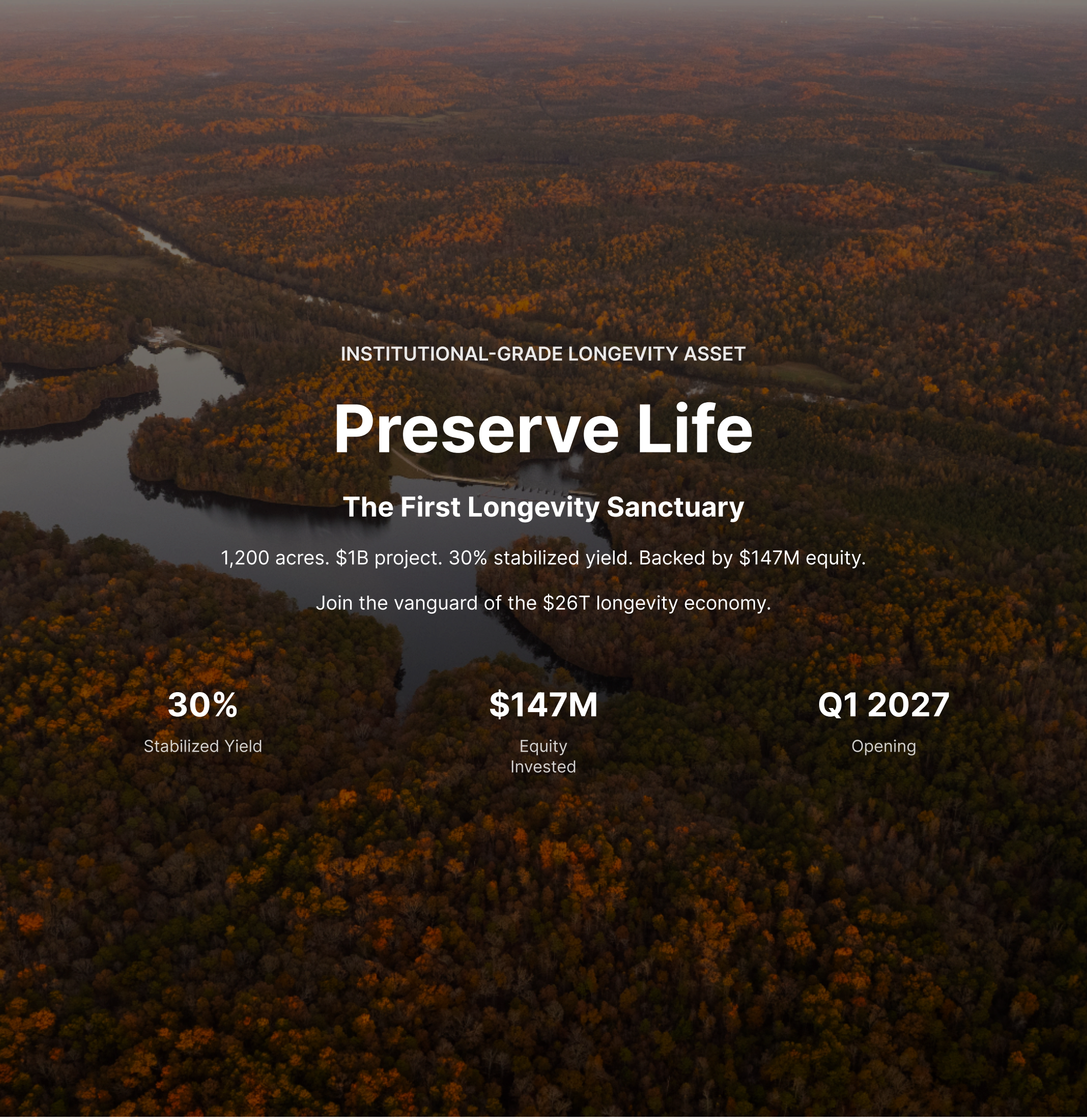

Contact Us

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The Longevity Industry is Failing Its Wealthiest Clients

78%
of executives are burned out

60%
of "biohacks" don't work

0
integrated longevity ecosystems exist



The Missed Opportunity

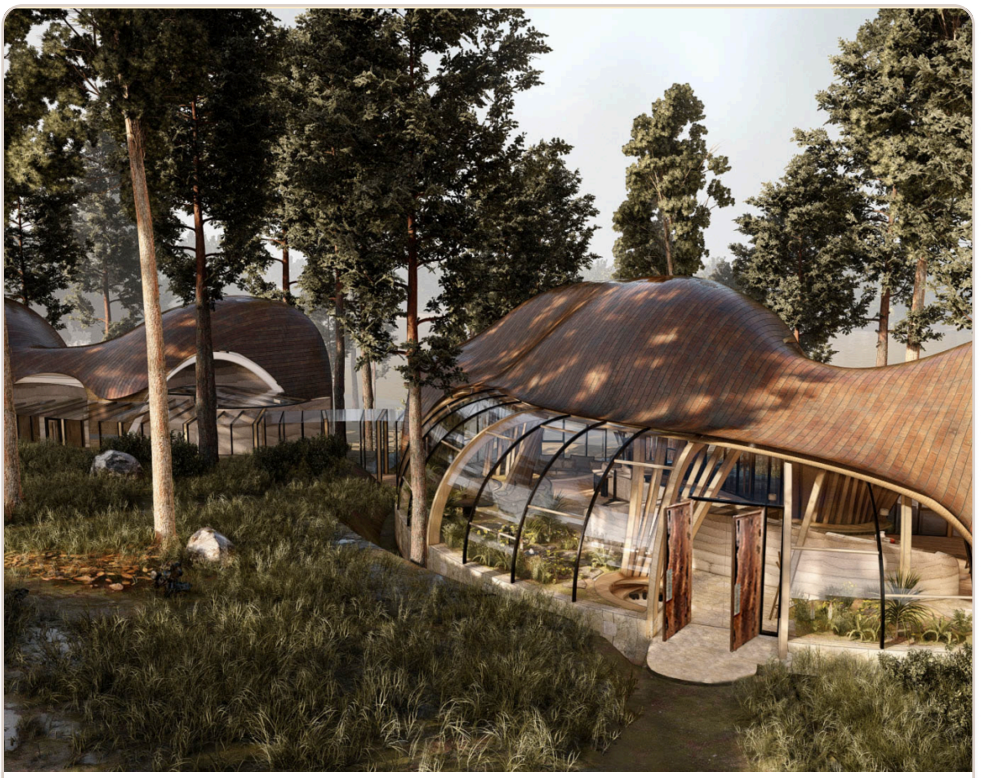
Stressed executives with unlimited budgets but no comprehensive
solution for longevity optimization.

