



# Investment Prospectus: ASLS Inclusive Housing & Workforce Development Facility (Graphene 3D Build - California)

**ASLS INC (Autism Supported Living Services)**

**ASPECTRUM 501(c)(3)**

**Social Impact Investment Proposal**

**Project:** ASPECTRUM Village – Graphene 3D Concrete Inclusive Living & Training Facility

**Location:** Los Angeles County, California

**Investment Range:** \$2 Million – \$10 Million

**Structure:** Impact Investment / Loan Note / Equity Partnership (Hybrid Model)

## **1. Executive Summary**

ASLS ASPECTRUM 501(c)(3) seeks strategic investment partners to fund the development of a 3–5 acre inclusive residential and vocational facility for adults with intellectual disabilities (IDD), powered by graphene-infused concrete building technology.

This innovative facility – ASLS ASPECTRUM Village – integrates:

- 24/7 accessible residential units
- Vocational and employment training hubs
- Community integration and volunteer programs
- Sustainable construction and operations (low carbon footprint)

The project offers measurable financial returns, social impact outcomes, and sustainability recognition, creating a model that merges technology, social good, and real estate innovation.

## Investment Opportunity

Parameter	Details
Minimum Investment	\$2 Million
Maximum Investment	\$10 Million
Use of Funds	Land acquisition, building remodeling, 3D printed facility construction, sustainability infrastructure, and operational buildout
Investment Type	Social Impact Note / Convertible Loan / Equity Stake in Real Estate Holding LLC
Projected Duration	3–5 years (with 2-year construction + ramp-up period)
Expected Return Range	5%–10% annualized ROI (depending on investment size and structure)
Exit Strategy	Refinance or buyout via programmatic grants, HUD housing reimbursement, and long-term facility cash flow

## Project Breakdown

### Development Plan Includes:

- 25–50 fully accessible smart dwellings (3D printed, graphene concrete) or facility remodel
  - Community integration center (training, therapy, and events)
    - Employment innovation lab and café
  - On-site solar, water reuse, and low-carbon infrastructure
    - Net zero building qualify for carbon credits

**Development Cost Estimate:** ~\$5.1 Million

**Total Operational Launch Capital Need:** \$6–8 Million

**Target Completion:** 24–30 months post funding

## Financial Overview

### A. Revenue Streams

Source	Description	Estimated Annual Revenue
Residential Program Funding	DDS/Regional Center reimbursements (\$8,000–\$12,500 per client/month x 25–50 residents)	\$3.6 Million+
Vocational & Community Training	State contracts, DOR funding, grants	\$350,000+
Social Enterprise Income	Café, greenhouse, community workshops	\$200,000+
Corporate & Philanthropic Partnerships	Sponsorships and ESG contributions	\$500,000+
<b>Total Projected Conservative Annual Revenue (Year 2+)</b>		<b>\$4.3 Million</b>

### Operating Costs (Annual)

≈ \$2.5 Million

### Net Surplus (Post-Stabilization)

≈ \$750,000 / year – reinvested into operations, investor repayments, and expansion.

### Investment Return Models

#### Option A – Impact Loan (Fixed Interest Model)

- Investment: \$2–10 Million
- Term: 7 years
- Annual Return: 5%–7% fixed
- Repayment: Semi-annual interest, principal at maturity
- Security: Property lien / long-term facility cash flow

#### Option B – Equity Participation (Impact Real Estate)

- Investment: \$5–10 Million

- Ownership: 20%–33% equity in development holding entity (LLC)
  - Exit: Refinance or property buyback after Year 7
  - Target IRR: 8%–10% annualized

**Option C – Program-Related Investment (PRI) / Foundation Capital**

- Investment: \$2–5 Million
- Return: 3%–5% annual + verified social impact metrics
- Qualification: Eligible under IRS Section 4944 for foundations and impact funds

**6. Social & Economic Impact**

<b>Impact Area</b>	<b>Outcome</b>
<b>Job Creation</b>	<b>50+ direct and 30+ indirect jobs (construction, staffing, operations)</b>
<b>Community Inclusion</b>	<b>25–50 adults with disabilities housed and integrated into local employment</b>
<b>Environmental Sustainability</b>	<b>Up to 98% reduction in construction emissions via graphene concrete</b>
<b>Workforce Development</b>	<b>50 participants trained annually in vocational skills</b>
<b>Public Cost Savings</b>	<b>Reduction in institutional care and support service dependency</b>
<b>Replicability</b>	<b>Model scalable to 10+ locations across California by Year 10</b>

**Exit & Risk Mitigation**

**Exit Strategies:**

- Refinance facility through HUD or Community Development Financial Institutions (CDFIs)
  - Buyout via philanthropic capital or nonprofit bond issuance
  - Lease-back or county partnership for operational sustainability

**Risk Mitigation:**

- Construction partnership with Construction X Technologies for guaranteed-cost delivery
  - Regional Center service contracts ensuring baseline occupancy and reimbursement
  - Multi-source funding (public grants + earned income) to reduce dependency risk

## 8. Partnership Advantages for Investors

- Recognition as Founding ESG Partner in a first-of-its-kind sustainable inclusion project
- Long-term naming and branding opportunities (facility wing, program, or innovation lab)
  - Verified Social Impact Report issued annually – detailing environmental savings, community outcomes, and job creation metrics
  - Potential tax benefits for social impact or nonprofit investment partnerships

## 9. Next Steps

ASLS ASPECTRUM 501(c)(3) invites potential investors and impact partners to:

1. Participate in a due diligence and financial briefing (projected pro forma and design overview)
2. Review investment term sheet outlining return structure and legal framework
3. Schedule a site visit or concept presentation with our development and technology teams or executive at ASLS

## 10. Contact Information

**ASLS INC** (Autism Supported Living Services)

**ASPECTRUM 501(c)(3)**

**Attn:** – Executive Director

### Summary Snapshot

Parameter	Details
Investment Range	\$2–\$10 Million
Return (Annualized)	5%–10%
Project Cost (Total)	\$5–8 Million
Revenue (Post-Stabilization)	~\$4.3 Million/year
Impact	25 residents housed, 50+ jobs created, 75+ trained, 60% carbon reduction

**Executive Director**

**Laura Schmieder**

**ASLS** (Autism Supported Living Services)