

**SPACEMENT**

# Three Problems

## 1. TRAVELER

*I want a totally unique and authentic lodging experience.*



## 2. CITY PLANNER

*I want to reduce vacancy-related blight in commercial districts.*



## 3. LANDLORD

*I want to earn income and reduce maintenance during vacancies.*



### FACT

**73% of global travelers consider having a unique experience to be the most important part of a vacation.**

Source: Amadeus IT Group SA, et al. (2019)

### FACT

**Many U.S. cities—including NYC and SF—have enacted or are considering new taxes on vacant storefronts.**

Source: New York Times (2019), San Francisco Chronicle (2019)

### FACT

**2 billion square feet of retail space in the U.S. is currently vacant.**

Source: Nat'l. Assoc. of Realtors (2019), Nat'l. Assoc. of Real Estate Investment Trusts (2018)

# One Solution

Spacement reversibly alters vacant storefronts to be fun, unique, clean, and comfortable lodging spaces



**TRAVELER**

*Concrete floors, 20' ceilings, urban vitality? Awesome!*



**CITY PLANNER**

*Occupied spaces keep streets clean and safe. I'm in favor.*



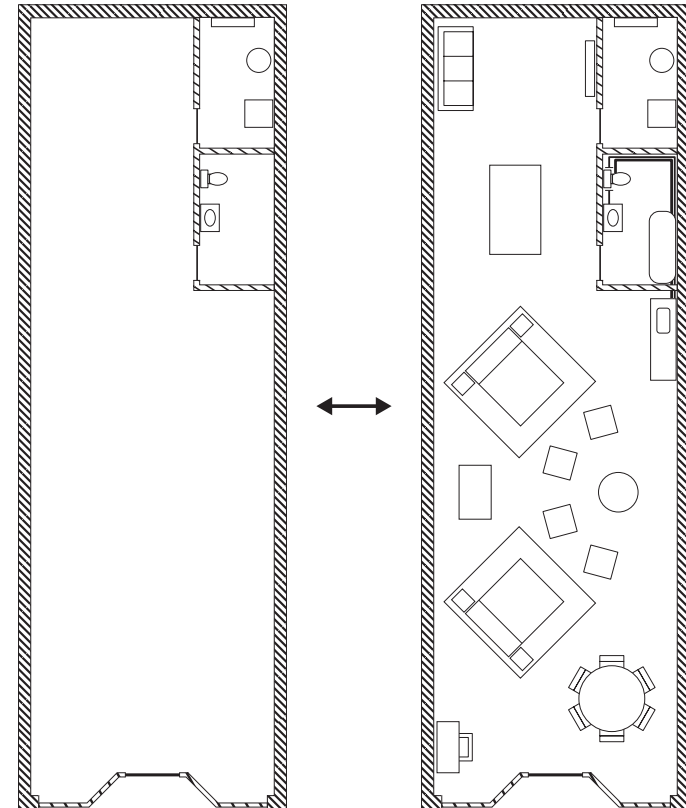
**LANDLORD**

*Interim income + no maintenance? Sounds good to me!*

# Example No. 1 (Simple)

Simple = One Unit, Standard Lease

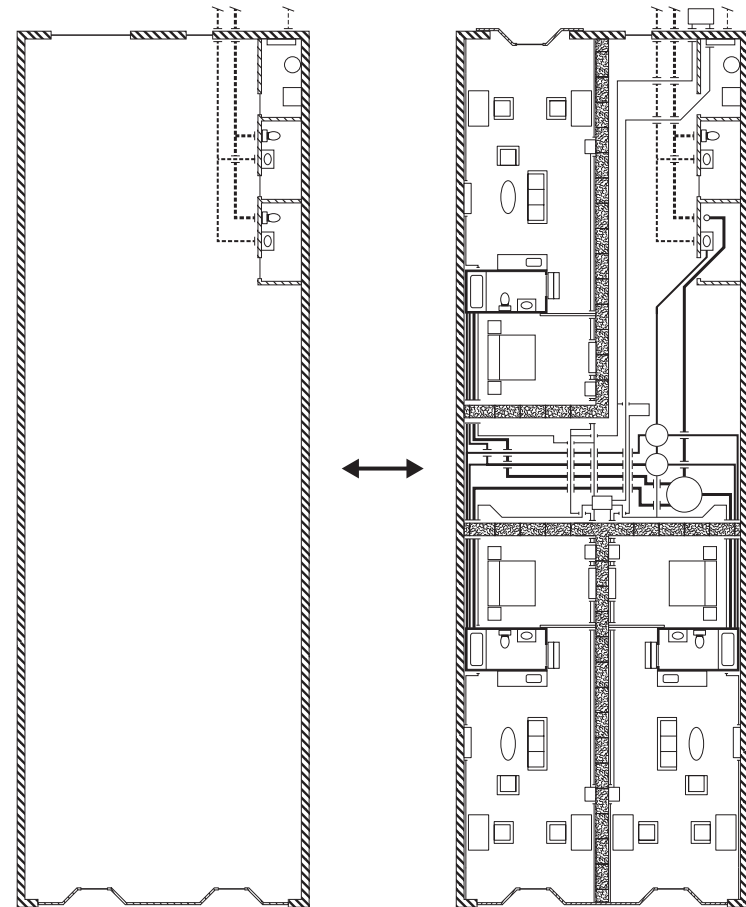
- 1 | Spacement leases a storefront under standard terms**
- 2 | Spacement reversibly repurposes the storefront for lodging use by deploying:**
  - Shower and kitchenette modules tethered to existing hookups
  - Portable furnishings
- 3 | Spacement markets, manages, and collects revenue from the resulting unit**



