

LET'S START WITH A QUESTION

Quick show of hands:

Who here has a child in daycare right now?

...or remembers the search for one?

ABG Elite Learning Academy





DECATUR, GEORGIA · METRO ATLANTA

ABG Elite Learning Academy

Where every child belongs.

184

Licensed seats

9

Classrooms

2.83

Acres

THE PROBLEM · MY WHY

Every Child Deserves a Place to Belong

Too many children with special needs are turned away, or medicated instead of supported.

“My brother was one of them.”

Adriane Gay, Founder & Chief Executive Officer (CEO)



Built on 20+ Years of Special Education



Adriane Gay

Founder & Chief Executive Officer (CEO)

20+ yrs

Special education leadership

Ghana

Invited to help build its national special education curriculum

90%+

Family retention in inclusive care

I know these children, and I know Georgia childcare licensing.



THE OPPORTUNITY · DECATUR, GEORGIA

Big Demand, Right Outside Atlanta

Decatur is in DeKalb County, about 20 minutes east of Downtown Atlanta.

5,200+

Children under 5 within 3 miles

<45%

Of local demand met today

30%

Of nearby households have children

35,000

Cars pass the site every day

THE OPPORTUNITY · THE PROPERTY

A Campus Built for Childcare



Aerial: Taillefer Commercial Group

2.83

Acres

9

Classrooms

\$1.4M

Foreclosure price

\$154/sf

Below build cost

Foreclosed and under-used. Ready to be repositioned.

From Tired to Transformed



Open From Day One



Artificial intelligence (AI) concept image · not the actual property

Day 1

Open under a temporary state license, not 18–24 months of construction

\$296/sf

All-in cost, vs. \$350–\$450/sf to build new

\$1.3M

Renovation plan, completed in phases

Why Parents Will Choose Us

- **Special needs welcome**
Children other centers turn away
- **On-site health care**
Diabetes and other needs managed daily
- **Whole-food meals**
No artificial dyes or refined sugar
- **Open 6 AM – 8 PM**
Built around working parents



