Beyond Bassin LLC Packet Summary

Jul 1, 2025

Packet Table of Contents

**• Brand & Strategic Initiative Overview**: Outlines the Massage Heights brand and thesis behind upgrades

**• Business Debt Schedule**: Leverages Grasshopper-provided template

**• Business Tax Returns**: Includes returns from 2022, 2023, 2024

**• Equipment Quotes**: Includes an outline provided by the franchisor

**• Itemized Project Costs**: Includes an overview of all costs associated with the project. Applies to both “Equipment Quotes” and “Working Capital Usage”

**• Management Bio**: Dave Burlington’s bio

**• Personal Financial Statement**: Formatted as the SBA Form 413

**• Personal Tax Returns:** Includes returns from 2022, 2023, 2024. *Note: the password for the 2023 tax return is TY20234784.*

**• Revenue Projections**: Outlines the projected revenue increases post-capital injection

**• Working Capital Usage Overview**: As prescribed the Heights Wellness Retreat

Request for Capital

The proposed capital request supports strategic upgrades and expansion across two franchise locations: Friendswood and Baybrook. This expansion is designed to support the evolving brand vision for Heights Wellness Retreat.

Friendswood Location – Refresh & Equipment Upgrade

A total of $350,000 is being requested to support the comprehensive refresh and equipment modernization of the existing Friendswood location, originally opened in 2012. This investment is broken down as follows:

• $250,000 for new equipment and systems to elevate guest experience and operational efficiency

• $100,000 for facility improvements and construction costs associated with the refresh initiative

Baybrook Location – Relocation & New Buildout

Two scenarios are being considered based on lease negotiations and brand direction for the Baybrook location, which Dave Burlington has owned since 2020.

New Buildout Scenario:

Should a relocation proceed under the new Heights Wellness Retreat brand, a capital request of $1.2 million is required to fully fund the construction, equipment, and launch of the new facility.

Limited Renovation Scenario:

If the location remains in its current footprint, the capital requirement is reduced to $350,000. The breakdown of capital usage will follow the outline proposed in the Friendswood section.