- Fragmented longevity solutions
- No scientific rigor or personalization
- Temporary fixes, not systemic optimization
- Wealthy clients demand comprehensive solutions

The Solution

Your biology, optimized.

The world's first institutional-grade longevity sanctuary combining advanced medical facilities, luxury hospitality, organic farming, and corporate homes on 1,200 pristine acres.



Why Now

- Baby Boomers with $68T in wealth seeking longevity solutions
- Post-pandemic executive focus on health optimization
- Atlanta's position as global business hub
- First-mover advantage in emerging asset class

The Returns

30% stabilized yield with multiple revenue streams: medical programs ($102M+ by 2029), home sales ($26M annually), and hospitality services.

The Opportunity

Seeking $50M in funding (out of $200M total) to complete phase 1. 72% already funded with $147M equity committed.

The Project

A One-of-a-Kind Longevity Sanctuary



Prime Location

1,200 acres in Douglasville, Georgia, just 27 miles from Atlanta's Hartsfield Jackson International Airport. Direct access to 150+ U.S. and 70+ international destinations.

World-Class Design

Master Plan by AECOM and Kengo Kuma. Features 100 acres of organic agriculture, greenhouse, Nutrition Nest, and Corporate Homes.

Central Campus Core

- 120,000 SF Longevity Labs
- 50 Sleep Suites & Peace Pavilion
- 130+ advanced treatment rooms

Designed for 200 guests with hyper-personalized programs focused on precision diagnostics, peak performance, cognitive enhancement, and stress resilience.

Experienced Sponsors



Asian Infrastructure

Successfully executed over $4B in global energy and infrastructure developments. Expanded into wellness with Pema Wellness, a 28-acre luxury health retreat in India.

Herbert Fritch

Previously scaled Healthspring from a loss-making business to a $4.6B acquisition by Cigna.

Ilan Investments

Led by CEO Chowdary Yalamanchili, manages over $3B in real estate assets with focus on high-growth, high-barrier markets across the U.S. and abroad.

Investment & Development Timeline

- Site acquired in 2020 for $17.5M
- Over $110M in equity infused
- Core infrastructure and sitework complete
- Greenhouse delivered in 2024
- Nutrition Nest & Sleep Suites under construction
- Longevity Labs sitework commenced Q1 2025

Investment Opportunity

As a first mover in this emerging category, Preserve Life offers investors rare early access to one of the most promising sectors in the global wellness economy. Property-level financials are detailed in the Financial Overview section of this package.

Our Vision & Mission



Vision

To Be The Leader in Hyper-Personalized Healthy Longevity

Mission

At Preserve, we deliver hyper-personalized longevity through a seamlessly integrated ecosystem of science, nature, and refined living.
Guided by the world's top experts and powered by evidence-based precision, we transform every stay into a journey toward lasting vitality, clarity, and elevated performance.

Our Core Belief

"Prevention is better than cure has never been more relevant."

Life is our most precious gift. While advances in science and medicine have extended human longevity, universal stress continues to impact human health. Current research emphasizes that overall good health requires a holistic approach addressing the body, mind, and soul.

Architecture That Heals, Not Just Impresses



Preserve Life isn't built like a resort. It's crafted like a nervous system. Designed by globally celebrated architects who blend material
science, emotional safety, and biophilic intelligence. Every space is a step toward cellular and cognitive renewal.

The World's Best Architects, Designing One Common Purpose

Every structure at Preserve is custom-designed, not retrofitted by firms renowned for reimagining the relationship between humans, health, and habitat.



KENGO KUMA & ASSOCIATES

Kengo Kuma

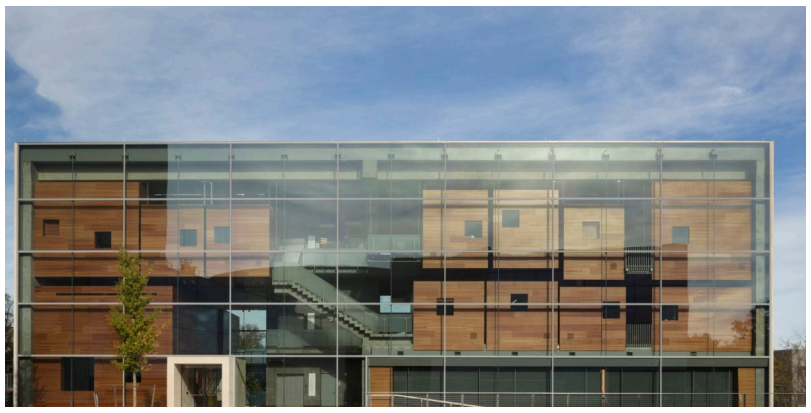
Kengo Kuma is one of the world's most celebrated architects,
known for redefining contemporary design through a Japanese lens. Born in Yokohama and educated at Columbia University, he founded Kengo Kuma & Associates in 1990. His work masterfully blends natural materials with modern forms, emphasizing harmony between space and nature. With offices in Tokyo, Paris, and projects in over 30 countries, Kuma is a globally influential figure shaping the future of architecture through tradition, innovation, and intelligent design.



IBUKU

IBUKU

IBUKU is a pioneering team of architects, designers, and engineers redefining conscious design through bamboo. Known for their innovative, nature-integrated structures,IBUKU has created acclaimed projects like the Green School, Green Village, Sharma Springs, and Bambu Indah Hotel. Their work has been featured in Architectural Digest, Vogue, and the Huffington Post. With projects underway in Bali, Lombok, and West Africa, IBUKU continues to lead a global movement in regenerative architecture and ecologically responsible design.



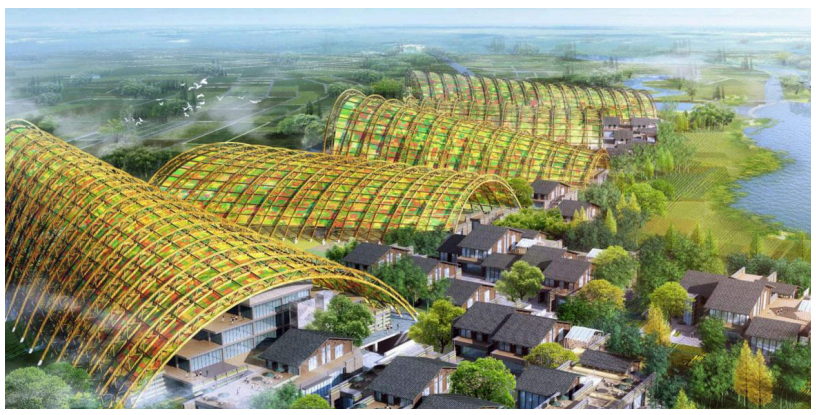
BNIM

BNIM is an employee-owned design firm and winner of the 2011 AIA National Architecture Firm Award. Known for high-performance, human-centered environments, BNIM uses a collaborative process to create future-smart, transformative spaces. Employee ownership reinforces a culture of excellence, leadership, and shared purpose, ensuring each project reflects a deep commitment to community well-being and long-term impact.



