ELXR

HEALTH & WELLNESS RESORT CAMPUS

A Sports-Anchored Wellness Resort District

62 acres in League City, Texas — anchored by a committed $64M public P3 sports event center, delivered pre-fab and modular, inside a $240M master plan. The site window is 120 days.

THE ASK

PHASE 1 WITHIN AN $85M–$185M ENVELOPE

A Venture of The Wheelhouse Collective

Investment Prospectus · July 2026 · Private & Confidential — Not for Distribution

Executive Summary

The ELXR Campus is a 62-acre, sports-anchored, medically credible wellness resort district in League City, Texas — combining diagnostics, recovery, sports performance, hospitality, community space, and long-stay residential in one master-planned platform. It is the physical expression of the ELXR brand: the campus inherits the platform's clinical protocols, physician supervision model, and Dr. Amol Rao's medical governance with no separate medical build.

62 ACRES	$64M P3	$240M	120 DAYS
City-owned Gateway Park district site	Sports event center — committed public capital	Total district master-plan program value	Window to secure site control & P3 designation

Why This Project Wins

- **The riskiest line item is already funded — publicly —** the 128,000 SF sports event center, the single largest capital line and primary demand anchor, is committed P3 public capital from the City of League City and KHJR Collaborate.
- **A proven delivery partner —** KHJR manages $1.6B in development assets, including Union Village ($1.5B, Henderson NV) and work adjacent to the Mayo Clinic Destination Medical District ($1.23B).
- **Pre-fab and modular delivery —** TWC's manufacturing bench — SilliS, Unbak, Prefabex, Dakeeta — compresses schedule an estimated 20–30% versus conventional construction and lets each zone phase independently.
- **A live clinical brand, not a concept —** the ELXR platform is proving with real B2B revenue that consumers and clinics pay premium prices for physician-supervised protocols — every platform sale de-risks the campus.
- **Location at a demand crossroads —** Clear Lake, NASA/Johnson Space Center, and the Gulf Coast tourism corridor — minutes from Kemah Boardwalk and I-45, in one of the fastest-growing suburban markets in Texas.

> *Immediate action: a Letter of Intent and deposit within the 120-day window preserves site control and P3 sponsor designation — the single most time-sensitive item in the ELXR ecosystem.*

The Site & The Program — 62 Acres, Fully Allocated

Zone	Scope	Role
Sports Event Center	128,000 SF · 6.0 acres	Regional tournament anchor — P3-committed
Indoor Sports Hub / Outdoor Fields	100,000 SF + 12 acres	Daily traffic engine — courts, turf, camps
Clinical & Recovery Core	18,000–28,000 SF (Ph. 1)	Sports medicine, diagnostics, rehab — premium margin
Performance Core	20,000–35,000 SF (Ph. 1)	Gym, functional training, cold plunge, hydrotherapy
Hospitality Core	120–140 keys + 20 extended-stay	Sport-branded wellness hotel; recovery stays
Community Core	30,000 SF	Co-working, events, corporate retreats, sponsors
Residential	297,500 SF · 350 units	Long-stay athlete / family / staff ecosystem

Five Demand Pools

- **Regional sports demand —** Houston, Galveston County, and Clear Lake training, leagues, tournaments, and youth development.
- **Medical wellness tourism —** recovery programs, diagnostics, longevity services, rehab stays, short-stay restorative packages.
- **Tournament event visitors —** the event center and outdoor fields drive compression-night hotel demand and ancillary spend.
- **Corporate & executive demand —** executive health, retreat programming, multi-year wellness contracts.
- **Long-stay guests —** athletes in camp, players in rehab, academy families, traveling coaches.

Construction Methodology — Pre-Fab & Modular

- **Speed —** modular components fabricate off-site in parallel with sitework and entitlement, compressing the critical path 20–30%.
- **Cost —** factory-controlled production reduces weather delay, material waste, and on-site labor variability within the $85M–$185M envelope.
- **Versatility —** zones sequence and scale independently across the four-phase plan.

