

Deploying More Infrastructure Faster & For Less!



Seth Buechley
3PO Networks
Co-Founder



Seth Hague
MAG-AMB
Principal



Johnathon Honeywell
Orenco
Regional Sales Engineer



Steve Rose
Septic Technologies
Lead Technician



Our National Housing Crisis

- Between 5.5 and 6.8M housing unit shortfall as of 2021
 - Due to: 2008 GFC, Land Use, Rising Costs, Interest Rates, Population
- Sewer infrastructure is a primary gating factor for growth
 - Treatment capacity, infrastructure costs, environmental impact
- 3PO active in Oregon, Massachusetts, Florida, New York

Fixing a Crisis Always Requires Disruption

- Regulatory: Oregon Senate Bill 1537 signed March, 2024
- Technology: Modern sewer solutions, combining broadband
- Business Models: Infrastructure-as-a-service
- Traditions: Engineering incentives and transparency



MAG-AMB

DEVELOPMENT GROUP

Mag-Amb, short for the Latin phrase Magnum Ambitio, or “Big Ambition,” is a real estate investment company that sponsors and partners with industry leaders to acquire and develop best-in-class real estate assets throughout the Western United States.

Founded in 2022, Mag-Amb Development has over **600 units of housing, 400 units of hospitality, and 300 acres** in land development either under development or in its pipeline.



Housing

Workforce and Affordable housing in growing secondary and tertiary markets leveraging volumetric modular construction.

Hospitality

Specializing in branded economy and mid-scale extended stay hotels, Class-A RV resorts, and 5-Star destination resorts.

Land Development

Master planned new-urbanist communities with a focus on approachable community collaboration.

Warrenton, OR



Warrenton, OR

Vacancy Levels

The following table details vacancy levels at the comparable properties.

OVERALL VACANCY

Property Name	Program	Tenancy	Total Units	Vacant Units	Vacancy %
2155 N Wahanna Rd**	Market	Family	16	N/A	N/A
Bayshore Apartments	Market	Family	99	0	0.0%
Bay View By The Sea	Market	Family	22	0	0.0%
Birch Court Apartments	Market	Family	36	0	0.0%
Emerald Heights Apartments*	Market	Family	300	0	0.0%
Forest Rim	Market	Family	44	0	0.0%
Pacific Rim Apartments	Market	Family	68	0	0.0%
Rock Creek Commons	Market	Family	12	0	0.0%
Yacht Club Apartments	Market	Family	60	1	1.7%
Overall Total			657	1	0.2%

*Located outside PMA

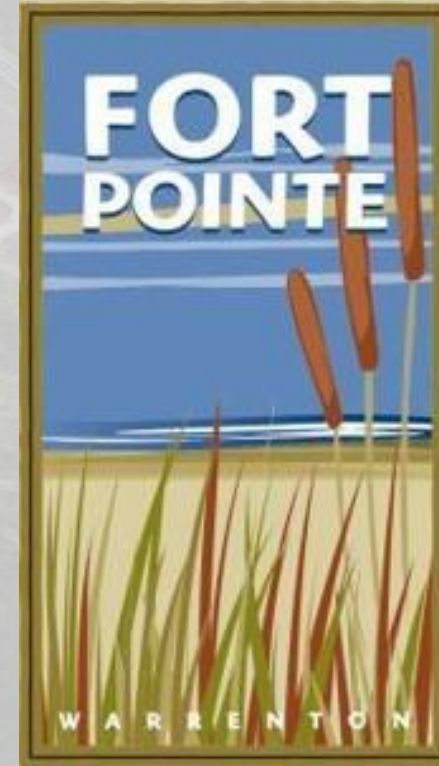
**Not yet completed but all units are pre-leased



Warrenton, OR

Fort Pointe

- 450-unit Planned Unit Development
- 210 Rent Regulated Affordable Apartments
- 210 Single-Family Detached BTR/ For Sale
- 30 Volumetric Townhomes For Sale
- 4,600 feet of 'off-site' water & sewer mains
- Prelos™ pre-treatment system





