

Investor One-Sheet (Expanded): SaaS & Automation Startup

Executive Summary

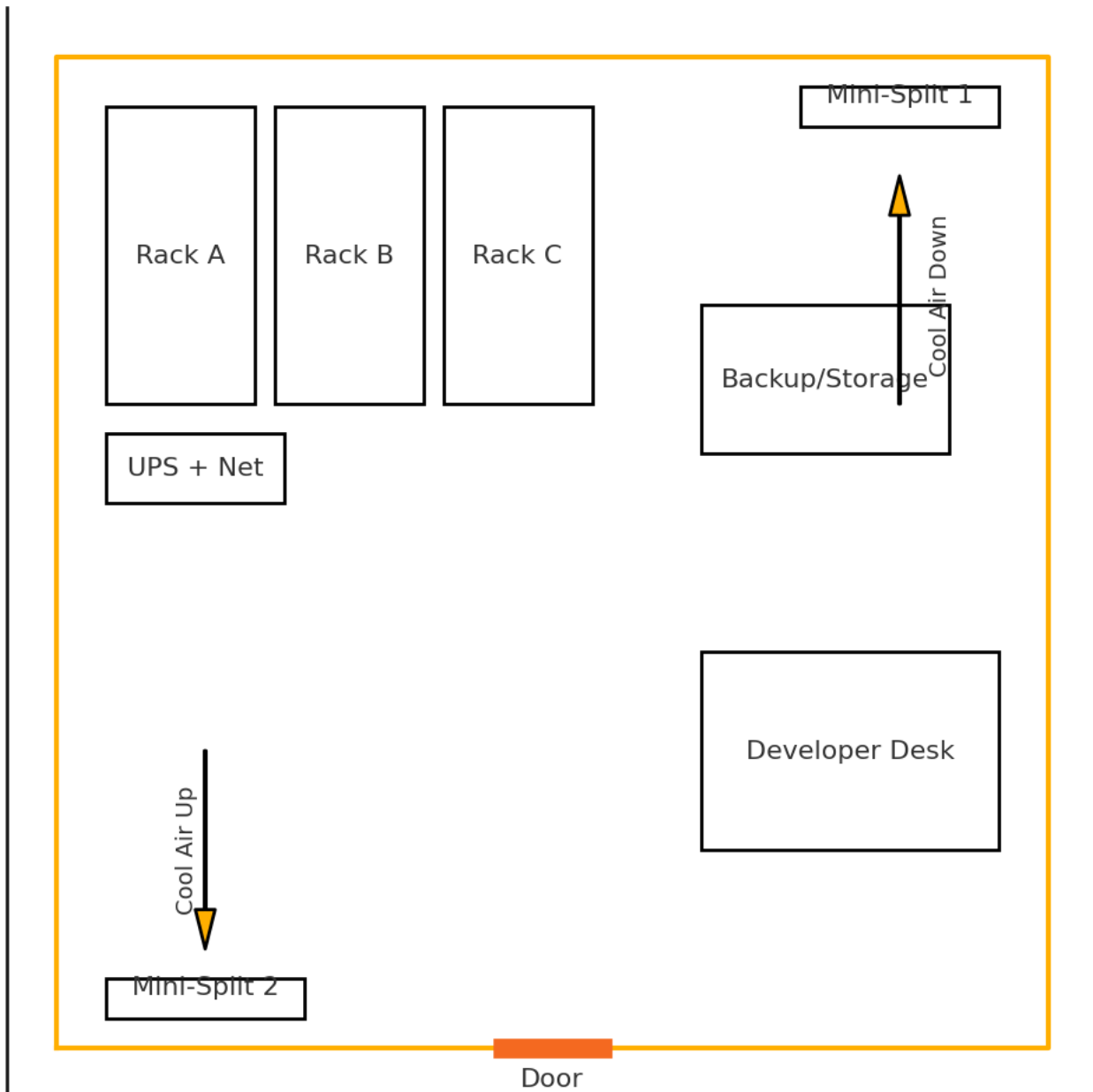
We are building a 10x10 server room and developer workspace to power a high-margin SaaS and AI automation business. The infrastructure will host local AI models, n8n workflows, and multi-tenant RAG systems, serving Oklahoma SMBs with automation-as-a-service. We are seeking \$20,000 seed investment for the complete build-out, enabling client onboarding and revenue generation within 60 days.

