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On behalf of "Grateful Living," 501c3 NV corporation

"The Grateful Living House," **a live learn and earn group home business model.**

Focused on housing and training our "at risk youth and those restructuring their life, after changes and hardships.

Consisting of supplying housing, education, healthcare and Income

Housing: Utilizing estate style homes or ranches for extended stay, membership based eco system

Education and training is done through state approved certificated trade school like programs.

Healthcare is self supported through healthcare savings and taught inhouse best health practices.

Income: Onsite or offsite gigs and/or jobs for income.

Job acquisition: Customized training for employers we work with.

The model is flexible and can be utilized as a half way house for:

Orphaned wards of the state,

Refugee housing and training

Veteran retraining

Youth Summer camp

Key income and support mechanism:

A 3,000 sf greenhouse growing and hands on teaching agricultural practices is key for continual financial support.

Aquaculture, aero/hydroponics, vermiculture, animal husbandry, and selling the produce, fruits and livestock produced.

Annually income from a 3,000 sq. ft. facility produces \$130,000 to \$300,000.

Quick assessment for highest best use cases balancing stability and profits.

Corporate Sponsorship Opportunities:

Additional plug and play small manufacturing/fabrication, mechanical shops with corporate sponsorship. 3D printer shops are of interest.

Health: Tapping into your specific body chemistry to overcome specific illnesses....we WILL have health coaches with MD and DO's Osteopathic Drs. who encourage self directed health and maintenance.

A Chef and kitchen to learn how to prepare your specific foods to nourish your specific needs.. immune systems...etc...

links to local allied health professionals and equipment:

Sponsoring MD/DO

Lead caretaking/RN/PA supervision

Labcore:

x-ray:

respiratory: oxygen and hyperbaric tx

physical therapy

aqua-therapy

Dietary Food planning / preparation

Chef like dinner planning/training FUN!...

Social Services

transportation services

legal services

career services; long term

Real Estate Acquisition:

a. Ranch properties

b. Estate Homes

Options: set up property ownership through direct purchase, lease purchase, land , partnership ventures. Recent advancement of contract sale.

Start up steps:

Name: "Grateful Living" NV State;

Corporate filing:

Business plan: Professional licensing, P&L ,Banking

Financing: Corporate Sponsorship Opportunities;

VA , Community Development Finance Institutions, Community Block Grant

Development Funds, SBA ,

Grants: Corporate Sponsorship Opportunities...

Facility: HUD/USDA ,

Medical care: Health & Human Services

Education: Cross agency: professional and corporate sponsorship

State grants partnerships Health and human services connections

Corporate Sponsors/Coalition:

Heartland Coalition, 501c3, www.heartlandcln.org :
Energime Institute, 501c3, www.energimeinstitute.org
Edge Tech Partners, LLC, www.edgetechpartners.com
Avalon Research, LLC, www.avalonresearch.mystrikingly.com
The Lemon Club Collective, LLC: www.lemonclubcollective.com
Arcctech LLLC, www.arcctech.net
GreenTechNationsNetwork, LLC, www.greentechnationsnetwork.com
DollarCare, 501c3, www.dollarcare.org
CHERP Solar, 501c3, www.cherpsolar.org
AerialMD, LLC, www.aerialmd.com
Joel Coulter: joel.coulter@neptune-sheild.com

GRATEFUL LIVING HOUSE

VSL Script for Investor Presentation

[OPENING - HOOK]

[Visually striking image of an estate/ranch property with greenhouse]

NARRATOR: What if you could transform lives while earning sustainable returns? Today, I'm going to show you a unique investment opportunity that does exactly that.

[PROBLEM STATEMENT]

NARRATOR: Right now, across America, thousands of at-risk youth and individuals rebuilding their lives face three critical challenges:

- Finding stable housing
- Accessing quality education
- Securing reliable income

Most programs address only one aspect, leaving people stuck in a cycle of dependency and struggle.

[SOLUTION INTRODUCTION]

NARRATOR: That's why I'm excited to introduce you to the Grateful Living House.

[Logo appears]

We've developed a revolutionary "Live, Learn, and Earn" group home model that doesn't just provide temporary relief—it creates lasting change while generating consistent revenue.

[CREDENTIAL ESTABLISHMENT]

NARRATOR: I'm Christopher Wirth, and our team has partnered with nine established organizations to create this sustainable solution. Our model is already generating interest from community leaders and government agencies across the country.

[UNIQUE PROPOSITION]

NARRATOR: What makes the Grateful Living House different is our self-funding approach.

[Visual of greenhouse operations]

At the heart of each property is a 3,000-square-foot greenhouse facility that generates \$130,000 to \$300,000 annually through:

- Aquaculture
- Aero/hydroponics
- Vermiculture
- Animal husbandry
- Direct-to-consumer produce sales

This isn't just theory—these are proven agricultural methodologies with demonstrated returns.

[MARKET VALIDATION]

NARRATOR: Our model offers remarkable flexibility, serving multiple populations:

[Images of diverse groups being served]

- Orphaned wards of the state
- Refugees needing housing and skills
- Veterans requiring retraining

- Youth during summer programs

Each of these populations comes with existing funding mechanisms through federal, state, and private sources.

[COMPREHENSIVE APPROACH]

NARRATOR: But we don't stop at housing and agriculture. Each Grateful Living House provides:

- State-approved trade education
- Self-directed healthcare with MD/DO oversight
- Culinary training for nutritional independence
- On-site and partner employment opportunities

[Visual of residents learning various skills]

[SOCIAL IMPACT WITH FINANCIAL RETURNS]

NARRATOR: This comprehensive approach produces two important outcomes: First, residents gain independence, skills, and stability.

Second, investors receive returns through:

- Agricultural production revenue
- Property appreciation
- Service fees from partner agencies
- Corporate sponsorships and grants

[REAL ESTATE STRATEGY]

NARRATOR: Our real estate acquisition strategy is flexible:

[Visual of property types]

- Direct purchase
- Lease-purchase agreements
- Land partnerships
- Contract sales

This allows us to scale quickly while managing capital efficiently.

[COALITION STRENGTH]

NARRATOR: We're not starting from scratch. Grateful Living has assembled an impressive coalition of partners:

[Display logos of partner organizations]

- Heartland Coalition
- Energize Institute
- Edge Tech Partners
- Avalon Research
- The Lemon Club Collective
- ArcTech
- DollarCare
- CHERP Solar
- AerialMD

Each brings specialized expertise to ensure our success.

[IMPLEMENTATION PLAN]

NARRATOR: Our implementation plan is straightforward:

1. We've established our 501(c)(3) status in Nevada
2. We're finalizing business plans and professional licensing
3. We're securing initial property in [location]

4. We'll launch our first greenhouse operation this [timeframe]
5. We'll expand to additional locations based on proven metrics

[CALL TO ACTION]

NARRATOR: Now, I'd like to invite a select group of impact-focused investors to join us in this unique opportunity.

Your investment will:

- Transform lives
- Generate sustainable returns
- Create lasting social impact
- Establish you as a pioneer in this innovative model

[URGENCY ELEMENT]

NARRATOR: We're only accepting a limited number of initial investors for our first property, and based on early interest, these positions will fill quickly.

[FINAL CALL TO ACTION]

NARRATOR: To learn more about this opportunity and secure your position, contact me directly at [contact information].

Remember, this isn't just an investment in property—it's an investment in human potential with remarkable returns.

[Grateful Living logo with tagline: "Transforming Lives, Generating Returns"]

[END CARD WITH CONTACT INFORMATION]