FORT POINTE COMMUNITY

DRAFT MASTER PLAN

05.16.2023

- Founded in 1981
- 400+ employees
- Based in Sutherlin, Oregon
- Large Dealer/Distributor network
- Focused on passive, scalable and economical wastewater collection & treatment solutions
- Industry leader in liquid-only sewer & attached growth treatment processes



Orenco
SYSTEMS

PROTECTING THE WORLD'S WATER

Decentralized Wastewater Collection & Treatment

Carefully Engineered Solutions by Orenco Systems®



Onsite Systems

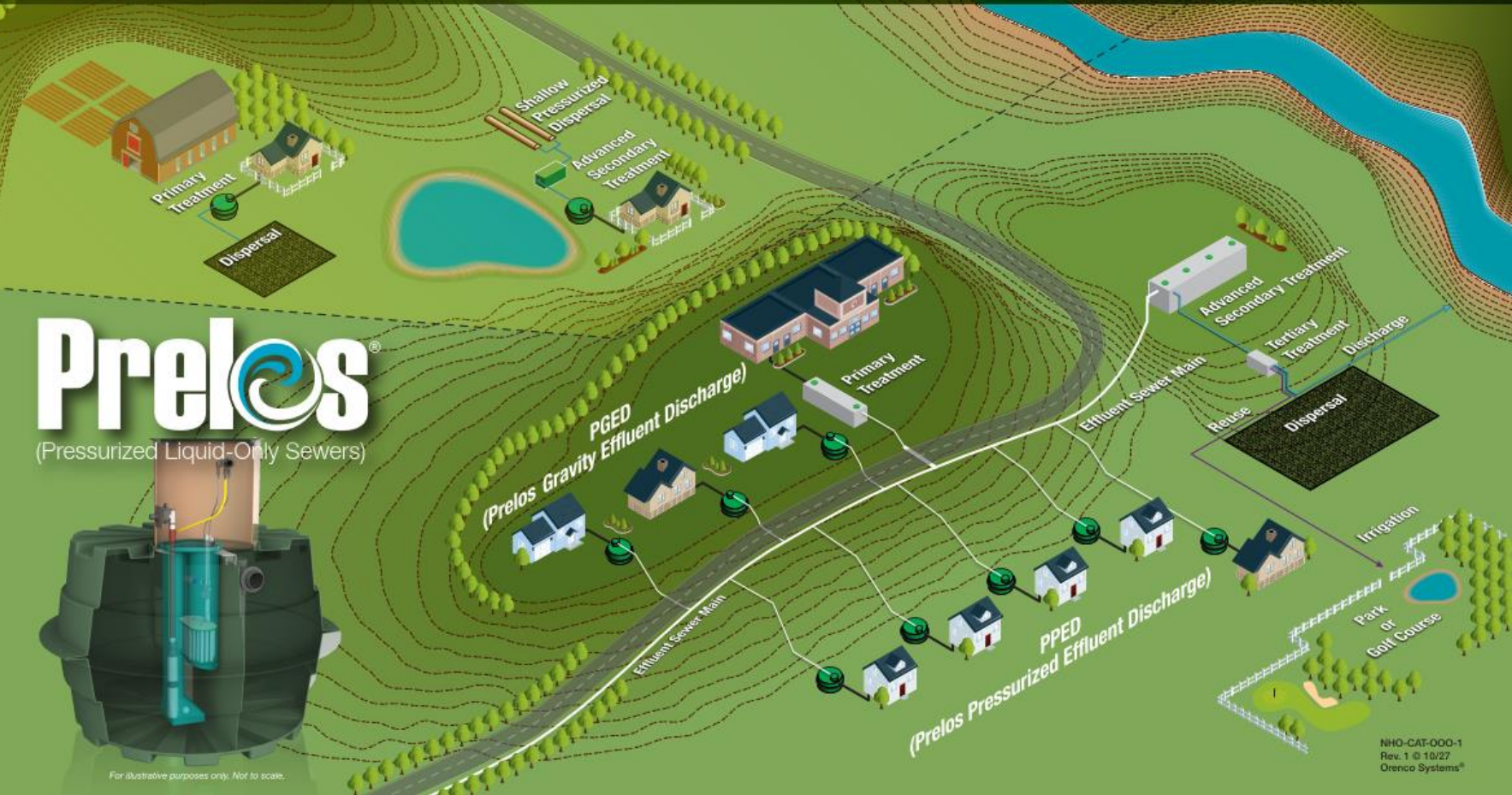
Prelos®

(Pressurized Liquid-Only Sewers)



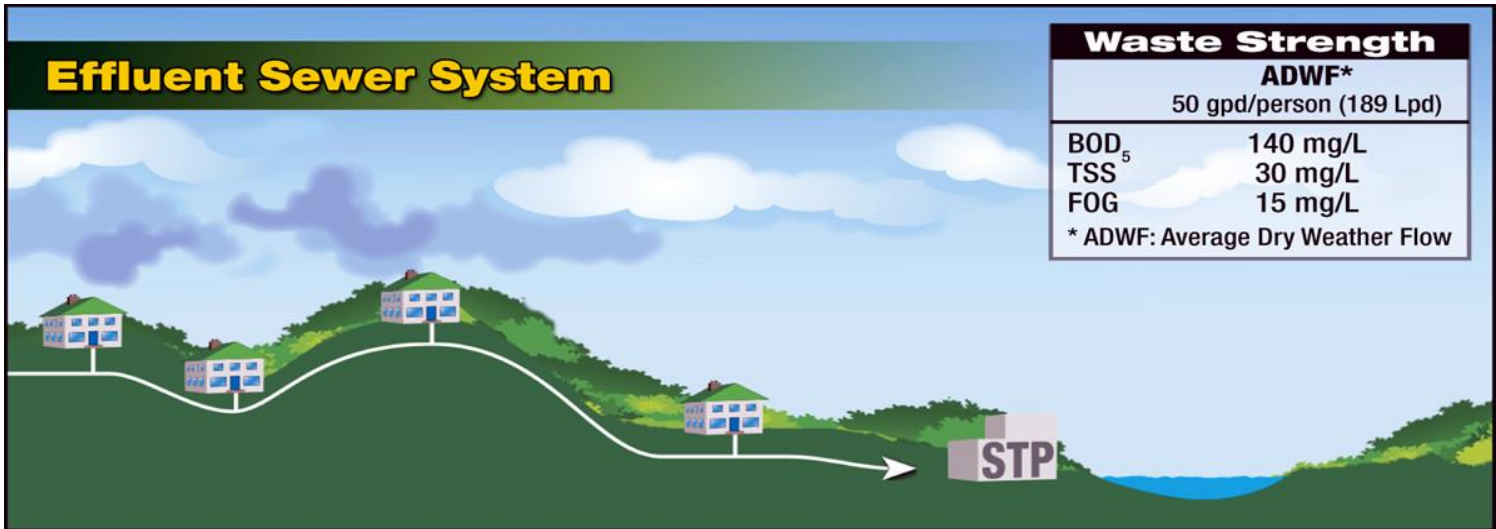
For illustrative purposes only. Not to scale.

