



2021
**PRODUCT
CATALOG**

3049 N Post Rd,
Indianapolis, IN 46226
info@volumod.com
317-552-0021



WELCOME TO THE NEXT BIG THING



Volumod Factory, Indianapolis, Indiana

Welcome to the future of single and multi-home construction. At Volumod, we're revolutionizing the housing industry by completing the construction process in a state-of-the-art factory using **efficient, innovative, attainable** and **sustainable** methods. And we're doing it without sacrificing the beauty and sophistication of new construction.



What makes Modular Construction superior to traditional “ground up” construction? (Welcome to the future.)

FASTER

Modular is a construction process, not a housing type- 50% faster than traditional construction due to greater efficiency.



INNOVATIVE

We construct in a factory (rain or shine) and utilize quality building materials and state-of-the-art technology and equipment.



STRONGER

Modular homes are better built and stronger. Our products are robust, using 20-30% more lumber, adhesives & fasteners.



TURNKEY

Choose your finishes, appliances, cabinets, flooring, and specific design, directly out of the factory.



MARVELOUS MODULAR



EFFICIENT

We protect the environment without sacrificing form or function by using high-efficiency products. We're pioneering smart technology in each build.



VERSATILE

Our homes translate easily between single or multi-family developments.



SUSTAINABLE

We generate much less waste than traditional construction, utilizing process technology and repetition.

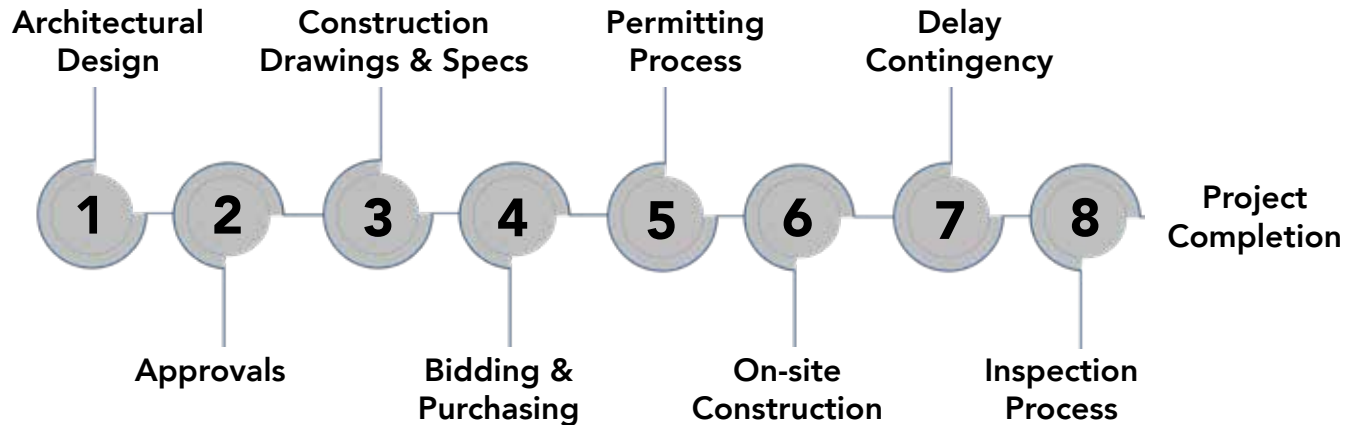


ATTAINABLE

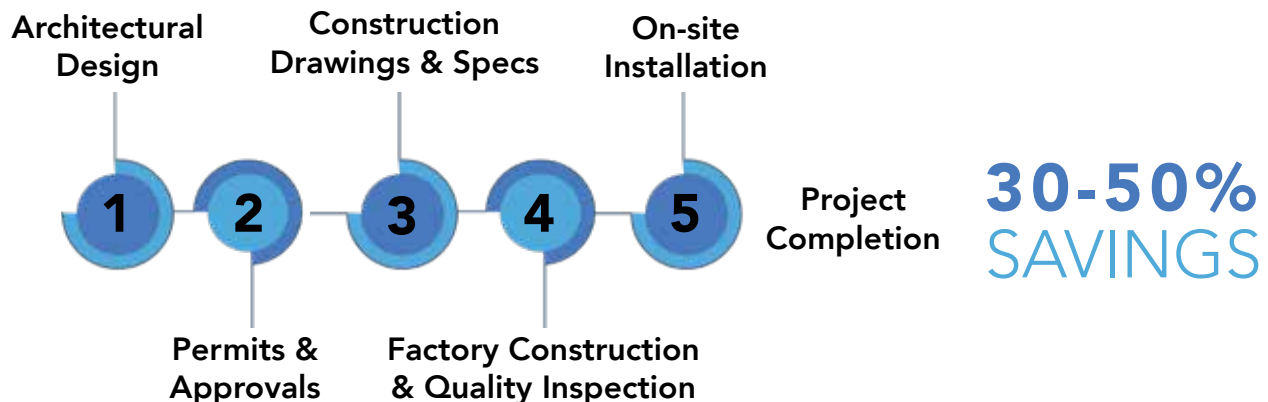
Modular homes typically cost less than traditional construction, making modular attainable for all.

