Thesis Presentation

Spring 2022

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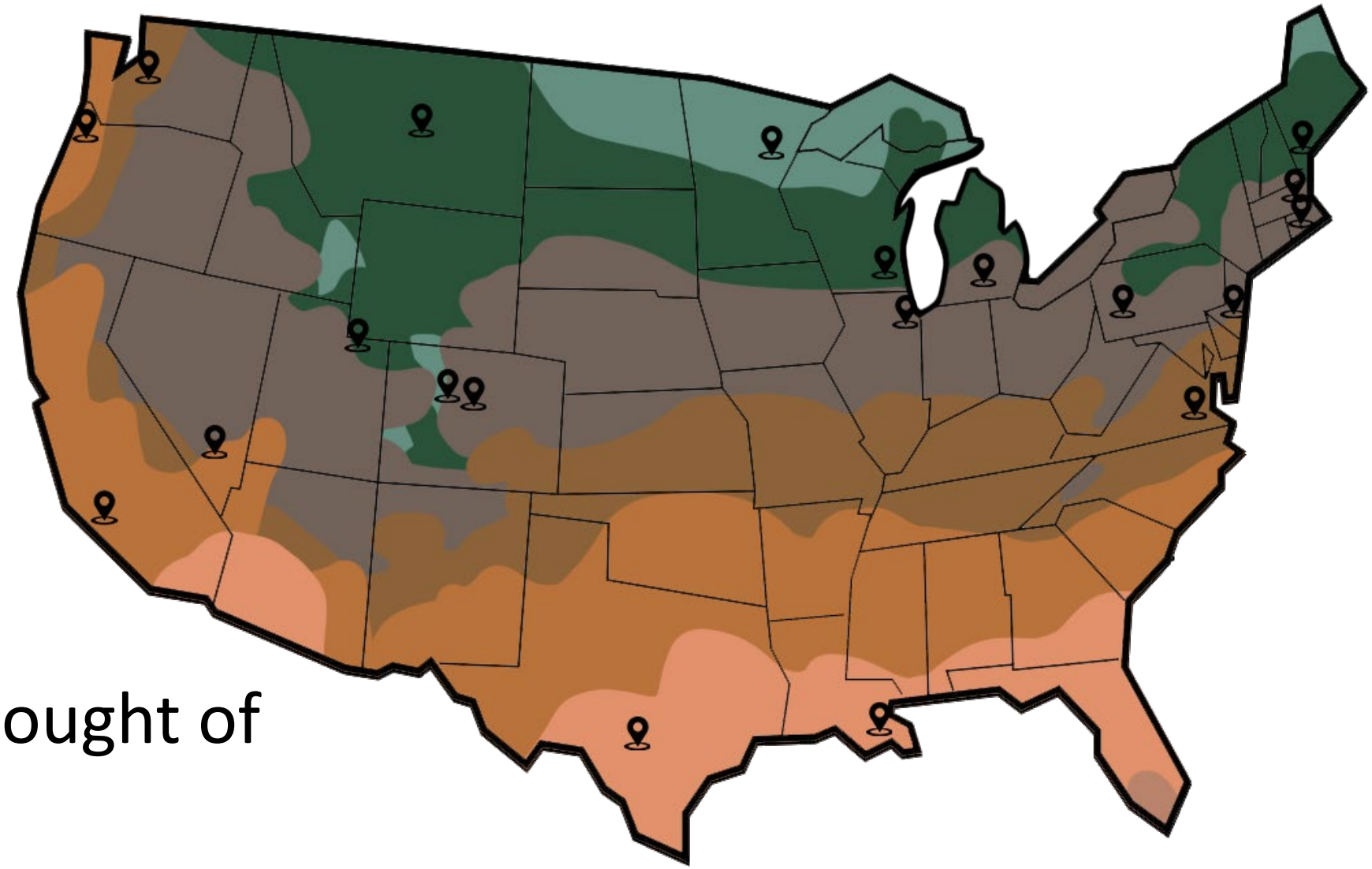
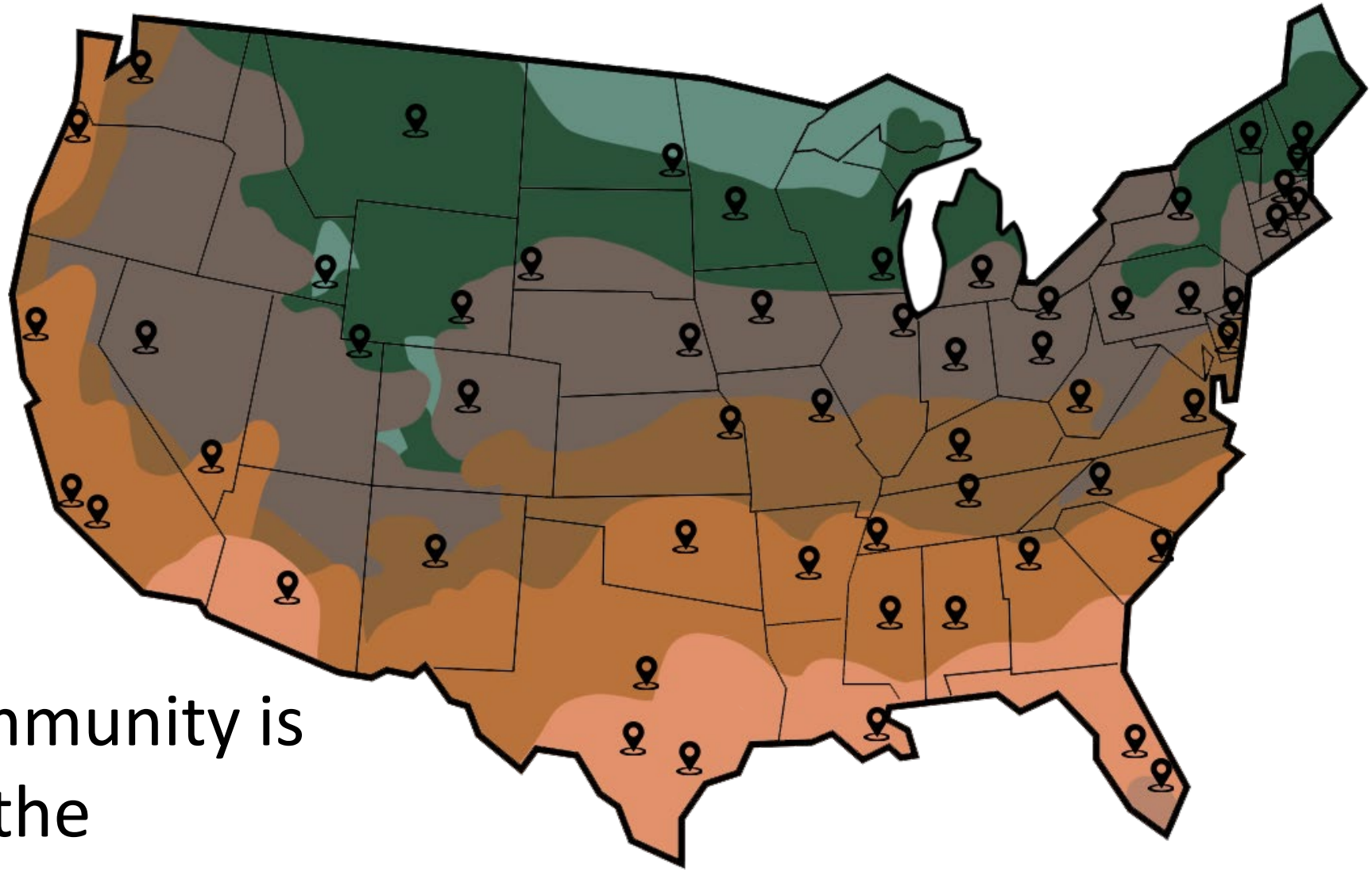
Advisor: Bakr Aly Ahmed



Places I’ve thought of moving to



Nomad's Community is re-designing the nomadic lifestyle

Optimizing the nomadic lifestyle with an entrepreneurial business idea and architect as developer practices. Nomad’s Community offers a sustainable nomadic lifestyle in response to the changing housing needs of modern society.

Solution: Nomad’s Community

Students

“Nomad’s Community gave me an affordable and seamless transition from school dorm-life to my summer internship across the country.”

Young Adventurers

“I was able to safely and comfortably explore during my gap year. It was so much fun being a part of a community of nomads.”

Post-Covid Travelers

“Breaking out of the post-pandemic cabin fever and joining a community like this is a once-in-a-lifetime experience.”

Remote Workers

“Nomad’s Community has changed my life! Since joining, I have explored so many new cities while maintaining my busy work schedule.”

Traveling Workers

“I love staying here so much more than in a hotel. Nomad’s Community makes transitioning between locations easy and convenient.”

Traveling Individuals, Couples, &

“I have always wanted to visit all 50 states, and even better than that- live in all 50 states! Nomad’s Community made this possible!”

Retirees

“Nomad’s Community provided us with our own space while being able to visit family, friends, and grandchildren coast to coast.”

Case Studies: User Competitors

- Airbnb
- Inspirato
- Landing
- Selina
- Escape Campervans

airbnb

INSPIRATO

Landing

Selina

ESCAPE
CAMPERVANS

Case Studies: User Competitors

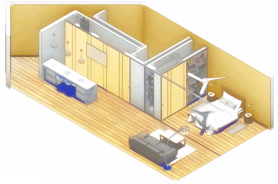
- ✓ No long-term commitment
- ✓ Destination cities worldwide, designed for adventurers
- ✓ Shared Workspaces, designed for digital nomads

- × Expensive monthly cost
- × $$$$ enrollment fee
- × Small studio living units
- × No transportation option
- × No community aspect
- × No architecture solution

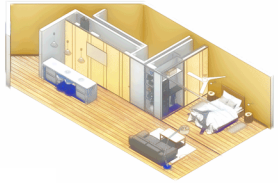
Goals:

- Make viewers question why they are stagnant
- Inspire viewers to live the life they want
- Provide a solution for people to be a nomad
- Design living units that are optimized for the modern nomad
- Develop a detailed Pro-forma for a typical location
- Estimate the return on investment and working cash flow for a typical location
- Build a website to help conceptualize Nomad’s Community as a business

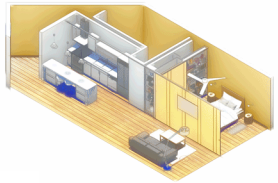
PRIVATE LIVING UNIT



STOCKED RESIDENTAL UNIT



PERSONAL CLOSET



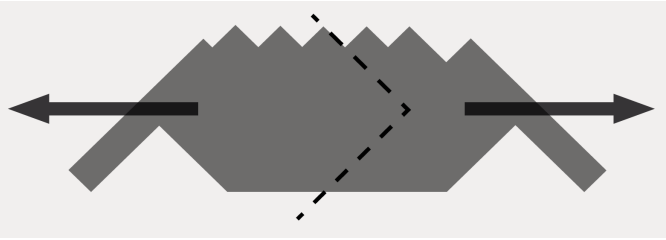
KITCHEN & BEDROOM

LAUNDRY & LUGGAGE STORAGE

OFFICE OR SECOND BEDROOM

PRIVATE LIVING UNIT

36+ units



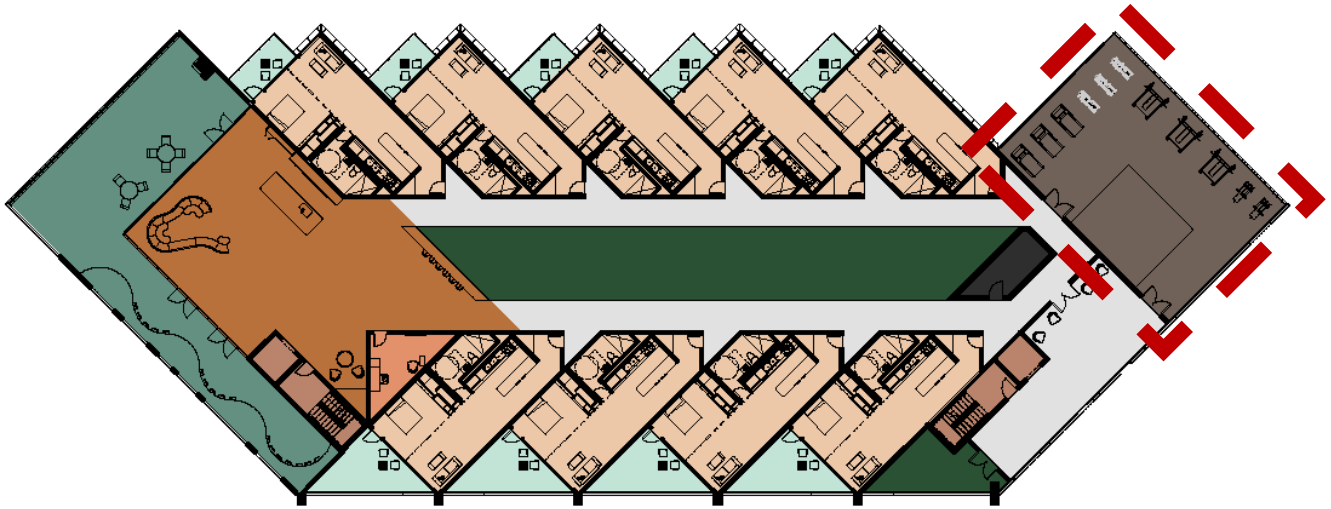
Membership breakdown: $1,000/month (month to month commitment)

Additional rent cost based on location. The average is a total of $1,500/month.

