

- SBA 7(a) Commercial Real Estate

The "No-OpEx" Experience Center

Acquiring 455 Glen Iris Dr NE, Atlanta for \$640,000 to launch a flagship hub for four synergistic, recession-thriving lines. Debt service covered by Training Studio alone.

REQUEST

\$640,000

APPRAISED

\$850,000

DSCR FLOOR


2.61×

OCCUPANCY

51%+

[See Live Repayment Model →](#)

SCROLL TO EXPLORE

 455 Glen Iris Dr NE — Sager Lofts

ATLANTA, GA • MIXED-USE FLAGSHIP

455 Glen Iris Dr NE

Owner-occupied Experience Center with high-visibility street presence, modern interiors, and proven \$850k appraisal (Dec 2025).

2,100
SQ FT

2025
APPRAISED

\$850k
VALUE

ONE ROOF • ZERO MARGINAL OPEX

Four Synergistic Pillars



PILLAR 01

Zero-Inventory Retail

Hands-on UniFi showroom. Corporate gifts display hardware. 10% drop-ship commission. Zero inventory risk.



PILLAR 02

HOA Retrofit

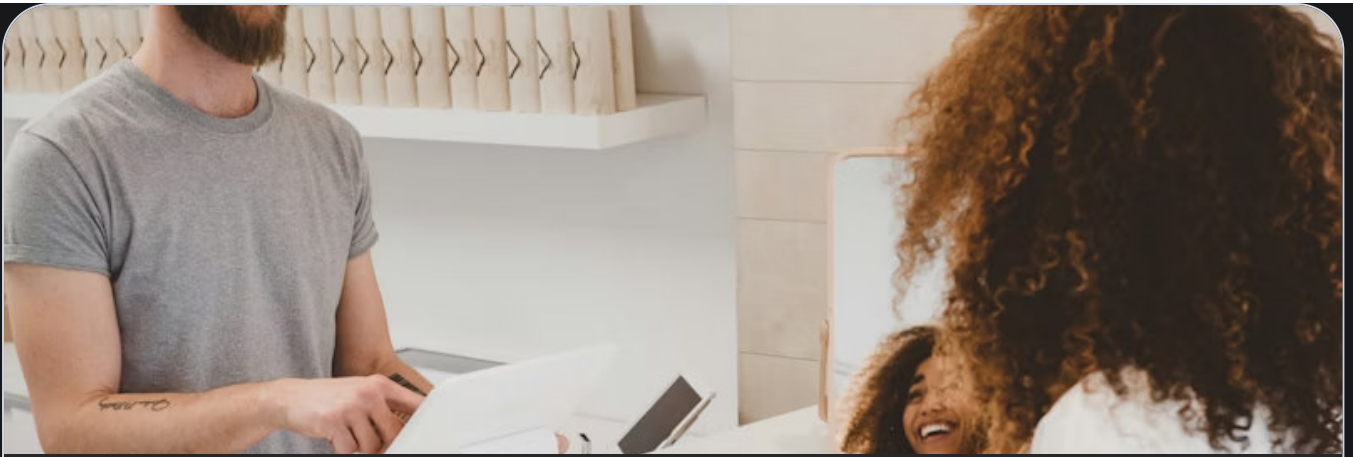
"DoorKing & ButterflyMX Killer". 77% 3-year TCO savings. Counter-cyclical cash cow.



PILLAR 03

National Training Studio

Ubiquiti Academy certifications. Covers entire debt service. Feeds alumni installer network.



PILLAR 04

Retail Modernization

10–50 site network rollouts. 15% uplift. Experience Center closes enterprise deals.

Market Disruption: CapEx vs Perpetual OpEx

In a high-rate economy, property owners crave certainty. We replace expensive subscriptions with one-time hardware.

DoorKing (Legacy)

3-Year TCO: \$18,018



ButterflyMX (Subscription)

3-Year TCO: \$22,800



Live Repayment Modeler

Adjust levers to instantly see DSCR impact. Shared OpEx across all pillars.

Training Seats / Month

35



DoorKing Retrofits / Month

4



ButterflyMX Retrofits / Month 2



Retail Rollouts / Month 12



Walk-In Revenue / Month \$65,000



GROSS MARGIN

\$1,068,500

NET OPERATING INCOME

\$948,500

DSCR

17.18x

Revenue Mix

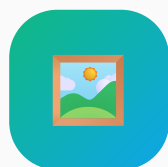
Updated live

NOI vs Debt Service

SBA COMMUNITY WIN

We don't hire installers. We create them.

Training 100+ local IT professionals per year through Ubiquiti Academy and feeding them turnkey projects. Each graduate becomes an independent small business creating jobs and tax revenue.



Canvas: The Power to Create

Founder's Letter – Cameron Champion

Should you choose to invest in this plan, you should know who will be responsible for your investment, what guides me through the unknown to come, and how our efforts will make a difference even in the face of the worst of circumstances.

My name is Cameron Champion. My journey taught me early that no barrier stands between me and my goals – except the ones I believe are there...

"My promise to you: Never Again."



Cameron Champion

Founder & Visionary