Build-Out & Budget (Use of Funds)

- \$5,000 : Server room build (10x10), dual 9k BTU mini-splits, electrical, sound dampening, cable trays
- \$8,000 : Core servers: GPU workstation (RTX A5000/3090-class), n8n mini-server, 6U rack, UPS, networking
- \$2,000 : Developer desk setup: ergonomic desk/chair, dual monitors, dock, peripherals
- \$1,000 : Storage & backup: 2TB NVMe + 8TB HDD, cloud backup
- \$4,000 : Launch reserve: cloud GPU credits, outbound automation, contingency

10x10 Room Layout (Racks, Airflow, Desk)

10x10 Server Room: Layout & Airflow



Hardware Shopping List (Examples with Links)

Cooling (choose two 9k BTU units):

- MRCOOL DIY 5th-Gen 9k (115V): <https://www.mrcool.com/product/diy-5th-generation>
- Pioneer Diamante Ultra/Pro 9k (115V): <https://www.pioneerminisplit.com/>

UPS (line-interactive, PFC-compatible):

- APC Smart-UPS SMT1500C: <https://www.apc.com/us/en/product/SMT1500C/>
- CyberPower OR1500PFCLCD: <https://www.cyberpowersystems.com/product/ups/pfc-sinewave/or1500pfclcd/>

Rack (12U open frame, space for growth):

- NavePoint 12U Open Frame: <https://navepoint.com/>
- StarTech 12U 4-Post Open Frame: <https://www.startech.com/>

Networking:

- Gateway/Router: Ubiquiti Dream Machine SE: <https://store.ui.com/us/en/products/udm-se>
- Switch: TP-Link TL-SG1016 16-port gigabit: <https://www.tp-link.com/us/>

Compute & Storage:

- GPU Workstation GPU: NVIDIA RTX A5000 (24GB): <https://www.pny.com/nvidia-rtx-a5000>
- Mini-server (n8n + Postgres): small form factor business PC (32GB RAM)
- NAS (optional Phase 2): Synology DS923+: <https://www.synology.com/en-us/support/download/DS923%2B>
- NVMe: Samsung 990 PRO 2TB:

<https://www.samsung.com/us/computing/memory-storage/solid-state-drives/990-pro-pcie-4-0-nvme-ssd-2tb-mz-v9p2t0b-am/>

- HDD: WD Red Plus 8TB: <https://www.westerndigital.com/products/internal-drives/wd-red-plus-sata-3-5-hdd>

Core Software (self-host):

- n8n: <https://docs.n8n.io/hosting/>
- Proxmox VE: <https://www.proxmox.com/en/products/proxmox-virtual-environment/overview>
- Ollama (local LLMs): <https://ollama.com/download>
- vLLM (high-throughput serving): <https://github.com/vllm-project/vllm>
- Metabase (dashboards): <https://www.metabase.com/start/oss/>
- Access Security: Cloudflare Access <https://www.cloudflare.com/zero-trust/products/access/> or Tailscale <https://tailscale.com/>