Included Amenity: **Fitness Studio**

Studio room equipment:

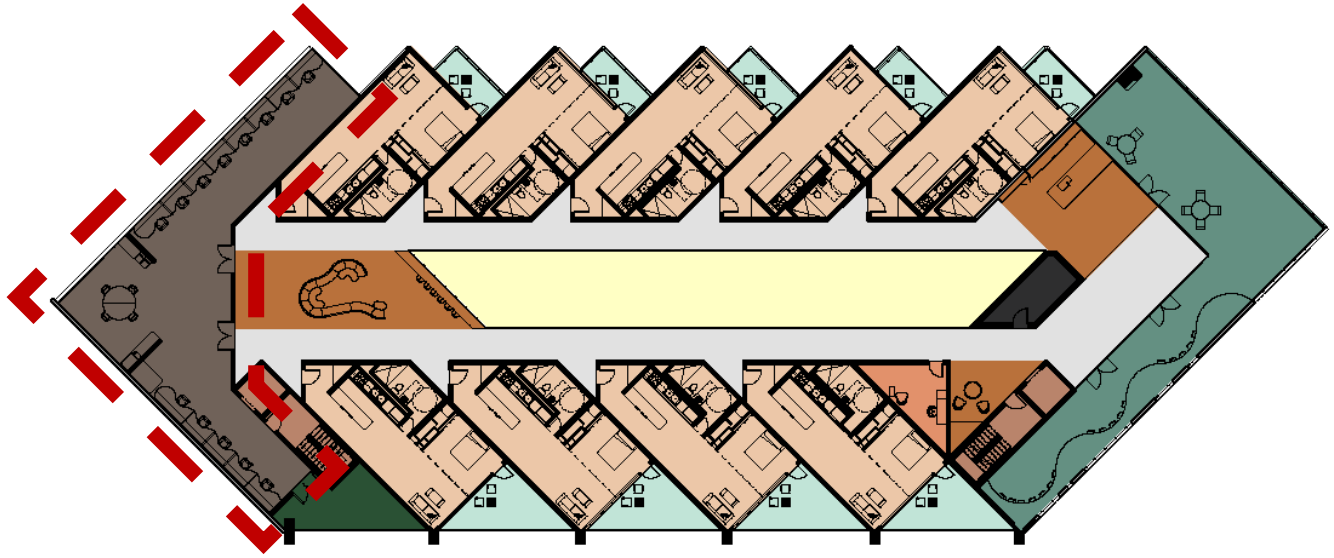
- Treadmills
- Ellipticals
- Cycles
- Free weights



FLOOR 3

Included Amenity: **Co-Working Space**

Design for people to focus independently and be flexible to collaborate with others. Amenities typically included: coffee bar, printer, dual monitor set-up, computer access

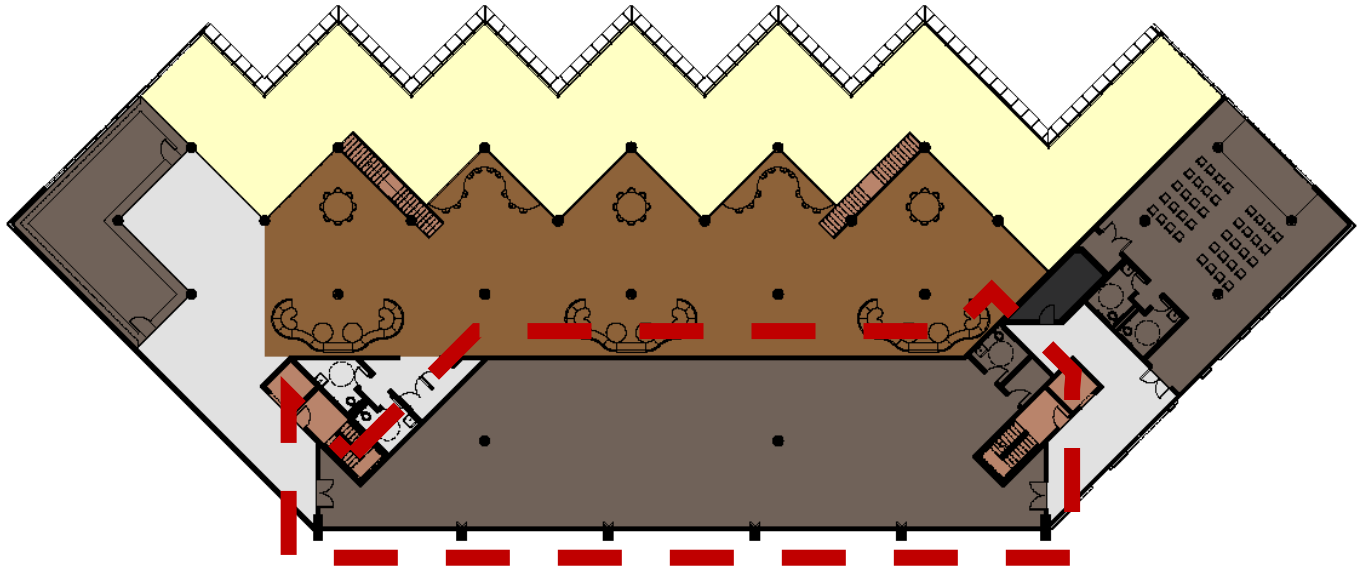


FLOOR 4

Included Amenity:
Co-Working Space

Included Amenity: **Local Art Gallery**

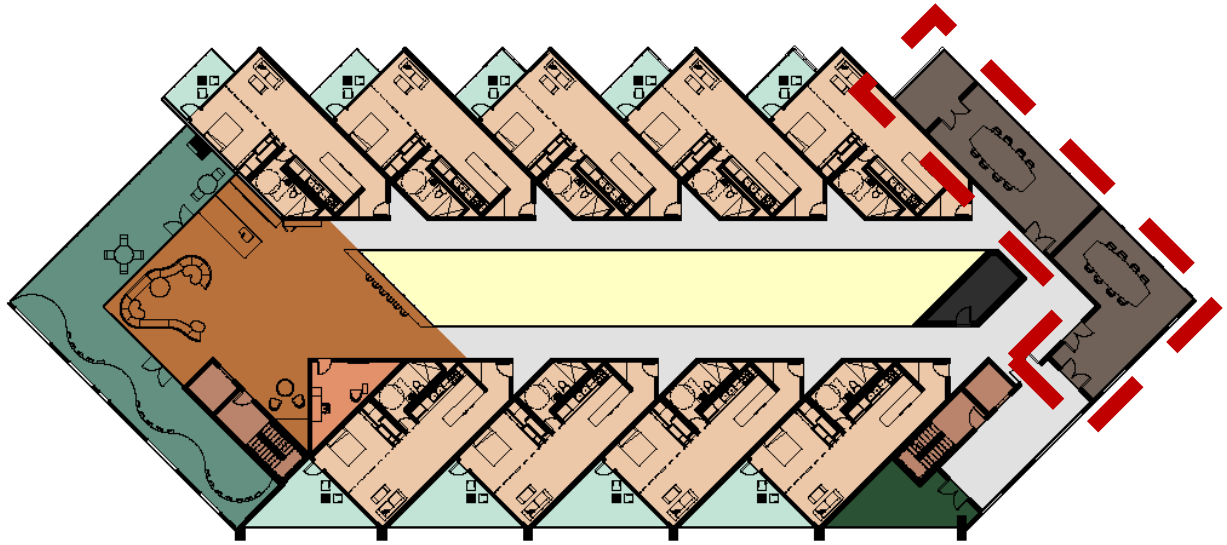
Local art gallery with exhibits curated by locals and Nomad Community residents. See a new gallery in every city.



FLOOR 2

Included Amenity:
Conference & Multi-Purpose Rooms

Easily reserve conference and multi-purpose rooms for important video calls or to use as a private collaborative space.

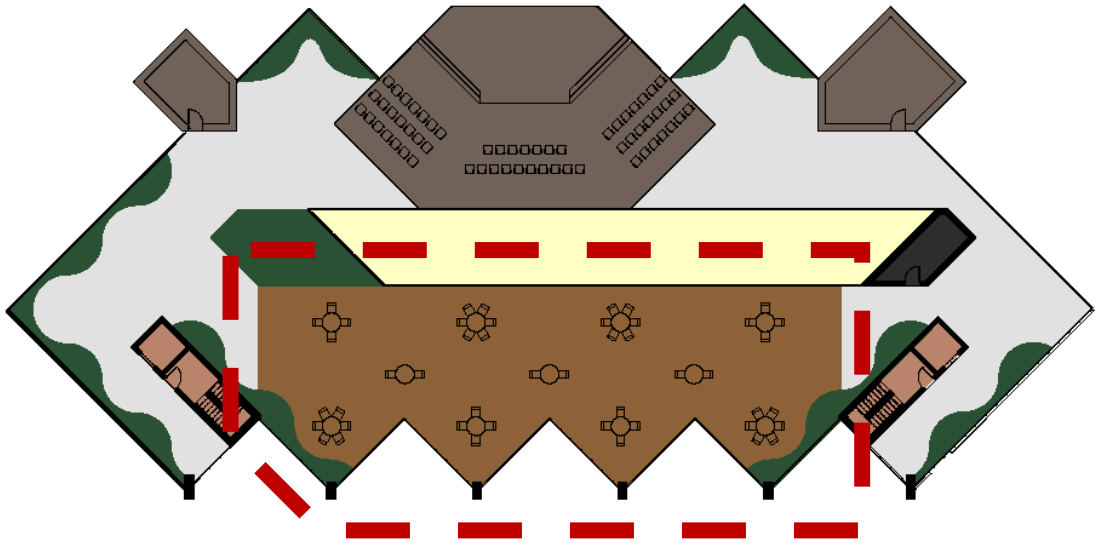


FLOOR 5

Included Amenity:

Roof-Top Deck Space

Enjoy your morning coffee and late-night beverage surrounded by local city views from the roof-top community deck.

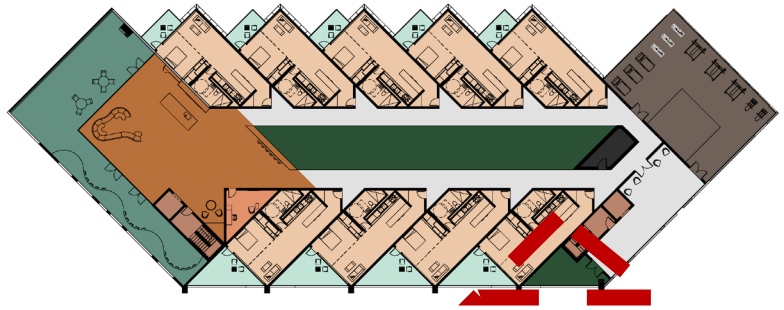


ROOF-
TOP

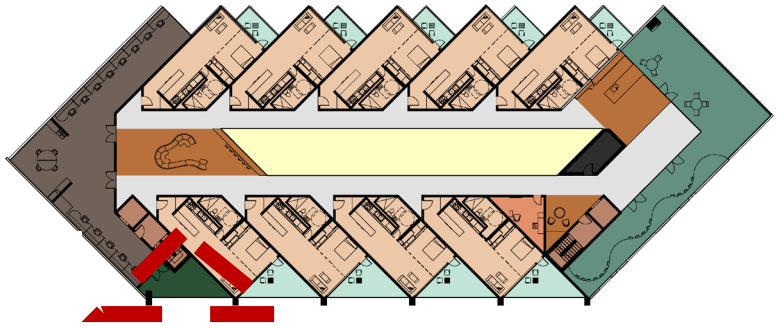
Included Amenity:
Roof-Top Deck

Included Amenity:
Community Garden

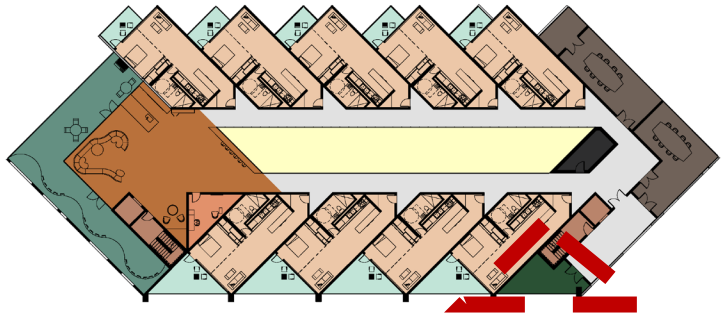
Help in your floor's community garden and enjoy the produce.
Produce varies by location.



