What do you picture when I say

MODULAR HOME?



Photo: "Mobile home park, Orange County" by Downtowngal, CC BY-SA 3.0, Wikimedia Commons (cropped)

What do you picture when I say

SITE BUILT HOME?






4572

MODULAR NOT MANUFACTURED

Also Not a “trailer”.

Same standards “and codes as site-built
Built to the IRC/IBC, like any stick-built house.

Inspected in the factory
By WA L&I. Every home gets the gold label.

Bankable
Regular mortgage, regular appraisal.

Permanent foundation
Real property, not a chassis.

Same house.
It just doesn't get rained on.



A HOUSE EVERY 1.7 DAYS

WHY DID WE CHOOSE TO BUILD INDOORS?

BECAUSE HOMES DON'T NEED WEATHER TO BE BUILT

Derek Huegel

Founder & CEO, Wolf Industries · Battle Ground, WA

WOLF | INDUSTRIES

Multifamily NW · Fall 2026 Apartment Report Luncheon



Started 2006

Business owner or carpenter. Both.

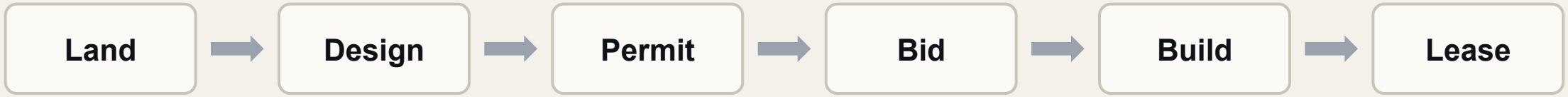


Doubled. Twice. Expanding.

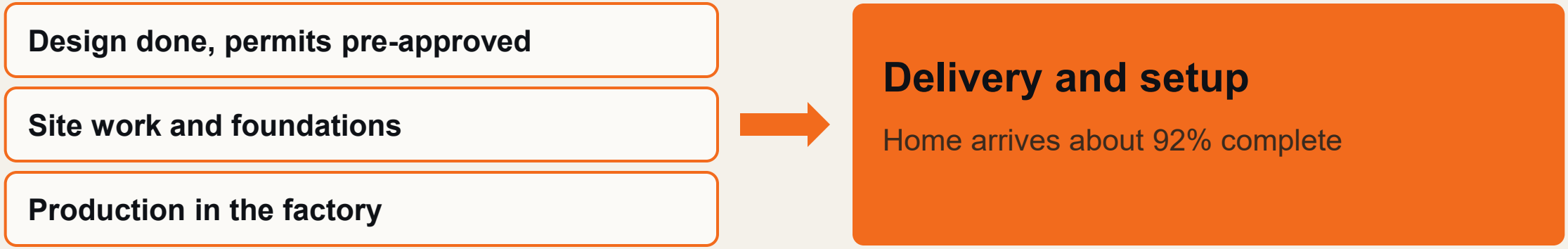
Waiting on permits...

