



MOV2LIV WELLNESS CENTERS
HYDROTHERAPY REDEFINED
"Because Life Needs You Well"

MOV2LIV FOUNDATION ESTATE SITE PLAN

1,000 ACRE DEVELOPMENT LOCATED IN UPATIO, GA

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M2L LONG-TERM CARE INVESTMENT PROPOSAL

Greetings,

I hope this letter finds you in good health and high spirits. I am writing to present an exciting investment opportunity in the long-term care, hospitality & manufacturing industries. As an expert consultant in business, I have carefully analyzed market trends, assessed the growing demands, and identified a strategic investment prospect with tremendous potential for profitability and social impact.

Executive Summary: Our proposal entails establishing and operating state-of-the-art Assisted Living, Independent Living (LTC facilities), a Wellness Center, Commercial Rentals, and ECO Manufacturing Processing Plant. Each is designed to meet the needs of the targeted market. The LTC facilities will provide comprehensive care, ensuring a safe, enriching environment for residents. The Premiere Wellness Center will provide advanced technologies in the medical industry that are FDA-approved and proven to promote healing, The Specialty Services House is a one-of-a-kind, hotel and park custom designed for children with physical & developmental disabilities, and the Manufacturing plant will afford the construction of properties using ecofriendly and nontoxic materials yielding an ambiance of luxury and wellness.

Investment Overview: We are seeking Fifty Million investment capital with an initial investment of ten million dollars for the first phase to cover land acquisition and soft development costs. The forty Million dollars of investment shall be allocated for Construction, licensing fees, equipment procurement, staff recruitment and training, marketing expenses, and contingency reserves.

Market Analysis: The demand for long-term care (LTC) and Specialty housing for those with disabilities has steadily increased due to the aging population and changing societal dynamics. According to industry research, LTC and Specialty Housing is a 92.6-billion, and health and wellness is 7.1 billion, with Georgia being in the top four states and projected to double over the next five years. Georgia hotel market increased by 4.4% despite inflation and fears of recession and daily rates increased by 12.7%, translating to more considerable annual gains for the hospitality industry. Over the next year, builders would need to add 172k new homes in metro Atlanta and over 300k in the metro counties to keep up with demand. But only 13,000 are projected to be built in that time, according to a housing research firm. At the same time, Investors capitalized on the supply shortage, scooping up more than 65,000 single-family homes across 11 county areas, The Atlanta Journal-Constitution found. Consumer choices have dwindled.

Our target market encompasses the state of Georgia, where the demand for high-quality services is rising. Hotels and Rentals offer low competition and unmet needs. We have conducted thorough market research and feasibility studies, which indicate a substantial gap between supply and demand within this geographic area.

Hi-Tech Build Manufacturing Plant will use advanced technology to service the U.S. construction market and develop the highest quality, energy-efficient, green sips panels. The panels are designed to create cost-effective systems for commercial, industrial, retail, and residential markets, constructed in 50% of the average time. This is a multibillion-dollar industry with a life-sustaining potential for revenue.



HAVENS INDEPENDENT LIVING

The luxury independent living mixed-use building is an architectural marvel, combining elegance and functionality. The exterior design showcases sleek lines, large windows, and a sophisticated color palette. The building stands tall, exuding a sense of grandeur and prestige. Beautiful landscaping surrounds the property, creating a welcoming and serene environment.



HAVENS INDEPENDENT LIVING

AMENITIES

Upper Floors Independent Living ILP 75-bedroom Sites offer residents Health, Healthy Meals, 24-hour medical access, and various holistic therapies, fostering a holistic approach to wellness, Concierge services.

Ground Floor Businesses: The ground floor of the building accommodates 20 businesses, carefully selected to cater to the needs and desires of the residents and the surrounding community. These businesses may include gourmet restaurants, coffee shops, boutiques, salons, spa services, convenience stores, pharmacies, and more. The design of each business space reflects modern aesthetics, with attention to detail and high-quality finishes. The Wellness Center has top-of-the-line fitness equipment, offering various exercise options to cater to the different needs and abilities of the residents. The wellness center provides spaces for relaxation, meditation.

Common Areas and Amenities: The luxury assisted living mixed-use building includes several common areas and amenities for the residents' enjoyment and socialization. These may include a spacious and beautifully designed lobby, a communal dining area with a high-end restaurant-style experience, landscaped outdoor areas with walking paths and seating, a library, a theater room, and elegantly designed lounges for relaxation and social gatherings.

- Fitness center/group exercise
- Activity room (activity coordinator typically onsite)
- Therapeutic wellness and treatment center
- Full-Service Spa Hair/Nail Salon barber shop
- Full Independent Kitchen
- Meal preparation
- Internet service
- Swimming Pool
- 24 hr. Security services
- Linen service (cleaning & changing)
- Medication management
- Housekeeping
- Laundry Service
- Massage therapists
- Library/Computers
- Game room
- Concierge services
- Memory care
- Dementia

Social services for independent living:

- Social programming
- Art and music
- Exercise programs
- Support groups





WELLNESS CENTER

Gym and Wellness Center: The building includes a state-of-the-art gym and wellness center to promote the health and well-being of the residents. The gym is equipped with top-of-the-line fitness equipment, offering various exercise options to cater to different needs and abilities. The wellness center provides spaces for relaxation, meditation, and various holistic therapies, fostering a holistic approach to wellness.