FLOOR 3



FLOOR 4



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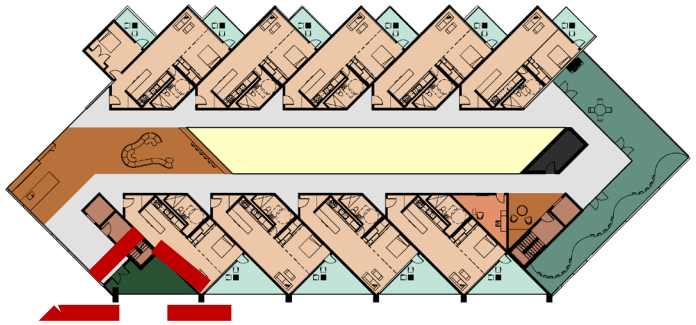
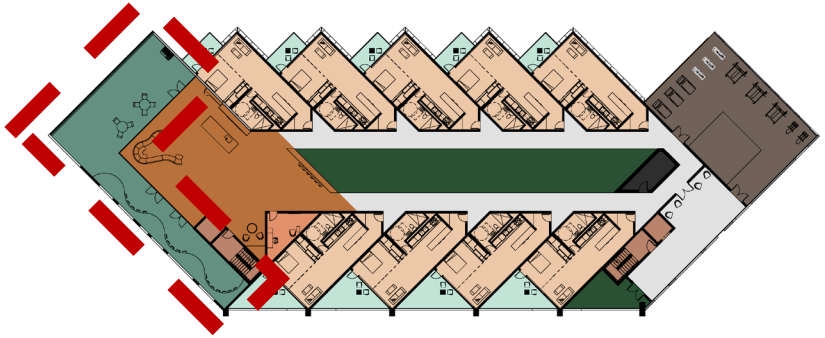


FLOOR 6

Included Amenity:
Community Deck

Open deck space with greenery, seating, and a grill to enjoy evening parties and summer barbeques.



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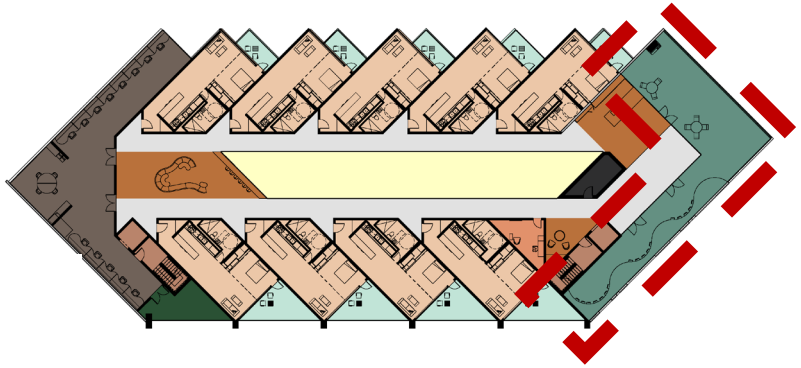

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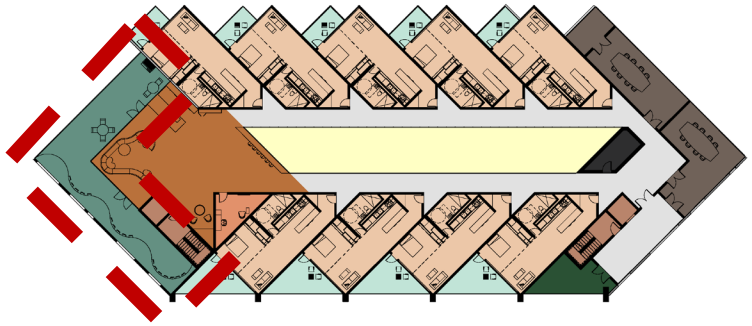

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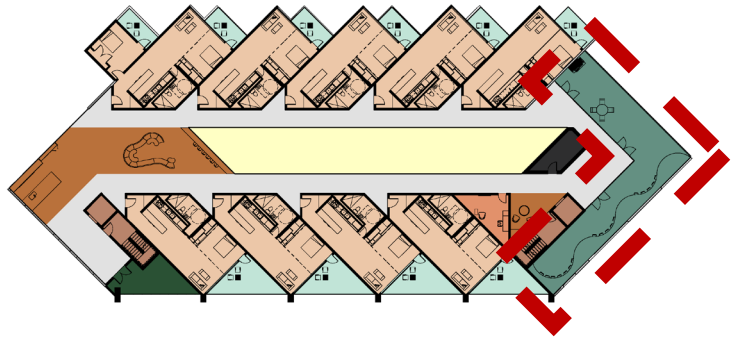
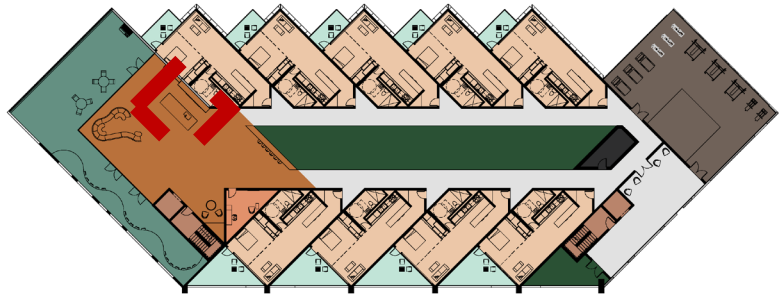


FLOOR 6

Included Amenity:
Community Deck

Included Amenity:
Community Kitchen

Use the fully stocked kitchen to socialize with other nomads and host get-togethers for the culinary infused.



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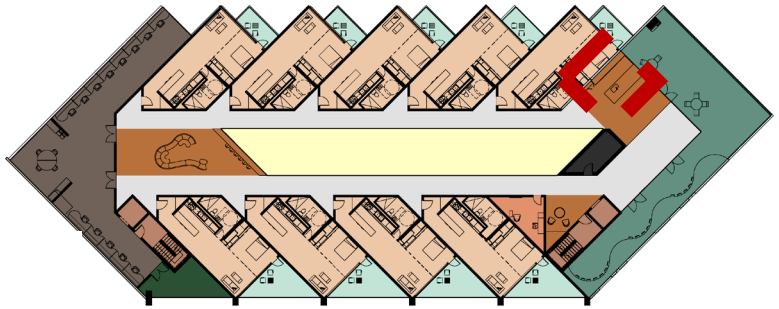

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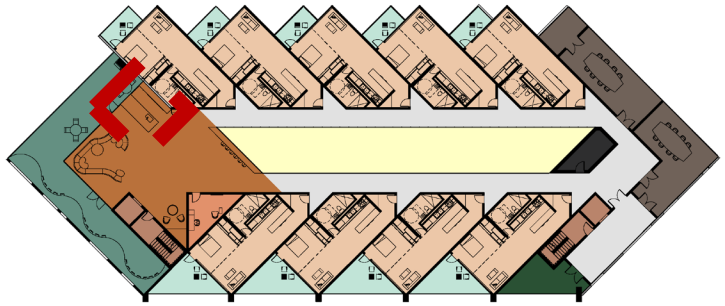

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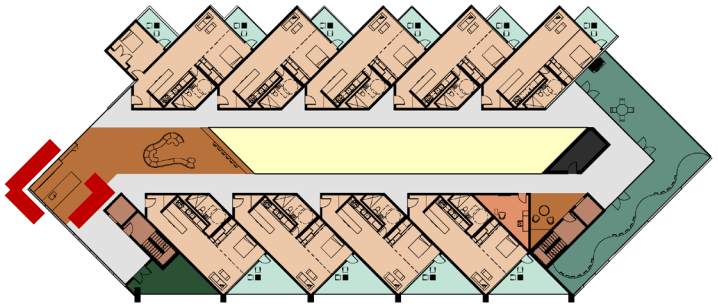
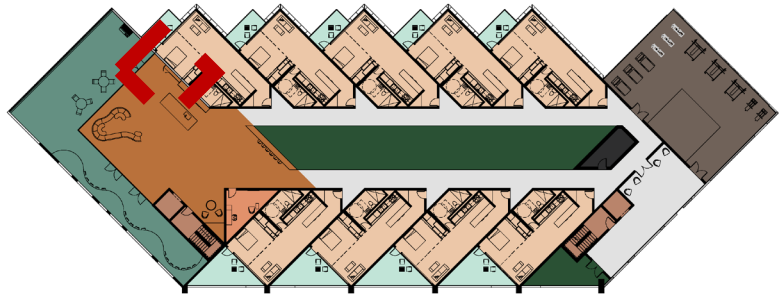


FLOOR 6

Included Amenity:
Community Kitchen

Included Amenity:
Community Pantry

Supplied by our own community garden and local businesses. All basic cooking and baking ingredients can be found here- no need to buy spices, basic ingredients, or cooking essentials.



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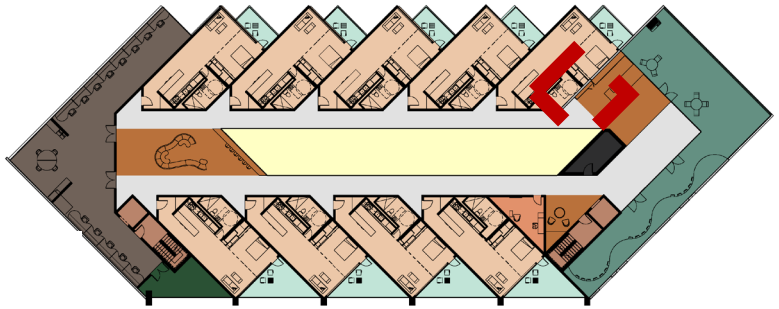

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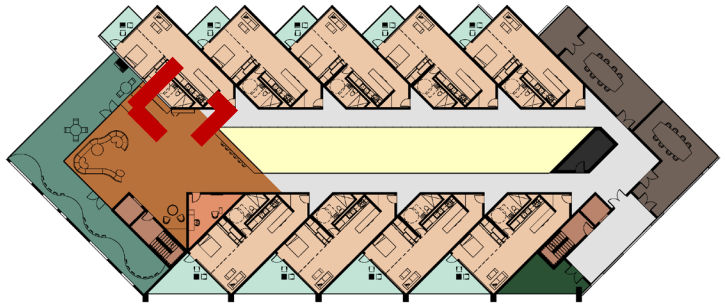

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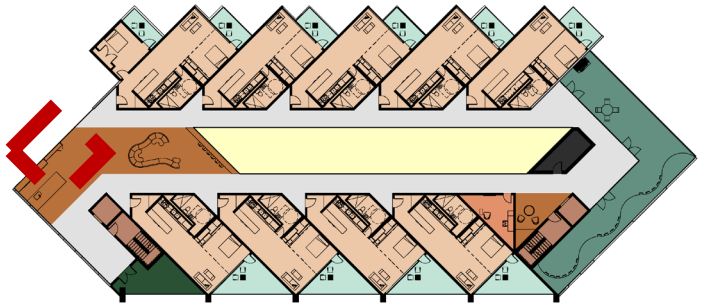
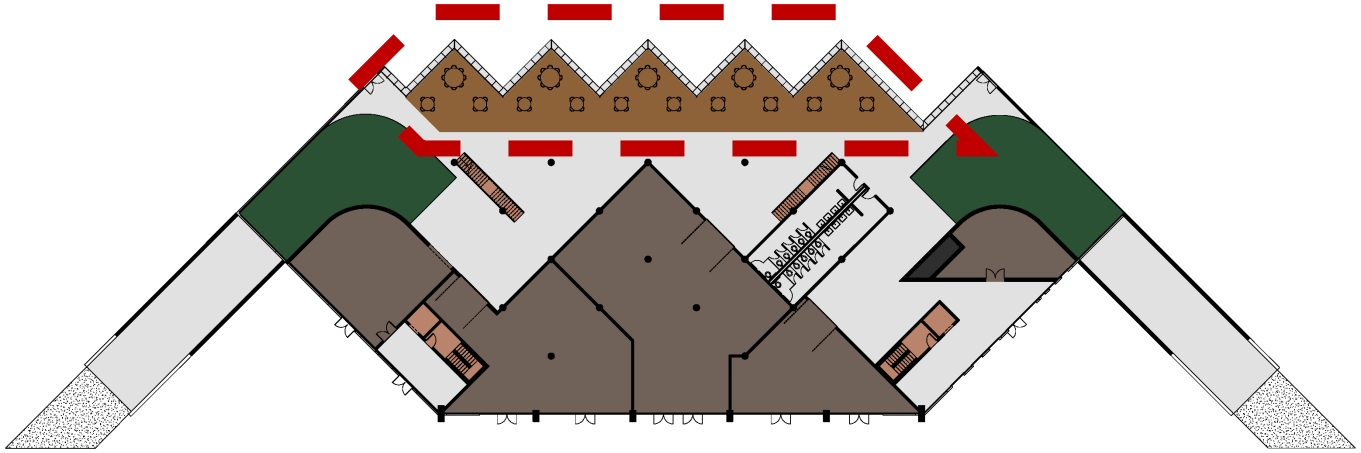


FLOOR 6

Included Amenity: **Community Social**

Public seating areas attracting locals to use the facilities and integrate with nomads.