Every child, side by side

How We Fill 184 Seats

01

Hospital partners

Priority slots for healthcare workers

02

Specialist referrals

Pediatricians and therapists refer families

03

State subsidy families

Fast-track intake for childcare subsidies

04

Local marketing

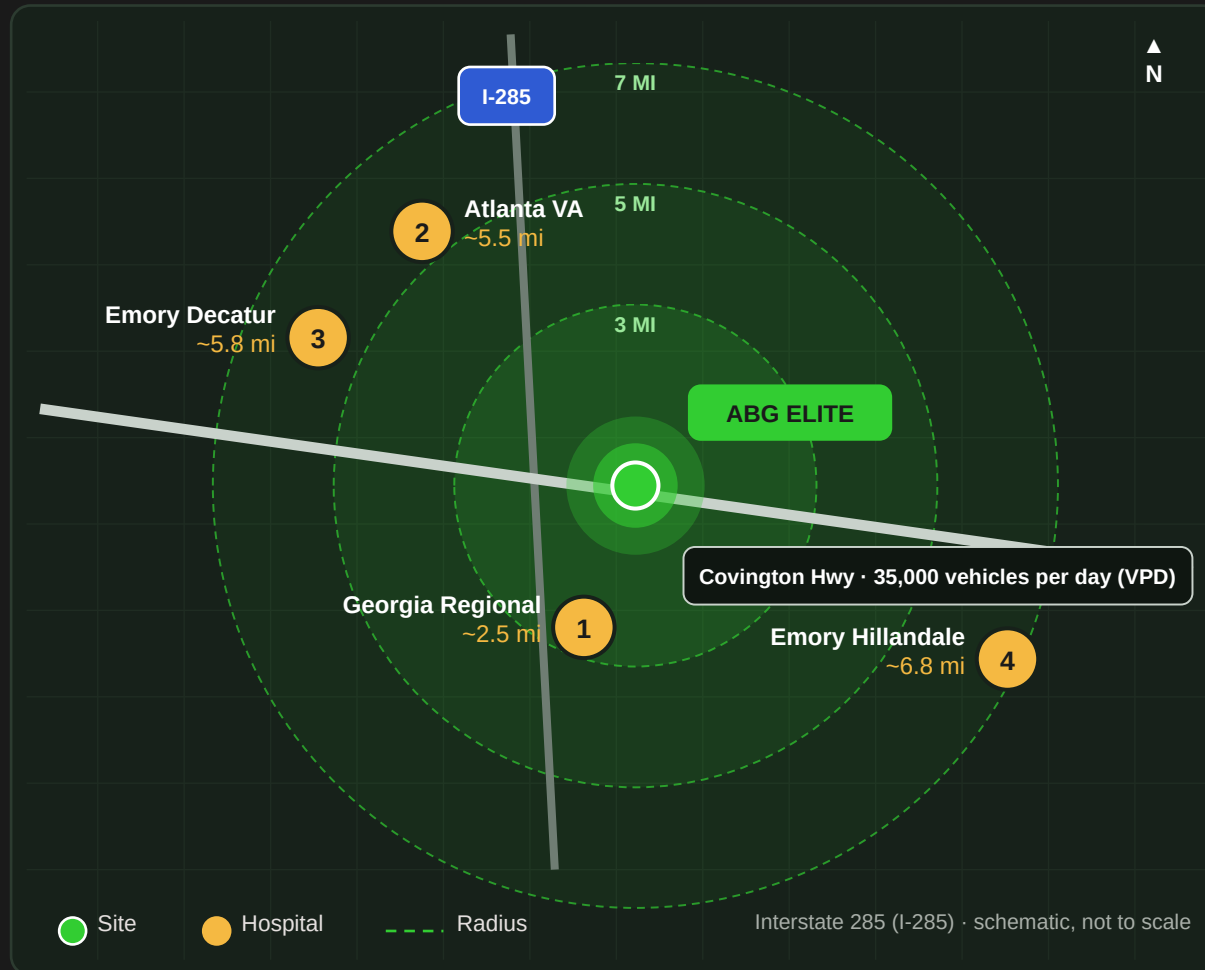
Commuters, churches and community events



Day 1 → 80 → 175+

Open on day one · 80 students in Year 1 · 175+ by Year 3

Thousands of Working Parents Nearby



~9,000 healthcare workers

Employed at 4 hospitals within about 7 miles of the site

1	Georgia Regional Hospital ~2.5 mi · State mental health hospital	350–500 employees
2	Veterans Affairs (VA) Medical Center ~5.5 mi · Atlanta veterans regional medical center	5,400 employees
3	Emory Decatur Hospital ~5.8 mi · Acute care / general hospital	2,800 employees
4	Emory Hillandale Hospital ~6.8 mi · Acute care / general hospital	400–600 employees

