



BEAVER LOG HOMES presents

BEAVER CROSSING



*A 40-Home Transitional Community for Veterans, Women &
Children, and Aging Foster Youth*

Investor & Partnership Pitch

FAMILY-OWNED · HAND-CRAFTED · BUILT TO ENDURE

THE MATH IS UNAVOIDABLE

Northern Michigan has thousands of people who need housing.

A 59-year-old Michigan family company can produce 40 hand-crafted log homes in 120 days.

~800

unhoused Veterans in Michigan

MI DVA + Salvation Army

8,000+

women & children turned away from MI shelters annually

MI Coalition to End DV

20,000+

American youth age out of foster care every year — 25% become homeless within 4 years

HUD / NCHCW, 2025

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THE VISION

Beaver Crossing.

*A village. Not a shelter. Not a complex.
Not a project. A village —*

small enough that everyone knows everyone, big enough that the resident services work, durable enough that a hundred years from now the buildings will still be there and another generation of residents will be moving in.

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THE COMMUNITY

Forty homes. Twelve acres. Three populations under one mission.

16

homes

VETERANS WING

≈ 300 sf each

Single adults, primarily men with women's units mixed in. 1BR + porch. Funded via HUD-VASH vouchers + VA per-diem.

16

homes

WOMEN & CHILDREN WING

500-650 sf each

Mothers with up to 3 children. 2-3BR + kitchen + covered porch. Funded via DV transitional housing + tenant-based rental assistance.

8

homes

AGING FOSTER YOUTH WING

≈ 250 sf each

Young adults 18-24. Studio + kitchenette. Funded via Chafee + Michigan Youth in Transition.

✦ *PLUS a 5,000 sf community building — case management offices, childcare room, community kitchen, classroom, laundry, quiet room.* ✦

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WHY BEAVER

Because we can actually build it.

Three generations. 59 years of log home manufacturing. A proprietary building system that pre-cuts every component at our mill and erects walls in three days per home.

120

PRODUCTION DAYS

40 homes plus the community building go vertical.
Conventional stick-frame: 18-24 months.

01

SPEED

40 cabin shells in 120 days.
9 months total to certificate of occupancy.

02

COST

Community pricing ~30% below our market rate.
\$200K avg per-unit all-in (vs. \$280-380K LIHTC norm in Michigan).

03

DIGNITY

Hand-crafted log homes signal permanence and value. Not warehoused. Housed.

04

REPLICATION

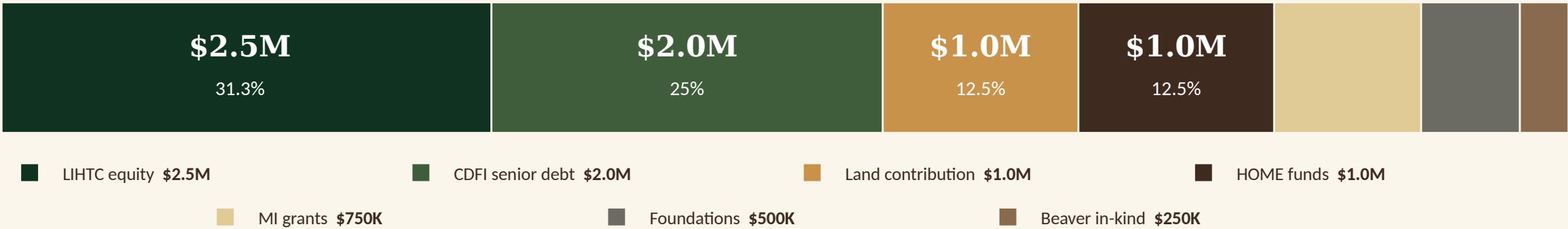
Beaver Crossing is the first. The same model deploys to dozens of communities.

