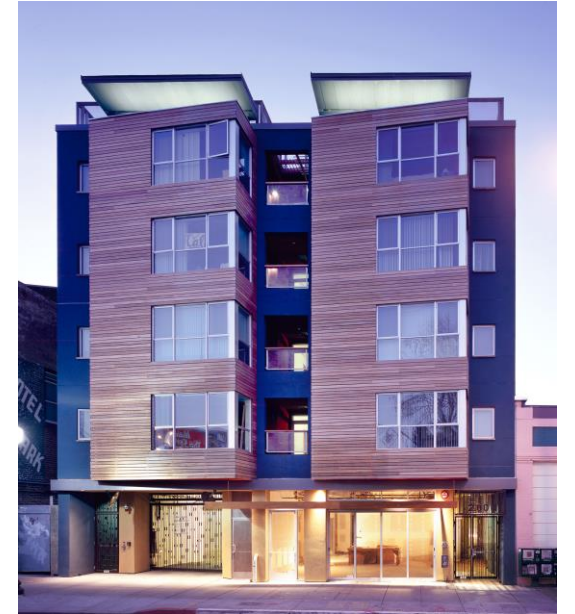


PANORAMIC
INTERESTS

Michael Thomas | Michael@panoramic.com

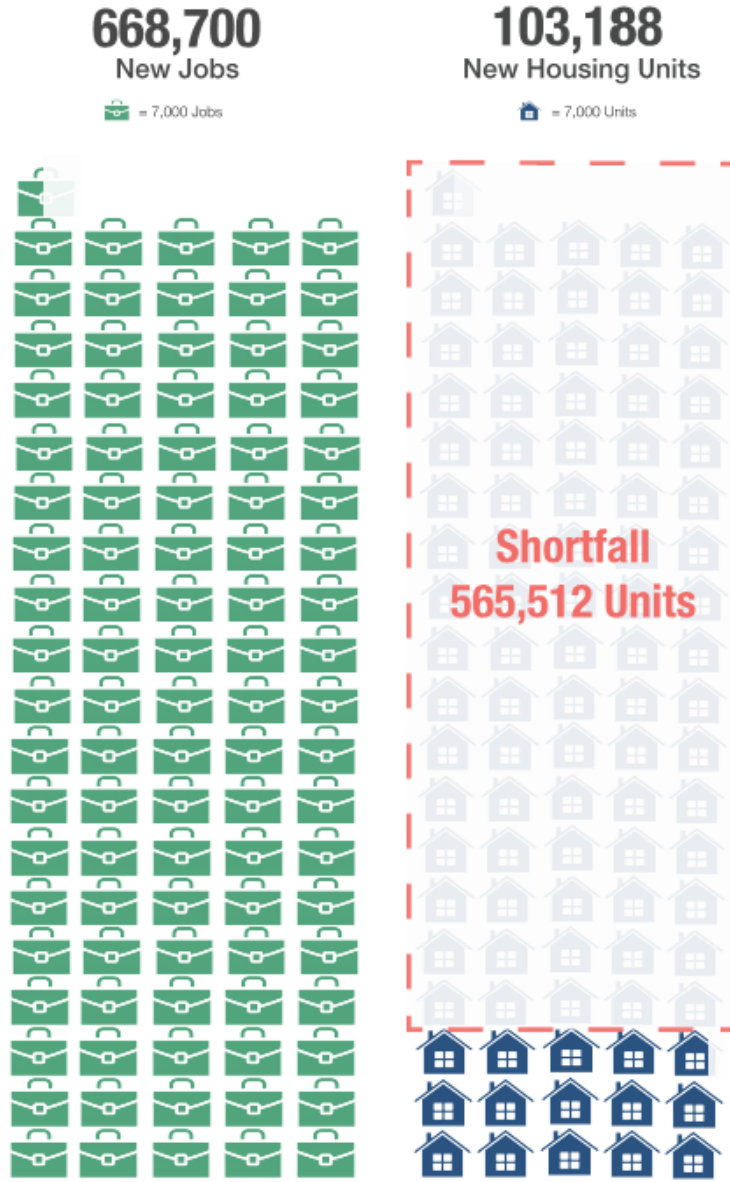
Representative Projects



Future Project: 1,032 units in Oakland



Why is more housing needed?