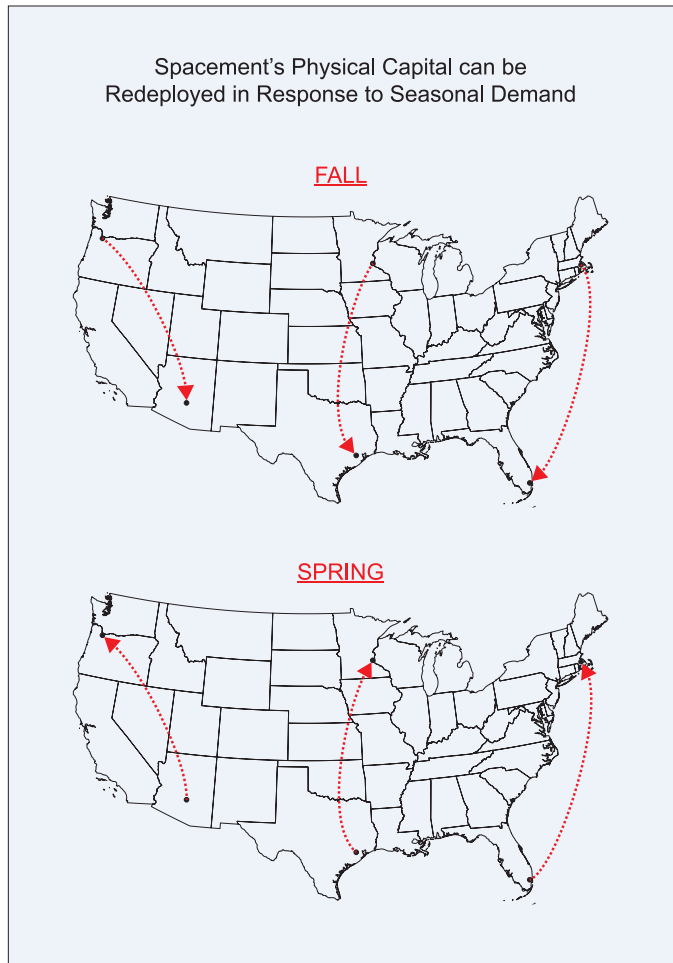
# Example No. 2 (Advanced)

Advanced = Multiple Units, Pop-Up Lease

- 1 | Spacement leases a storefront under pop-up terms**
- 2 | Spacement reversibly repurposes the storefront for lodging use by deploying:**
  - Wall modules to divide the storefront into units of 500-800 sf each
  - Bathroom modules, kitchenette modules, and support systems tethered to existing hookups
  - Portable furnishings
- 3 | Spacement markets, manages, and collects revenue from the resulting units**
- 4 | When the building owner sells or leases the storefront, Spacement delists the units and redeploys its modules and furnishings to a new space**



# Fast and Dynamic



**Spacement's proprietary modules and furnishings allow raw space to be converted to lodging or vice versa in just a few days**