Prelos Liquid-Only Sewer Systems

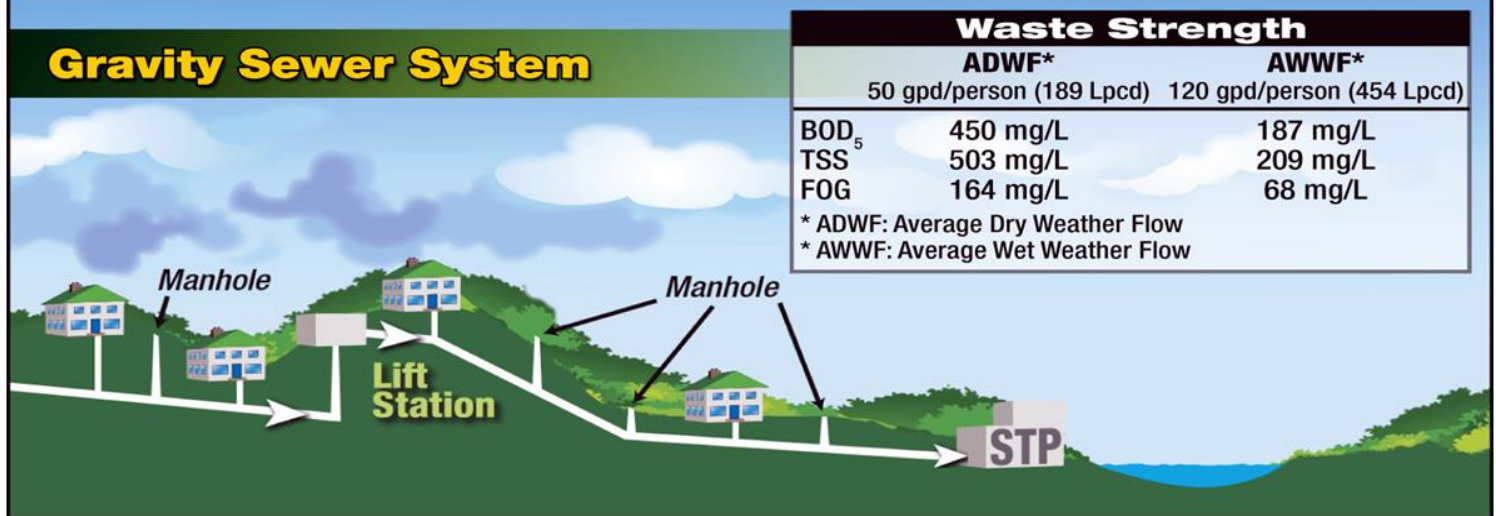


NHO-CAT-000-1
Rev. 1 © 10/27
Orenco Systems®

Modern Sewer COLLECTION



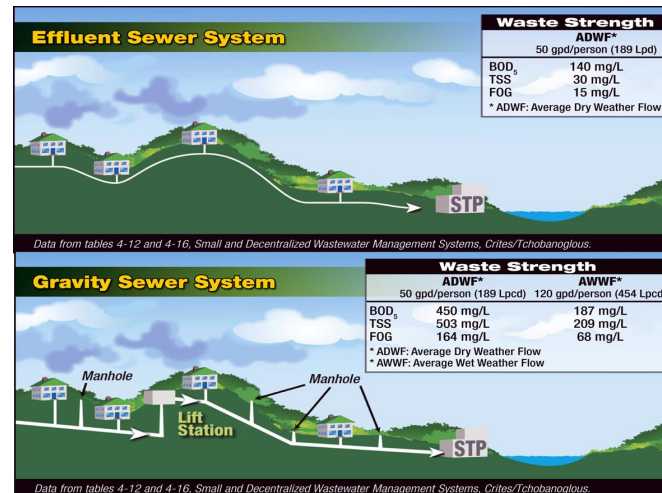
Data from tables 4-12 and 4-16, *Small and Decentralized Wastewater Management Systems*, Crites/Tchobanoglous.



Data from tables 4-12 and 4-16, *Small and Decentralized Wastewater Management Systems*, Crites/Tchobanoglous.

What is “Modern Sewer”?

