



## POINT PAPER FOR EXPANSION

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**SUBJECT: THIRD PHASE DEVELOPMENT OF THE INN OF THE PATRIOTS, THE UNITED STATES PRESIDENTIAL CULINARY MUSEUM AND THE UNITED STATES PRESIDENTIAL SERVICE CENTER - WITH GIFT KITCHENWARE STORE, COOKING SCHOOL OF 5403 GRADUATES, THEATER, AND MUSEUM**

**BACKGROUNDER:** Much like Dr. Richard Worden donated his entire life toy collection to Luray Caverns to become Toy Town Junction Museum in Virginia, or Julia Child's work is exhibited in the SPY Museum, or her kitchen shown in the Smithsonian, or the Textile Museum moving into George Washington University; the highly successful Inn of the Patriots with US Presidential Culinary Museum and US Presidential Service Center seeks to transition into more space and room. It has reached its limits in the present 5,000 Square Foot building. It also seeks to place its holdings, antiques, and artifacts in perpetual care. We are \$2M in so far, ourselves, and financially positioned excellently.

**METHOD:** We are looking for an opportunity where the liquidity of the capital source can make an offer to our team and have the appropriate metrics to support the expansion of our museum and kitchenware store financially. As a debt-driven batch financing deal, we are offering between 28 to 38% ROI.

**MUSEUM:** Transfer the mini-museum featuring the 46 Presidents and First Families archives, antiques, memorabilia, artifacts, and china collections (4k sq ft in a space, minimum) to operate onsite, conduct major marketing, signage, and publicity campaigns for new exhibitions.

**COOKING SCHOOL & STORE:** Provide up to 15k space for superlative, exciting kitchenware and gourmet food shop reminiscent of any Williams & Sonoma or Sur la Table store. Fun abounds! Current classes are held in person and by ZOOM nationwide. Our school is held in a simple hotel space with skirted tables and chairs. We have no intention of building a \$2M academy with stoves and plumbing.

**HAIL TO THE CHEF RESTAURANT:** Featuring All the Presidents' Menu's is flexible. Special Presidential luncheons/dinners from 250 to 2000 will continue to occur as they are right now with Morgan Stanley, Goldman, Wells Fargo, BOFA, MBA, MORPAC, The American Hospital Association, NAIFA, American Organization of Nurse Leadership, etc.

**THE INN OF THE PATRIOTS:** Ranked 9.8 out of 10 for six years and winner of hundreds of awards, the inn has been featured on CBS, PBS, ABC, NBC, FOX, CNN, and European and Asian channels as well as over 160 magazines and newspapers to almost three billion. On a recent ten-year spread of our financials, we averaged \$184K per year, pre-covid, with five rooms. The financials of any existing resort or hotel for purchase would be obtained for underwriting. In a lessee situation, it requires no money or funding and will begin payments on a performance-based lease. The lessee defers to the grantor's selection of CPA to monitor 24-hour EBITDA, all transactions, and records.