TRADITIONAL CONSTRUCTION

Traditional construction timelines include allowances for a myriad of delays and errors. Skilled worker shortages (now at historically high rates) together with rising material costs add to the setbacks. Something as simple as poor weather can set projects days and weeks behind schedule, pushing up the cost dramatically.



MODULAR TIMELINE EFFICIENCY



In the quality-controlled factory environment, Volumod greatly reduces the inefficiencies of traditional construction. A single employee absence does not halt operations, nor does inclement weather. At 40 different stations, trained workers do their specialized jobs – drywalling, plumbing, tiling, electrical – to produce a high-quality home, at a fraction of the time and cost.



MAXMOD OFFERING

The MaxMod is our signature two-story, multi-bedroom, multi-bathroom home, attainable for all! Whether you are looking for extra space and storage, or have a large household, the MaxMod is your piece of the American dream. Modern finishes, ample storage and a spacious floor-plan set us apart. Position the MaxMod on your prepared foundation or basement for an innovative, permanent residence for generations to come.



ASH



TWO FLOORS OF LIVING SPACE: 2729 SF



Beautiful designer-chosen finishes and features abound in the Ash model with 2,729 square feet of living space! On the main floor, enjoy open-concept living with luxury wood-grain vinyl plank flooring throughout. Cook and entertain simultaneously with the large kitchen island, stainless steel appliances, designer lighting, huge kitchen pantry, and a solid surface countertop option. Upstairs, french doors lead off the spacious master bedroom to a private balcony, and a walk-in closet connects to the en suite bath, complete with tub, separate shower and double sinks. Two additional bedrooms share a hall bathroom and laundry is conveniently next to the bedrooms. The exterior has durable fiber reinforced cement siding, stone veneer siding, and both a front porch and back deck for outdoor living.



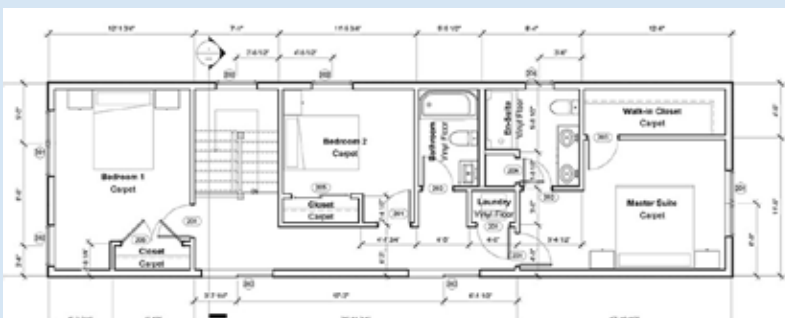
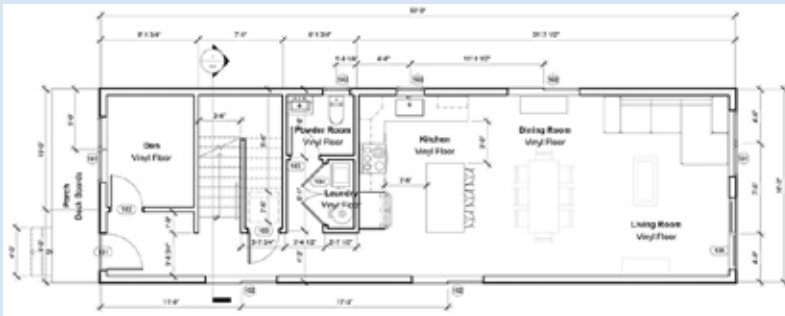


MAXMOD OFFERING

The MaxMod is our signature two-story, multi-bedroom, multi-bathroom home, attainable for all! Whether you are looking for extra space and storage, or have a large household, the MaxMod is your piece of the American dream. Modern finishes, ample storage and a spacious floor-plan set us apart. Position the MaxMod on your prepared foundation or basement for an innovative, permanent residence for generations to come.