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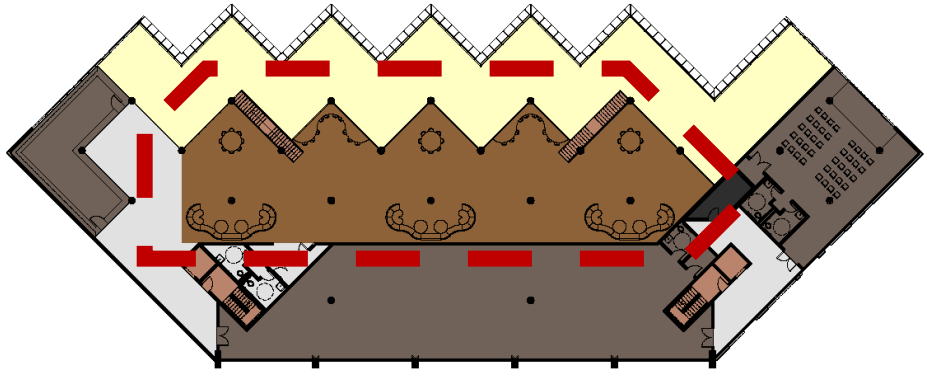
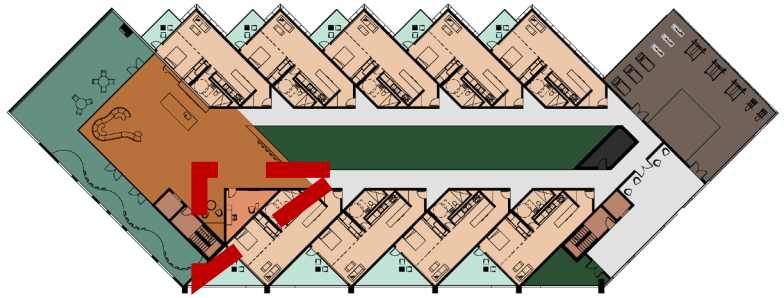


FLOOR 2

Included Amenity:
Community Social

Included Amenity:
Private Quiet Room

Easy to reserve space to escape your apartment unit equipped with a desk work area, lounge chair, and TV.



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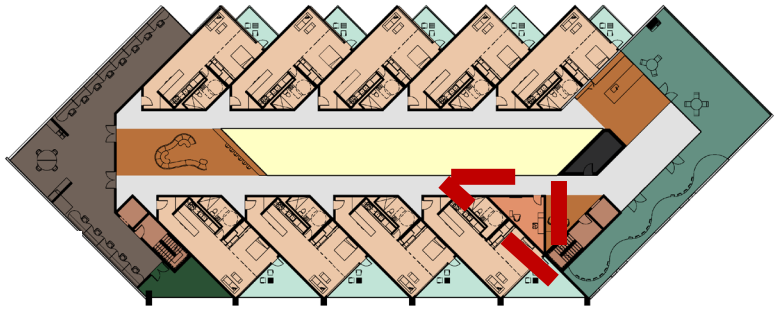

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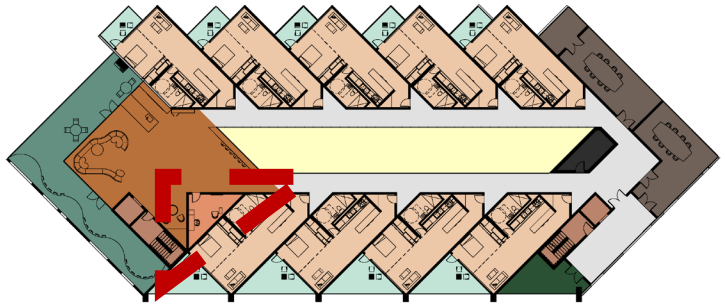

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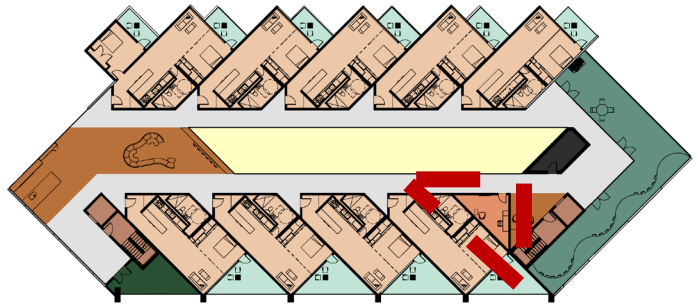
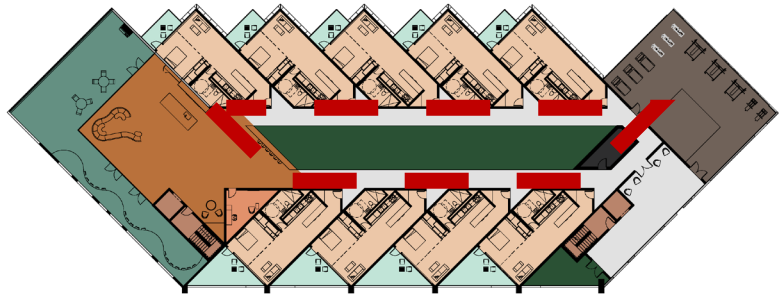


FLOOR 6

Included Amenity:
Atrium Garden

The residential atrium garden provides clean air and natural sunlight to the core of the building.



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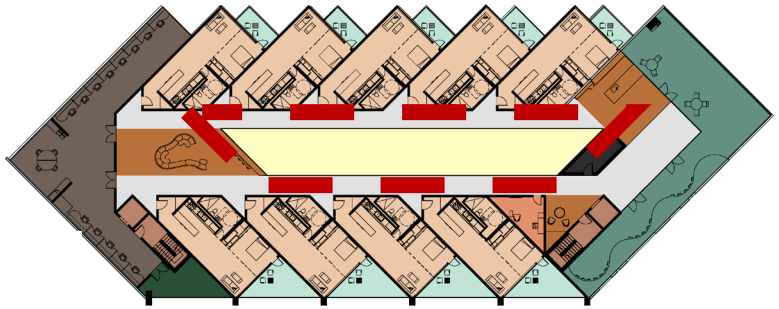

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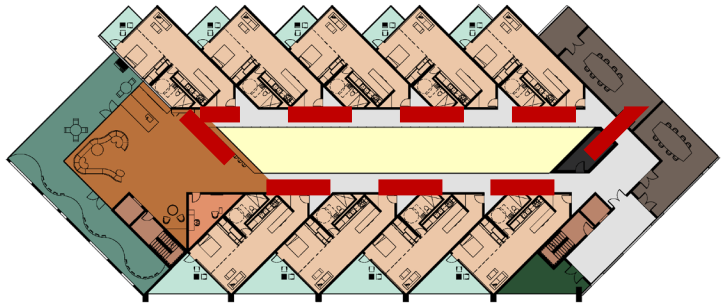

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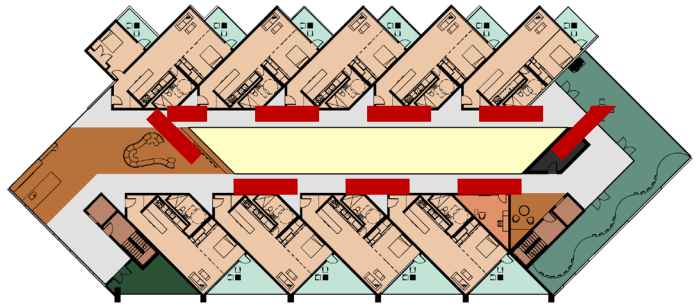


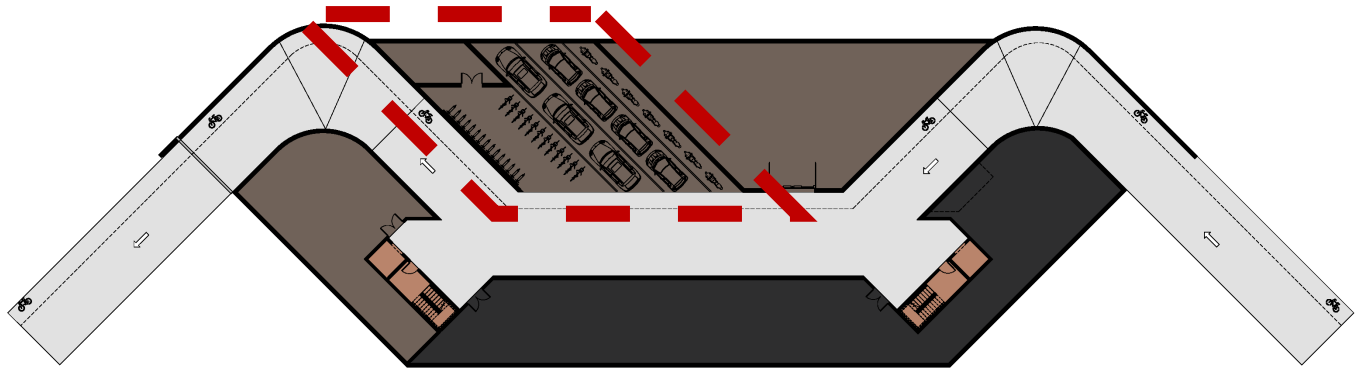
FLOOR 6

Included Amenity:

Atrium Garden

Building Amenity: **Rentable Transportation**

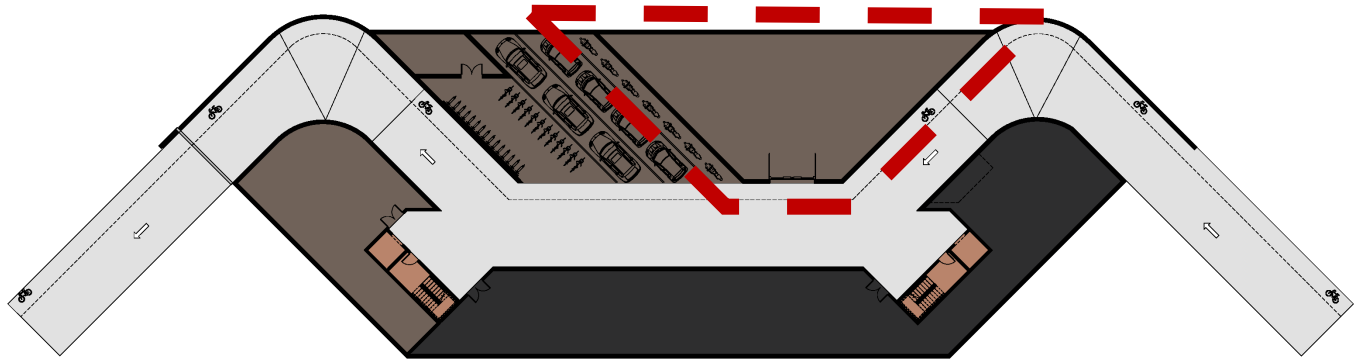
Rent a small car, large family SUV, moped, electric bicycle, or electric scooter by hour or day conveniently from the lower-level garage.



