

A winter landscape with snow-covered evergreen trees and a blue-toned sky. The scene is a dense forest of evergreens, with the foreground and midground trees heavily laden with snow. The background shows a range of mountains under a pale, overcast sky. The overall color palette is dominated by cool blues and whites, creating a serene and cold atmosphere.

Kumari of the Woods

Investment Deck



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Corporate Retreats

Small business owners can improve productivity by investing in a company retreat. Simply getting away from the stressful atmosphere of the workplace can do a world of good. Your employees can work only so hard before cracking. A company retreat allows them to regroup and rediscover their passion for their work. When they return, their stress levels will be lower, meaning they'll have the energy to work as hard as necessary without sacrificing quality.



Opportunity

This retreat will be nestled outside the Quaint Town of Strafford, near two major highways, I-89 and I-91 and within 30 minutes into Hanover, New Hampshire or Woodstock, Vermont, larger towns with restaurants, cafes, pubs and shopping.

52 acres of off-grid peaceful silence in the woods with cottages that can add to the solace of creativity, self-reflection as well as productivity. Each cottage will offer its own privacy with bathroom, running water, warmth through a woodstove, and electric supplied by the solar collected on this land. Propane generators will be available at each cottage to supplement electrical needs. Internet is available, cell service supplemented with boosters in each cottage. Best cell service is obtained with Verizon and ATT in this location.

This property borders Rockbottom Farms/Strafford Creamery and the Strafford Nordic Trail, which allows cross-country skiing for a fee.



Value Proposition

It is noted that artists often create in waves of quiet reflection and solitude. Musicians compose pieces within places that offer inspiration; writers complete manuscripts when the chaos of life is silenced and they can physically find solitude and silence, and visual artists begin projects with sketches, creative ideas journaled and begun in a natural inspirational setting. In addition, this property offers a common space for visual artists to use and share with others.

In addition to these multi and interdisciplinary artists, there is a need for those individuals within the healing arts to locate natural healing spaces to reflect and remove themselves from busy lives and healing practices among others. That isolation can be a re-birthing or transformational experience that bring greater awareness and self-care to healing arts professionals lives.

Further, there is a need for small groups of participants who wish to rent all the cottages at once for a focused corporate retreat or planning sessions. This could give needed rest and rejuvenation as a perk to employees or focused strategic meetings held in the main house.