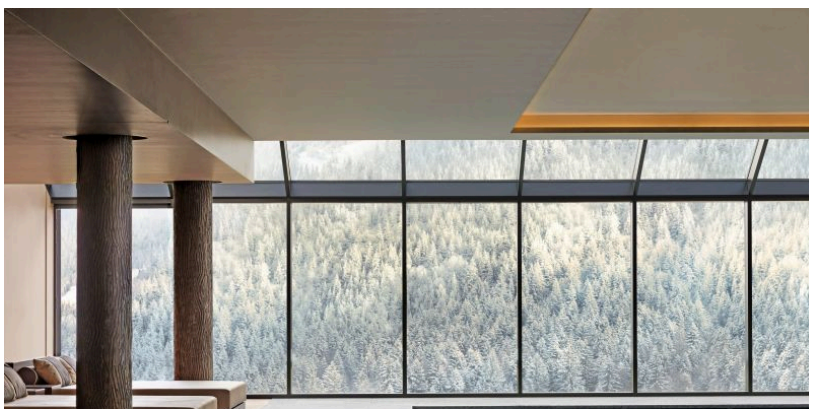
Alexis Dornier

Alexis Dornier has evolved over the past decade into a full-service architectural and design studio known for innovative, memorable, and contextually grounded work. Drawing on architectural history and local culture, the firm blends creativity with thoughtful design solutions. At its core is a multidisciplinary team called “the Makers”—a collective of architects, designers, and visionaries driving Alexis Dornier’s distinctive, globally recognized design philosophy.



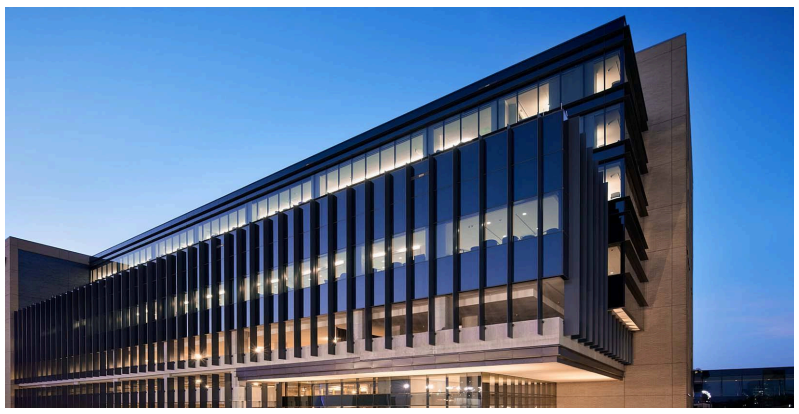
HARING

The Häring Group has been family-owned for over 140 years and is a leading company for innovative construction with wood. We stand for high-performance building systems and supporting structures that meet the highest demands in terms of functionality and architectural design. Resource-efficient and future-efficient.



GLAS TRÖSCH

Glas Trösch is Europe’s largest family-run glass manufacturer and processor, backed by over a century of expertise. What began as a single workshop has grown into a global operation with 6,000 employees across 70 locations. Known for precision, innovation, and Swiss quality, Glas Trösch delivers a wide range of advanced glass solutions for modern architecture. Their commitment to craftsmanship, excellent service, efficient design, and long-term partnerships has made them a trusted name in high-performance glazing systems for custom design applications around the world.



TLC ENGINEERING SOLUTIONS

TLC Engineering Solutions is a high-performance firm with 18 offices across 10 states. Their 425+ experts specialize in engineering, profit conscious engineering, acoustics, and technology - delivering innovative, coast-to-coast solutions for complex projects across industries and around the globe.



KURISU

Kurisu is a renowned design-build firm creating healing landscapes since 1972. Believing in nature's restorative power, they've crafted gardens across the U.S., Japan, Mexico, and the Caribbean to enhance human well-being.



FMS

Since 1971, Fisher Marantz Stone (FMS) has led the field of architectural lighting design, contributing to over 5,000 projects worldwide. With a legacy shaped by 300+ talented professionals, many now industry leaders and educators, FMS blends artistry, innovation, and future-smart design. As active members of the USGBC and International Dark-Sky Association, their teams staffed with LEED and WELL APs champion environmentally responsible lighting for a healthier, more beautiful built environment.

Form That Follows Physiology

Every spatial decision is mapped to how the body heals, sleeps, breathes, and connects.



- Biophilic architecture improves heart rate variability and cortisol levels
- Daylight and airflow optimized for circadian rhythm reset
- Curved contours and timber materials soothe the nervous system
- AI-personalized spaces for sleep and acoustic therapy

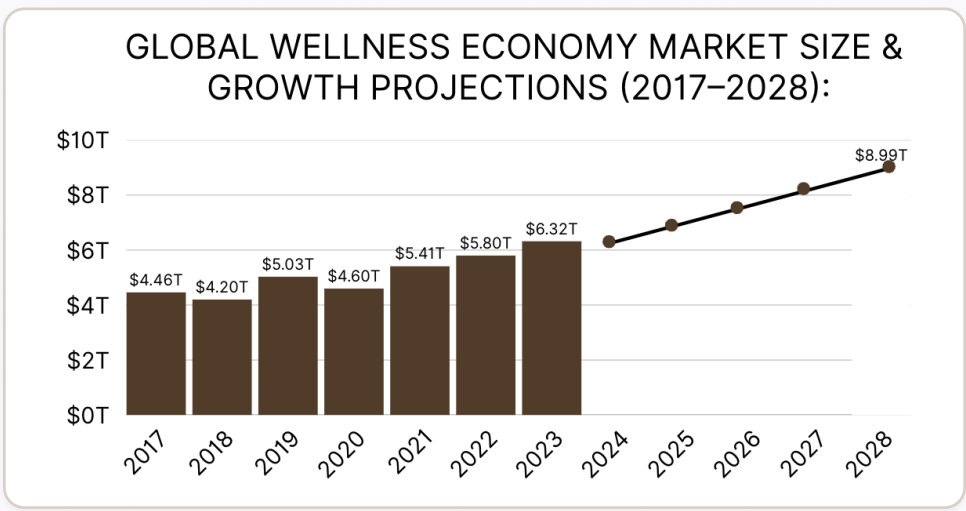
This Isn't Longevity Wrapped in Architecture. It Is the Architecture.