Phasing & the Financial Framework

Four-Phase Development Sequence

Phase	Focus	Key Activities
1	Foundation & Validation	P3 coordination · operator agreements · medical licensing pathway · pre-sales · clinical/recovery shell · performance club · first sports inventory (modular delivery begins)
2	Hospitality Expansion	Wellness hotel & extended-stay · expanded rehab/hydrotherapy · additional studios · larger event & sponsorship calendar
3	Full Resort Campus	Full-service retreat & conference capability · advanced medical partnerships · destination rehab · proprietary annual events
4	Optimization & Scale	Room-yield, membership & ancillary optimization · platform-wide KPI/CRM integration · groundwork for second-campus replication

Return Framework

Metric	Range
Total stabilized annual revenue	$14.3M – $37.2M
Stabilized EBITDA margin	24% – 34%
Total development cost (private program)	$85M – $185M
Equity payback target	5 – 8 years
IRR target (base case)	14% – 20%
Stabilization	Within 6 months of Phase 1 launch

Figures are institutional-grade assumptions adapted from TWC's Kuwait Wellness & Performance Campus prospectus, explicitly labeled as such, and re-underwritten against League City-specific feasibility, survey, and code review before any capital call — transparency over salesmanship.

Capital Structure — Debt on the Asset, Public Capital as the Anchor

Phase 1 Capital Stack Scenarios

Scenario	Equity	Senior Debt	Mezzanine / Preferred
Conservative	55%	40%	5%
Base	40%	50%	10%
Aggressive	30%	55%	15%

Structural Logic

- **Senior construction debt at 40–55% LTC —** with interest reserve and completion reserve carried inside the envelope; monthly draws certified against modular fabrication and on-site milestones — modular delivery de-risks draw certification.
- **Refinance path —** stabilized refinance targeted within 6–12 months of Phase 1 stabilization at DSCR ≥ 1.35x on in-place NOI; mezzanine retired first.
- **The public anchor sits outside the private stack —** the $64M P3 event center is committed public capital — it is the demand anchor the private program monetizes, not a liability the private stack carries.
- **Phase-gated capital calls —** capital follows entitlement, anchor LOIs, and pre-sold demand — never ahead of them.

The Ask

> Phase 1 private-program capital — the clinical, performance, and hospitality shell — scoped within an $85M–$185M total development envelope. Immediate: LOI and deposit inside the 120-day window to preserve site control and P3 sponsor designation.

Instrument: blended sponsor equity, LP equity, senior construction debt, and mezzanine/preferred where accretive, structured at SPV level with phase-gated calls and re-underwriting as a condition precedent.

The ELXR Flywheel, the Risk Register & the Timeline

Why the Platform and the Campus De-Risk Each Other

- **The platform proves the model live —** B2B, corporate, and DTC revenue validate premium pricing for physician-supervised protocols before campus capital deploys.
- **The campus inherits, it doesn't build —** the ELXR brand, Dr. Rao's protocols, and the supervision model transfer directly into the Clinical & Recovery Core.
- **The tourism thesis is previewed internationally —** the same GCC wellness demand behind the platform's expansion is the premium wellness-tourism demand the campus captures.
- **A ceiling no digital competitor can match —** a physical flagship destination Hims & Hers, Everlywell, and Thorne cannot replicate.

Risks & Mitigations

Risk	Mitigation
Site window closes	LOI + deposit inside 120 days preserves control and P3 designation
Regulatory complexity (medical/hotel/sports)	Sequenced approvals per phase; KHJR's proven P3 track record
Overprogramming	Operator-validated test-fit per zone before capital commitment
Construction cost / schedule	Four-vendor modular bench; 20–30% schedule compression
Figures adapted from another market	Explicit re-underwriting against League City feasibility before capital call

Milestone Timeline

- **WITHIN 120 DAYS** — LOI + deposit — site control and P3 sponsor designation preserved
- **2027** — Entitlement · feasibility re-underwrite · Phase 1 capital call · modular fabrication begins
- **20–24 MONTHS** — Phase 1 opens — clinical, performance, first sports inventory
- **+6 MONTHS** — Phase 1 stabilization → refinance window · Phase 2 hospitality launch

Prepared by The Wheelhouse Collective · July 2026 · Private & confidential; not an offer of securities or investment advice. Institutional-grade assumptions labeled throughout.