DAN VENTURES USA LLC

CAPABILITIES · 2026

Buying what's overlooked. *Building what lasts.*

Real estate development, factory-built housing, capital and development advisory, and early-stage venture investing, from city blocks to mountain towns.

JACKSONVILLE, FLORIDA · DAN-VENTURES.COM



AT A GLANCE

A small, self-funded company *with a wide reach.*

Dan Ventures finds sites, builds partnerships and runs each project from the ground up. One small team sets strategy, sources and underwrites every deal, and manages partners and reporting.

18
states where we're looking, coast to coast

5
partner companies across building, land, capital and resort real estate

5
real estate projects, from city infill to AI infrastructure

$0
debt. Self-funded and independent

2
urban infill lab projects in Jacksonville, groundbreaking targeted for 2027

80
container duplexes sold by partner Mr. Good, plus 50 it owns and operates

66
resort towns ranked in our Mountain Town Housing Index

24h
reply time on capital, advisory and RevPad requests, Monday to Friday

WHAT WE DO

Four ways we work, *one approach.*

01

Develop and invest

Acquisitions, new communities and housing we build and hold.

- Project Counterpoint
- Project Treeline
- Common Frame
- Jacksonville infill lab

02

Factory-built housing

Homes built in a factory and set where people work.

- Mr. Good Container Homes partnership
- RevPad turnkey duplexes
- Oldivai workforce housing
- RV and mobile home park acquisitions

03

Advise and raise

Hands-on help for developers, founders and landlords.

- Fall Line development advisory
- Switchback capital advisory
- Rent-Ready for small landlords
- Trailhead land scoring

04

Back founders and ideas

Early checks, free scoring and research we publish.

- Sidecountry venture investing
- Idea Lab
- Mountain Town Housing Index
- Groundwork podcast and field log

Sourced on foot. We stand on the site before we draw a plan, and find land nobody is marketing.

Underwritten line by line. Every budget line, invoice and draw is checked before it's signed.

Held for the long run. Patient, hands-on ownership instead of quick flips.

PROJECTS

Everything we're *building.*

PROJECT	WHAT IT IS	MARKETS	STATUS
Project Counterpoint	Acquiring and improving residential and mixed-use buildings in growing mid-size cities. Long holds, hands-on management.	AZ, FL, MA, NC, SC, TX, VA	Sourcing a first acquisition
Project Treeline	Lodging, homes for the people who work there and year-round places in mountain towns.	10 mountain states	Site search
Common Frame	Attainable and workforce housing built faster and for less, with services for residents.	Vermont, Florida	Pre-development
Jacksonville infill lab	Two urban infill projects testing modular construction, 3D printing, robotics and AI.	Jacksonville, FL	Design · groundbreaking 2027
Backbeat · Caprock	A townhome community in Nashville, and an AI infrastructure development in Texas.	TN · TX	Coming 2028 · 2029

From the block *to the high country.*

SOURCING

Project Counterpoint

Buildings with room to improve in cities on the way up, often from owners who haven't listed. We find, underwrite every line item on site, close on clear terms, improve in phases and hold.

3.7M

homes the U.S. is short, per Freddie Mac

0.5%

2024–25 growth in cities of 50,000 to 249,999, vs. 0.3% in larger cities

Sources: Freddie Mac, Dec 2024; U.S. Census Bureau, Vintage 2025 estimates.

SITE SEARCH

Project Treeline

Lodging from small inns to base-area hotels, homes for lift crews, instructors, nurses and teachers, and places that keep a town busy outside peak season. Sites near a ski area, trails or a lake.

79%

of homes in Winter Park, Colo. are seasonal or vacant

66%

of homes in Breckenridge, Colo. are seasonal or vacant

Source: Northwest Colorado Council of Governments, 2023.

New ways to build *housing people can afford.*

PRE-DEVELOPMENT

Common Frame

Attainable and workforce housing in Vermont and Florida, built with modular, container, robotic or 3D-printed methods matched to each site, plus resident programs with government, employers and service providers.

24–36K

more year-round homes Vermont will likely need, 2025 to 2029

Source: Vermont Housing Needs Assessment 2025–2029.

DESIGN

Jacksonville infill lab

Two urban infill projects where we test modular construction, 3D printing, robotics and our own AI model for underwriting and project management. We measure cost, speed, quality and energy use against conventional building.

2027

targeted groundbreaking. What works becomes the playbook for Common Frame and Counterpoint

FACTORY-BUILT HOUSING

Built in a factory. *Set where people work.*

With Mr. Good Container Homes, through the joint venture DV MGCH Texas Holdings LLC, we place factory-built container homes on RV parks, rural land and workforce housing sites. RevPad is our direct-sale brand and a certified Mr. Good dealer.

