

CarVanHaven

EVERY VEHICLE. A HOME. A HAVEN.

- Safe Parking Community for Responsible Vehicle Dwellers
- A scalable, high-margin, social-impact solution.

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THE PROBLEM

- Millions of Americans live in vehicles despite having income.
- No scalable private-sector solution exists.

OUR SOLUTION

- Secure, managed, long-term safe-parking communities.
- 108 revenue stalls + 2 charity stalls.
- Containers, lighting, storage, amenities.

The background is a blue gradient. In the corners, there are white line-art illustrations of circuit boards or neural networks, with lines connecting to small circles.

WHY NOW

- Housing costs are rising.
- Vehicle residency increasing.
- Cities seeking alternatives.
- Investors want cash-yield + impact.

WHY WE WIN

- Zoning-resilient
- Low CapEx per stall
- Monthly recurring revenue
- No entitlement risk like housing

MARKET SIZE

- Total Area Market (TAM): 1.7M vehicle dwellers.
- Serviceable Area Market (CA): 135k–165k.
- Obtainable Market: 2,500–5,000 targetable.
- Weak competitors + strong demand.

BUSINESS MODEL

- Monthly stall revenue.
- ARPU: ~\$425/month per stall
- +40% margin @ 70% occupancy.
- Add-ons: storage, Wi-Fi, amenities.

EARLY DEMAND SIGNALS

- Market demand driven by enforcement pressure on unsanctioned parking and lack of private-sector alternatives for vehicle dwellers with income.

FINANCIAL PROJECTIONS



The background is a blue gradient with white circuit-like lines in the corners. These lines consist of straight segments and small circles, resembling a stylized electronic circuit board.

ROADMAP

- Q1: Permits + planning.
- Q2: Buildout.
- Q3: Launch.
- Q4: Stabilize + expand.

The slide features a blue gradient background with white circuit-like lines and circles in the corners. The word "TEAM" is written in a large, white, sans-serif font in the upper left area.

TEAM

- Kathy Watkins – Founder/CEO.
- Advisory: Engineering, operations, legal.

THE ASK

- Seeking \$425,000 seed.
- 8–10% preferred return.
- 12–20% equity.
- 5–7 year hold.

Thank you for your time
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