Where most retreats retrofit luxury, Preserve was imagined from the ground up as a hyper-personalized healthscape.



- 120,000 sq ft Longevity Lab custom-built for diagnostics, hydrotherapy, and performance enhancement
- Corporate homes co-designed with residents, preserving land ownership and ecological balance
- Peace Pavilion and public spaces double as transformation zones, not just aesthetic statements

Industry Overview





Preserve Life also aims to capitalize on the growing corporate wellness trend. Corporate wellbeing has evolved from a simple employee benefit to a critical factor in sustainable competitive performance. It now encompasses physical and psychological aspects, including health, fitness, nutrition, mental health, stress reduction, and sense of purpose. Forward-thinking companies now view wellbeing as essential to business success, comparable to fitness for sports teams.

Market Opportunity: $6.3T and Growing

Global Wellness Economy: $6.3 Trillion in 2023





$830B
Wellness Tourism

$1.2T
Personal Care & Beauty

$1.1T
Healthy Eating

$1.1T
Physical Activity

Explosive Growth
42%
Post-Pandemic Growth

North America
137%
of 2019 levels

Future Projection
$8.99T
Market by 2028

Corporate Evolution
80%
Employers Prioritising Wellness

Per Capita Spending on Longevity by Region

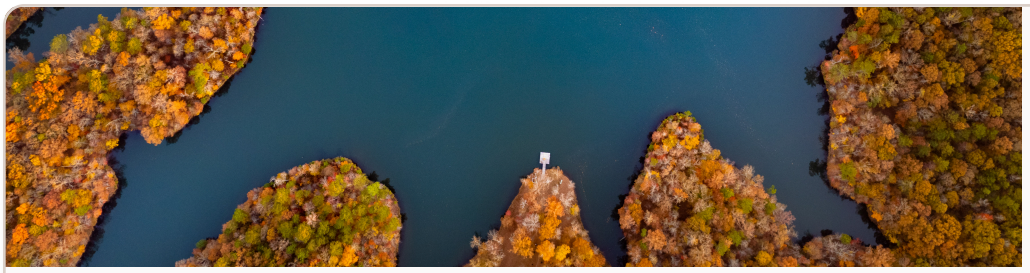
$5,768
North America

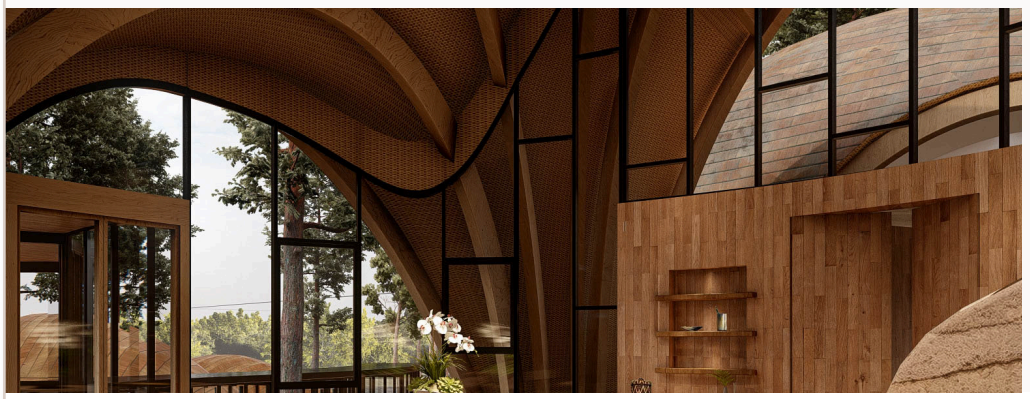
$1,794
Europe

$788
Global Average

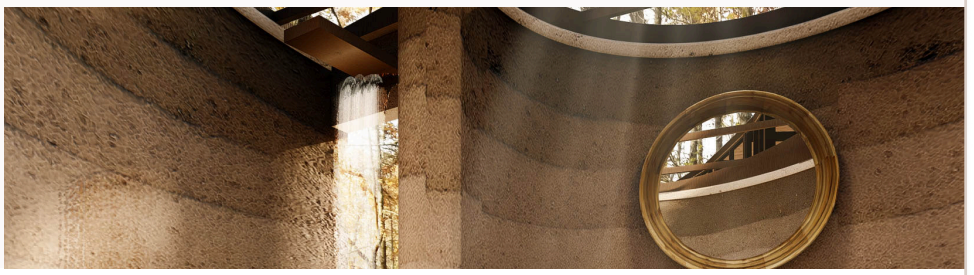
Impact on Investors and Homeowners

Properties featuring longevity amenities command 10-25% price premiums in residential markets and generate higher rental yields in commercial spaces. This rapid sector growth indicates strong investment potential and sustained value creation opportunities.









The global wellness real estate market is experiencing explosive growth, set to double from $584 billion in 2024 to $1.1 trillion by 2029*. Growing at over 15% annually, this sector is now the fastest-expanding part of the $6.3 trillion global wellness economy, significantly outpacing traditional construction.

Atlanta MSA: Ease & Cost of Doing Business



With the world’s busiest airport, this location offers unmatched strategic access to global and domestic hubs.

ALL ROADS LEAD TO ATLANTA

Interstate connectivity: Atlanta sits at the intersection of three major interstates, serving as a logistics hub.

- Georgia’s 6 U.S. interstates include 2 major transcontinental routes (I-95 and I-75), totaling 1,200 miles.
- 20,000+ miles of state & federal highways.
- 80% of Americans reachable within a 2-day drive.
- $14 billion approved for roadway funding.

ATLANTA’S HARTSFIELD–JACKSON INTERNATIONAL AIRPORT

- 2015: First airport worldwide to hit 100M passengers in a year
- 80% of U.S. population within a 2-hour flight.
- World’s most efficient airport for 17 consecutive years (Air Transport Research Society)
- 275,000 passengers served daily.
- World’s busiest airport in passengers, 22 of 23 years since 1998.

17 Fortune 500 companies

14 Fortune 1000 companies

Integrated Ecosystem

1,200 Acres of Harmonious Design



The Core

- Longevity Labs: 120,000 SF medical facility
- Sleep Suites: 50 luxury accommodations
- Peace Pavilion: Kengo Kuma meditation sanctuary

Organic Ecosystem

- Advanced Greenhouse: Dutch technology
- 100 Acres Farming: Polyhouses and organic
- Nutrition Nest: Culinary medicine restaurant

Corporate Homes

- Executive Retreats: 6,000-15,000 SF eco-homes
- World-Class Architecture by global architects
- Low-density living: Spread across 800 acres of open land
- Price Range: $1–1.5M for the land parcel. Build cost additional.