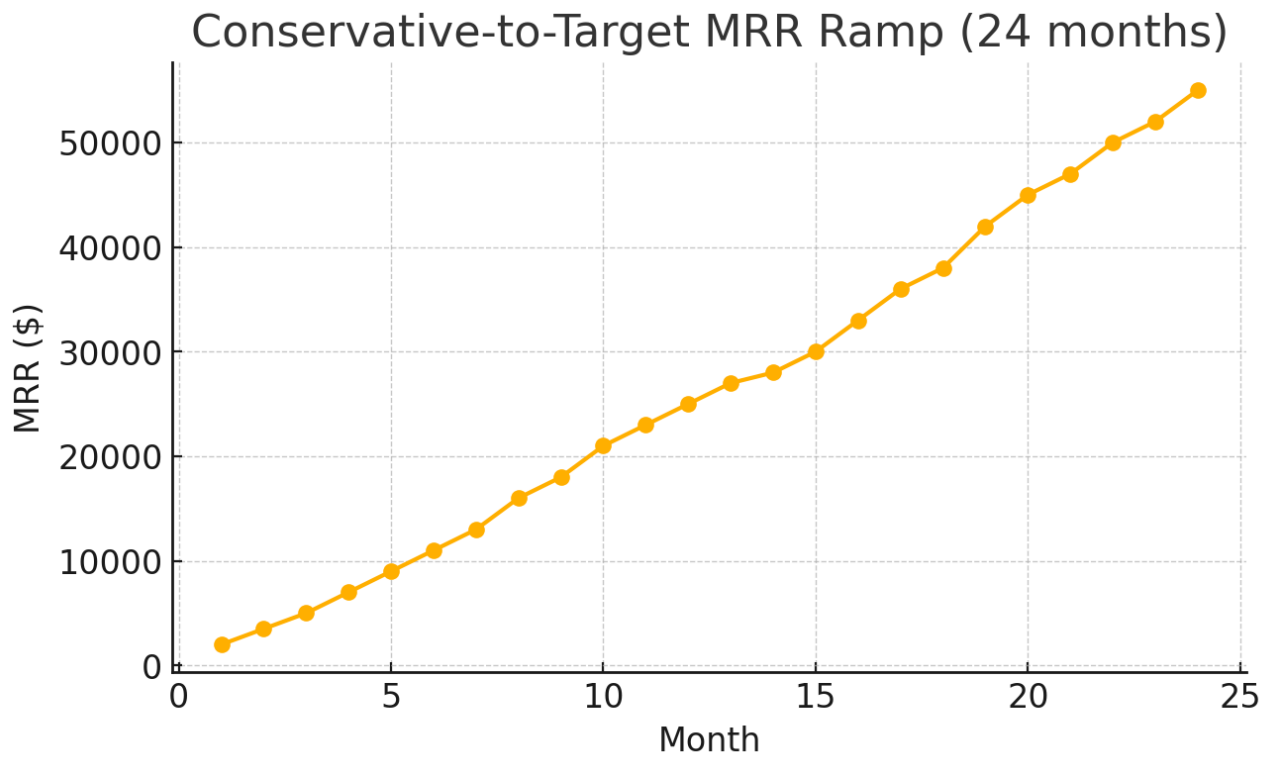
Sales Strategy (First 6-12 Months)

Target ICP: Oklahoma SMBs with high paperwork/transaction volume (accounting, real estate, legal, e-commerce).
Outbound: 100-150 targeted emails/day, 1-2% demo rate, 20% demo-to-close with strong pilots.
Offer: 14-day pilot; 'If it does not save 10+ hours, do not pay.'
Referrals: 1 month free per referral; add 1-2 local partners by Month 6.
Proof: 2-3 case studies and a 5-minute Loom demo by Month 3.

Systems to Build First (Month 0-3)

- 1) Kylo Finance Intake: Gmail/Drive -> normalize -> rules + LLM fallback -> Sheet/DB + monthly summary
- 2) Ops Lead Automation: Web form -> enrichment -> Slack/email -> CRM write -> auto-follow-ups
- 3) File-to-Data Extractor: PDF/images -> OCR -> schema -> review tab -> CSV export
- 4) Outbound Engine: scrape/enrich leads -> personalized first lines -> sequenced emails -> calendar booking

MRR Ramp (24 Months)



Note: Conservative-to-target trajectory assuming \$500 ARPU, ~3.5% monthly churn, ~60-day sales cycle.

Scale Checkpoints (Infra & Ops)

- >8 clients: add second 1U node; separate logs/metrics; nightly offsite backups verified
- >12 clients: add GPU node or burst GPU for onboarding backfills; isolate client schemas
- >20 clients: introduce NAS; implement quarterly business reviews to hold churn near 3%
- >40 clients: redundancy for n8n/Postgres; formal SLAs; partner channel contributes 20-30% of pipeline
- >80-100 clients: \$40k-\$50k MRR; prepare data room for acquisition discussions

Contact

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Summary: Seeking \$20,000 seed to complete build-out and drive the first 6-12 months of growth.