

Investor One-Sheet: SaaS & Automation Startup

Executive Summary

We are building a 10x10 server room and developer workspace to power a high-margin SaaS and AI automation business. This infrastructure will host local AI models, n8n workflows, and multi-tenant RAG systems, serving Oklahoma SMBs with automation-as-a-service.

We are seeking \$20,000 seed investment in exchange for 15% equity. This investment funds the entire operational build-out, enabling client onboarding and revenue generation within 60 days.

Build-Out & Equipment Allocation (\$20,000)

- \$5,000 : Server room build (10x10), dual 9k BTU mini-splits, electrical, sound insulation
- \$8,000 : Core servers: GPU workstation (RTX 3090/A5000), n8n mini-server, rack, UPS, networking gear
- \$2,000 : Developer desk setup: ergonomic furniture, dual monitors, peripherals
- \$1,000 : Storage: 2TB NVMe + 8TB HDD backups, cloud backup service
- \$4,000 : Launch reserve: cloud GPU credits, outbound marketing automation, contingency

10x10 Room Layout & Flow

Rack wall: 6U rack with GPU server, n8n server, UPS, networking

Cooling: Dual 9k BTU mini-splits with cross-vent airflow

Desk wall: Developer desk with dual monitors and docking station

Storage: Enclosed shelving for HDD/NVMe backups, accessories

Revenue Growth Targets

Months 1-3: 8-10 clients (\$4k-\$5k MRR)

Months 4-12: 40-60 clients (\$20k-\$30k MRR)

Months 13-24: 80-100 clients (\$40k-\$50k MRR, \$600k ARR)

Exit Valuation Target: \$3M (5x ARR), investor 15% stake approx \$450k

Why Invest Now

- Low-cost, high-margin SaaS model with over 80% gross margin
- Strong SMB automation demand and AI adoption
- First-mover advantage in Oklahoma's underserved market
- Founder-led technical execution keeps capital deployment efficient