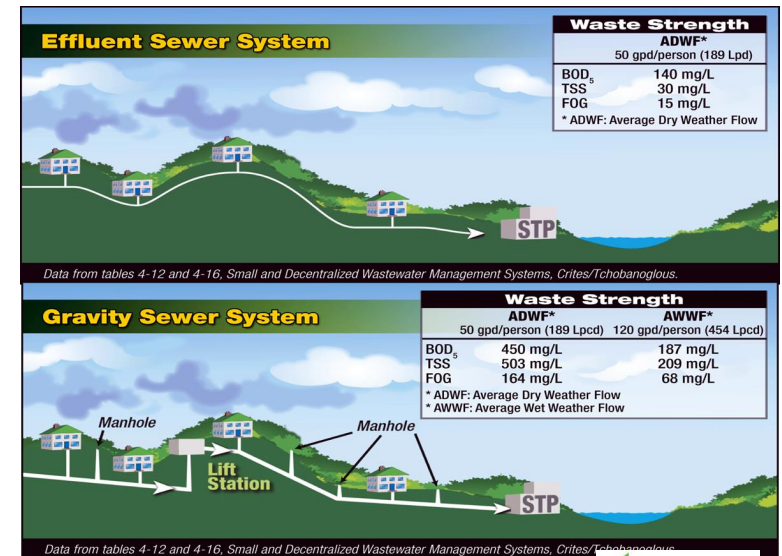
- Uses pressurized, shallow-buried pipes that follow contours of the land
- Mainlines are easily installed with directional boring
- Mains can be “surgically” extended to specific areas that need service most
- Prelos Processors reduce the volume of biosolids and final treatment costs
- Main lines cost as low as 10% of gravity sewers



Modern Sewer COLLECTION

What is Modern Sewer?

- Modern Sewer, a.k.a., effluent sewer, uses small-diameter, pressurized, shallow-buried pipes that follow the contour of the land.
- Mainlines are easily installed with directional boring to reduce impacts to sensitive areas like wetlands.
- Like water mains, Modern Sewer mains can be “surgically” extended to specific areas, streets, or new developments that need service most.
- Prelos Processors reduces the volume of biosolids and final treatment costs.
- The cost to make Modern Sewer mains available for connections can be as low as 10% of the cost of gravity sewer mains.

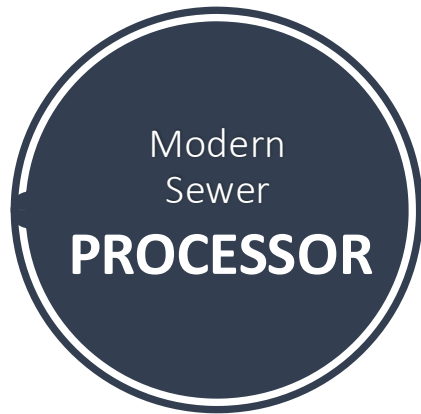


Modern Sewer
PROCESSOR



What is Prelos?

Prelos™ (**P**ressurized **L**iquid **O**nly **S**ewer) provides an efficient, affordable, and sustainable modern sewer solution for the thousands of towns across the country. Whether it's new growth, an expansion, a repair, or replacement, the Prelos Sewer Collection System technology has been in use for more than 40 years.



Prelos unlocks treatment capacity by:

- Reducing estimate flow rate by ~ 27%.
- Reducing average daily hydraulic load by ~ 45%.
- Eliminating Inflow and Infiltration (I&I)
- Reducing TSS by ~ 69%.
- Reducing BOD by ~ 94%.
- Reducing FOG by ~ 91%.

Modern Sewer
TREATMENT



Lacking A Municipal Wastewater Treatment Plant?

Modern sewer has the ability for onsite, distributed treatment systems while providing options for community growth.



AdvanTex Treatment

- Attached Growth
- Modular
- Low Energy
- No Open Tanks
- No Headworks
- No Clarifiers
- No Aeration or Blowers



Modern Sewer Community Projects Examples

- South Alabama Utilities – 3500 current connection
- SW Barry County Michigan – 1500 current connections
- Steven’s County Washington – 1400 current connections
- Montesano, Washington – 2100 current connections
- Lacey, Washington – 3100 connections
- Coburg, Oregon – 900+ connections
- Glide, OR – 1,200 connection
- Sutherlin, OR – 200 connections
- Christianburg, Ohio – 200+ connections
- Vero Beach, Florida – 1,500+ connections



Business Model: 3PO Networks

- Over 50% sewer cost reduction
- Capital contribution from 3PO
- Full system design capabilities from Orenco
- Work hand-in-hand with civil contractors
- Solution for broadband and sewer in unincorporated/rural/at-capacity areas
- Ownership phasing and investment is flexible
- Collaboration with public and private entities



3PO
NETWORKS

MAG-AMB
DEVELOPMENT

Modern Sewer
CONNECTED



3PO Modern Sewer Unlocks Broadband.

