

# TRANSFORMATIONAL EPICENTER

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## Pitch Deck

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Where Medicine Meets Transformation

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*This document is formatted as a narrative pitch deck. Each section represents a single presentation slide. Horizontal rules (---) denote slide transitions.*

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## Slide 1: Title

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# TRANSFORMATIONAL EPICENTER

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Where Medicine Meets Transformation

**Confidential Investor Presentation** January 2026  
Riviera Maya Jungle Estate | Tulum, Quintana Roo, Mexico  
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## Slide 2: Vision

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Redefine what healing means for the world's highest achievers.

Transformational Epicenter is building the first medical-grade wellness facility that integrates clinical medicine, luxury hospitality, bio-optimization technology, and plant medicine into a single coordinated treatment system.

We do not compete in existing categories. We create the category.

**One facility. Four disciplines. Zero competitors at the intersection.**

## Slide 3: The Problem

The treatment landscape is fragmented into four silos.

SILO	WHAT IT OFFERS	WHAT IT LACKS
Hospitals & Clinics	Medical rigor, clinical safety	Hospitality, psychospiritual depth, continuity
Luxury Resorts & Spas	Exceptional experience, comfort	Medical outcomes, clinical protocols, evidence
Biohacking & Longevity	Technology, biomarkers, optimization	Psychospiritual dimension, trauma work
Psychedelic Centers	Transformational catalysts	Medical infrastructure, luxury, aftercare

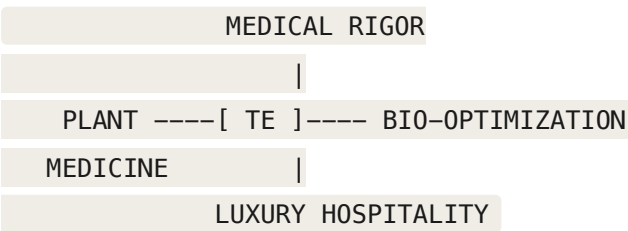
**Guests seeking comprehensive transformation must cobble together 3-4 providers across multiple countries, with no coordination between them.**

There is no single destination where a high-net-worth individual can receive medically supervised plant medicine, advanced bio-optimization, trauma integration therapy, and ultra-luxury hospitality as one unified program.

Until now.

## Slide 4: The Solution

The only facility integrating all four pillars.



**Transformational Epicenter is the convergence point.**

- Board-certified physicians, continuous cardiac telemetry, hospital-grade safety
- Ibogaine-assisted therapy, psilocybin protocols under full medical supervision
- Hyperbaric oxygen, IV NAD+, neurofeedback, pharmacogenomics, AI personalization
- Private jungle suites, chef-prepared nutrition, concierge-level service

Every guest receives all four pillars as a coordinated system, not a menu of disconnected services.

## Slide 5: Market Opportunity

\$5.6 Trillion global wellness economy. Four converging segments.

MARKET SEGMENT	CURRENT SIZE	CAGR	TE'S POSITION
Medical Tourism	\$48-94B	16-18%	Premium medically supervised treatment abroad
Wellness Tourism	\$850B-1.1T	7-10%	Ultra-luxury outcome-driven programs
Longevity Medicine	\$27-33B	25-30%	Integrated bio-optimization protocols
Psychedelic Therapy	\$3-5B	15-20%	Most medically rigorous ibogaine facility

TE occupies the uncontested summit where all four markets intersect.

No other operator can address all four segments simultaneously. Each would need to fundamentally rebuild to match TE's integrated model.

## Slide 6: Business Model

Four tiered residential programs. One price architecture.

PROGRAM	DURATION	PRICE	ADR
Reset	7 days	\$14,000	\$2,000/night
Interruption	14 days	\$28,000	\$2,000/night
Recalibration	21 days	\$42,000	\$2,000/night
Transformation	28 days	\$56,000	\$2,000/night

**Average Daily Rate: \$2,000/night**

All programs include medical screening, physician oversight, plant medicine protocols, bio-optimization, integration therapy, luxury hospitality, and 12-month aftercare.

Longer programs deepen every dimension -- extended plant medicine sequences, additional bio-optimization cycles, more comprehensive trauma integration work.