HAWTHORNE



Beautiful designer-chosen finishes and features abound in the Hawthorne model with 1,800 square feet of living space! On the main floor, enjoy open-concept living with luxury wood-grain vinyl plank flooring throughout. Cook and entertain simultaneously with the large kitchen island, stainless steel appliances, designer lighting, and a solid surface countertop option. Upstairs, three spacious bedrooms come with plenty of closet space. The master bedroom has a walk-in closet, en suite bath, complete with tub, separate shower and double sinks. Two additional bedrooms share a hall bathroom and laundry is conveniently next to the bedrooms. The exterior has durable fiber reinforced cement siding, stone veneer siding, and both a front porch and back deck for



MAXMOD OFFERING

The MaxMod is our signature multi-bedroom, multi-bathroom home. Whether you are looking for extra space and storage, or have a large household, the MaxMod is your piece of the American dream. Quality finishes, ample storage and a spacious floor-plan set us apart. Modern or Traditional roof-line options are easily configured. Position the MaxMod on your prepared foundation or basement for an innovative, permanent residence for generations to come.



Front Entrance



Back Deck



Side view with traditional roof

OAK



1423 SF

Beautiful designer-chosen finishes and features abound in the Oak model. Enjoy open-concept living with luxury wood-grain vinyl plank flooring throughout. Cook and entertain simultaneously with the large kitchen island, stainless steel appliances, designer lighting, and a solid surface countertop option. The spacious master bedroom has a walk-in closet connects and an en suite bath, complete with tub and shower combination and double sinks. Two additional bedrooms share a hall bathroom and laundry is conveniently next to the bedrooms. Choose from two modern roof options on the exterior. Durable fiber reinforced cement siding, stone veneer siding, and both a front and back deck enable great outdoor living.



MULTIMOD OFFERING

The MultiMod is two and three-unit townhomes that maximize space. Experience how a well-designed and constructed MultiMod is changing the face of attached housing. Beautiful designer-chosen finishes and features abound including open-concept living with luxury wood-grain vinyl plank flooring throughout. We actively work with developers to find the perfect location for the next MultiMod Community.



ALDER



751 SF

600 SF

751 SF



MULTIMOD OFFERING

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ALMOND



WILLOW



751 SF

600 SF

751 SF



MULTIMOD OFFERING

The MultiMod is paired patio and row townhomes that maximize space. Experience how a well-designed and constructed MultiMod is changing the face of attached housing. Beautiful designer-chosen finishes and features abound including open-concept living with luxury wood-grain vinyl plank flooring throughout. We actively work with developers to find the perfect location for the next MultiMod Community.

MAPLE



1,356 SF



MAPLE



1,356 SF

BANYAN



896 SF





MULTIMOD OFFERING

The MultiMod is multi-unit townhomes that maximize space. Experience how a well-designed and constructed MultiMod is changing the face of attached housing. Beautiful designer-chosen finishes and features abound including open-concept living with luxury wood-grain vinyl plank flooring throughout. We actively work with developers to find the perfect location for the next MultiMod Community.

PALM



1041 SF



PALM



1041 SF

PALM



1041 SF





MINIMOD OFFERING

Our MiniMod is designed to make the best use of every single square inch! Features the same high-end finishes and attention to detail in a small space. Perfect for those who want to minimize upkeep while keeping many comforts.

REDBUD



OPTION #1 -570 SF

OPTION #2 -411 SF



WILLOW



CYPRESS



ABOUT VOLUMOD

Volumod LLC is a modular construction factory that opened in 2021 in Indianapolis, Indiana. Revolutionizing the construction industry, Volumod constructs both attached and detached housing in an environmentally-controlled factory setting for year-around building.



Principal Ethan Fernhaber



President Dan Maude explains modular construction



Eastside Indianapolis Development Leaders



Business and community leaders gather for Volumod's Grand Opening



Volumod factory, 30th & Post Rd. on Indianapolis' Eastside.

OUR MISSION

The new venture, spearheaded by leaders in the real estate, manufacturing and community transformation sectors, will provide up to 170 new jobs, revitalize the Eastside of Indianapolis, and provide an attainable housing solution to working households in Indiana and beyond. Mass in-factory production leads to greater efficiency and reduction of delays and personnel errors, producing an efficient, sustainable, high-quality product at an attainable cost.

At Volumod, we're serious about second chances. Believing that each of our employees was created on purpose, for a purpose, we seek those who have been previously overlooked. With our employee training programs and whole-person approach, we want to create dignity in our employees by supplying a great job with great pay.