 Users



Artist

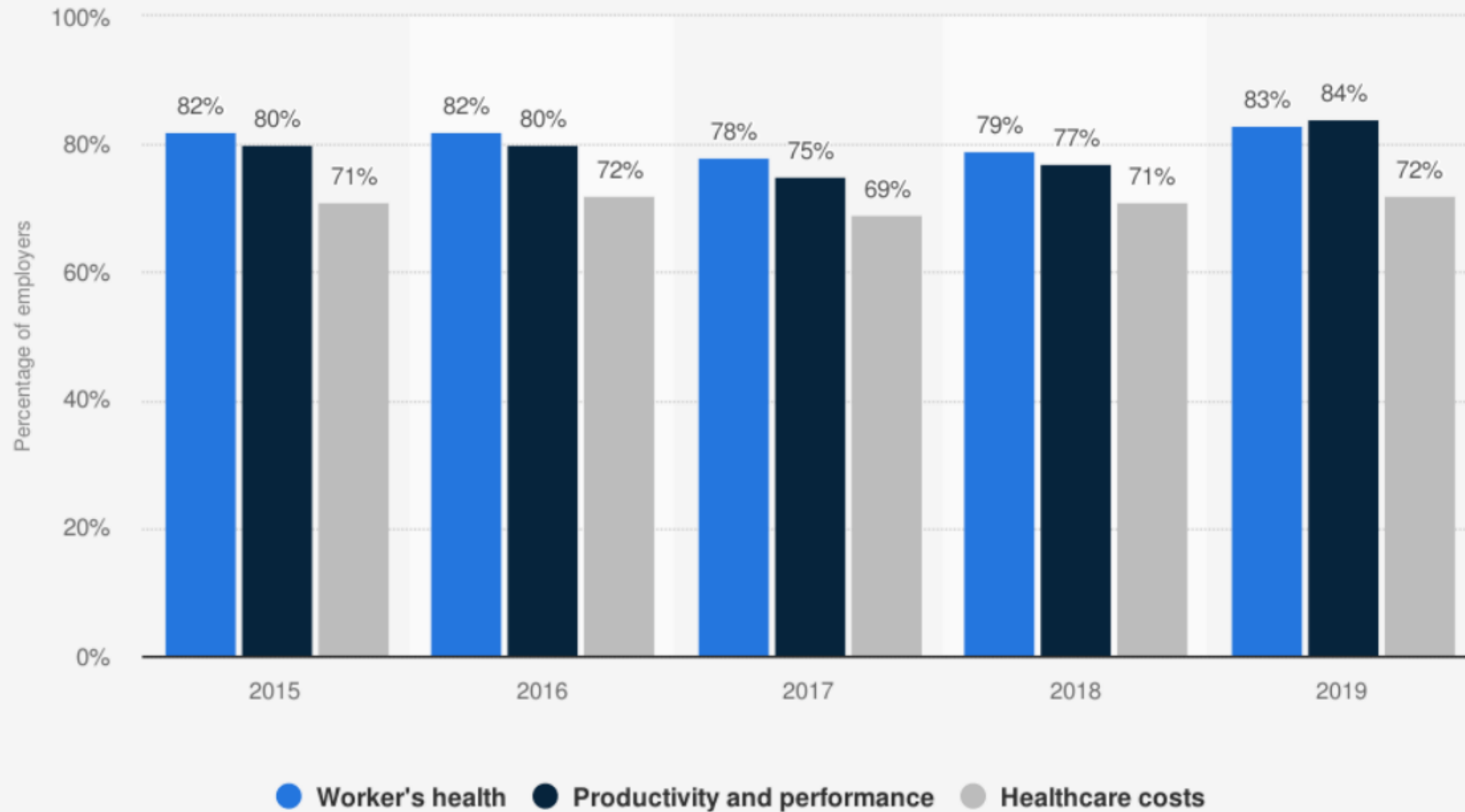


Authors



Corporate Retreats

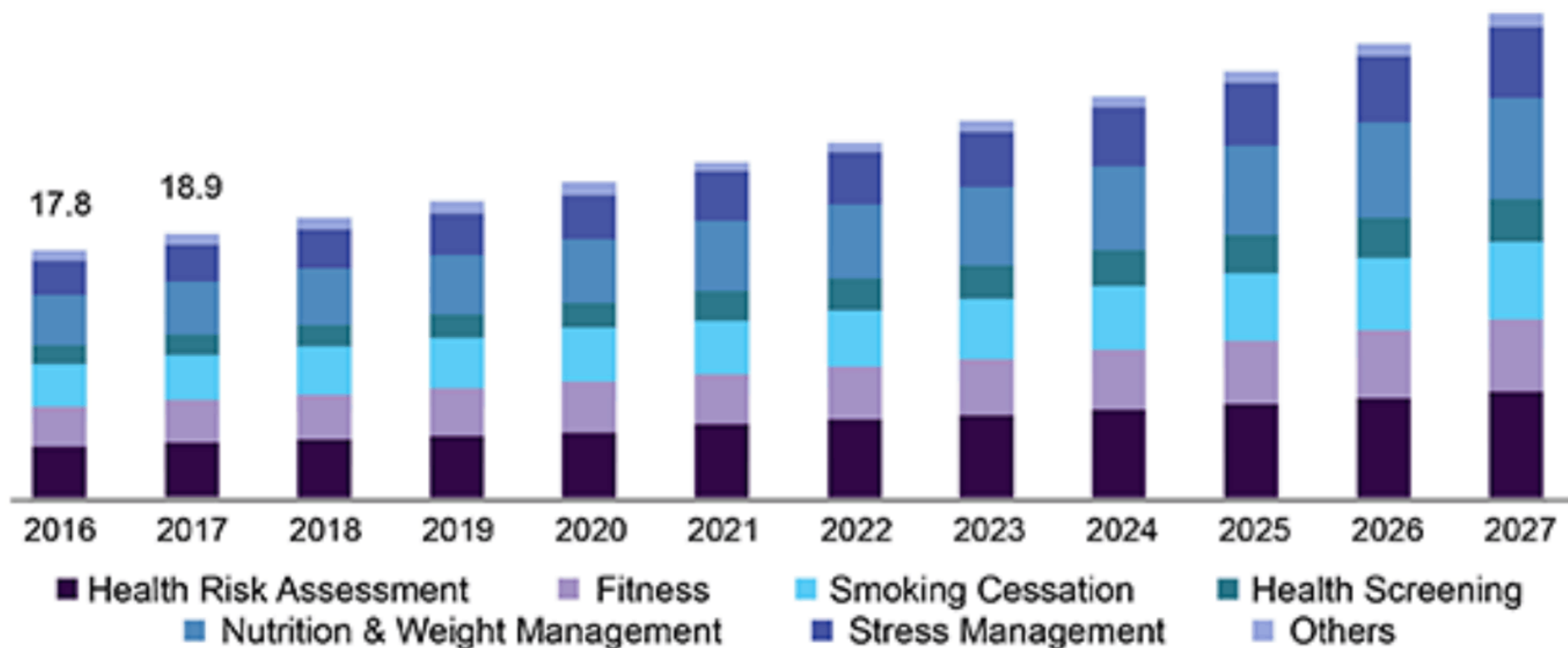
Percentage of employers in the U.S. who stated their company's wellness program had positive impacts from 2015 to 2019