Development Timeline

Q4 2025

Greenhouse

Q1 2027

Sleep Suites

Q1 2027

Longevity Labs

Master Plan

1,200 ACRES OF INTEGRATED DESIGN

Designed by renowned Fortune 500 infrastructure firm AECOM with visionary architects, the master plan embraces harmony between nature, design, and human beings.

Longevity Core

- Longevity Labs (120,000 SF)
- Sleep Suites (50 units)
- Peace Pavilion
- Central campus amenities

Agricultural Zone

- State-of-the-art Greenhouse
- 100 acres organic farming
- Nutrition Nest restaurant
- High-efficiency food systems

Residential Community

- Corporate Homes
- 800 acres preserved land
- Private lake access
- Executive longevity retreats

Eco-conscious Features

- Net-Zero Campus: Carbon-neutral operations
- Renewable Energy: Solar and geothermal
- Water Conservation: Rainwater harvesting
- 70% land preservation
- Circular Economy: Waste-to-energy systems

Longevity Labs

GLOBAL BENCHMARK



120,000 Square Feet

The Preserve Longevity Lab is a striking 800-foot-long sanctuary designed for complete mind-body rejuvenation and transformation. A global benchmark for personalized, preventative, and deeply restorative care.

Advanced Technology

- AI-powered diagnostics
- Capacity for 200 guests
- Cutting-edge longevity technology
- Seamless healing experience

Strategic Partnerships

- Mayo Clinic: Research collaboration
- Cleveland Clinic: Longevity protocols
- Leading Universities: Clinical trials
- Evidence-based integrative care

Medical Excellence

- 130+ advanced treatment rooms
- Hydrothermal zones
- Fitness and nutrition areas
- Culinary medicine restaurant



Two-Floor Design

First Floor

Immersive spaces for hydrotherapy, personalized nutrition, and restorative treatments tailored to individual longevity plans.

Second Floor

130 advanced treatment rooms where top-tier MDs and expert therapists deliver evidence-based, integrative care.

Hyper-Personalized Programs

Led by world-class teams of longevity specialists, our programs are tailored to meet each guest exactly where they are with a focus on:

- Precision diagnostics
- Peak performance optimization
- Cognitive enhancement
- Stress resilience building
- Mobility optimization

Organic Farming

FARM-TO-TABLE EXCELLENCE







At the heart of Preserve Life lies a 100-acre agricultural ecosystem engineered for consistency, quality, and impact. Our organic farming initiative leverages advanced Dutch technology to deliver nutrient-rich, USDA-certified produce, supporting both our longevity protocols and public-facing culinary experiences. This is not just cultivation. It's a model for regenerative, future-ready food systems integrated into the very fabric of holistic healing.

Dutch Technology
State-of-the-Art Greenhouse

100 Acres
Advanced Agricultural Systems

Nutrition Nest
Public-Facing Restaurant

Year-Round
Climate conscious Production

Nutrition Nest

WHERE NOURISHMENT MEETS INNOVATION











The Nutrition Nest at Preserve Life redefines how longevity and nutrition intersect. More than a grocery or kitchen, it's a fully immersive space where visitors receive personalized meal plans, access tailored kits, and experience food as a healing modality. Surrounded by forest and crafted from mass timber, the space blends diagnostics, design, and delight, inspiring a conscious relationship with what we eat and how it's prepared.

Precision Nutrition

Personalized dietary plans based on diagnostic insights.

Experiential Kitchen

Live sessions with culinary experts and nutrition coaches.

Organic Marketplace

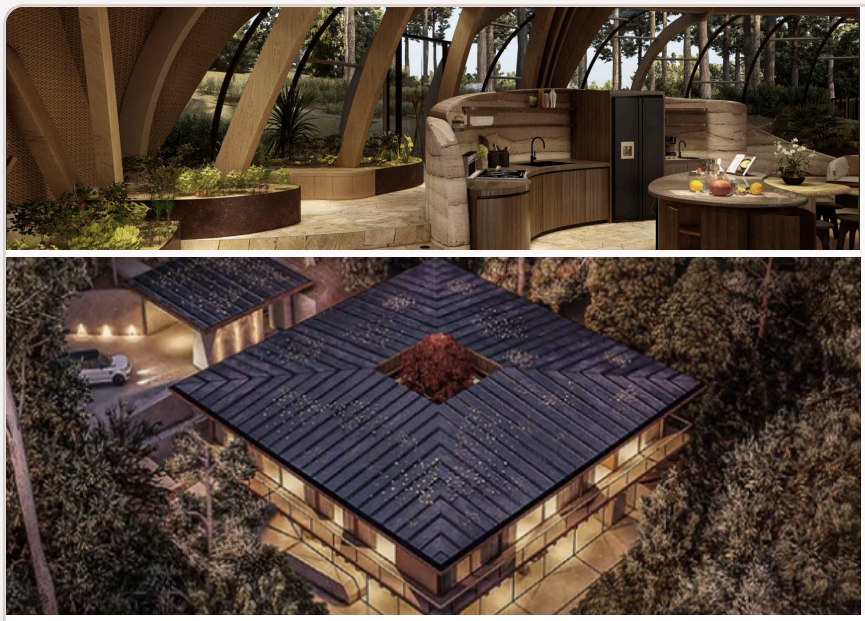
Curated grocery selection tailored to longevity goals.

