

Ai ACCOMMODATION

Smart Solutions For Future Housing



AI Accommodation LLC

8907 Warner Avenue, Suite 108

Huntington Beach, CA 92647

714.842.8018 | www.ai-adu.com

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Vision

At AI Accommodations LLC, our vision is to redefine the future of living spaces. We envision a world where housing is not just a necessity, but a harmonious blend of innovation, efficiency, and sustainability. Through our pioneering modular ADUs and advanced construction methods, we aim to revolutionize the housing industry, creating spaces that enhance quality of life while minimizing environmental impact. Our vision is to lead the way towards a more accessible, adaptable, and interconnected living experience for people around the globe.

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Values

1. **Innovation:** We embrace innovation in every aspect of our business, constantly pushing the boundaries of what's possible to deliver cutting-edge solutions that exceed expectations.
2. **Efficiency:** Efficiency is at the core of everything we do. We strive to streamline processes, optimize resources, and deliver projects with unmatched speed and effectiveness.
3. **Sustainability:** We are committed to sustainability in all our endeavors. From our prefab construction methods to our focus on energy-efficient technologies, we prioritize environmental responsibility in every decision we make.
4. **Quality:** Quality is non-negotiable. We uphold the highest standards of craftsmanship and attention to detail in every project, ensuring that our customers receive nothing but the best.
5. **Community:** We believe in building strong, lasting relationships with our customers, partners, and communities. Collaboration and communication are key as we work together to create spaces that enrich lives and strengthen communities.
6. **Accessibility:** We are dedicated to making high-quality housing accessible to everyone. Through cost-effective solutions and simplified processes, we strive to remove barriers and make homeownership a reality for all.



"To enhance community living by providing affordable, quality homes through a streamlined, turnkey construction process that simplifies and accelerates the journey from blueprint to occupancy"

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Who We Are

At AI Accommodations LLC, we're leading the charge in the housing industry with our cutting-edge vertically aligned construction methods, boasting an impressive buildout time of 3-6 weeks once local utilities are installed. Specializing in Modular Accessory Dwelling Units (ADUs), we offer replication and standardization of homes ranging from 200 to 2000 square feet, emphasizing efficiency through panelized modular building flat top box designs. Our streamlined approach prioritizes speed and effectiveness without compromising on quality, while our ADUs integrate advanced smart home technology to promote energy efficiency and enhance healthcare aspects.

Committed to sustainability and innovation, we eliminate up to 70% of onsite labor through prefab construction, aiming to revolutionize the industry by providing high-quality, rapidly deployable, and technologically advanced living spaces. With our brand identity rooted in the

Panelized Flat Top Box Modular Build, we merge design, efficiency, and technology for transformative impact. Adhering to the Build America, Buy America Act, we save on import taxes and shipping costs, offering cost-effective solutions that are 1/3 or less compared to conventional construction, all while ensuring a simplified installation methodology for a hassle-free experience.

ARCHITECTURAL DESIGN | PANELIZED HOUSING

The Administration Team

Fernando Lau

Principal, Owner

Frank Jao

Visionary Principal, Owner

Huey Hubris

Director of Operations

Mandy Lee

Director of Sourcing
Supply Chain

The Design Team

Steven Tran

Design Manager

Stephen Lam

PE-MEP Designs

Eveldyn Martinez

Interior Design

Tin Chu Wong

Structural Engineer

Tong Le

Consultant
Interior Mockup for Cabinetry

The Installation Team

Warehouse Fabrication and Assembly

Supply House BABA

Heavy Equipment Operator

O&M Management

Sustainability

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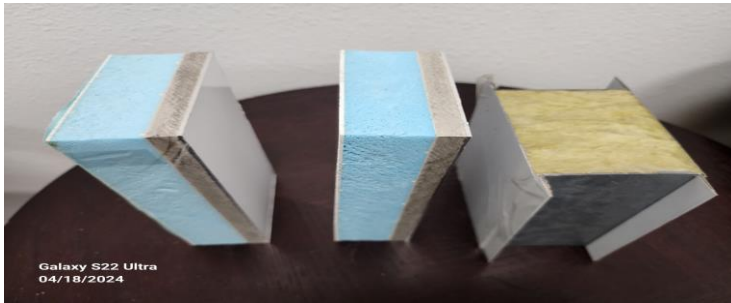