LOWER LEVEL

Building Amenity: **Location Adventure Equipment**

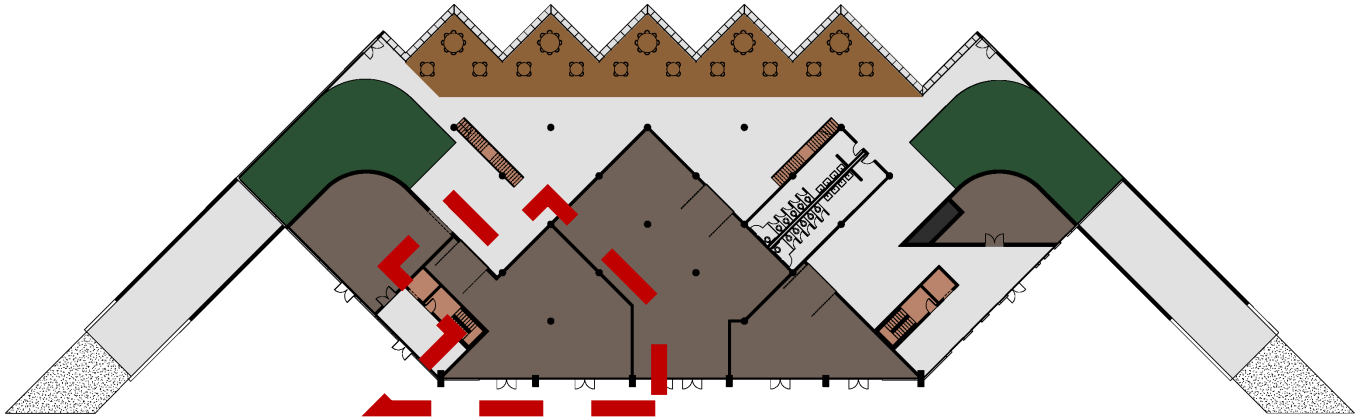
Rent local adventure equipment from the lower-level garage. Rental equipment could include kayaks, scuba diving gear, ski/snowboard gear, camping gear, ect.



LOWER LEVEL

Building Amenity: **Convenience Store**

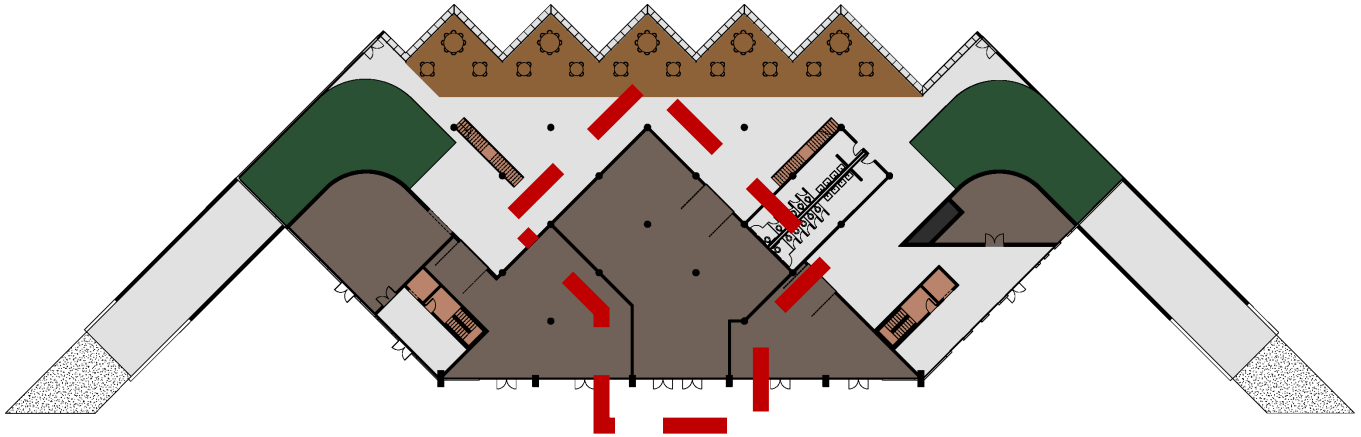
A convenience store is on the first level providing any essentials you may need without having to leave the building.



FLOOR 1

Building Amenity: **Grocery Store**

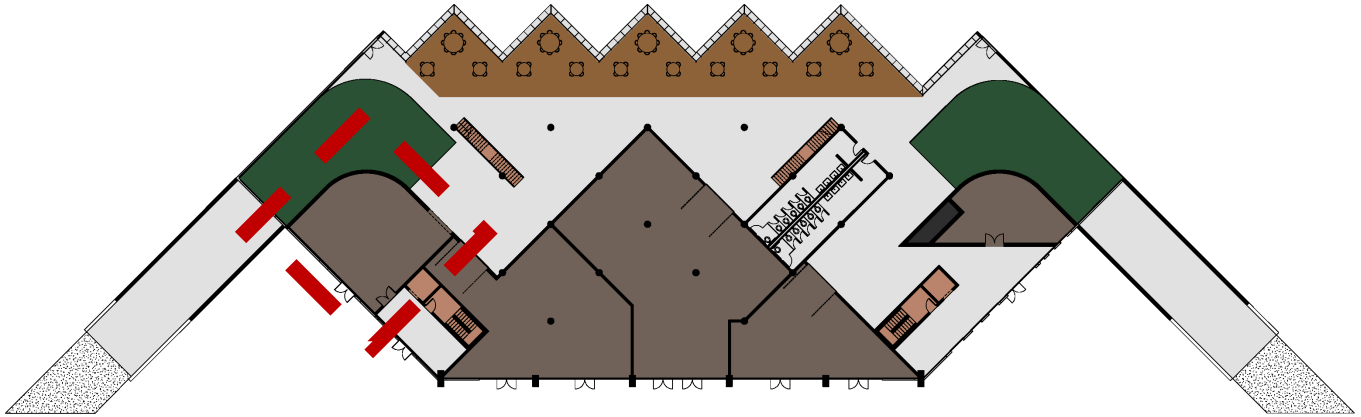
A grocery store is on the first floor making groceries easily accessible.



FLOOR 1

Building Amenity: **Cafe**

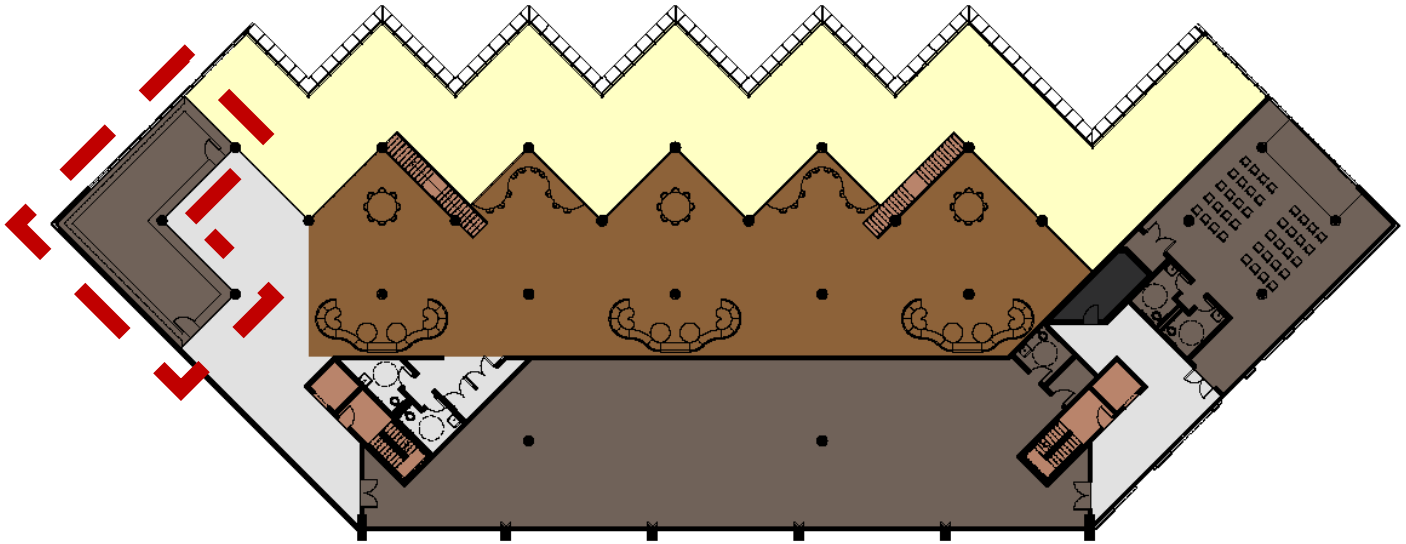
Enjoy your morning cup of coffee with a pastry here, found on the first floor.



FLOOR 1

Building Amenity: **Bar**

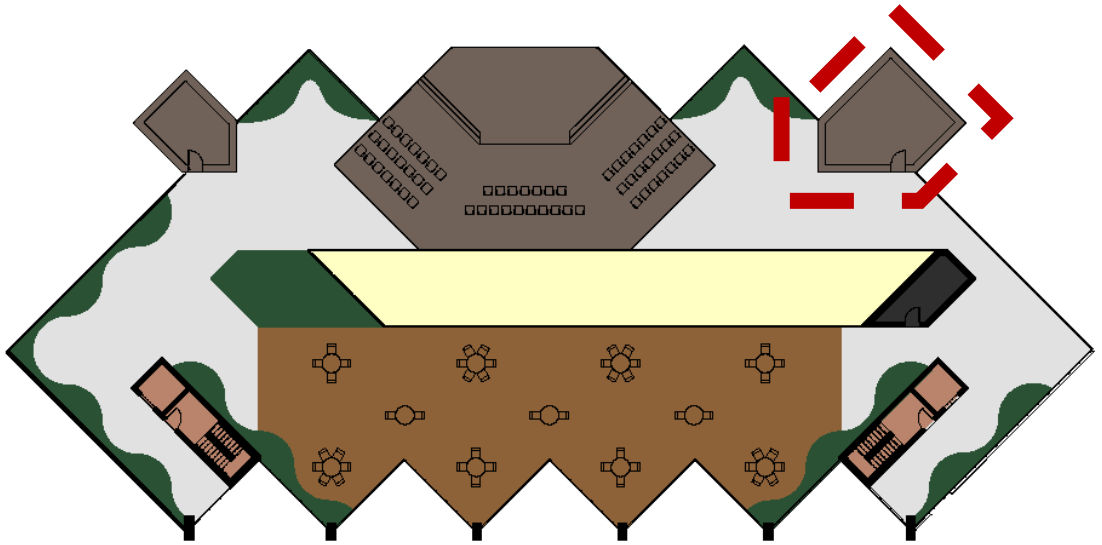
Located on the second floor, adjacent to the Community Social.



FLOOR 2

Building Amenity:
Roof-Top Bar

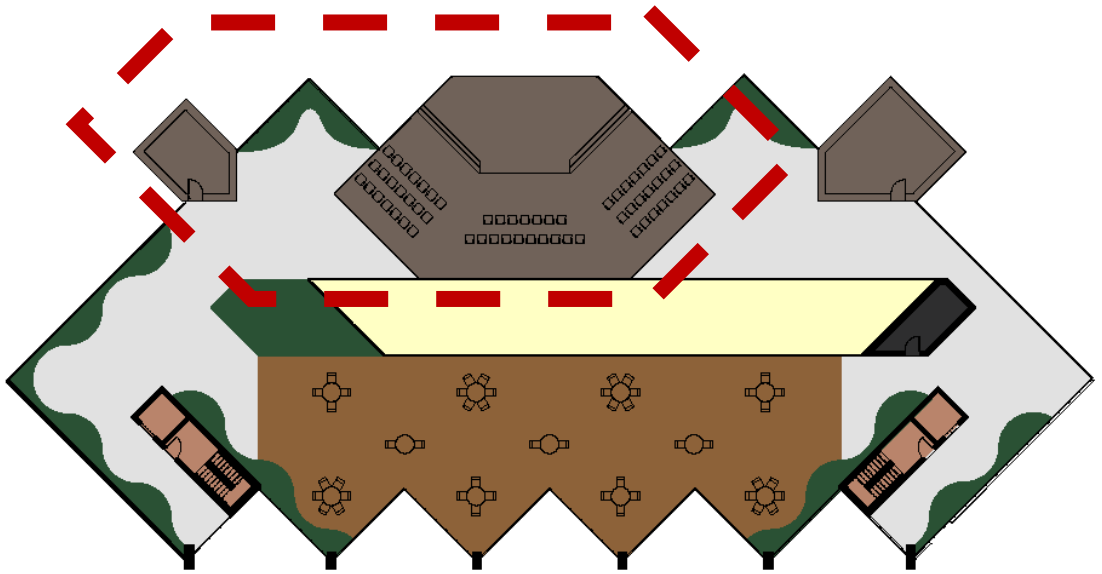
Enjoy a drink during a show at the Roof-Top Bar.