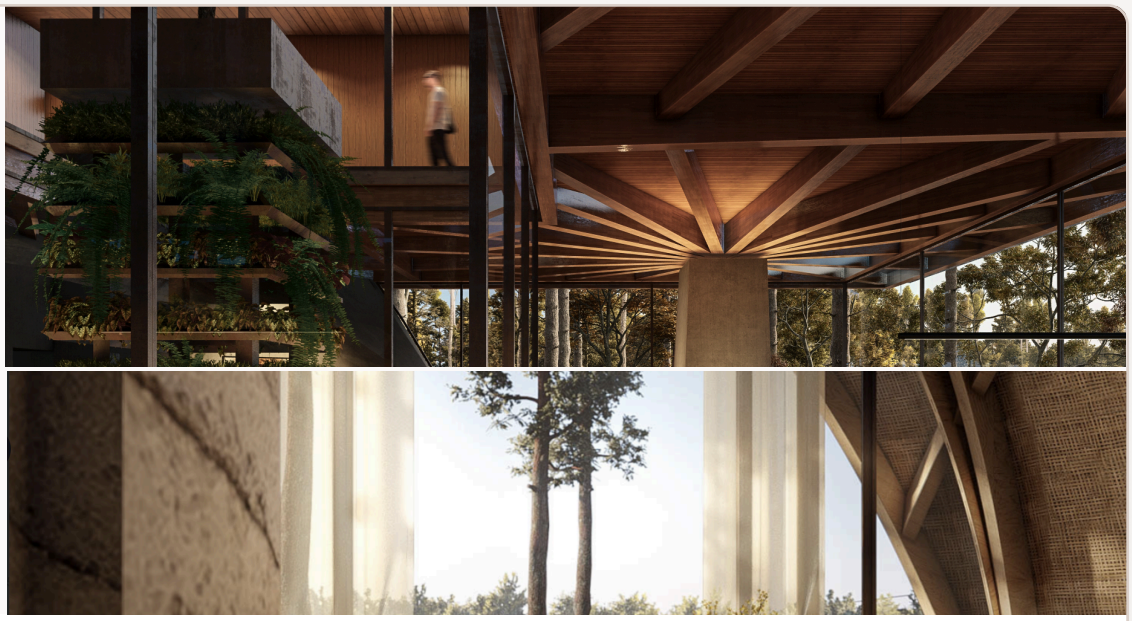
Forest Courtyard

Glass-encased space built around conserved trees for grounded connection

Corporate Homes

Preserve Life is offering corporate homes, each a private eco-retreat with lifetime access to our longevity ecosystem.





Every purchase includes an undivided ownership stake in 800 acres of protected land, forming a new asset class at the intersection of longevity, luxury, and land preservation. This is the foundation of our vision: an exclusive, health-centered community engineered for long-term value creation and ecological legacy

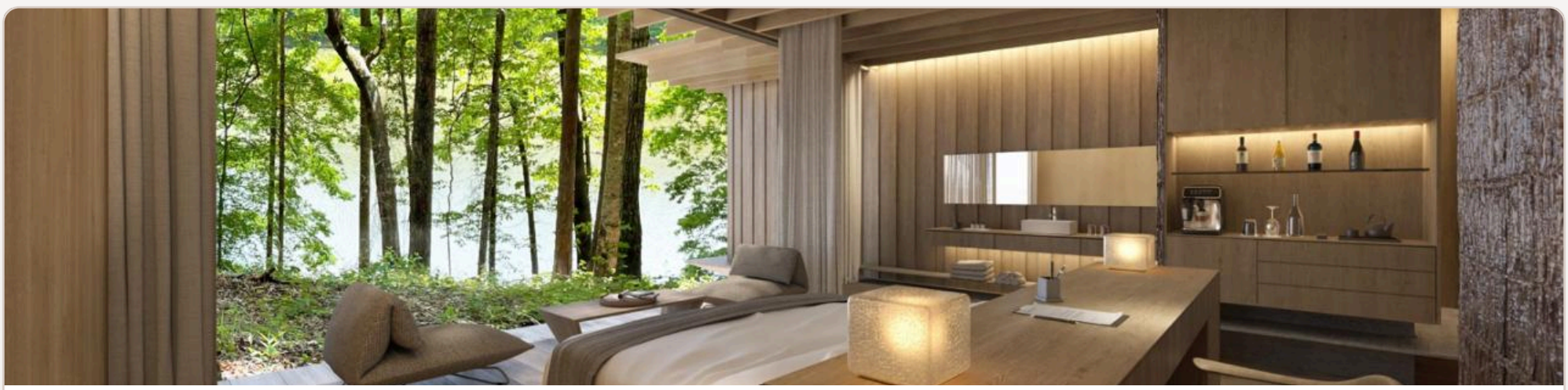
$1 - 1.5M
Premium Real Estate

6,000-15,000 SF
Eco-Home Designs

800 Acres
Preserved Land

Full Access
Longevity Facilities

Sleep Suites



The Sleep Suites are Preserve Life's primary hotel accommodations, featuring 50 identical units for 1–2 guests each. Ten suites are available for purchase by high-net-worth investors. Designed to follow the land's natural contours, each 25' x 24' unit includes floor-to-ceiling glass with lake or forest views and integrated vibro-acoustic therapy. AI-powered, non-intrusive sensors track sleep patterns in real time to personalize wellness programs.

Competitive Analysis: No True Competition

Preserve Life's comprehensive model sets itself apart from existing wellness centres

Feature	Preserve Life	Sha Wellness	Canyon Ranch	The Ranch
Diverse, Personalized Programs	✓	✓	✓	✓
Organic Farming	✓	×	×	×
Corporate Wellness	✓	×	×	✓
Net Zero Campus	✓	×	×	×
World Leading Architecture	✓	×	×	×
Nestled in 100+ Acres of Pristine Land	✓	×	×	×
Conscious Living Ethos	✓	×	×	×
Low Density Living	✓	×	×	×

Competitors



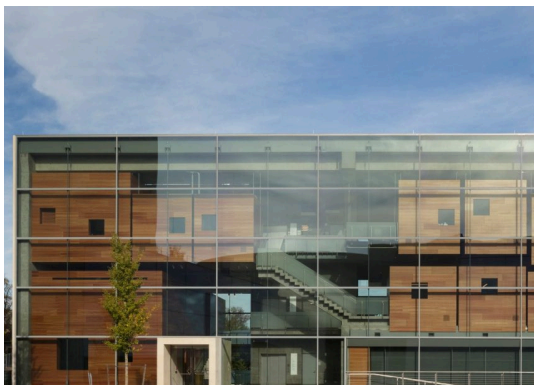
The Ranch Malibu

The Ranch Malibu is a luxury wellness retreat set on a historic ranch overlooking the Pacific. Its rustic-yet-refined grounds feature an organic garden, open-air kitchen, massage village, and amenities like IV therapy, cryotherapy, and cold plunges. Focused on physical, mental, and spiritual transformation, The Ranch offers immersive fitness, nutrition, and detox programs in a serene, nature-rich setting designed to promote deep personal renewal.



Sha Wellness clinic

SHA Wellness Clinics are spread around the world and strive help people achieve and maintain an optimal state of health so they can enjoy their full physical, mental, and spiritual potential. These clinics combine boutique resort-style accommodation with a diverse range of activities (yoga, meditation, etc.) and onsite nutritional expertise, to deliver top-notch experiential programs for guests.