- 200 to 2000sq ft
- Can be 4 bedrooms in each
- After a foundation is established by the owner.
- All materials be delivered to site and installed in 3 weeks+
- Solar electricity is available
- Water generator is available (150 gallons/day)
- AWG: Atmospheric Water Generator
- Cost: US\$ 50,000 to \$125,000

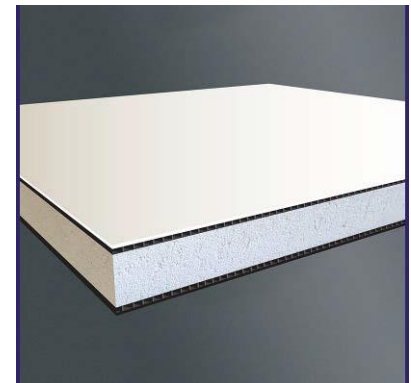
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SPECIFICATIONS



- Fiberglass insulated panel 48"W x 96"H
- Thickness 2" to 6"
- Fire rated up to 2 hours
- Sustainable with an "R" value up to 32
- Title 24 compliance
- Panels are manufactured with primer coating and ready for finishes
- Affordable, reliable and could sustained any weather



PURPOSE

Fiberglass insulated panel is suitable for construction of storages, affordable alternate dwelling units or single family residence with structural framing support: ADU size ranging from 200sf to 1200 sf. ADU can be stacked to two stories with a patio or a balcony.

Increased Density: Compression increases the density of fiberglass, making it more rigid and durable. This can be beneficial in applications where strength and rigidity are important, such as in the construction of certain structural components.

Enhanced Insulation: Compressed fiberglass can provide improved insulation properties. By reducing the spacing between the individual fibers, heat transfer is slowed down, making it a more effective insulating material. This is often utilized in the production of thermal insulation for buildings and appliances.

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SPECIAL PROJECTS



SIMPLE ASSEMBLY

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STEEL CONSTRUCTION



1 year unconditional warranty

3 additional years for craftsmanship of bumper to bumper coverage.

5 year extended warranty manufactured parts and appliances.

10 year for structural frame

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STANDARD CONTAINER

NEW CATALOG
MODULAR
FOLDABLE
CONTAINERS

Innovative and practical solutions for various applications with fast delivery and assembly.



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SANITARY CONTAINERS

Sanitary containers within the hospitality facility on the beach. They are designed with an emphasis on cleanliness, functionality and comfort.



CONTAINER "L" SHAPE



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CONTAINER WITH TERRACE

The terrace provides a perfect place for relaxation and socializing outdoors.



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OFFICE CONTAINERS

A solution for additional office or temporary work space. Project of 8 connected office containers per floor with an external staircase.