ROOF-
TOP

Building Amenity: **Roof-Top Stage and Event Area**

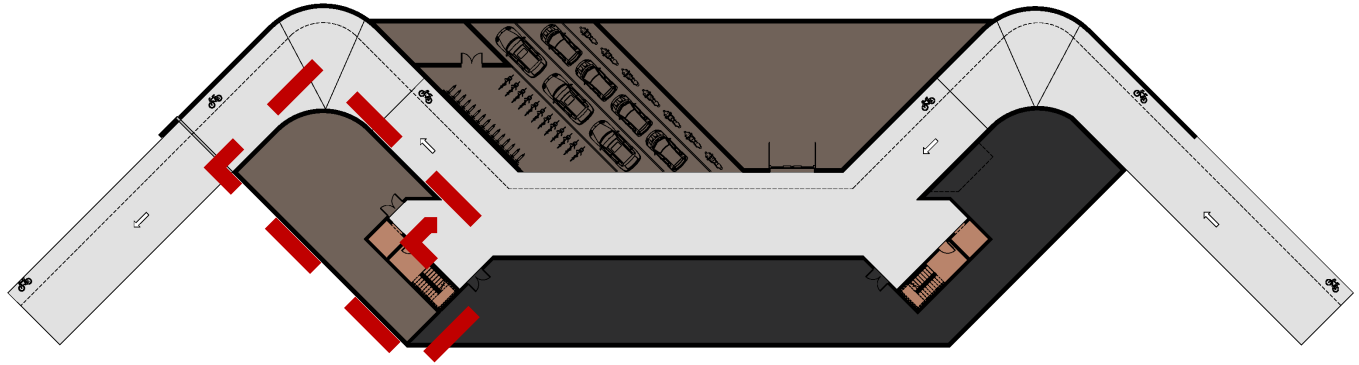
Enjoy shows and events at the Roof-Top Stage weekly.



ROOF-
TOP

Building Amenity: **Cleaning Services**

Your living unit will be professionally cleaned before arrival. Additional cleaning services throughout the month are available for an additional fee.



LOWER LEVEL

NOMAD'S COMMUNITY

Nomad's Community is re-designing the nomadic lifestyle

Exploring new places and meeting friendly people is a constant for a nomad. The pandemic forced many people to work from home or start their own business. Many businesses are continuing to offer and encourage their people to work remotely because of the increased productivity and happiness of their employees. Now that COVID restrictions have been lifted, people are looking for an adventure- however, this opportunity does not need a return ticket. Nomad's Community presents freedom to live somewhere new as often as every month. Instead of signing an apartment lease and being tied to a city, Nomad's Community provides an affordable lifestyle that encourages travel. Marketed toward digital nomads, remote workers, adventurers, and retirees, this new lifestyle allows people to experience new places while being a part of a greater community.

Pro-Forma: Assumptions

	Assumptions
12.0%	Architectural/Engineering Fees as a % of Total Project
$1,500	Average Monthly Rental Rate
$2,500	Roof-Top Event Nightly Rental Rate per SqFt
10	Roof-Top Event Nights Per Month
$20	Annual Rental Rate per Commerical SqFt
5%	Vaccancy Rate
15%	Operating Costs as a % of Revenue
4.0%	Mortgage Rate
30	Loan Length
$30	Tenant Improvement Allowance per SqFt of Commercial
$5,000	Appliance Package per Residential Unit
5%	Developer Fee
5%	Developmental Contigency
4%	Inflation Rate for Rental Income
2%	Inflation Rate for Operating Expenses

Pro-Forma: Revenue

Revenue		Units	Gross		Net		Month Totals		Annual Totals
	Commercial *(Lower Level, Levels 1, 2, 3, 4, & Roof)*		63465	sf	41916	$	69,860	$	838,320
	Stage and Event Area *(Roof)*		13810	sf		$	25,000	$	300,000
	Residential *(Levels 3-6)*	36	57979	sf		$	54,000	$	648,000
	Vacancy					$	(3,950)	$	(47,400)
Total Revenue			**135,254**	**sf**		**$**	**144,910**	**$**	**1,738,920**

Pro-Forma: Expenses

Expenses					
	Operating Costs as a % of Revenue	$	(21,736.50)	$	(260,838)
	Loan Payment	$	(67,268.42)	$	(807,221)
	Total Expense	$	(89,004.92)	$	(1,068,059)
	Cash Flow	**$**	**55,905**	**$**	**670,861**

Pro-Forma: Project Costs

Project Costs	Area				Cost/SqFt
Underground Garage *(Lower Level)*	19,530	sf	$	2,441,250	$ 125
Commercial (Lower Level, Levels 1, 2, & Roof)	43,935	sf	$	6,590,250	$ 150
Residential *(Level 3-6)*	57,979	sf	$	8,696,850	$ 150
Construction Total	**121,444**	**sf**	**$**	**17,728,350**	**$ 146**
Builders Risk & GL Insurance			$	27,051	$ 0.20
Excise Tax (2%)			$	354,567	$ 2.92
CM Fee (4%)			$	724,399	$ 5.96
Tenant Approvement Allowance			$	1,523,160	$ 11.26
Applicance Packages for Residential			$	180,000	$ 1.33
FF&E (15%)			$	2,659,253	$ 19.66
Contingency (5%)			$	941,718	$ 6.96
	Total Construction		**$**	**24,138,497**	$ 178.47
Interest Expense During Construction - Soft Cost (4%)			$	965,540	
Lease Up Reserve					
Other Costs During Construction - Soft Cost (1%)			$	241,385	
Development Contingency			$	1,206,925	
	TOTAL Land + Soft Costs		$	2,413,850	
	Total Project Cost		**$**	**26,552,347**	**$ 196.31**

Pro-Forma: Downstroke Funds

	Downstroke @ 50%	$	13,276,174	
Downstroke Funds				
Architectural Fees - Soft Cost			$2,127,402	
Development Fee - Soft Cost			$886,418	
	Total		$3,013,820	23%
	Remaining	**$**	**10,262,354**	77%

Pro-Forma

Return on Investment: 5%+

TYIPICAL BUILDING Preliminary Pro Forma - Based on Conceptual Estimate - For Discussion Purposes Only

Red = Manual Entry

Black = Formula (Do Not Alter)

Assumptions

12.0%	Architectural/Engineering Fees as a % of Total Project
$1,500	Average Monthly Rental Rate
$2,500	Roof-Top Event Nightly Rental Rate per SqFt
10	Roof-Top Event Nights Per Month
$20	Annual Rental Rate per Commerical SqFt
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15%	Operating Costs as a % of Revenue
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Revenue	**Units**	**Gross**		**Net**	**Month Totals**	**Annual Totals**
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Stage and Event Area *(Roof)*		13810	sf		$ 25,000	$ 300,000
Residential *(Levels 3-6)*	36	57979	sf		$ 54,000	$ 648,000
Vacancy					$ (3,950)	$ (47,400)
Total Revenue		**135,254**	**sf**		**$ 144,910**	**$ 1,738,920**
Expenses						
Operating Costs as a % of Revenue					$ (21,736.50)	$ (260,838)
Loan Payment					$ (67,268.42)	$ (807,221)
Total Expense					$ (89,004.92)	$ (1,068,059)
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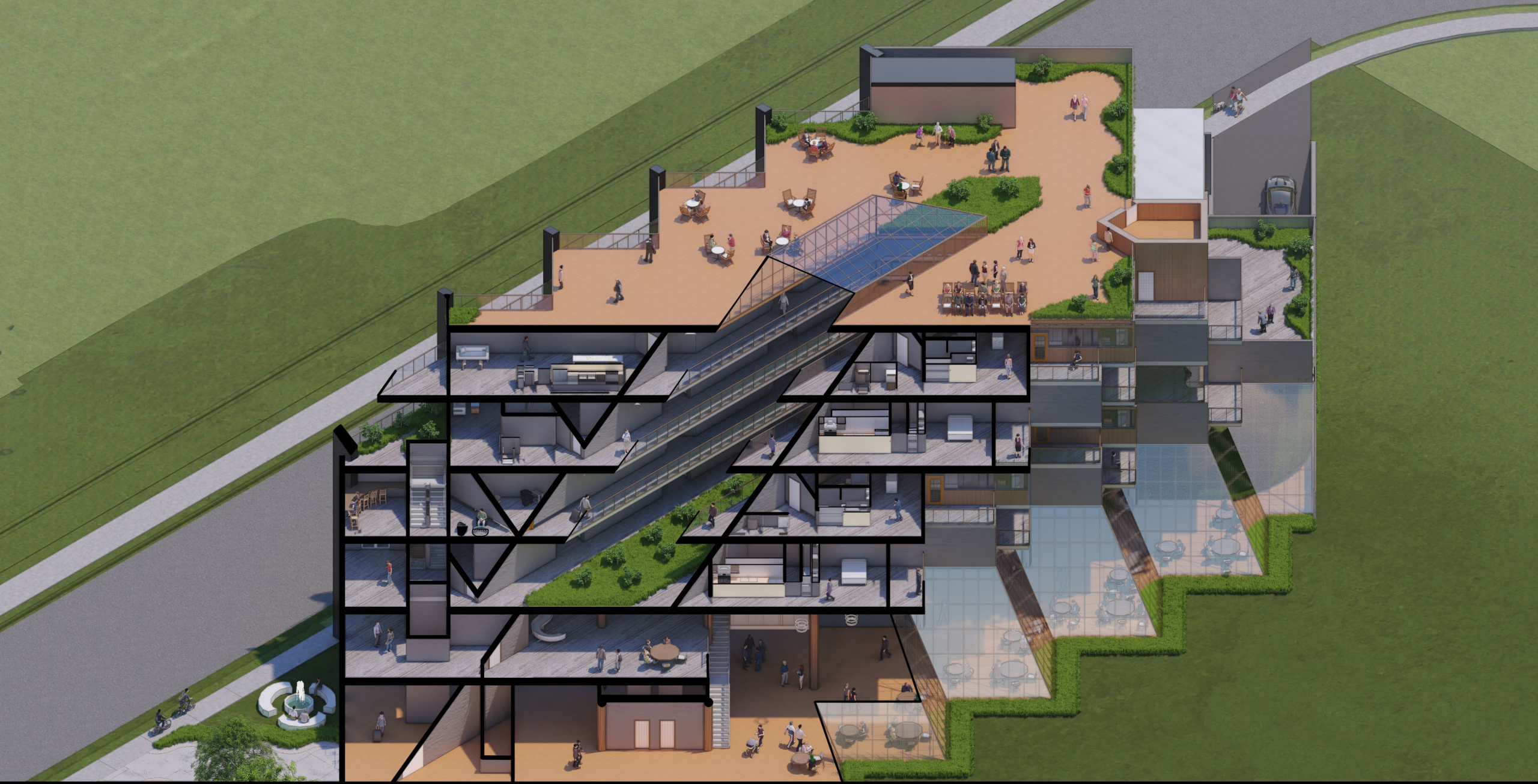
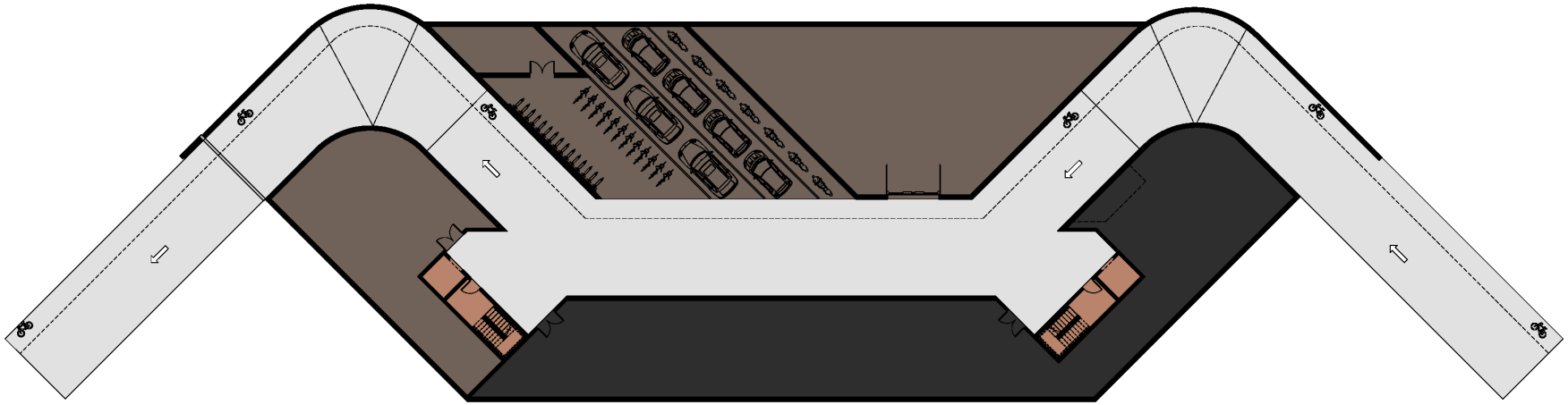
Contingency (5%)					$ 941,718	$ 6.96
				Total Construction	**$ 24,138,497**	$ 178.47
Interest Expense During Construction - Soft Cost (4%)					$ 965,540	
Lease Up Reserve						
Other Costs During Construction - Soft Cost (1%)					$ 241,385	
Development Contingency					$ 1,206,925	
				TOTAL Land + Soft Costs	$ 2,413,850	
				Total Project Cost	**$ 26,552,347**	**$ 196.31**
				Downstroke @ 50%	$ 13,276,174	
Downstroke Funds						
Architectural Fees - Soft Cost					$2,127,402	
Development Fee - Soft Cost					$886,418	
				Total	$3,013,820	23%
				Remaining	**$ 10,262,354**	77%
Return on Investment						
Architect and Developer					**5%**	
Cash Investment or External Investor					**5%**	