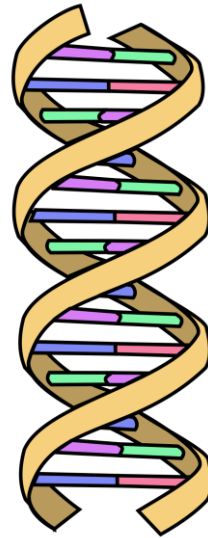


Bay Area Jobs/Housing Imbalance
(2009 - 2017)

THE BAY CITY Beacon



Panoramic Solution to Market Rate Affordable Housing



Micro DNA



Car-free

- 333 12th St, San Francisco
- Units: 200
- Residents: 650
- Parking: Zero





lyfa

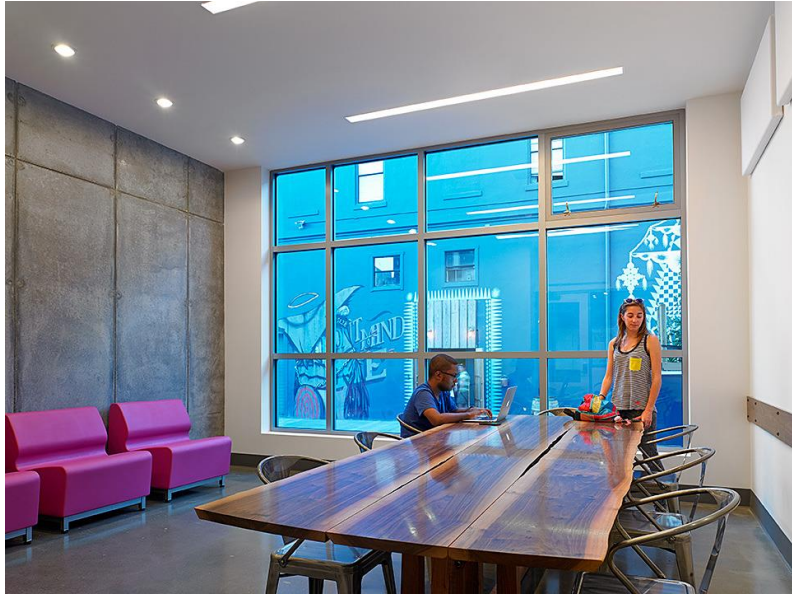


Micro DNA

- 1321 Mission St,
San Francisco
- Units: 160
 - 120 studios (250 sq ft)
 - 40 suites (3 bdr, 600 sq ft)
- Residents: 400









687 SF

VS



660 SF



CREATORS OF CITYSPACES®



HAMBURGER



MICRO-PAD
160 SF

CHEESEBURGER



DUO
432 SF

DOUBLE-DOUBLE®



SUITE
624 SF

Standardized = Modular

- 38 Harriet St, San Francisco
- Units: 23 studios (295 sq ft)
- Residents: 45
- Wood modular
- Stacked up in 4 days