## Slide 7: Unit Economics

83% gross margin at the guest level.

METRIC	VALUE
Average Revenue per Guest	\$26,600
Average Direct Cost per Guest	\$4,629
Gross Profit per Guest	\$21,971
Gross Margin	83%

**Why margins are structurally high:**

- Premium pricing (\$2,000/night ADR) driven by integration of all four pillars
- Medical and technology costs amortized across guest volume
- Plant medicine compound costs represent a small fraction of program fees
- Hospitality operating model proven at scale in luxury resort industry
- No intermediary distribution costs -- direct guest acquisition

## Slide 8: Financial Projections

\$82.1M in five-year cumulative revenue from a single 30-room property.

YEAR	OCCUPANCY	REVENUE	NET INCOME
Year 1	60%	\$13,140,400	\$5,146,072
Year 2	75%	\$16,425,500	\$6,932,590

Year 3	80%	\$17,520,300	\$7,548,129
Year 4	80%	\$17,520,300	\$7,548,129
Year 5	80%	\$17,534,300	\$7,555,159
5-Year Total		\$82,140,800	\$34,730,079

Return Metrics:

SCENARIO	IRR	5-YEAR MOIC
Conservative	67%	2.5x
Base Case	74%	3.0x
Aggressive	80%	3.5x

Cash-flow positive from Year 1. Payback within 24 months at base case.

## Slide 9: The Property

Riviera Maya Jungle Estate -- Tulum, Quintana Roo, Mexico

SPECIFICATION	DETAIL
Property Type	Jungle estate compound
Total Area	45,000 m2
Room Count	30 rooms (phased 16 to 30)
Evaluation Score	88/100
Acquisition Cost	\$6,150,000
Renovation Budget	\$4,050,000

Strategic advantages of this location:

- Private jungle setting provides seclusion essential for transformational treatment
- Tulum is an established international wellness destination with strong brand recognition
- Direct access via Cancun International Airport (CUN) and Tulum Airport (TQO)
- Mexico's favorable regulatory environment permits ibogaine administration

- Established medical tourism infrastructure in the Riviera Maya corridor
- Phased 16-to-30-room build-out de-risks capital and validates demand before full expansion

## Slide 10: Investment Structure

\$13,773,500 total capital required.

CATEGORY	AMOUNT	%
Property Acquisition	\$6,150,000	44.7%
Renovation & Build-Out	\$4,050,000	29.4%
Medical Equipment & Technology	\$1,200,000	8.7%
Pre-Opening Operations	\$800,000	5.8%
Regulatory & Legal	\$500,000	3.6%
Technology Platform	\$450,000	3.3%
Working Capital Reserve	\$373,500	2.7%
Marketing & Brand Launch	\$250,000	1.8%
Total	\$13,773,500	100%

74.1% of capital goes to hard assets (property + renovation), creating tangible collateral.

## Slide 11: Competitive Landscape

Gap matrix: No competitor integrates all four pillars.

CAPABILITY		SHA WELLNESS	CLINIQUE LA PRAIRIE	LANSERHOF	BEOND
Medical Oversight	Yes	Partial	Yes	Yes	Partial
Plant Medicine	Yes	No	No	No	Yes
Bio-Optimization	Yes	Limited	Limited	Limited	No

Luxury Hospitality	Yes	Yes	Yes	Yes	Moderate
Pre-Care Program	Yes	No	Limited	No	No
Post-Care (12-mo)	Yes	No	No	No	Limited
AI Personalization	Yes	No	No	No	No
Outcome Measurement	Yes	No	Limited	Limited	No

TE is the only "Yes" across every row. This is not incremental differentiation. It is categorical.

## Slide 12: Our Moat

Four structural advantages that compound over time.

- 1. Integration Moat** No competitor combines all four pillars. Replicating requires simultaneous capabilities in healthcare, psychedelic medicine, medical technology, and luxury hospitality -- disciplines that attract fundamentally different operators.
- 2. Continuity Moat** 14-month guest relationship (pre-care through 12-month aftercare) creates superior outcomes, longitudinal data, and switching costs that episodic competitors cannot match.
- 3. AI Personalization Moat** Treatment protocols personalized using pharmacogenomic data, biomarkers, and machine learning. Growing dataset creates a data network effect that late entrants cannot replicate.
- 4. Outcome-Anchored Pricing Moat** Published clinical outcomes justify premium pricing and build institutional trust that undocumented competitors cannot match.