$59,999

RevPad 40 Duplex as a DIY Kit. Base Model $69,999; Luxury with the exterior package $79,999

2

factories, Alachua, Florida and Tyler, Texas. Shipping hubs near Dallas-Fort Worth and Houston

$10,000

optional install package for Base and Luxury: unloading, placement, leveling, hook-ups and testing

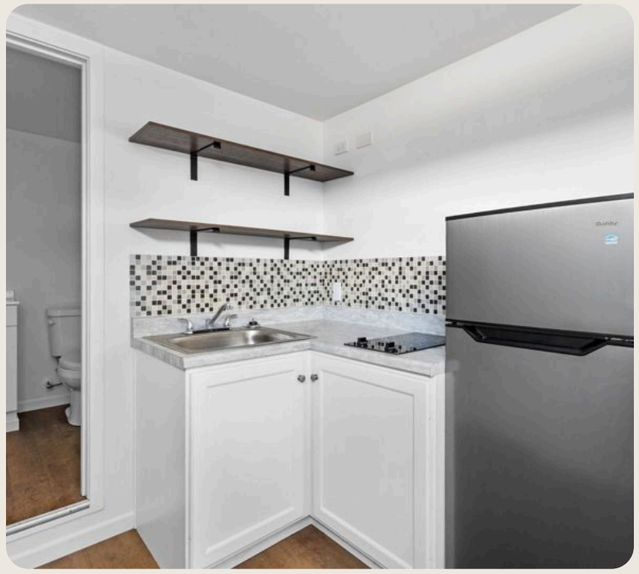
50A

power, water and RV sewer. Each studio has a full bath, kitchenette and A/C and heat

PRICE DELIVERY BY ZIP AND ORDER AT REVPAD.CO







Got land or a park? *Get it reviewed.*

Trailhead land scoring

Owners, brokers and wholesalers submit land in about five minutes. Our automated review assistant scores it out of 100 in about a minute, with strengths, gaps and next steps. Every deal is read by our team.

Five areas, 20 points each

- Location and market
- Price and economics
- Zoning and entitlements
- Site readiness
- Fit and terms

70+

books a review meeting with our team, and the deal goes to the partner for that property type

RV and mobile home parks

We buy single parks and portfolios of two or more, to acquire, partner on, or add duplexes on vacant pads. Nothing is turned down automatically.

01
Ten questions
Location, price, sites, utilities, zoning, demand, income

02
Review
Fitting parks get a private deal workspace

03
NDA
Proof of funds opens after signing

04
Diligence
P&L, rent roll and tax returns

05
Seller call
The Mr. Good team reviews

06
Offer
Purchase agreement in the workspace

Build it right *the first time.*

Support for landowners, developers, investors, family offices, employers and public partners, from site selection through stabilization. One task or the full build.

Owner's representation

We act for the owner, managing the design team, contractors and schedule.

Construction management

Budget, schedule and quality, with reporting at every draw.

Site selection

Land and buildings, zoning, entitlements and market fit.

Cost segregation

Components that may qualify for faster depreciation, with your tax advisor.

Procurement

Sourcing, bidding and negotiating.

Consulting

Strategy across development, design and asset management.

SELECTED ENGAGEMENT · THE FIRST CHAIR COMPANY

Basecamp Village: 40 residences with retail and employee housing. Phase 1 delivered, Phase 2 under construction.

SELECTED ENGAGEMENT · DISSONANT CAPITAL

359 townhome units entitled across Wake Forest, NC; Liberty, MO; Idaho Falls, ID; and Rogers, AR.

We help you *get ready to raise.*

For developers, builders and early-stage founders: infill, workforce housing, hospitality and mountain-town projects, and startups in real estate, construction tech and the outdoors.

Education

Debt and equity, construction loans, private credit, grants and public programs.

Process

Funding plan, data room, lender-ready model and timeline.

Consulting

Underwriting, budget, deck and structure working sessions.

Introductions

Lenders, investors, partners and advisors. You decide who to talk to.

Free first look. Then a flat or hourly fee agreed in writing, never a percentage of money raised and never tied to a close. Start with the free 2-minute Funding Readiness Check.

RENT-READY

Rental homes a lender can trust.

For landlords with 0 to 10 rental homes buying with DSCR loans. A Readiness Desk for a flat fee, verified turnkey homes with a 12-month rehab warranty, and a free DSCR check.

1.25

minimum DSCR on signed rent for every verified home

1H 2027

first verified homes expected

Backing what *others ski past.*

Early, simple checks into pre-seed and seed founders in AI, robotics, 3D printing, food science, consumer products and construction tech. One decision maker, no committee, and an answer within two weeks.

Mr. Good Container Homes

Now the joint venture behind RevPad.

Oldivai

Now a development partner on workforce housing.