Canyon Ranch

Canyon Ranch operates two destination resorts and one retreat property in the U.S., offering accommodations for both short- and long-term stays, as well as residential homes and condos. Each location features a comprehensive team of full-time physicians, nutritionists, exercise physiologists, behavioral specialists, and spiritual wellness experts. The original resort in Tucson is located in the Sonoran Desert at the base of the Santa Catalina Mountains and includes the Health & Healing Center and Life Enhancement Center. The Lenox resort is set in the historic Bellefontaine Mansion in Western Massachusetts.

Market Validation: Serenbe Comparison

Located just 15 minutes from Preserve Life, Serenbe demonstrates strong market demand for premium wellness communities near Atlanta.



Current Lot Listings:

0.29 Ac	$515,000
0.11 Ac	$299,000
0.13 Ac	$325,000
1.00 Ac	$1,500,000

Current Home Listings:

3,500 sf	$3,495,000
4,402 sf	$2,995,000
5,082 sf	$3,450,000
3,322 sf	$1,849,000



Our Competitive Advantage

While existing wellness retreats offer quality programs, none combine the scale, scientific rigor, green returns, and architectural excellence of Preserve Life. Our integrated approach creates a unique investment opportunity in an underserved market.

Financial Projections

INSTITUTIONAL-GRADE RETURNS

Year	Revenue	EBITDA/NOI	Cash Flow
2025	$10.0M	$1.6M	$-10M
2026	$22.0M	-$2.0M	$5.2M
2027	$82.3M	$31.8M	$32.7M
2028	$121.8M	$67.6M	$55.0M
2029	$130.2M	$79.4M	$63.3M

Strong Positive Cash Flow

Consistent positive cash flow from 2027 forward, with peak annual flow exceeding $60M

30%
Stabilized Yield

$60M+
Peak Cash Flow

Comparable Overview

COMPETITIVE SET: COST ANALYSIS

SHA WELLNESS

Booking 3 months out for 1 guest:

6 Night Stay

- Standard Room - $4,499 ($750 / night)
- Suite - $11,435 ($1,906 / night)
- Health Programs
- Rebalance & Energize - $2,700
- Leader Performance - $4,000
- Total for 6 nights - $7,639 - $15,875 ($1,273 - $2,646 / night)

Always Included:

- Full meal plan
- Unlimited access to Healthy Living Academy
- Use of Sha's activity calendar that includes
- outdoor walks, workouts, mind-body sessions,
- health & wellness talks, films, documentaries,
- healthy cooking classes, and more
- Access to Beach Club and water sports
- Use of Hydrotherapy Circuit

Notes:

1. This analysis is based on Sha Mexico
2. Minimum stay is 4 nights
3. Stay requires a package purchase
4. Additional packages with 7-night minimum stay (including tailor-made package)
5. Additional offerings available à la carte

THE RANCH

Booking 3 months out for 1 guest:

6 Night Stay

- The Ranch Signature - $10,672 ($1,779 /night)
- The Ranch Private - $14,384 ($2,397 / night)
- The Ranch Private Healthspan - $16,008 ($2,668 / night)
- Total for 6 nights - $10,672 - $16,008 ($1,779 - $2,668 / night)

Always Included:

- Private accommodations for each guest
- Daily guided hikes & afternoon fitness class
- Daily restorative yoga or meditation class
- Daily massage for each full day
- Plant-based & nutritionally dense meals and snacks
- Bod Pod body composition analysis
- Access to onsite amenities including a year-round outdoor heated pool, jacuzzi, cold plunge, & infrared sauna
- Weekly sound bath
- Elective evening nutrition & wellness discussions
- Cooking demonstration & garden tour
- Laundry services
- Return airport transfer

Notes:

1. This analysis is based on The Ranch Malibu
2. Minimum stay is 6 nights
3. Additional offerings available à la carte

CANYON RANCH

Booking 3 months out for 1 guest:

6 Night Stay

- Standard Room - $8,090 ($1,348 / night)
- Suite - $11,620 ($1,937 / night)
- Total for 6 nights - $8,090 - $11,620 ($1,348 - $1,937 / night)

Always Included:

- Unlimited meals & snacks
- Transportation to/from Airport
- 5+ daily mind-body activities
- Unlimited use of spa & fitness facilities
- Fitness, yoga, and meditation classes
- Access to 3 pools
- 2 restaurants with outdoor seating
- Guided hikes & bike rides
- Use of meditation garden & labyrinth

Notes:

1. This analysis is based on Canyon Ranch Tucson
2. Minimum stay is 2 nights
3. Day pass - $450
4. Costs above are just for room and what is listed in "always included" section. Additional offerings provided à la carte.

PRESERVE LIFE LONGEVITY LABS

Underwritten rates:

6 Night Stay

- Longevity Promo Rate - $9,000 ($1,500 / night)
- Longevity Program Rate - $12,000 ($2,000 / night)
- Single Room Sleep Suite - $3,000 ($500 / night)
- • Double Room Sleep Suite - $4,500 ($750 / night)
- Total for 6 nights - $9,000 - $16,500 ($1,500 - $2,750 / night)

Always Included:

- Meals
- Hydrotherapy & other restorative treatments
- 130 treatment rooms where guests receive personalized therapies from reputed MD doctors and trained therapists.
- Access to all that Preserve Life has to offer including but not limited to the Peace Pavilion & Greenhouse (see page on Preserve Life amenities for more detail on what is included.)

Notes:

1. Wellness Programs at the Longevity Labs (detailed above) do not include individual room costs. Guests of Preserve Life will either stay in the Sleep Suites ($500/night for a single, $750/night for a double) or a corporate owned home on property.

Business Model

THREE REVENUE ENGINES



Luxury Home Sales

Early Revenue Stream

2025:	**$10M**
2028:	**$26M**



Longevity Programs

Core Business Driver

2027:	**$58.3M**
2029:	**$102.2M**



Sleep Suites (Lodge)

Recurring Revenue

2027:	**$4.4M**
2029:	**$8.9M**

The Opportunity: $50M Funding

$50M FUNDING ROUND (OUT OF $200M TOTAL)

72% already funded. $147M equity committed.
Construction underway.





Longevity Labs

WORLD'S MOST ADVANCED DIAGNOSTICS

120,000 SF facility with partnerships with Mayo Clinic and Cleveland Clinic. 130+ advanced treatment rooms serving 200 guests with evidence-based precision medicine.

Sleep Suites

SOLD-OUT WAITLIST (10/50 PRESOLD)

50 luxury sleep optimization suites with AI-powered technology and floor-to-ceiling nature views. Ten units available for high-net-worth investor purchase.

Nutrition Nest

PUBLIC REVENUE FROM DAY 1

Farm-to-table culinary medicine restaurant and organic market open to public. Immediate cash flow generator with transformative healthy living approach.