FINANCIAL PROJECTIONS

Year 1: Certainly! Based on a one-year projection for a facility with 75 rooms, each generating an income of \$5,000 per month for senior housing, here is a simplified financial projection:

Monthly Projection:

Number of Rooms: 50

Monthly Revenue: 50 rooms * \$5,000 = \$250,000

Annual Projection:

Annual Revenue: \$250,000 * 12 months = \$3,000,000

Mixed Use Spaces three-year projection for 20 commercial spaces, each with an area of 1,200 sq ft, leasing for \$2,000 per month with an annual increase of 5% each year:

Year 1:

Number of Commercial Spaces: 20

Monthly Rent per Space: \$2,000

Annual Rent per Space: \$2,000 * 12 months = \$24,000

Total Annual Revenue: \$24,000 * 20 spaces = \$480,000

Year 2:

Annual Rent Increase: 5%

Monthly Rent per Space: \$2,000 + (\$2,000 * 0.05) = \$2,100

Annual Rent per Space: \$2,100 * 12 months = \$25,200

Total Annual Revenue: \$25,200 * 20 spaces = \$504,000

Year 3:

Annual Rent Increase: 5%

Monthly Rent per Space: \$2,100 + (\$2,100 * 0.05) = \$2,205

Annual Rent per Space: \$2,205 * 12 months = \$26,460

Total Annual Revenue: \$26,460 * 20 spaces = \$529,200





ADENS WALK ASSISTED LIVING FACILITY

The 20-bedroom 20.5-bathroom facility is meticulously designed to offer the utmost comfort and luxury. Each suite features spacious living areas, elegant furnishings, and modern amenities. Large windows allow ample natural light to fill the rooms, creating a bright and airy atmosphere. The interior design blends contemporary aesthetics with warm and inviting elements, ensuring a comfortable and homely ambiance for residents.



ADENS WALK ASSISTED LIVING FACILITY

AMENITIES

ADENS WALK 20-bedroom luxury Assisted Living Facility with rooms starting at \$7,000 per month; here is a financial projection:

Prime Location: We have identified a strategic location with convenient access to healthcare facilities, transportation services, and recreational amenities, making it an ideal choice for senior citizens and their families.

Comprehensive Services: Our facility will offer a comprehensive range of services, including 24/7 medical care, personalized assistance with daily activities, social engagement programs, nutritional support, and specialized memory care for residents with dementia or Alzheimer's.

Experienced Management Team: Our team comprises seasoned professionals with extensive experience in the senior care industry. We have a proven track record of successfully managing and operating similar facilities, ensuring efficient operations, and delivering exceptional care.

Competitive Advantage: The healthcare providers are licensed and highly skilled, with years of industries experiences; our proposed facility will stand out in the market due to several differentiating factors.

- 24-hour access to healthcare providers trained to use the most advanced technologies to heal and sustain good health (holistic and traditional medicine)
- 5 Star Meals (heart health menus) designed to extend life. Three meals brunch and snack.
- Life, Health, and Wellness Coaches promote psychological and psychological wellness.
- Laundry
- Full-Service Spa Hair/Nail Salon
- Massage Therapy
- Nationally Certified Esthetician
- Indoor/Outdoor heated Pool
- Therapeutic Wellness/ Treatment Center
- Availability of Horseback Riding/Training Therapy
- Walking/Hiking Trails
- Hotel Store
- Corporate, Residential, Personal Concierge Service
- Car Service
- 24 HR. Security



ADENS WALK ASSISTED LIVING FACILITY

FINANCIAL PROJECTIONS

20-bedroom luxury assisted living facility with a room rent of \$7,000 per month, here is a five-year financial projection:

Year 1:

Occupancy Rate: 80%

Total Annual Revenue: 100 rooms * \$7,000 *
12 months * 80% occupancy = \$6,720,000

Operating Expenses: \$4,500,000

Net Profit: \$6,720,000 - \$4,500,000 =
\$2,220,000





ZARIYAH'S STAY & PLAY

Zariyah's Stay & Play is a 20-bedroom facility that provides care that facilitates a partnership between patients, clinicians, medical staff, and family. A medical home that extends beyond the four walls of clinical practice. Serving children with Cerebral Palsy and Retts. It includes specialty care educational services, family support, and much more.



ZARIYAH'S STAY & PLAY



ZARIYAH'S STAY & PLAY



FARMING

WE GROW WHAT WE EAT
HEALTHY FOOD HEALTHY LIFE

What is grown and raised here will be used here. Grass fed cows , free range chickens and organic crops will be featured in our restaurants and in our kitchens. The cows are still eating (and loving) the pasture, with concentrated levels highly nutritious form of hay and grains. Organic farming uses an agricultural system that is ecologically based pest controls and biological fertilizers in raising crops. Free-range refers simply to the living spaces where chickens spend their time. USDA organic chickens require outdoor access. Also requires that the food provided to the chickens is organic, and that they don't receive hormones or excessive antibiotics





ALOFT HOTEL

Aloft Hotels is open in space and spirit. Fresh, purposeful environments and vibrant spaces that bring people together. We are the next generation of hotel, using technology and design to enhance experiences and move at the pace of our guests. This facility will generate a projected revenue of \$





HI-TECH BUILD MANUFACTURING

SIPs are manufactured under factory-controlled conditions and can be custom designed for each project. The result is a building system to be proud of. When it comes to real innovation SIPs structurally insulated panels are the industries leaders.





HI-TECH PRODUCTION

We specialize in manufacturing hemp-based and eco-friendly materials for a range of applications in the Industrial, Construction, Medical, and Fuel industries. In the Industrial sector, we offer durable textiles, bio-based plastics, and packaging solutions. For Construction, our hemp-based building materials include hempcrete, insulation, and structural elements. In the Medical field, we develop CBD remedies, supplements, and pharmaceuticals. We're also working on eco-friendly biofuels derived from hemp.



WE PRODUCE

Liveable modern smart structure's using Green Technologies. Designed with equal commitment to beauty, function, technology and sustainability. Applying creativity to build smart structures that people want to live and work in. We build structures(residential, Tiny, multifamily & commercial); that years later will "STILL" thrill you.



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