## Slide 13: Clinical Evidence

Evidence-based protocols with measurable outcomes.

Treatment Area	Protocol	Evidence Base	Expected Outcomes
Addiction Interruption	Ibogaine-assisted therapy	Brown & Alper (2018): 60-80% interruption rate	Opioid cessation, craving elimination within 48 hours
Treatment-Resistant Depression	Psilocybin + integration therapy	Davis et al. (2021): 71% response rate	Sustained mood improvement at 12-month follow-up

Trauma Processing	Plant medicine + somatic therapy	Noller et al. (2018): 75% improvement	PTSD symptom reduction, behavioral pattern change
Neurological Recovery	Bio-optimization suite	Published protocols for HBOT, NAD+, neurofeedback	Cognitive enhancement, neuroplasticity acceleration

TE's clinical differentiation:

- CYP2D6 pharmacogenomic testing personalizes dosing for each guest
- Continuous cardiac telemetry during all plant medicine sessions
- 1:1 nursing ratio during acute treatment phases
- Standardized outcome measurement at baseline, discharge, and 30/90/180/365 days
- Outcome data collected and analyzed to continuously improve protocols

## Slide 14: Risk Factors

Eight risk categories with active mitigations.

RISK CATEGORY	SEVERITY	MITIGATION STRATEGY
Regulatory	High	Multi-jurisdictional monitoring, diversified protocols, COFEPRIS counsel
Market / Demand	Medium	Conservative occupancy assumptions, tiered pricing, 83% margin buffer
Clinical	High	Hospital-grade protocols, continuous monitoring, malpractice insurance
Operational	Medium	Phased build-out, local expertise, conservative timeline
Competitive	Low-Medium	Category creation, integration moat, data network effect
Currency	Low	USD pricing, natural hedge, treasury management
Political / Country	Low-Medium	Established tourism corridor, corporate structure, insurance
Key Person	Medium	Documented SOPs, advisory board, institutional knowledge in platform

## Slide 15: Timeline

Phased 16-to-30-room build-out across 2026.



PHASE	TIMELINE	MILESTONE
Q1 2026	Months 1-3	Entity formation, property acquisition, design finalization
Q2 2026	Months 4-6	Phase 1 renovation (16 rooms), equipment procurement, COFEPRIS pre-consultation
Q3 2026	Months 7-9	Phase 1 completion, staff hiring and training, regulatory approvals
Q4 2026	Months 10-12	Soft launch with 16 rooms, first guest cohorts, operational refinement
2027 H1	Months 13-18	Phase 2 expansion to 30 rooms, full marketing deployment
2027 H2	Months 19-24	Steady-state 30-room operations, outcome data publication

**Key principle:** Revenue generation begins with 16 rooms while Phase 2 construction proceeds. The business does not wait for full build-out to begin operating.

## Slide 16: The Team

[Team Details Pending]

*This section will include:*

- Founding team biographies and relevant experience
- Medical Director credentials and clinical background
- Advisory board members with domain expertise
- Key hires planned for pre-opening phase

**Advisory domains to be represented:**

- Psychedelic medicine and ibogaine protocol design
- Luxury hospitality operations
- Healthcare regulatory compliance (Mexico and US)
- International corporate structuring
- Bio-optimization and longevity medicine
- Digital health technology

## Slide 17: The Ask

**\$13,773,500 to build the category-defining facility.**

**What this capital buys:**

- 30-room ultra-luxury medical wellness property in Tulum
- Hospital-grade medical infrastructure and bio-optimization technology suite
- Full regulatory compliance and licensing
- Pre-opening operations through cash-flow positive status
- Technology platform for AI personalization and outcome tracking

**What this capital returns (base case):**

- 74% project IRR
- 3.0x MOIC over five years
- \$82.1M in cumulative revenue from a single property
- Proof of concept for multi-property expansion

**Investment structure and terms are detailed in the accompanying Private Placement Memorandum.**

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Riviera Maya Jungle Estate | Tulum, Quintana Roo, Mexico

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