Partnership strategy

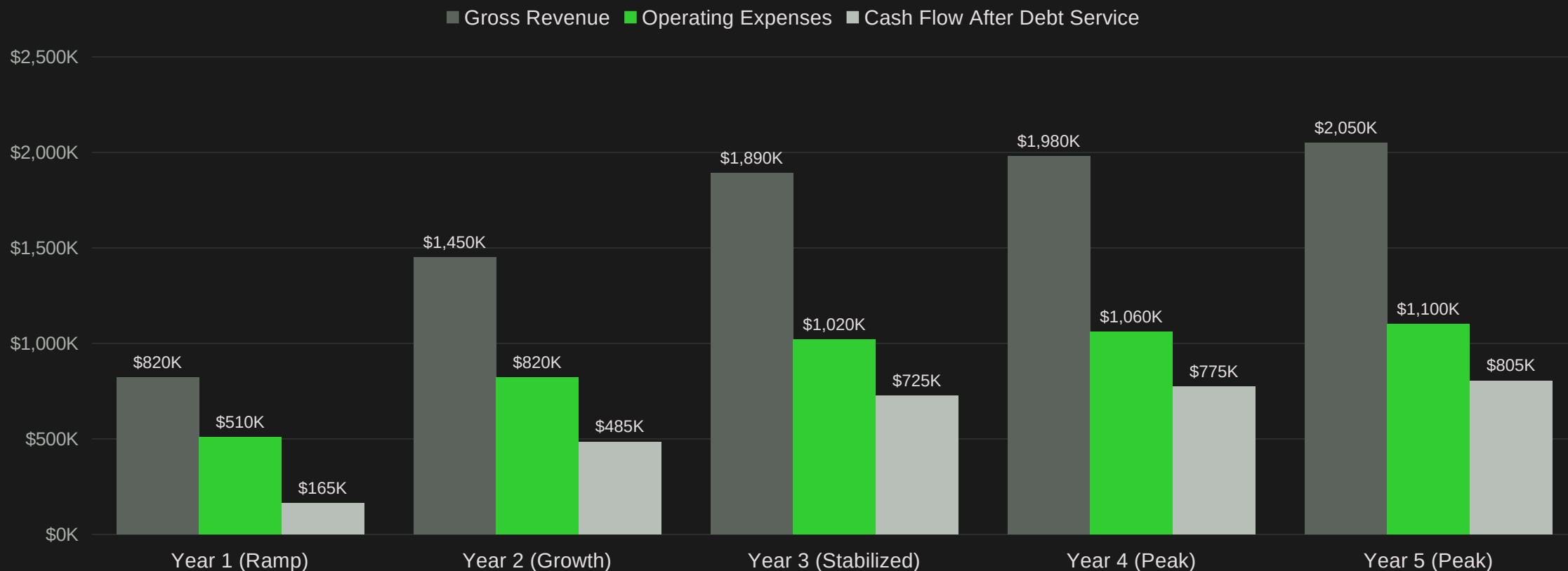
Priority slots for staff · pediatrician referrals · therapy sub-leases

No One Else Offers This

Provider	Special education	Medical care	Organic kitchen	Hospital partners
ABG Elite Learning Academy	Yes	Yes	Yes	Yes
Creative Image Learning	No	No	No	No
Landen's Early Learning	No	No	No	No
Fun Steps Ahead	No	No	No	No

Everything a family needs, under one roof.

Growing to \$2.05M in Revenue



Cash flow shown after our \$145K yearly Small Business Administration (SBA) loan payment. No rent.

You Own the Land and the School



\$1,000

Per Class A unit

\$15,000

Minimum investment

100%

Of the land and school, held in one limited liability company (LLC)

\$500K to Close. Up to \$1.6M to Finish.

\$500,000

Target raise: buys the property and starts the renovation

\$1,600,000

Maximum raise: every dollar above \$500K finishes the renovation

Sources

Small Business Administration (SBA) loan	\$1,400,000
Investors (target)	\$500,000
Founder	\$50,000
Total	\$1,950,000

Uses

Property purchase	\$1,400,000
Down payment & closing	\$334,163
Phase 1 renovation & costs	\$215,837
Total	\$1,950,000

How Your Money Is Protected



35% break-even

About 65 of 184 seats covers all costs

01

Escrow

100% refunded if the purchase does not close

02

Revenue from day one

Open and earning during renovation

03

Backed by real estate

2.83 acres, owned outright by the company

04

One senior loan

The \$1.4M mortgage is the only debt

10% Preferred Return, Then a Full Buyout

10%

Cumulative preferred return (target)

Year 2

Distributions begin

≈ 9.3%

Projected internal rate of return (IRR)

You invest	Projected total	Multiple
\$15,000	\$22,500	1.50x
\$25,000	\$37,500	1.50x
\$50,000	\$75,000	1.50x

How You Get Your Money Back



01

Stabilize

Years 3–5, with 175+ students

02

Refinance

Target appraisal of about \$2.5M

03

Pay off the loan

Retire the Small Business Administration (SBA) loan

04

Full buyout

Your principal plus any unpaid preferred return

I'm All In



\$50,000

My own cash, on the same terms as you

Personal guarantee

On the \$1.4M loan

You're paid first

I am paid only after your 10%

JOIN US

Invest on Vesterr

01

Open the Vesterr offering

[Vesterr offering link]

02

Review the data room

Documents, budget and projections

03

Invest online

Starting at \$15,000

Questions?

Adriane Gay · [email] · [phone]



Target \$500,000 · Maximum \$1.6M · Minimum \$15,000

Not an offer to sell securities outside the Vesterr platform. Targets and projections are not guarantees.