Modern Sewer and Fiber Optic together provides cost efficiencies, reduces time to market, and increases home values with broadband day one!

Modern Sewer Trench



Fiber Optic Trench



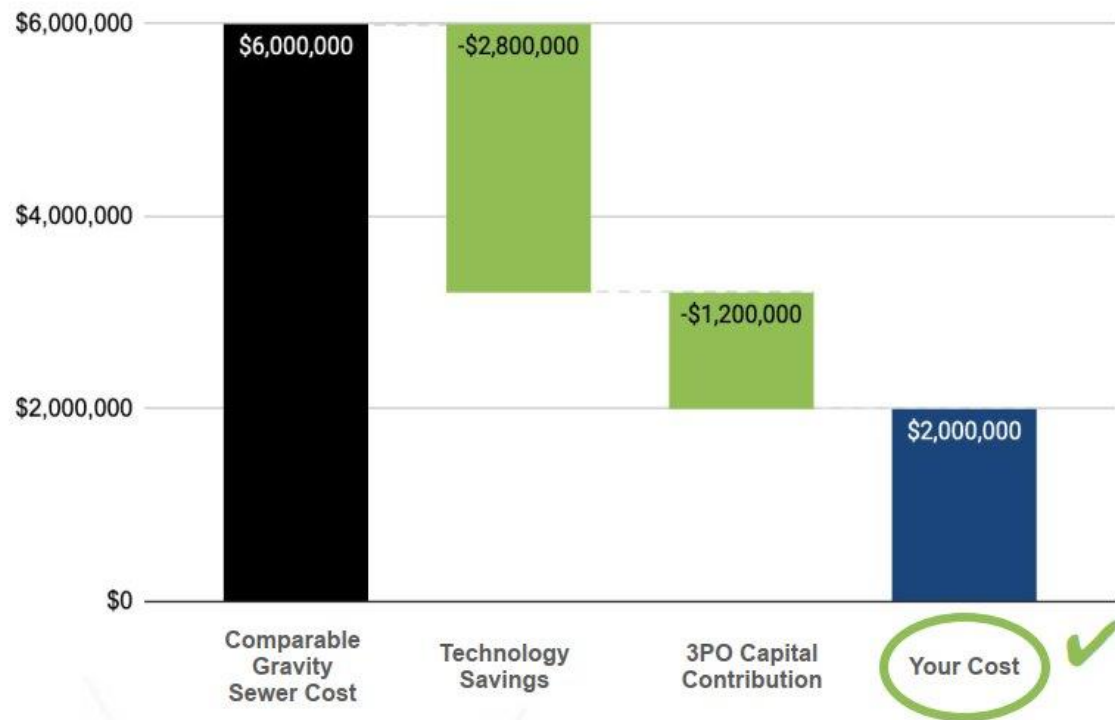
3PO Designs, Owns, & Operates Modern Sewer & Fiber Networks

- Unlock a project stalled due to lack of treatment capacity
- Reduce sewer CapEx by as much as 65%
- Turnkey Operations and Maintenance (O&M)
- Total system design and budget “in a matter of days”
- Built on proven technologies like Orenco Systems
- Solves for broadband access day 1



