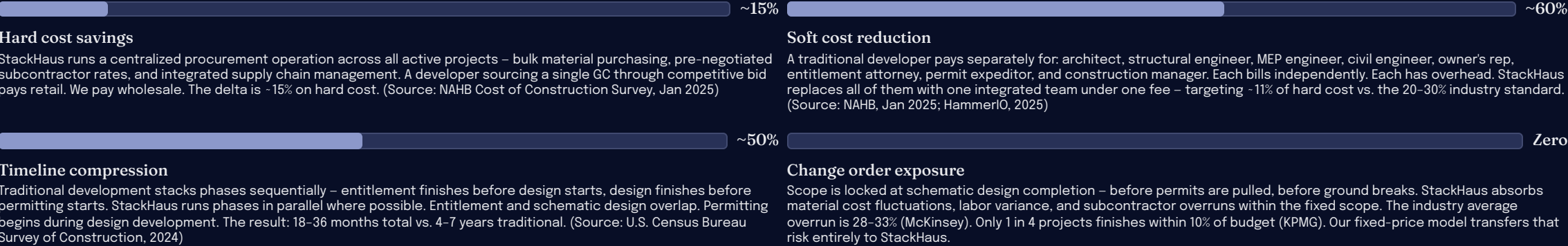
StackHaus provides a builder's warranty on all completed work. Structural defects carry a 10-year liability exposure under standard residential construction law – aligning StackHaus's long-term interest with build quality.

Transparent Contract Structure

All exclusions, carve-outs, and owner responsibilities are documented in writing at contract execution. No verbal agreements. No mid-build surprises. ASCE and construction law firms note that single-entity accountability is only as strong as the contract behind it – StackHaus's is explicit. (Source: ASCE, Jan 2023; Weiss Handler Construction Law, Mar 2026)

Built for Developer Economics.

Every element of the StackHaus model is designed to protect and improve your returns.



How We Calculate These Figures

- 15% hard cost savings: StackHaus's internal target based on bulk procurement and pre-negotiated subcontractor rates vs. open-bid GC baseline. Mechanism is consistent with integrated supply chain models documented in construction industry literature. Not independently audited.
- 60% soft cost reduction: Derived from StackHaus's integrated fee structure targeting -11% of hard cost vs. the NAHB-documented industry baseline of 20-30%. The baseline is third-party verified (NAHB, Jan 2025); the StackHaus target figure is internal.
- 50% timeline compression: Supported by U.S. Census Bureau permit-to-CO data and CII/DBIA design-build research. StackHaus's specific 18-36 month total timeline is an internal target based on parallel-phase execution.
- Zero change orders: Contractual commitment, not a statistical claim. Enforced through fixed-price contract structure with documented scope lock at schematic design.

"Cost savings figures reflect StackHaus's internal project targets based on integrated delivery model. -15% and -60% figures have not been independently audited. Industry benchmarks cited separately are third-party verified. See sources above."

How We Lock Price

- Scope is fixed at schematic design completion – before permits are pulled or ground is broken
- Fixed-price contract explicitly covers: site work, hard construction, MEP, finishes, and GC overhead
- Excluded from fixed price (standard industry carve-outs, disclosed upfront): owner-initiated scope changes, unforeseen subsurface conditions (e.g., undisclosed contamination, rock), and acts of God
- All exclusions are documented in writing at contract execution – no surprises mid-build
- StackHaus absorbs material cost fluctuations, labor variance, and subcontractor overruns within the fixed scope

Industry context: Most residential contracts labeled 'fixed price' contain broad variation clauses. (Source: Duncan Cotterill Construction Law, Oct 2024) StackHaus's contract structure explicitly limits these carve-outs to the three categories above.

Third-Party Validation: The Design-Build Advantage



StackHaus is the fixed-price, full-cycle residential application of the design-build model.

StackHaus vs. Traditional — Phase by Phase

Phase	StackHaus	Traditional	Why Faster
Land to Entitlement	3–8 wks	3–12 mo	Pre-built agency relationships in CA, AZ, TX, FL, CO. No cold-start with planning departments.
Design & Engineering	8–12 wks	4–9 mo	Architect, structural, MEP, and civil under one roof. No RFP process. No coordination lag between disciplines.
Permitting	6–14 wks	3–12 mo	Dedicated permit expeditors embedded in every active market. We know the reviewers, the correction patterns, and the resubmittal windows.
Construction	10–18 mo	18–36 mo	Pre-negotiated subcontractor relationships and bulk material procurement eliminate the 6–10 week bid-and-award cycle on every project.
Closeout & CO	4–8 wks	2–6 mo	Punch list managed proactively from 30 days before substantial completion. Final inspection scheduled before CO application – not after.
TOTAL	18–36 mo	4–7 yrs	~ 50% faster

SAMPLE DEAL

12-Unit Infill · Scottsdale, AZ

A representative infill project modeled under StackHaus's fixed-price, integrated delivery structure. All costs locked at schematic design.

Deal Breakdown

Land Acquisition (off-market sourced, pre-entitlement)	\$1,100,000
Hard Construction – Fixed (\$240K/unit, locked at schematic design completion)	\$2,880,000
Soft Costs – Integrated team fee (-11% of hard cost vs. 20–30% traditional)	\$360,000
Financing / Carry (14-month build, construction loan at 8.5% interest-only)	\$310,000
Total Project Cost	\$4,650,000
Gross Sale / Refi Value (\$560K/unit · conservative vs. Scottsdale April 2025 median of \$1,176,500)	\$6,720,000
Gross Profit	\$2,070,000
Margin	44.5%
Project IRR	~31%

31%

Project IRR

44.5%

Margin

\$2.07M

Gross Profit

14 mo

Build

Illustrative model only. Exit value of \$560K/unit is conservative vs. Scottsdale April 2025 median sold price of \$1,176,500 (Arizona Regional MLS). Actual results vary by market, project complexity, and financing structure.