Sources
TCHS; Harris Poll
© Statista 2019

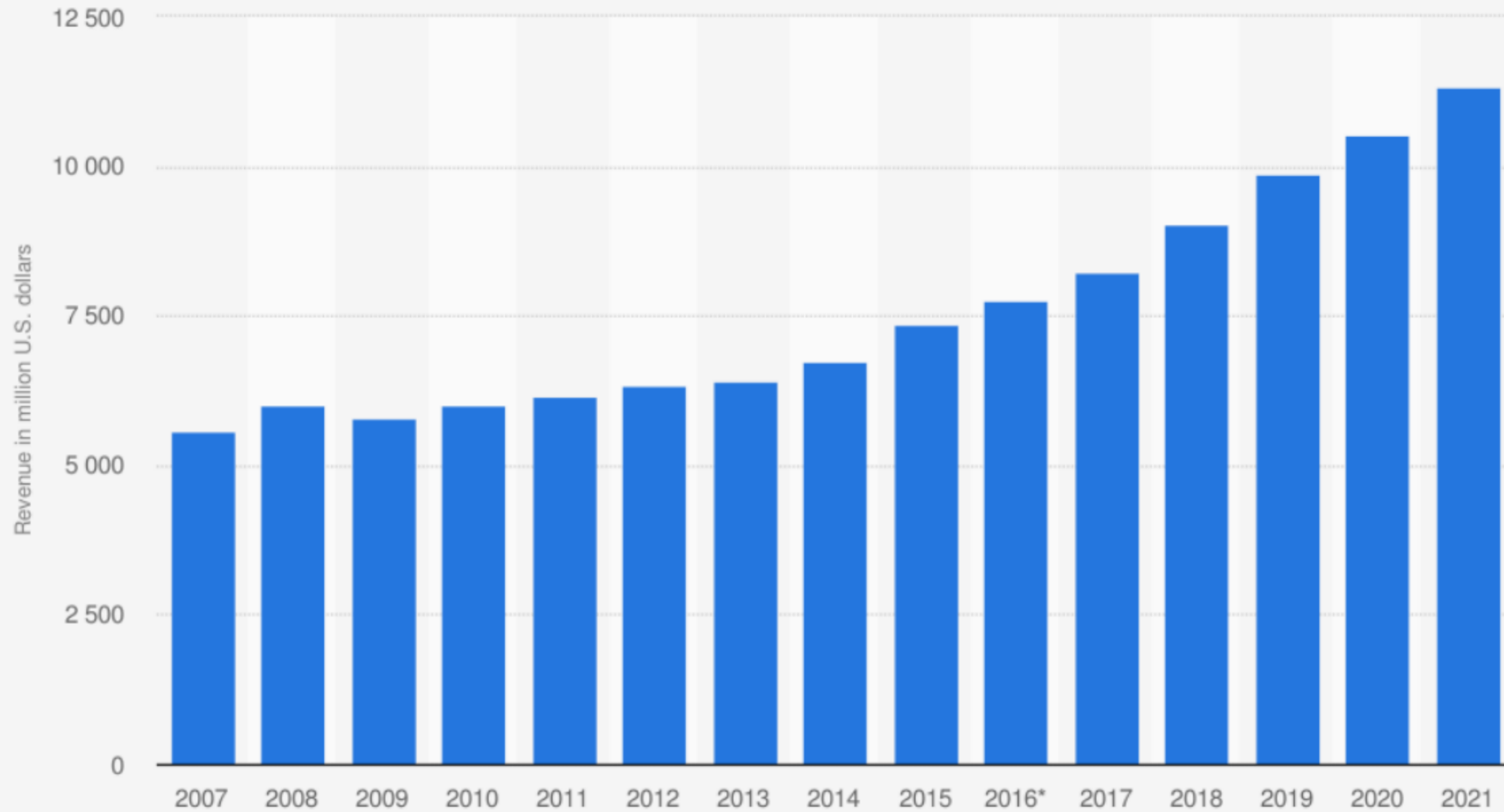
Additional Information:
United States; Harris Poll; September 16 to October 2, 2019; 758 respondents; 18 years and older; employer decision maker