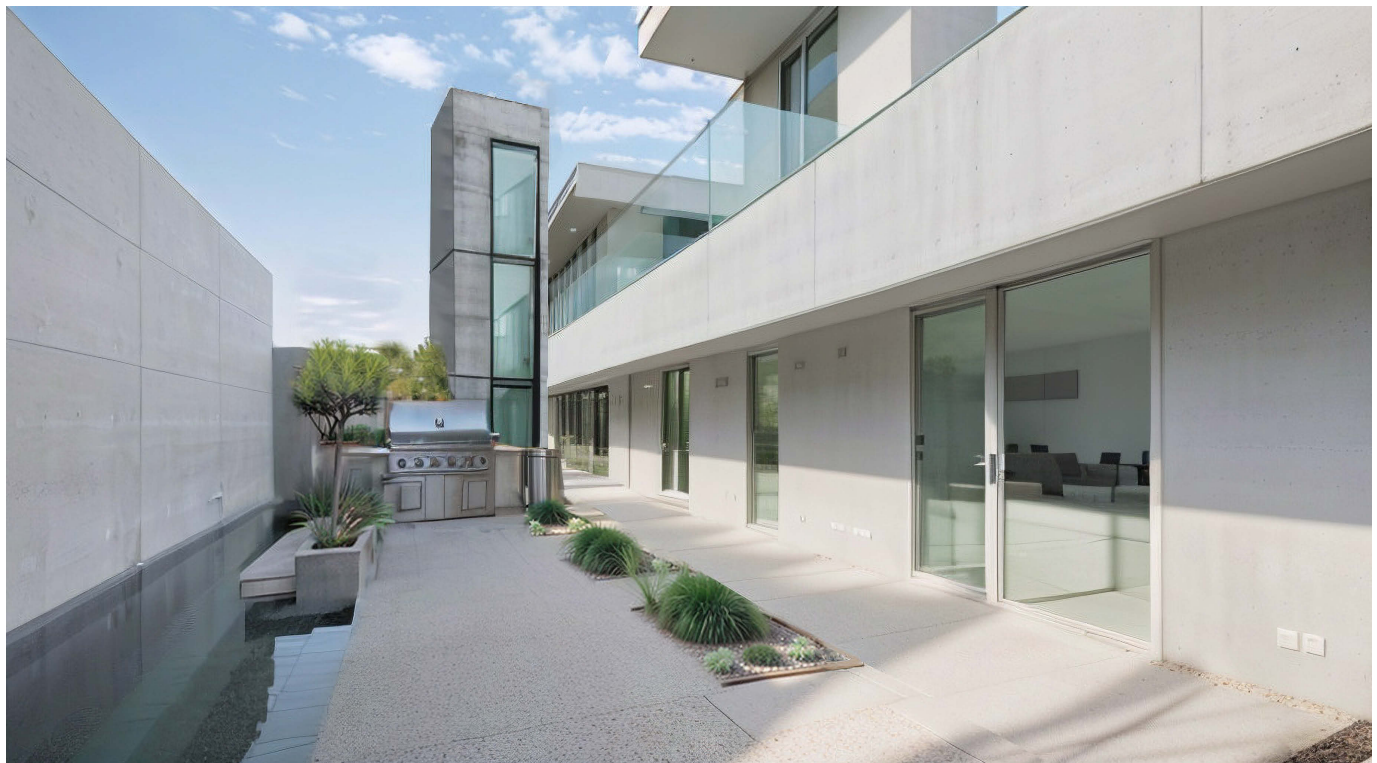
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Smart Home / Security Services

Taking advantage of Wireless IoT / Smart City & AI cloud tech to enable Healthy, independent & safe living.

SMART HOME / ACCESS:

Smart lock
Smart Video Doorbell Tag

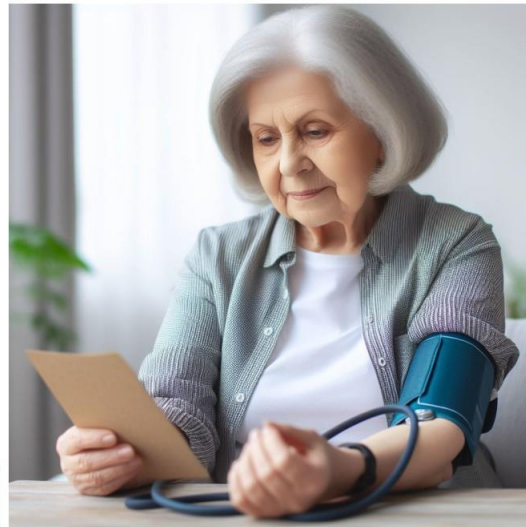


Run on free Smart City wireless network



SMART "Aging-in-place" / SENIOR CARE SERVICES

RPM: Remote patient monitoring - spot check vitals
Assisted-living: continuous monitoring (ECG, HR, Fall)



- Medication compliance monitoring
- Caregiver solutions
- Weight-Loss monitoring

Services affiliated:

- AI ADU
- Nouslogic

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