**Spacement responds to changes in demand and guest preferences up to 100X faster than traditional hotels**

**95%+ of Spacement's deployed physical capital is portable and reusable**

**Spacement uses innovative systems and technology to optimize turnover logistics**

# Not Just Lodging

**Lodging**



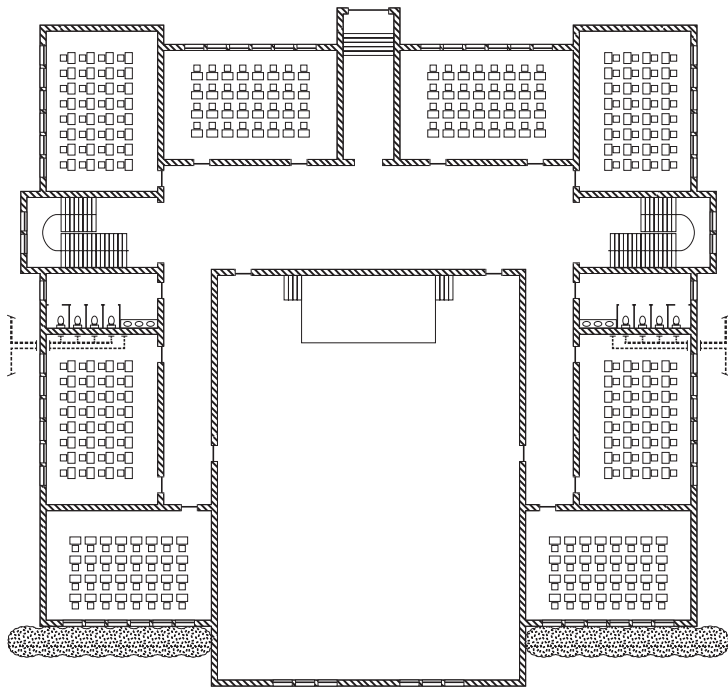
**Lodging + Event**



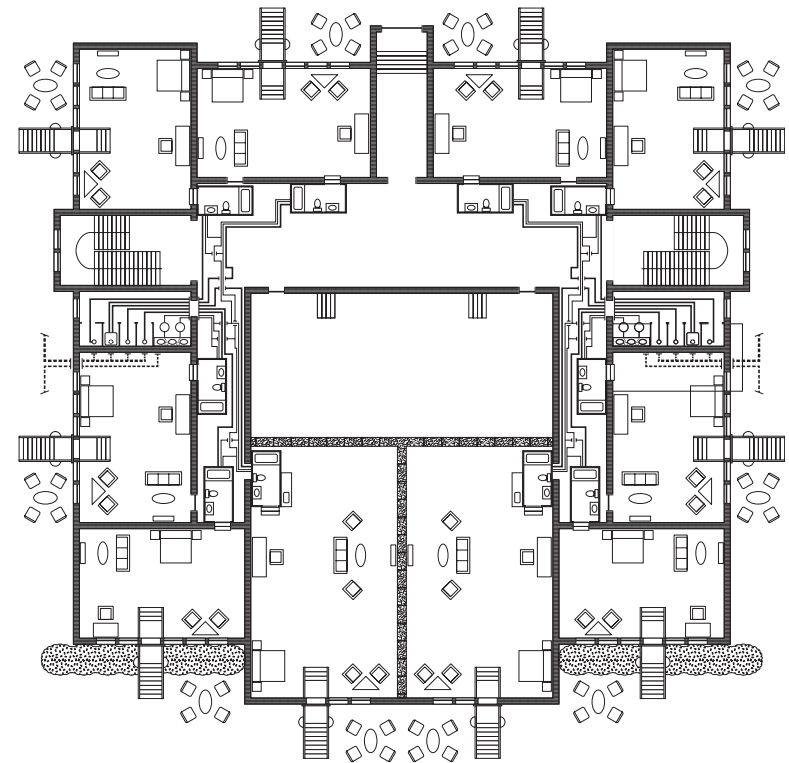
**Lodging + Event + Pop-Up Retail**

**Additional Revenue from Brokerage Subsidiary**

# Not Just Storefronts



School Year

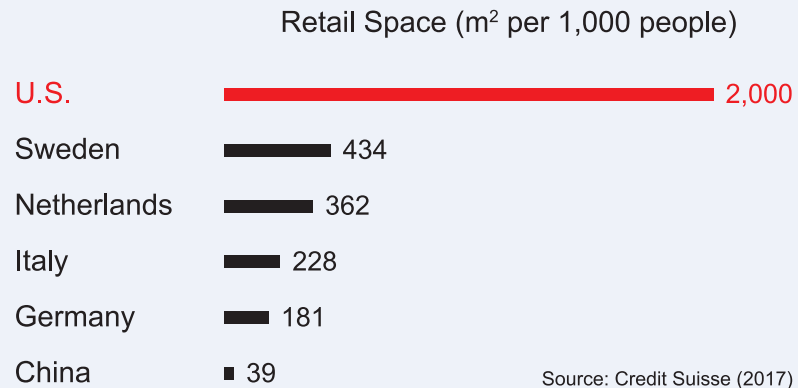


Summer



# Why Now?

## The U.S. Has Too Much Retail Space



**Obsolescence/oversupply  
of traditional retail space**

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**Communities are taking action against  
street-level vacancies and unpermitted  
vacation rentals**

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**New on-demand services can replace  
centralized hotel amenities**

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**Window of opportunity to create  
services complementary to autonomous  
vehicle networks**

# Spacement No. 1



Launched September 25, 2019

# Intellectual Property

## **Five active U.S. patents**

(10011982, 10036172, 10043227, 10529038, 10662662)

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## **One pending U.S. patent application**

(16/882,519)

*This is a partial version of the pitch deck.  
For a full version, please contact us at [info@spacement.net](mailto:info@spacement.net).*