Why Invest Now

- Ground-floor opportunity in $6.3T longevity market
- First-mover advantage in longevity sanctuary space
- 72% of project already funded with proven execution
- World-class team and partners assembled
- Land secured, permits in progress, construction underway
- Strategic partnerships with Mayo/Cleveland Clinics
- Legendary architecture by Kengo Kuma
- Multiple revenue streams reduce investment risk



Legacy Isn't Just About Wealth. It's About Years.

"THIS IS WHERE THE FUTURE OF HEALTHSPAN IS BUILT."

- Dr. Michael Roizen, Chief Wellness Officer, Cleveland Clinic

World-Class Partners

LEGENDARY ARCHITECTURE & DESIGN





Kengo Kuma

LEGENDARY JAPANESE ARCHITECT

One of the world's most celebrated architects, known for redefining contemporary design through harmony between space and nature.

AECOM

FORTUNE 500 INFRASTRUCTURE

Renowned Fortune 500 infrastructure firm creating designs that embrace harmony between nature, design, and human beings.

Scientific Advisory Board/Promoters

A seasoned sponsor and leadership team drives this project, bringing deep expertise in longevity, conscious design, and operational excellence to deliver a transformative, future-ready sanctuary.



Dr. Michael Roizen

Wellness Pioneer

- Cleveland Clinic Wellness Institute: Founder and Chief Wellness Officer since 2007
- Bestselling Author: Multiple influential books on health and longevity
- TV & Media Personality: Featured on Oprah, TODAY, Good Morning America
- Award-Winning Medical Communicator: 1,500+ lectures, Daytime Emmy winner
- Aging & AI Researcher: Studies telomeres and AI-driven personalized solutions



Dr. Michael Wolf

Global Health Leader

- Global Executive: Leads Hevolution Foundation's longevity initiatives
- Mayo Clinic Faculty: Physician focused on longevity and business development
- Navy Veteran: 14 years service including Senior Regional Flight Surgeon
- Educational Background: Degrees from UC Davis, USUHS, and MUSC
- Global Health Leader: Represents aging research at World Economic Forum



Dr. Adolfo Panfili

Regenerative Medicine

- Medical Center Founder: International Center for Orthomolecular Medicine
- Pioneer in Stem Cell Therapy: Adipose-Derived Stromal Cells protocols
- Expert in Orthomolecular Nutrition: Nutrition to slow aging
- Leader in Robotic Spine Surgery: International Spine Robotic Association
- Holistic Longevity Approach: Integrates Eastern and modern medicine



Dr. Isabelle Martineau

Holistic Wellness

- Functional Medicine Specialist: Addressing root causes for healing
- Expertise in Endocrinology: Hormonal balance and optimization
- Advanced Nutritional Knowledge: Evidence-based nutritional protocols
- Integrative Medical Experience: Conventional and complementary approaches
- Global Clinical Practice: London, Switzerland, and Vivamayr clinic

Scientific Advisory Board/Promoters

A seasoned sponsor and leadership team drives this project, bringing deep expertise in longevity, conscious design, and operational excellence to deliver a transformative, future-ready sanctuary.



Gopi Thotakura

Asian Infrastructure Pte. Ltd.

- $4B in Global Infrastructure Projects: Decades of large-scale experience
- Strategic Wellness Diversification: Focused research into wellness ventures
- TV & Media Personality: Featured on Oprah, TODAY, Good Morning America
- Founder of Pema Wellness Resort: One of India's premier destinations
- Cross-Sector Project Management: High-impact execution expertise
- Global Expansion Plans: Proven model for international markets



Meena Mulpuri

PEMA Wellness

- Developers of Pema Wellness Resort: Top holistic destination in India
- 100,000 sq. ft. Healing Hub: Therapy rooms, restaurant, fitness
- 28 Acres of Natural Tranquility: Purpose-built for healing
- Deep Operational Expertise: Large-scale wellness program execution
- Strategic Vision: Data-driven approach guided by market demand



Chowdary Yalamanchili

Ilan Investments

- $3 Billion in Assets Under Management: Proven growth track record
- High-Growth Market Focus: Strong fundamentals and appreciation potential
- Texas-Based with Global Reach: Properties across US and international
- Professionally Managed: Experienced operators maximizing performance
- Balancing Risk and Return: Responsible growth and community impact



Herbert Fritch

Guidon Partners GP, LLC

- Founder of Guidon Partners GP: 40+ years healthcare leadership
- Former President of HealthSpring at Cigna: Led post-acquisition growth
- Built Multiple Healthcare Companies: Newquest, NAMM, and others
- Career Rooted in Actuarial Expertise: Trusted voice in managed care
- Advisor to Healthcare Funds: FCA Venture Partners, Clayton Associates

PEMA WELLNESS
PROVEN LUXURY WELLNESS CONCEPT



The Only Luxury Medical Wellness Retreat Combining:

- **Sacred location advantage:** Built on "The Healing Hills" - land revered for healing for 1,000+ years
- **Private Indian Ocean beach:** 1,000m exclusive coastline (impossible to replicate)
- **Clinical medical outcomes:** 89% guest success rate, 20,000+ conditions reversed
- **Ultra-luxury positioning:** ₹1.5L-₹8L per program, 4.9/5 guest rating

Proven Business Model:

- **70 luxury suites** on 28 oceanfront acres
- **Year-round 85%+ occupancy** with 6-month booking lead times
- **High lifetime value:** 40% repeat guests, 60% referral rate
- **Multiple revenue streams:** Medical programs, wellness retreats, spa services, "Pema Light" casual stays

Scalable IP & Systems:

- **Proprietary 5 Koshas healing framework** (ancient wisdom + modern protocols)
- **Established medical team** led by India's top naturopathic physicians
- **Proven operational excellence** with international luxury standards
- **Strong brand equity** among ultra-HNW Indian families and international wellness tourists

Strategic Value for Atlanta Project:

- **Proven demand** from US market (25% of current guests are American)
- **Established protocols** for medical tourism and luxury wellness
- **Brand recognition** among target demographic
- **Operational expertise** in ultra-luxury wellness hospitality

Pema demonstrates the scalability of luxury medical wellness when executed with authentic positioning, clinical excellence, and uncompromising luxury standards.

Key takeaway for PE: This isn't just a spa resort - it's a proven medical wellness platform with strong economics and brand moat.

Contact Us

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Authority & Track Record

We've done this before: Pema Wellness (operational in India), $4B infrastructure projects (delivered globally), world-class architecture partnerships (Kengo Kuma, IBUKU, AECOM).