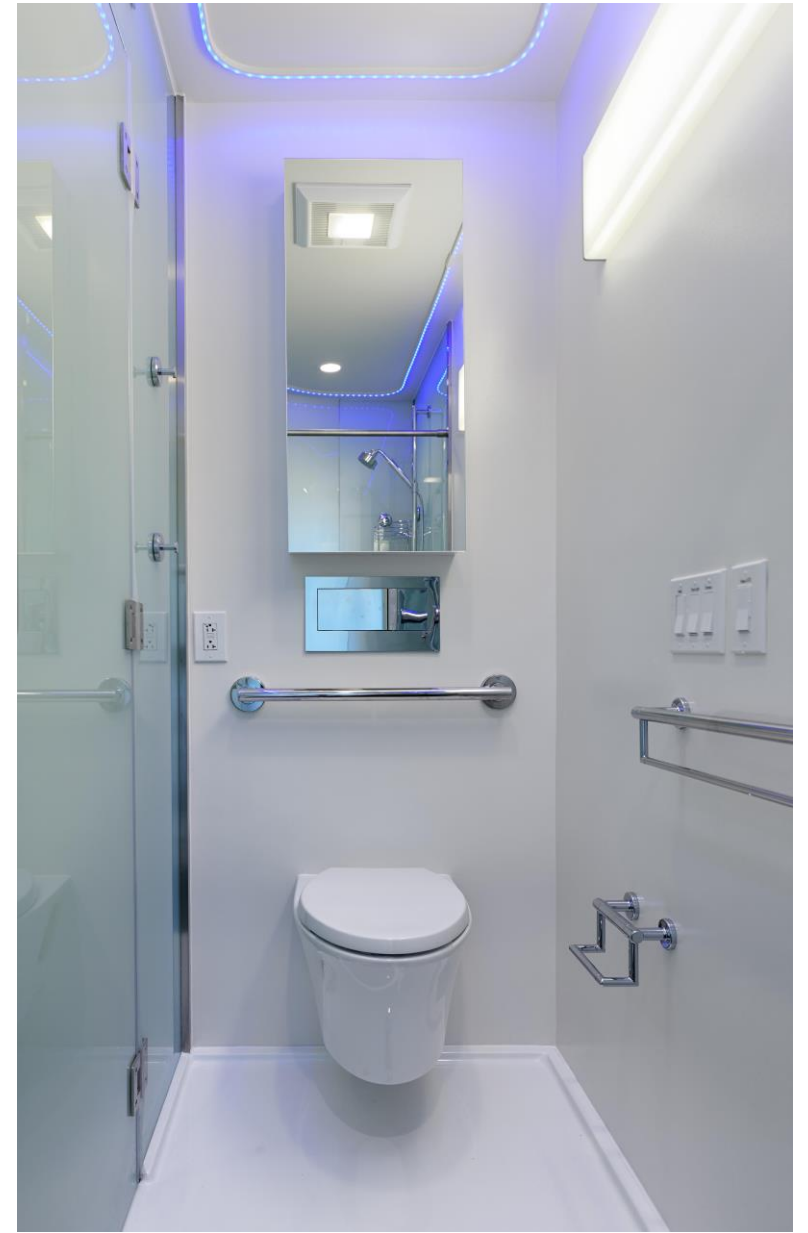


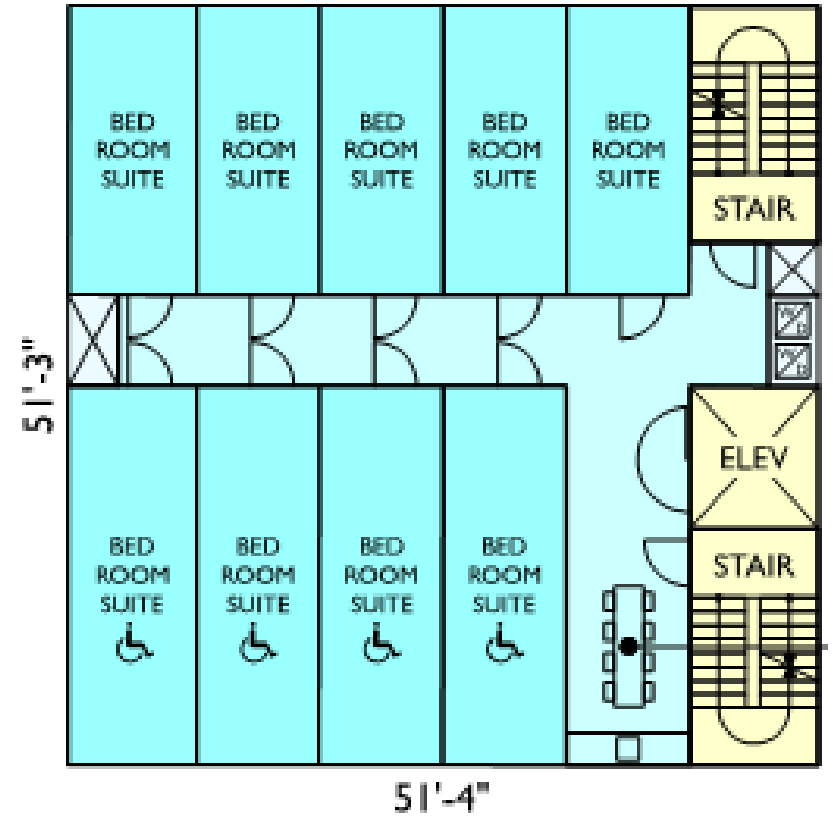




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Estimated 10,000 Dwellings

Source: NewsAUK, 2-20-16

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