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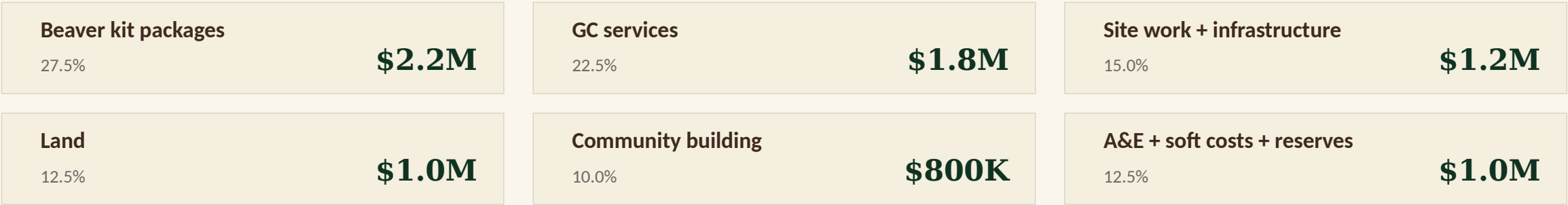
THE CAPITAL STACK

\$8.0M assembled from seven sources.

Every source is an established funding pool. The orchestration is the work.



FUNDING USES



Per-unit all-in: ~\$200K. Compares favorably to \$280-380K Michigan LIHTC new-construction norm (MSHDA).

FOUR PARTNERS

Beaver supplies the homes. These four make the project a project.

01 DEVELOPER

Operations lead

Forms ownership entity, holds entitlements, structures capital stack, manages construction & lease-up.

8-12% developer fee • ~\$640-960K

02 LAND PARTNER

Site contributor

Donates or contributes 10-15 acres in Northern Michigan via donation, below-market sale, ground lease, or equity contribution.

Tax benefit • Naming • Legacy

03 GENERAL CONTRACTOR

Construction lead

Foundations, MEP, finishing, site coordination. ~\$3-3.8M of GC-managed work over 9 months.

Predictable schedule • Replication pipeline

04 ANCHOR CAPITAL

Gap-filler

\$500K-\$2M concessionary capital. Structures: PRI, MRI, OZ, charitable contribution, recoverable grant, or hybrid.

Impact return + naming + tax benefits

We need a developer.

LIHTC experience. Michigan or Upper Midwest track record. Capacity to lead the project from LOI through 90% stabilization (~24 months).

WHAT YOU DO

- ▶ Form project entity (LLC + 501c3 ownership)
- ▶ Hold and manage entitlements
- ▶ Structure and close the capital stack (seven sources)
- ▶ Manage Beaver and GC contracts during construction
- ▶ Recruit and contract services operators (3 wings)
- ▶ Operate from CO through 90% stabilization

WHAT YOU GET

\$640K - \$960K

developer fee (8-12% of project), paid out over construction draws and lease-up milestones

- ◇ First-look on Beaver Crossing replication portfolio
- ◇ Mission-development brand and credentialing
- ◇ PR / earned media + donor relationships you keep

We need 12 acres.

Northern Michigan. Within 90 minutes of a regional employment center. Utilities at or near the property line. Multi-family residential zoning or PUD-overlay eligible.

POTENTIAL ACQUISITION STRATEGIES • four ways the land can come into the project

Outright Donation

Tax-deductible gift to project entity at fair market value.
Charitable deduction.

Below-Market Sale

Sale at \$50K-90K/acre. Seller takes structured note for difference vs. appraised FMV.

Equity Contribution

Contributed for Class B or preferred equity interest.
Concessionary return (2-5%).

Ground Lease

Land contributed via 75 or 99-year ground lease at nominal rent.
Land stays in donor portfolio.

Ideal partner profiles: family foundation with land holdings • church or denominational property • municipal surplus land • private landholder seeking philanthropic legacy • health system with community-benefit obligation

We need a builder.

Northern Michigan-based or willing to staff regionally. Multi-unit residential experience. Capacity to dedicate a 9-month build window.

\$3-3.8M

OF GC-MANAGED WORK

across a 9-month build window, start to certificate of occupancy.

THE SCOPE

01

40 + 1 foundations

Frost-protected slab or stem-wall for each cabin, plus the community building

02

MEP systems

Plumbing, electrical, HVAC for 40 cabins + community building

03

Interior finishing

Trim, cabinetry, fixtures, flooring, paint — for every cabin

04

Exterior finishing

Roofing, deck and porch construction, exterior stain, gutters

05

Site coordination

Field-level conductor for all on-site trades during construction

We need anchor capital.

\$500K to \$2M of concessionary capital. The most flexible money in the stack — what enables the LIHTC syndicator and CDFI lender to underwrite the rest.

Program-Related Investment (PRI)

For private foundations. Below-market loan, 2-4%, 10-15 year amort. Counts toward 5% distribution rule.