Exit Value Sensitivity

Exit \$/Unit	Total Exit	Gross Profit	Margin	Est. IRR
\$500K	\$6,000,000	\$1,350,000	29.0%	~24%
\$560K	\$6,720,000	\$2,070,000	44.5%	~31%
\$620K	\$7,440,000	\$2,790,000	60.0%	~38%

We Build What You're Building.

Single-Family Infill

Most common engagement

Premium single-family homes on infill lots. 1-5 units per engagement, 750-4,500 sf per home, 12-15 month target timeline, fixed price from site work to CO.

Urban infill · Suburban teardown · Coastal markets

Multi-Unit Residential

Fastest growing segment

Duplexes, triplexes, ADU portfolios, and apartment communities from 4 to 50+ units under a single fixed-price agreement. 4-100+ units, mix of unit types, 15-24 month timeline, lender-ready draw schedules.

Urban infill · Suburban teardown · Coastal markets

ADU permitting +46% YoY in 2024. (Source: BuildingPermitData.org, 2024)

Teardown & Rebuild

Highest value-unlock

Unlock land value trapped in obsolete structures. Demolition through delivery. Code-compliant, climate-resilient asset that appraises higher and insures cheaper.

Aging housing stock · Post-disaster corridors · Value-add plays

Disaster-Affected Land

Proprietary expertise

We understand the permit environment, insurance landscape, and rebuild economics of fire, flood, and storm-affected markets better than any other firm. Distressed land, discounted acquisition, premium exit.

LA County: 186-day avg permit timeline post-fire. <10% of homes permitted within 8 months. (Source: CA.gov; Insurance Journal, Sept 2025)

Build-to-Rent Portfolios

Institutional quality

End-to-end execution for single-family and small multifamily BTR portfolios. Consistent product quality, compressed build timelines, operational infrastructure institutional investors expect.

- BTR starts -38% Q4 2024 on higher financing costs (NAHB, 2025)
- Fixed-price + timeline compression = competitive advantage in high-rate environment
- 39,000 BTR homes delivered in 2024, +455% from 2019 (LendingOne / Yardi, 2025)

Master-Planned Communities

Largest scale

Large-scale residential communities where consistency of quality, timeline, and cost matter most. One partner across all phases – from master plan entitlement to the final CO.

How It Plays Out in the Field.

Multi-Unit Infill, Los Angeles

Challenge: Developer had a 6-unit infill site under contract but couldn't get a GC to commit to a fixed price within the lender's \$1.8M construction budget ceiling. Two GCs walked after schematic design.

Outcome: StackHaus delivered a fixed-price contract at \$1.74M within 11 days of engagement. Construction loan closed 3 weeks later. Project broke ground on schedule.

Fixed-price contract · Lender-ready documentation · 11-day contract execution

- 75% of construction projects exceed budget by >10% (KPMG)
- GC price certainty is the #1 construction loan stall point (McKinsey)

BTR Community, Phoenix

Challenge: Institutional BTR sponsor needed to deliver 22 units across two concurrent phases with consistent product specs – a requirement no single GC in their market could meet under one agreement.

Outcome: StackHaus executed a single master agreement covering both phases. Phase 1 (12 units) delivered in 14 months. Phase 2 commenced 60 days after Phase 1 groundbreak. Uniform product quality confirmed by third-party inspection.

Single master agreement · 14-month Phase 1 delivery · Multi-phase capable

- 39,000 BTR homes delivered in 2024, +455% from 2019 (LendingOne / Yardi)
- Phoenix is a top-3 BTR market nationally

Teardown & Rebuild, Wildfire Zone (Southern California)

Challenge: Post-fire lot in a hillside zone with active debris flow overlay, fire-hardened design requirements, and a 14-month permit backlog in the local jurisdiction.

Outcome: StackHaus's dedicated permit expeditor secured CO in 9 months. Fire-hardened design appraised 18% above comparable pre-fire comps. Insurance placed at close of construction.

9-month permit-to-CO · Fire-zone expertise · 18% appraisal premium

- LA County avg: 186 days permit application to issuance post-fire (CA.gov)
- <10% of destroyed homes permitted within 8 months (Insurance Journal, Sept 2025)

WHERE WE WORK BEST

Where StackHaus Operates.

We focus on a specific type of project and partner. Here's where we're built to win.



✓ Project scale

\$800K+ in construction cost



✓ Project type

New construction, teardown-rebuild, disaster rebuild, or ADU portfolio



✓ Geography

CA, AZ, TX, FL, GA, CO + disaster-affected markets nationwide



✓ Partner type

Individual developer, fund sponsor, family office, or institutional buyer



✓ Stage

Land identified, under contract, or in pre-acquisition due diligence



✗ Not our lane: Renovations, remodels, flips, or spec work on developer-owned property.

Not sure if you qualify? Send us a 2-sentence project description – we'll tell you within 24 hours.

Ready to Run This on Your Next Project?

TALK FIRST

Start with a site feasibility call.

We'll give you a go/no-go assessment and preliminary cost range within 48 hours at no cost.

Discuss a Deal with Us

1-888-405-5610

RUN THE NUMBERS

Model your project before you call.

Model your project's IRR, profit margin, and equity multiple with our interactive pro forma calculator before you call.

Model My Deal Returns

Stackhaus.co · Malik Shabazz CEO (626)621-8210 · Developer Execution Platform