3PO Designs, Owns, & Operates Modern Sewer & Fiber Networks

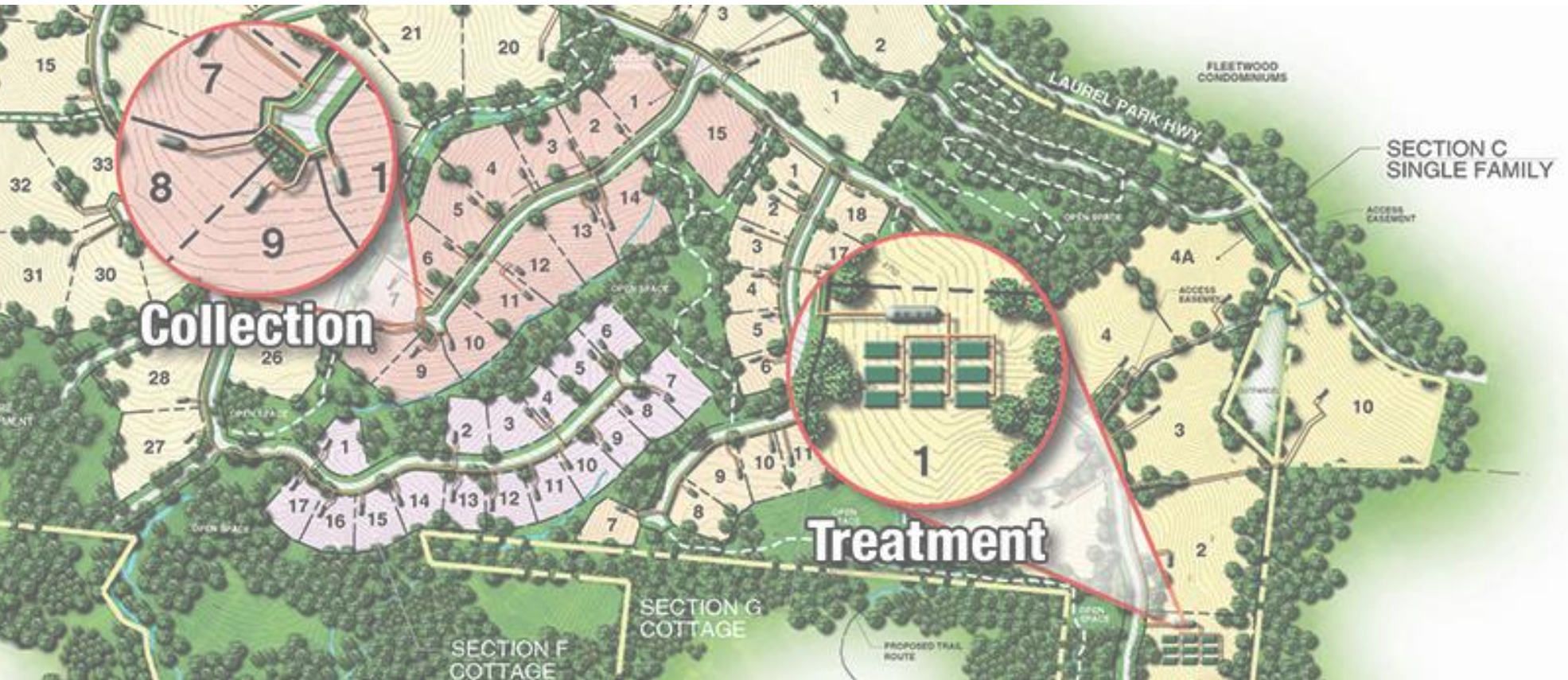
3PO CapEx Advantage (sample project)



3PO enables new housing starts by relieving demand on the nation's strained wastewater infrastructure, while at the same time improving environmental compliance and reducing the digital divide all at lower cost for the taxpayer

T. Stempel, Former Mayor, City of Gladstone, OR; Member of County Wastewater Advisory and Technical Group

Not New, Modern.



Steve Rose
Septic Technologies
Lead Technician



O&M For Commercial Sewer Solutions

- Personal credential and experience with alternative sewers?
- Where have you experienced successful deployments ?
- What makes modern sewer maintenance different?
- History with Orenco solutions?
- When it works well?
- When it doesn't work well?
- Lessons learned and what cities should do differently