Nomad’s community

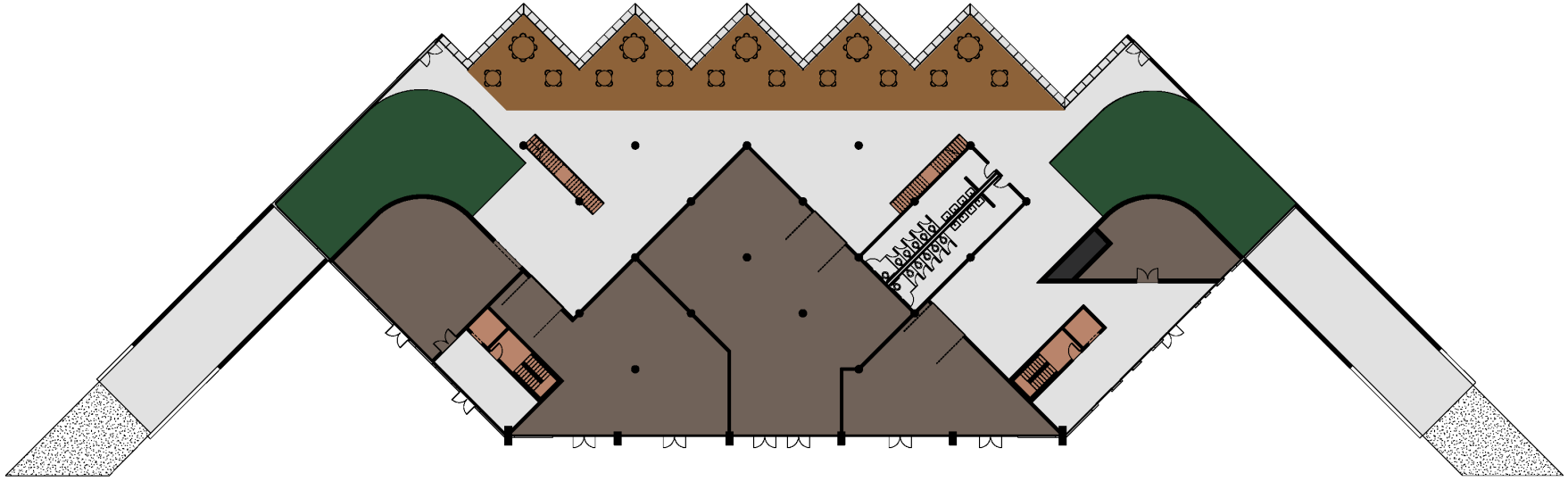


Commercial & Amenity

Mechanical & Storage

Vertical Circulation

LOWER-LEVEL FLOOR PLAN



Community Social

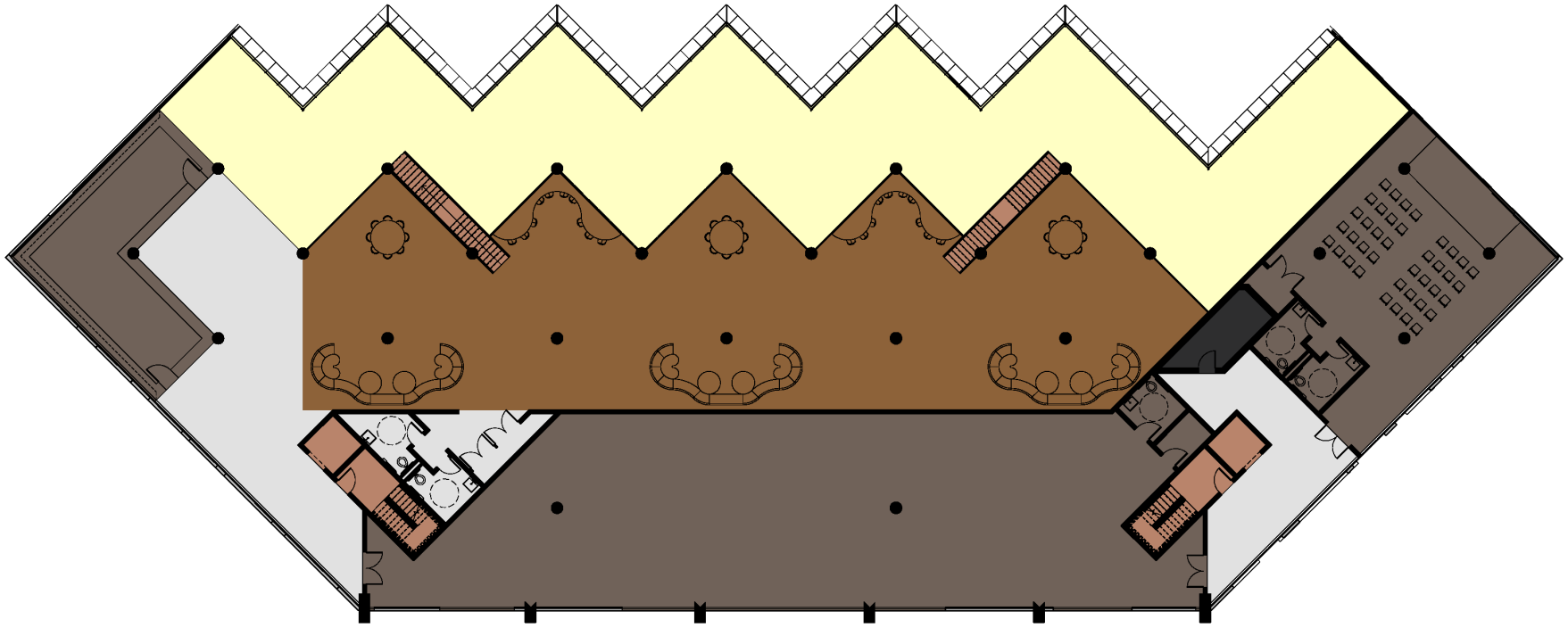
Commercial & Amenity

Community Garden

Mechanical & Storage

Vertical Circulation

FIRST LEVEL FLOOR PLAN



Community Social

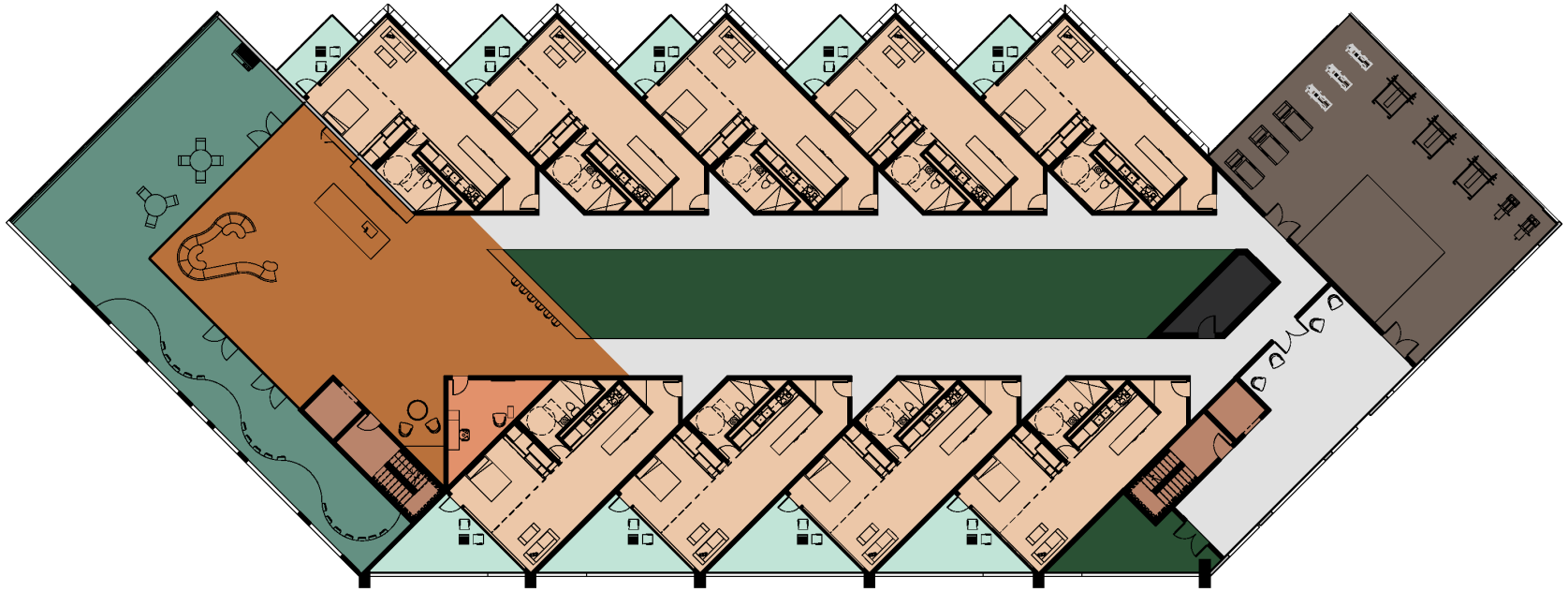
Commercial & Amenity

Open to Below

Mechanical & Storage

Vertical Circulation

SECOND LEVEL FLOOR PLAN



Residential Units

Quiet Room

Community Hub

Commercial & Amenity

Community Garden

Community Deck

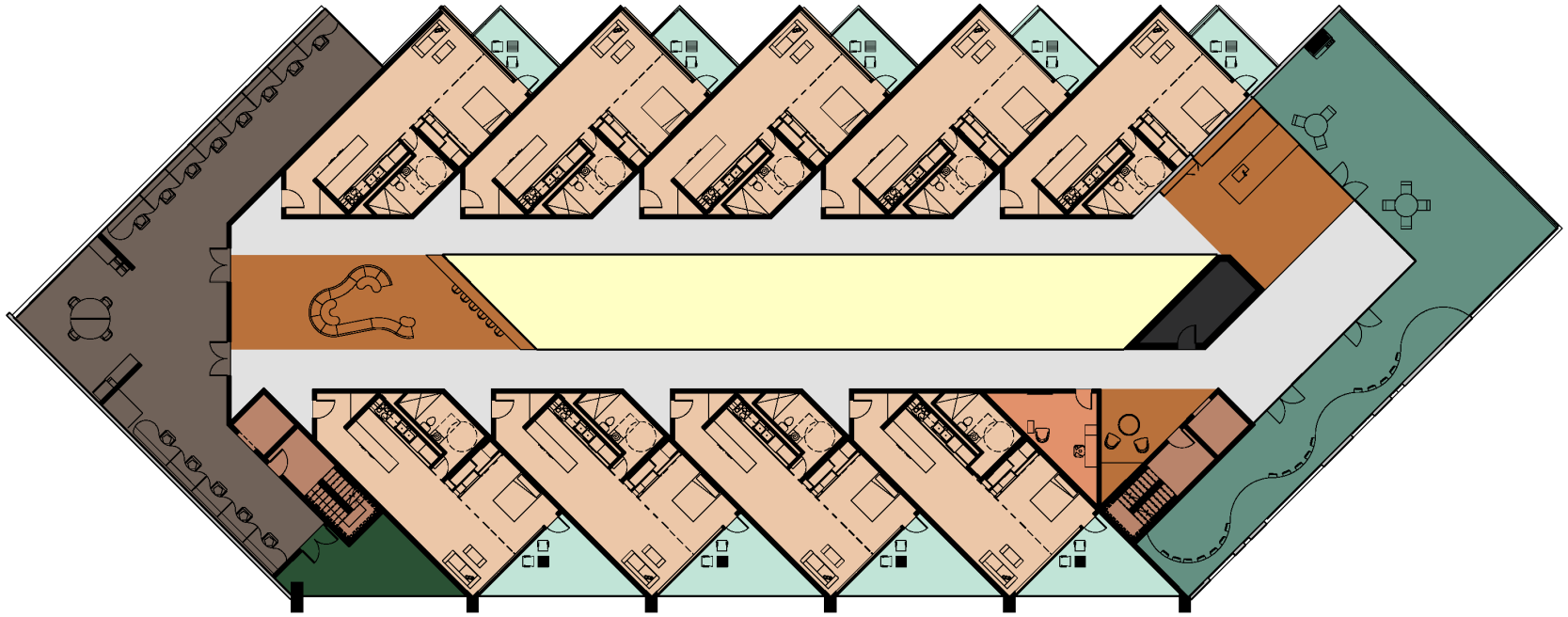
Private Patio

Atrium Garden

Mechanical & Storage

Vertical Circulation

THIRD LEVEL FLOOR PLAN



Residential Units

Quiet Room

Community Hub

Commercial & Amenity

Community Garden