U.S. corporate wellness market size, by service, 2016 - 2027 (USD Billion)



Source: www.grandviewresearch.com

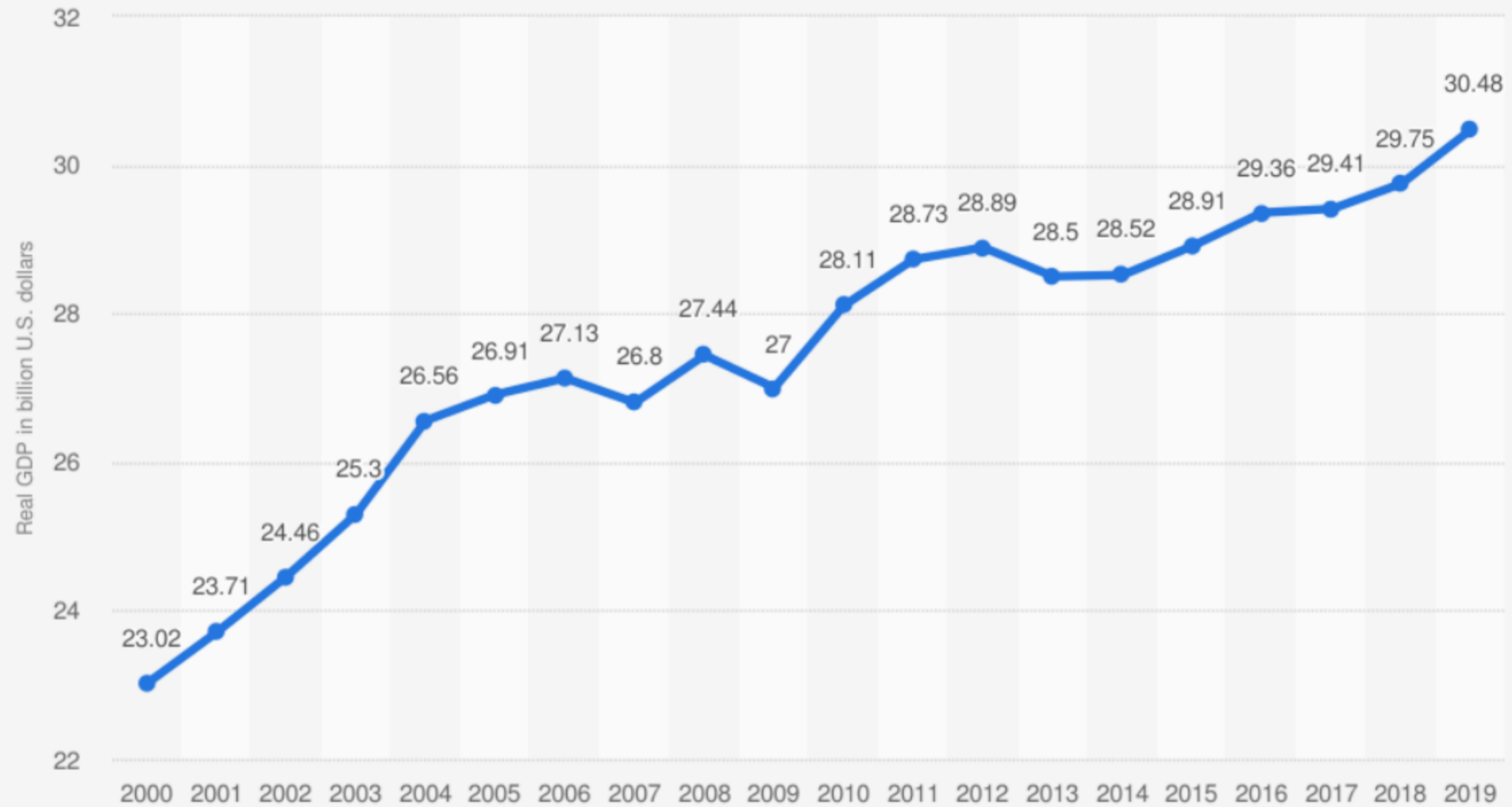
Total corporate wellness service industry revenue in the United States from 2007 to 2021 (in million U.S. dollars)