Why it's faster

HOW MOST OF US BUILD: ONE STEP, THEN THE NEXT



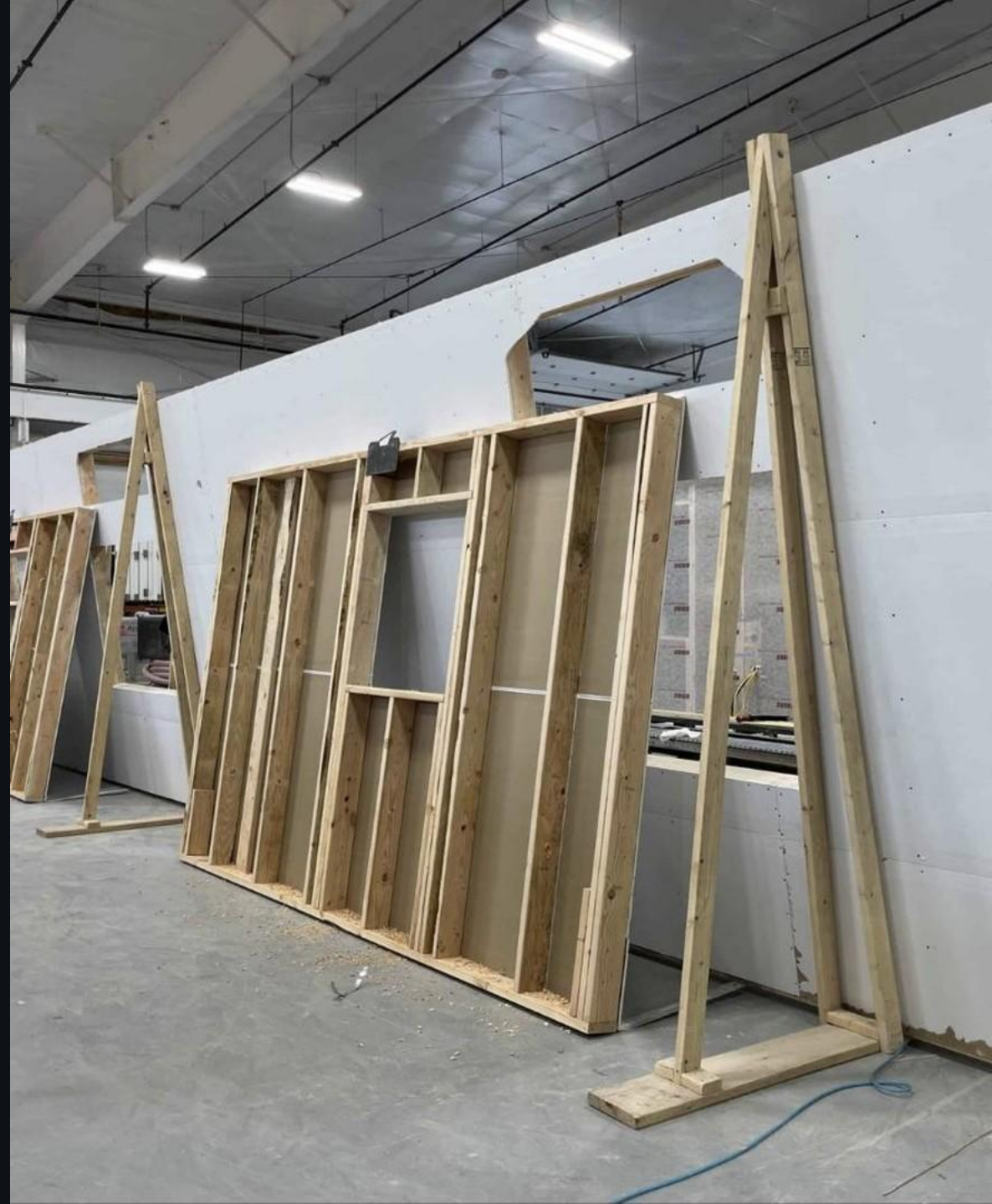
HOW WE BUILD: ALL THREE AT THE SAME TIME



1 OF 4

LABOR

One company. Our crews. In house Engineering. The same hands on every home.



2 OF 4

PERMITS

Our plans are pre-approved by Washington, Oregon and reciprocate to Idaho. Most of the paperwork is done before we start the application.