We exist to:

**RESTORE
HOPE**

by creating efficient,
innovative, attainable &
sustainable homes

**MADE BY THE PEOPLE
MADE FOR THE PEOPLE**

OUR LEADERSHIP



DAN MAUDE
President

Dan Maude is experienced in all phases of product development, design, engineering, and manufacturing, most recently in senior management for 3M. He is a Certified Six Sigma Black Belt, skilled in Lean Manufacturing, Kaizen, Demand Flow Technology, and Plant & Operations Leadership. Dan is thrilled to spearhead the Volumod effort to deliver great jobs and homes that improve the lives of so many in our community.



JOE BUTLER
Managing Partner

Joe is a seasoned manufacturing operations specialist, with a knack for continuous improvement and operating efficiency. With diversified yet integrated experiences of industrialized and offsite construction methods and processes, Joe brings many years of modular experience to the Volumod team. He calls himself an "experienced dreamer" and fits right into the Volumod community engagement model.

PRINCIPALS

Matthew Crouch, Sequoia Capital Management, www.investsequoia.com

David Counsell, Land Stewards of Indianapolis, www.lsindy.com

Ethan Fernhaber, Renewing Management, Inc., www.renewinginc.com

Mark Young, Urban Property Group

Shepherd Community Development Corporation, www.shepherdcommunity.org



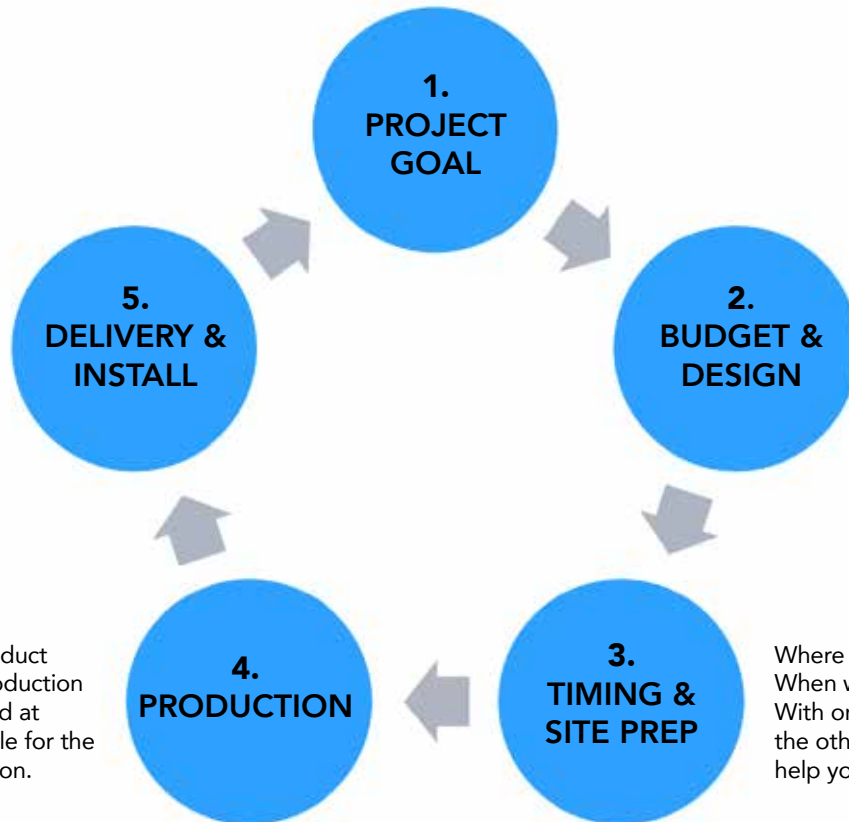
NEXT STEPS

Whether you are a developer of multi-unit residential properties or an individual looking to purchase a home, we want to walk with you! We'll help you understand the construction process and choose your options to configure a home or apartment community that meets your needs.

We will work with you to create a goal specific to your order. A single home or multiple units? Single or Multi-story? Garage? Roofline? Outdoor space? We'll settle your overall project goals.

Once your home is through production, it will be delivered and installed on your prepared site permanently - for generations to come!

The time has come! As your product goes through our multi-step production process, we'll keep you informed at every step and help you schedule for the upcoming delivery and installation.



What is your budget and what design elements fit within? Many designer-chosen features are standard, others are upgrades. We'll help you secure funding. Conventional, VA and FHA mortgages are available.

Where is your home or apartment's site? When will the foundations be prepared? With one eye on the current status and the other on the future logistics, we'll help you get the timing right!

Purchase plans include a down payment with your order, progressive payments during the building process and a final payment after completion. At Volumod, we're serious about caring for our customers and making sure that you are over-the-moon about your new home or apartment community. We'll walk with you through every step of the process and help you make decisions - large and small - to help meet your project goals.



VOLUMOD

www.Volumod.com