Source
IBISWorld
© Statista 2019

Additional Information:
United States; 2007 to 2016

Real Gross Domestic Product (GDP) of the federal state of Vermont from 2000 to 2019 (in billion U.S. dollars)



Source
BEA
© Statista 2020

Additional Information:
United States; BEA; 2000 to 2019

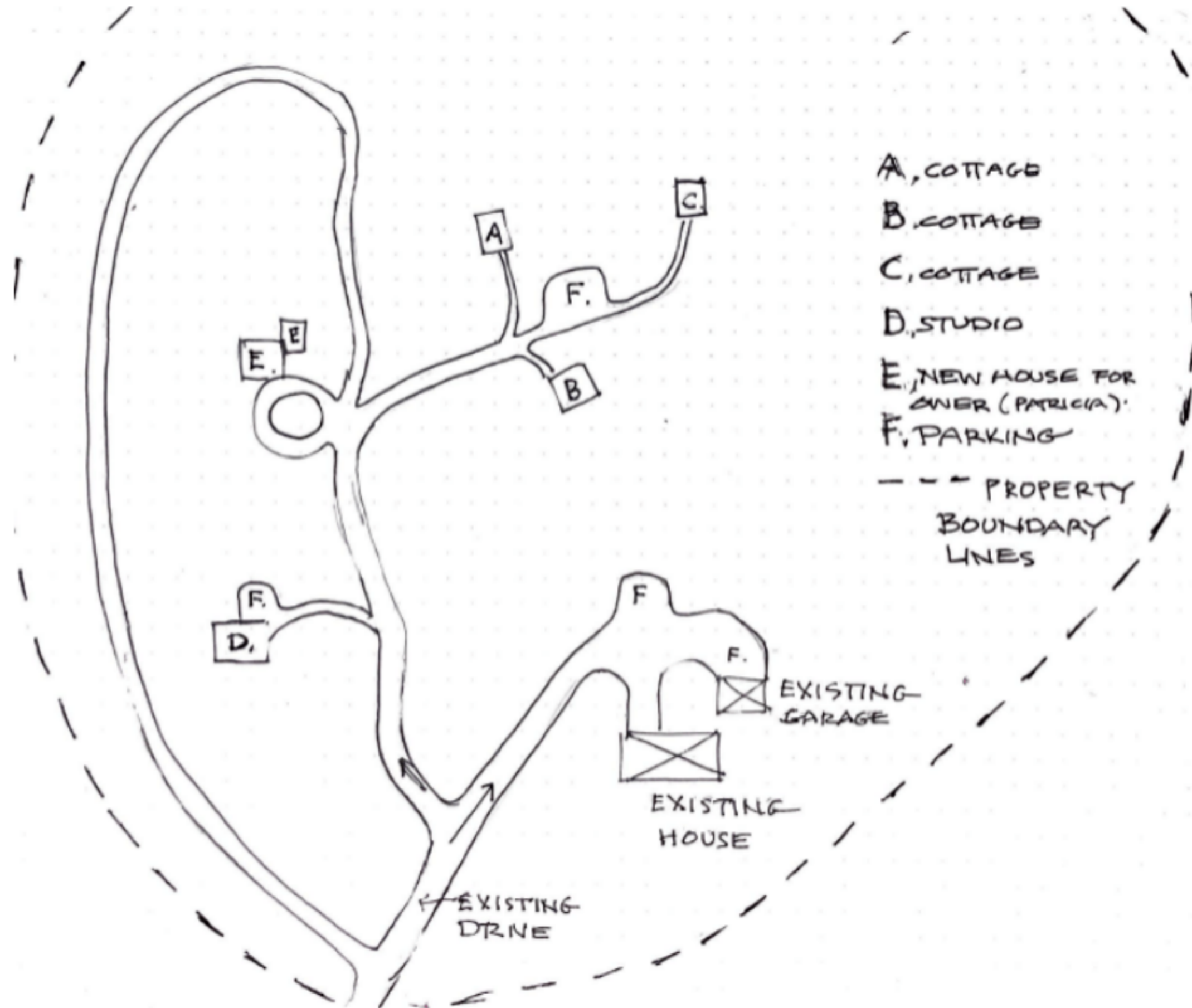


Location





Plan



Management Team

Ben is Patricia's son and is a master licensed plumber in the Vermont/New Hampshire area. His business is **BGY Diversified** and is highly successful and while he is young (27), he has a lot of experience in new construction and renovation projects. Ben graduated from the Vermont Technical College top of his class and got a perfect score on his state exams for plumbing. He has also studied two years in Electrical at Barre Technical School. For a year, Ben worked in roofing at Headwaters Construction in Northern Vermont. Upon his move to the Strafford property in 2014, Ben has fully maintained as well as invested his own money in the plumbing and heating and solar system upgrades to this property, which is why he is negotiating a much lower price on this property from its owner. Ben has invested time, experience, skill and financial resources already in the main house and solar system.



Ben Younce

Management Team

Patricia's work has been at a small progressive college in Vermont, Goddard College. She holds an MAE from The Rhode Island School of Design and an MFA from Goddard College. In addition, she coaches others on developing self and healing practices in their lives, teaches yoga and paints as much as she can. She has published a book titled ***Manifestations of Self Within Place*** (2018) and it is going into its second printing with Rushmore Press. She is committed to finding authenticity and joy in the natural world in Vermont which composes her paintings and her painting practice and the story in this book. Her art can be seen on her website: www.kumaristudios.com



Patricia Younce

Mission

Some company retreats have an agenda in addition to relaxation. For example, the relaxed atmosphere of a company retreat can foster effective brainstorming sessions for new company strategies. The key is to define a reasonable agenda that doesn't overload the employees with work during the retreat. After all, the goal is to stimulate future productivity by helping your employees reconnect and relax. Asking them to do too much will decrease the retreat's beneficial effects.





Looking Forward: Potential Outcomes



Best-Case Scenario:

Becomes Regional leader,
\$1M+ in Profit



Realistic Success Scenario

Generates \$250K Revenues



Worst-Case Scenario

\$100K Annual Revenues

What we're looking for

\$750K



- Purchase Land
- Construction
- Sales & Marketing
- Staffing



Plan to raise further round in 12-18 months to turn up heat on marketing

An abstract painting with a warm, textured background of orange, red, and yellow. The foreground features dark, layered shapes in shades of purple, blue, and green, suggesting a landscape or a forest. The overall style is expressive and painterly.

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