Prophesy Capital

Now a partner on land and development deals.

The First Chair Company

Now a partner on advisory engagements.

Dissonant Capital

Now a partner across development and capital.

Idea Lab

Submit any idea for a free score out of 100 and three next steps, across five areas.

Invest, build together, then partner. Founders get factory-built housing, land, capital advice and introductions, not just a check.

PARTNER NETWORK

Good partners. *Overlooked places.*

FACTORY-BUILT HOUSING

Mr. Good Container Homes

Made-in-USA container homes for RV parks, rural land and workforce housing. Founded 2023. Over 80 duplexes sold plus 50 company-owned.

MODULAR WORKFORCE HOUSING

Oldivai

Factory-built homes for the missing middle, about 80 to 120% of area median income. Project Zero in Spokane: 10 homes, modules set in 4 days, built in about 8 months.

LAND INVESTMENT

Prophesy Capital

Finds land markets early: Huntsville, Greenville–Spartanburg, Chattanooga and Ocala.

REAL ESTATE INVESTMENT

Dissonant Capital

Vertically integrated platform behind Cadence Fund I, 359 entitled townhome units in four markets.

MOUNTAIN RESORT REAL ESTATE

The First Chair Company

Resort communities planned around terrain, with employee housing set up with the resort operator.

How we work together

1. We find the land and the need. 2. We match the right partner to the product. 3. Partners submit budgets and draws in our portal, and every draw is reviewed before it's signed.

We publish *what we learn.*

Mountain Town Housing Index

66 resort communities in ten states, ranked by seasonal homes, home value to income and rent to income, from Census ACS 2020–2024 data.

RANK	TOWN	PRESSURE	SEASONAL	VALUE / INCOME
1	Winter Park, CO	89	71%	11.3x
2	McCall, ID	76	59%	11.2x
3	Keystone, CO	75	60%	24.9x
4	Big Bear Lake, CA	74	73%	7.6x
5	Snowmass Village, CO	73	34%	16.8x

Above 5x home value to income is generally considered severely unaffordable.

Groundwork podcast

Hosted by Daniel Kaufman. Conversations with founders, builders and town leaders, plus short briefings. On Apple Podcasts, Spotify and Amazon Music.

Groundwork field log

Plain notes from the ground on housing, small towns, land and building businesses that last.

Free tools

Idea Lab score, Funding Readiness Check, DSCR check and Trailhead land scoring.

A small team, *well equipped.*



Daniel Kaufman

FOUNDER · DAN VENTURES

Grew up in Massachusetts, studied ski area management in Vermont and worked at American Skiing Company before starting in real estate in New York in the mid-2000s. Leads Common Frame and serves as President of Oldivai.



Collin Hanks

FOUNDER · MR. GOOD CONTAINER HOMES

Founded Mr. Good with his family in 2023. Builds container homes in the USA for RV parks, rural land and workforce housing.



Tom Colangelo

CO-OWNER · MR. GOOD CONTAINER HOMES

Focuses on partnerships and resources at Mr. Good.

How we work

Our principles start from The Four Agreements by Don Miguel Ruiz.

- **Be impeccable with your word.** Commitments in writing. Problems raised first.
- **Don't take anything personally.** A no is information.
- **Don't make assumptions.** Walk the land. Verify every invoice, lien waiver and budget line.
- **Always do your best.** Own and fix mistakes.

Partner leadership also includes John Milne, MD, MBA, CEO, and Susan Gillespie, MBA, COO, of Oldivai.

WORK WITH US

Bring us *the overlooked one.*

Landowners and sellers

Score land at dan-ventures.com/land. Submit a park or portfolio at /submit.

Towns, agencies and employers

Housing for your teams through reserved homes, master leases or land we control. /partner

Park owners and buyers

Turnkey duplexes with delivered pricing by ZIP at revpad.co.

Developers and builders

Owner's rep, construction management and site selection. /advisory

Raising capital

A free first look from Switchback. /capital

Founders

Pitch Sidecountry at /sidecountry, or score an idea in the Idea Lab at /lab.

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IMPORTANT INFORMATION

Disclosures

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Forward-looking statements. Plans, stages, timelines and targets are forward-looking, subject to approvals, and may change. No result is guaranteed.

Partners. Partner company details, figures and team information are provided by those companies and may change. Prophesy Capital and Dissonant Capital are investment firms; nothing here offers their securities.

Products and scores. RevPad prices exclude delivery, installation and sales tax unless stated; furnishings are not included. Automated scores from Trailhead, the Idea Lab and the Funding Readiness Check are guidance, not appraisals, credit decisions or funding promises.

Sources. Market statistics are cited on the slide where they appear. Photos show the RevPad 40 Duplex built by Mr. Good Container Homes.

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