3 OF 4

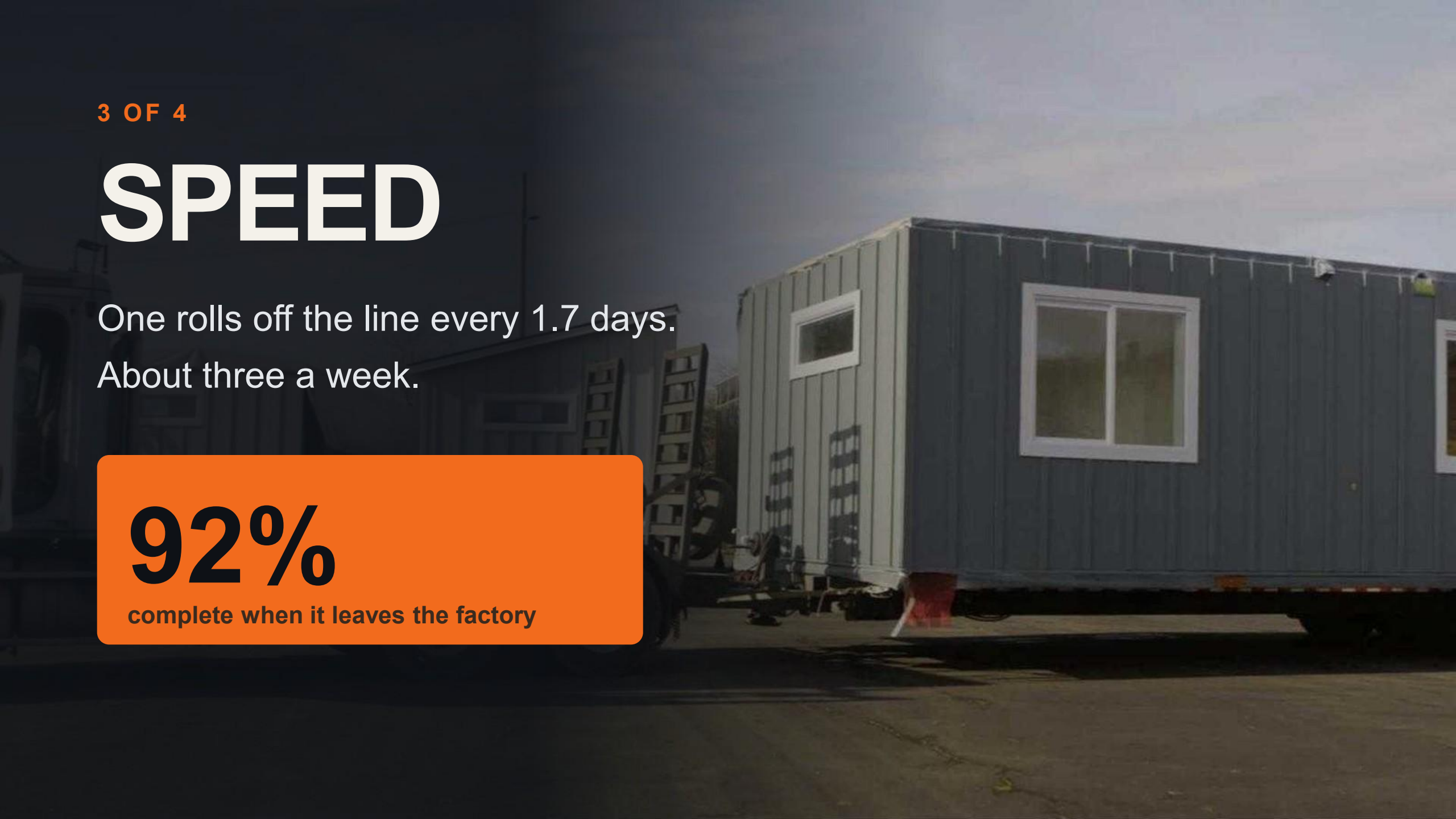
SPEED

One rolls off the line every 1.7 days.

About three a week.

92%

complete when it leaves the factory



4 OF 4

CERTAINTY

One price, and it's the whole thing. Model E, 616 square feet, about $160,000 with the permitting, site work and setup.

Confirm Model E pricing first: the site lists $97,500 + $37,500 setup.





Density with dignity

414 to 615 sq ft · a yard · from $1,695 a month

Image District Cottages, east Vancouver. Rents as reported by The Columbian, June 2025;

PAST PROJECTS



Orchards



Seabrook



Ogden



Fruit Valley Terrace · 21 homes

Both sides of the river are clearing the way

OLYMPIA · HB 2151

March 2026

Washington's rules for factory-built homes now match the national standard. Fewer hoops, same safety.

SALEM · HB 2001

Cottage clusters

Oregon's bigger cities have to allow cottage clusters anywhere a single-family house can go, and can't cap a courtyard at fewer than eight cottages.

Sources: Rep. Deb Manjarrez, HB 2151 signing release, Mar. 10, 2026; Oregon HB 2001 (2019) and OAR 660-046-0205

FOR THE PEOPLE WITH THE LAND (or lawn)

“Replacement costs still surpass what properties are worth.”

HFO Investment Real Estate, Spring 2026

What option exist if you already own it?

PLAY 1 OF 4 · FOR THE PEOPLE WITH THE LAWN

Infill

Cottages on land you already own. Nothing to buy, and the utilities are already at the curb. In Oregon's bigger cities, HB 2001 allows a cottage cluster anywhere a house can go.



PLAY 2 OF 4 · FOR THE PEOPLE WITH THE BACKYARD

One backyard

Room behind the house? That's a rental ADU. One permit, one truck, one more rent check every month. Same factory, same crew, just one house instead of twenty-one.



PLAY 3 OF 4

Phase it

Set eight, rent eight, then bring the next eight. You're collecting rent in months, and the first phase pays for the second.



PLAY 4 OF 4

Yards

Your own door, a fence and a patch of grass. It's a different product from a studio off a hallway. More privacy and a bit of yard.



75 homes

between now and the spring report, at about three a week. Some of them should be yours.



Bring me a parcel.

WE DIDN'T STOP BUILDING.
WE MOVED IT INSIDE.
COME TAKE A LOOK.

WOLF INDUSTRIES

wolfind.com

Battle Ground, WA · 30 miles from this room