Community Deck

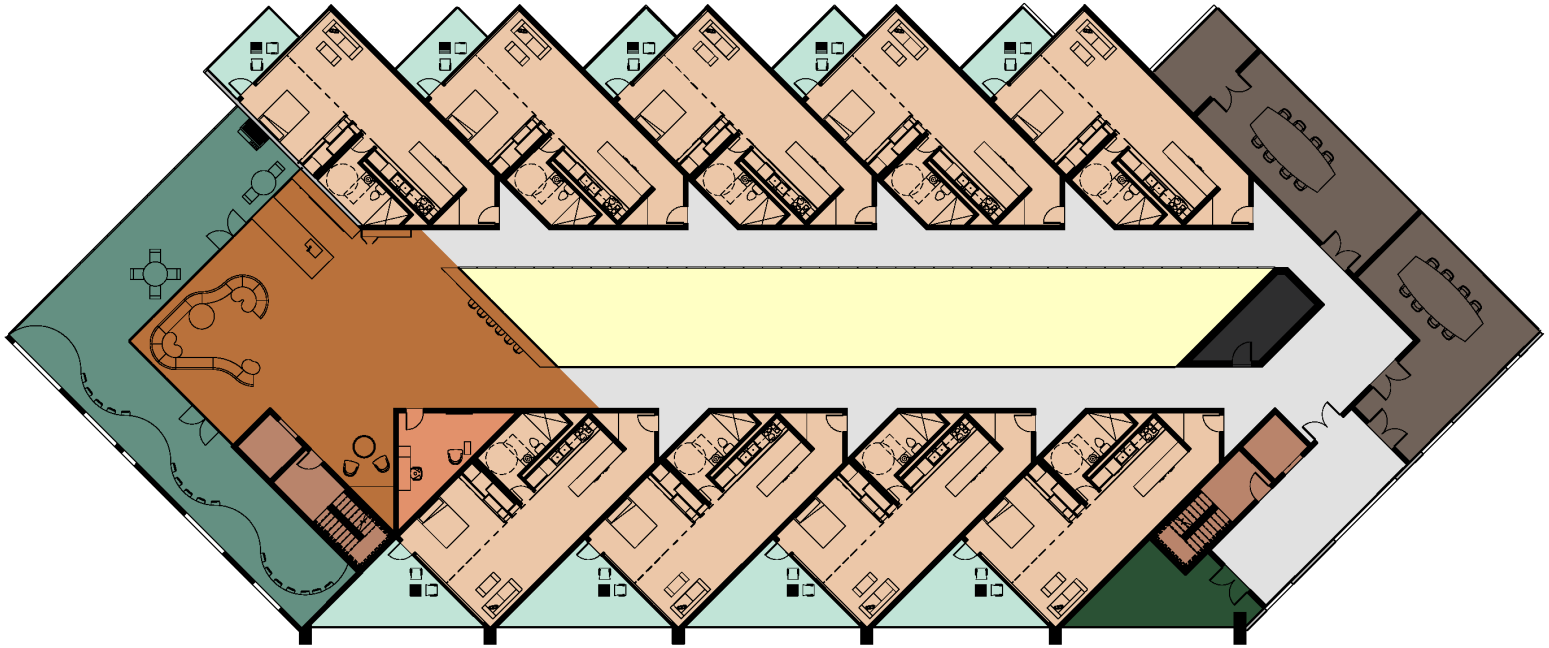
Private Patio

Atrium Garden

Mechanical & Storage

Vertical Circulation

FOURTH LEVEL FLOOR PLAN



Residential Units

Quiet Room

Community Hub

Commercial & Amenity

Community Garden

Community Deck

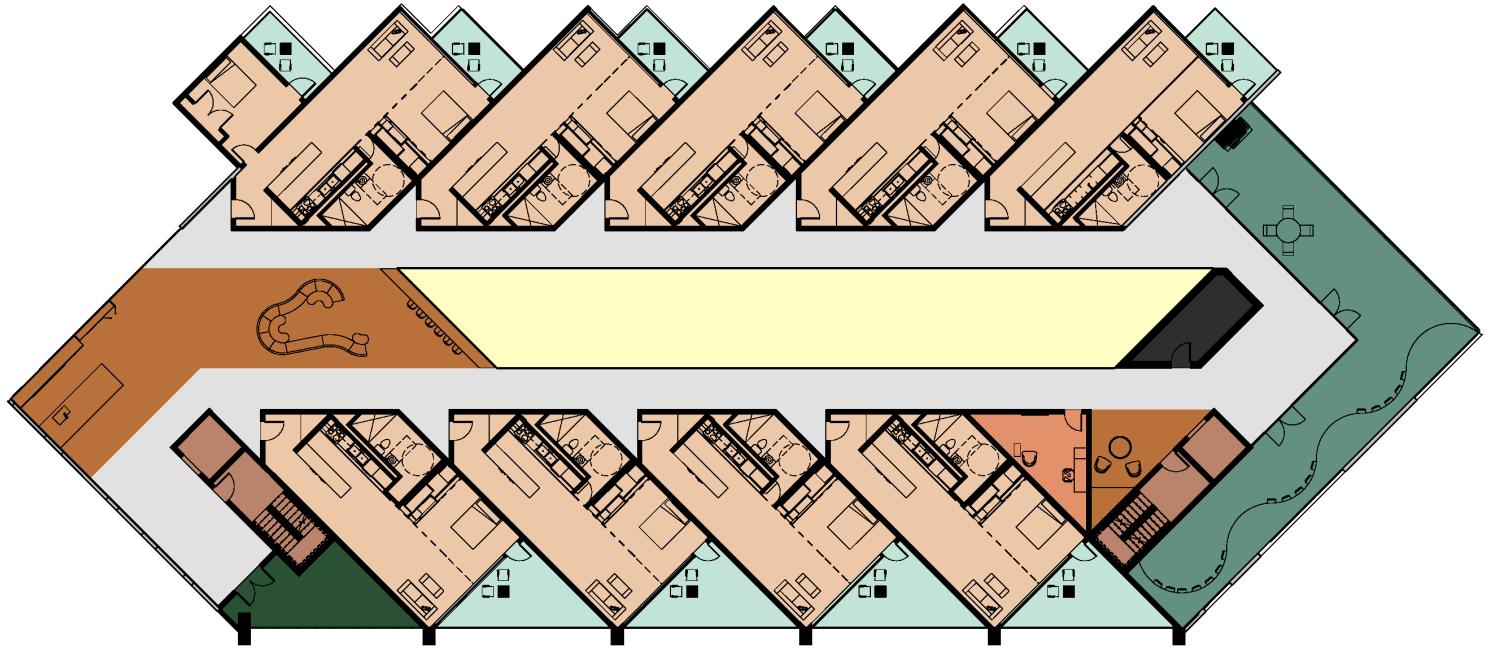
Private Patio

Atrium Garden

Mechanical & Storage

Vertical Circulation

FIFTH LEVEL FLOOR PLAN



Residential Units

Quiet Room

Community Hub

Community Garden

Community Deck

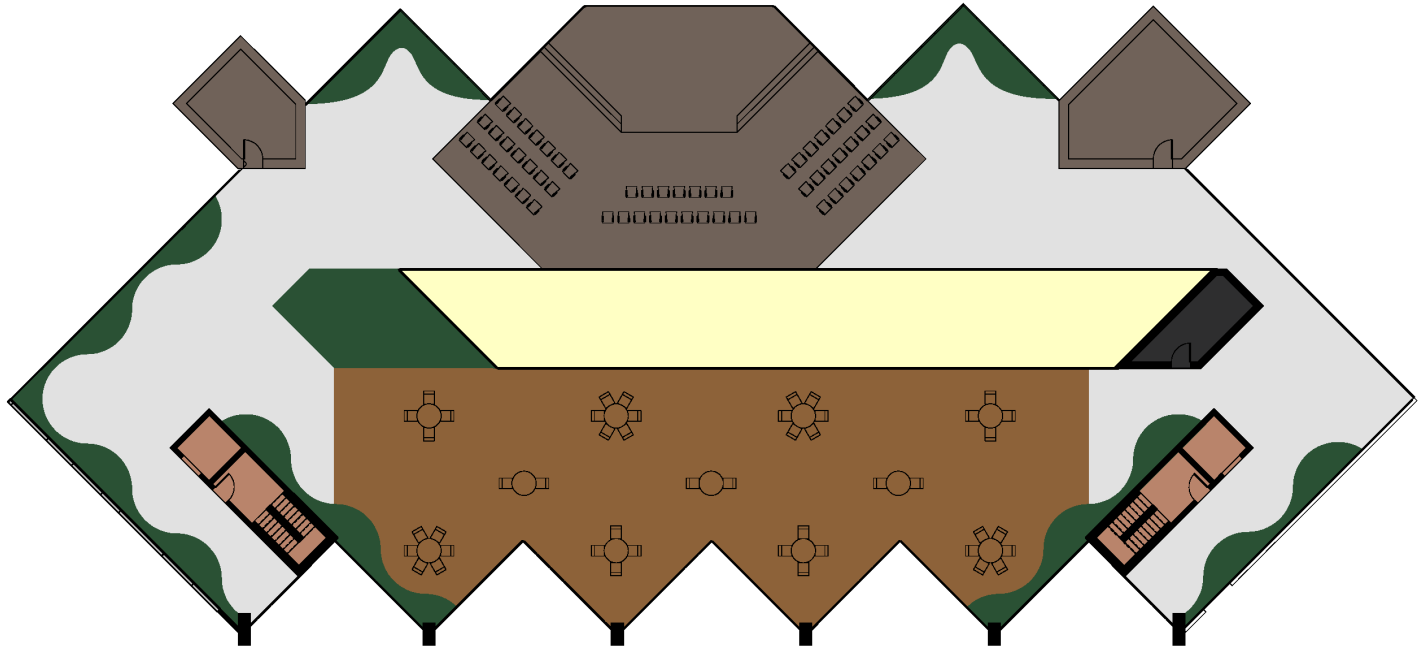
Private Patio

Atrium Garden

Mechanical & Storage

Vertical Circulation

SIXTH LEVEL FLOOR PLAN



Community Social

Commercial & Amenity

Community Garden

Atrium Garden

Mechanical & Storage

Vertical Circulation

ROOF-TOP FLOOR PLAN

References

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