Mission-Related Investment (MRI)

For family offices. Equity or debt at concessionary terms (3-5% target IRR).

Charitable Contribution

Full tax-deductible donation. Donor receives deduction at time of gift.

Donor-Advised Fund Grant

Disbursement from existing DAF. Tax benefit already realized.

Recoverable Grant (hybrid)

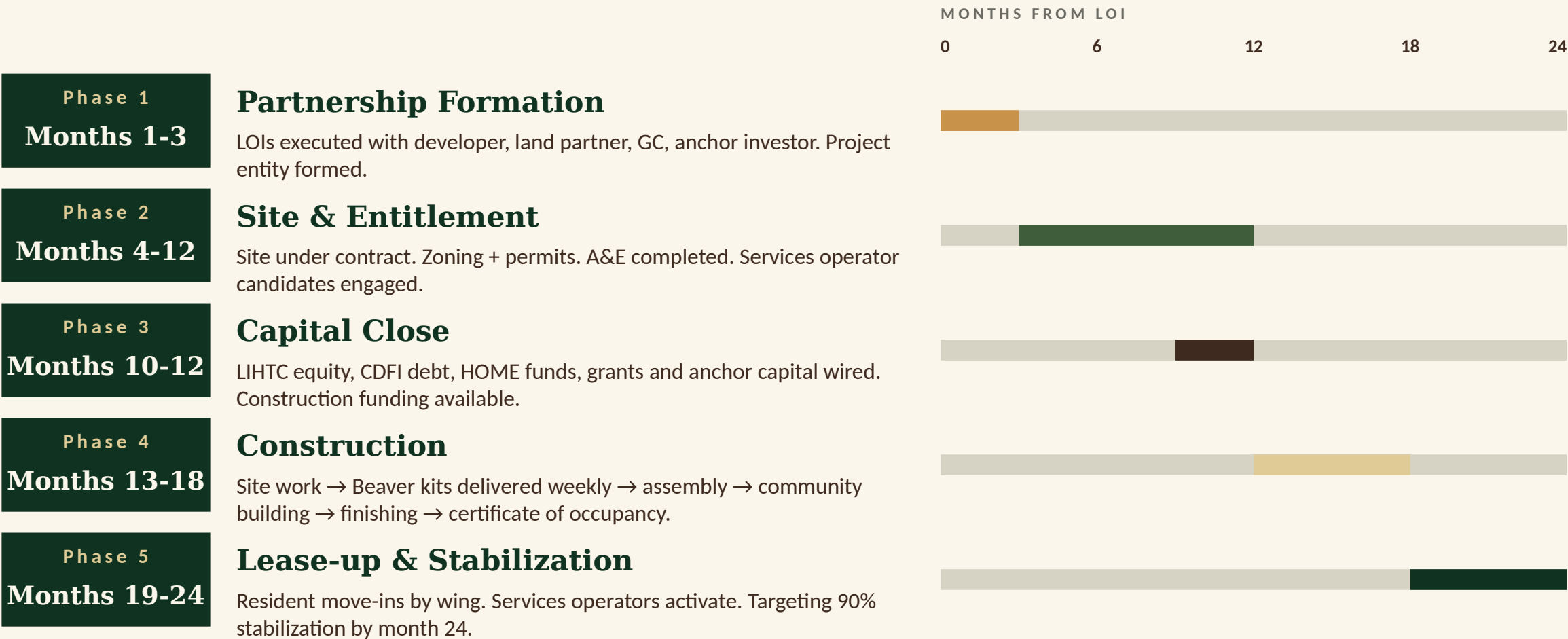
Functions as grant if milestones missed; converts to low-interest loan if hit.

Opportunity Zone Investment

OZ-qualified sites available. Capital-gain deferral + 10-year exclusion.

All structures available. Specific terms tailored to your situation.

Twenty-four months from LOI to ribbon cutting.



Three generations. One conviction.

Three generations of our family have built log homes for families who could afford them.

*Beaver Crossing is the first home we will build for families who cannot.
We would like you to build it with us.*

— Kirk Beaver, Owner & President

On behalf of three generations of the Beaver family · 1967 – present



Let's talk.

If anything in this deck resonated, the next step is a conversation.

KIRK BEAVER

Owner & President · Beaver Log Homes

231-258-5020

info@beaverloghomes.net · beaverloghomes.net

850 S. Cedar Street · Kalkaska, Michigan 49646

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