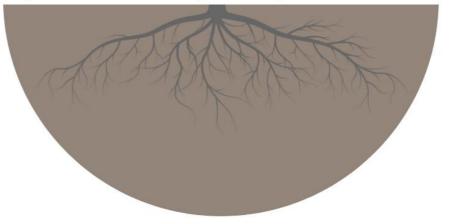


Together Authentically Building with Abundance





Partners

Travis Allred

Travis is a Cache Valley native and loves this community. He graduated from Sky View High School in 2000 and served a mission for The Church of Jesus Christ of Latter Day Saints prior to attending Utah State University. There, he met and married his amazing wife BreeAnn in 2004, and they have 4 beautiful children. He's enjoyed serving Cache Valley and the surrounding areas in the real estate industry for the past 18 years. He partnered with RE/MAX in 2022 to bring our brokerage RE/MAX Peaks to life.

Corey Brady

Corey Brady is a dedicated real estate professional with Re/Max Peaks, specializing in the vibrant markets of Cache Valley and northern Utah. As a partner, Corey's strength is bringing the vision and growth to life. He has an amazing wife and 5 incredible daughters. Corey brings a wealth of experience and local expertise to every transaction. With over five vears of experience in new construction, Corey offers a unique perspective on the industry.



Together

Relationships are at the core of everything we do. We are intentional and purposeful in our connections with our families, team members, clients, and investors: understanding that strong relationships drive success.

Authentically

We remain true to the essence of our organization, consistently upholding our core beliefs. Our actions reflect integrity, honesty, and trustworthiness in every interaction.

Building

We are committed to actively constructing a strong foundation, fostering continuous growth, and pursuing long-term success through sustained improvement and effort.

With Abundance

We embrace a mindset of abundance, confident that success, opportunity, and prosperity are available for all. We give credit to God for providing the resources and blessings that enable our growth and achievements.

TABA Collective

Motto Elevating Value

Vision

Our vision is to transform lives through intentional and authentic connections that inspire faith, love, and lasting impact

Mission

Our mission is to serve with unwavering integrity and compassion, fostering growth and empowerment where individuals thrive, creating meaningful opportunities that positively impact lives and communities, while striving to be a force for good.

CORE VALUES

Faith

Our relationship with God our Father and our understanding of His plan of happiness for us, and our daily implementation of those principles.

Family

Our commitment to our birthright and the name it bears. Our commitment to the family we created and their future legacy.

Growth

If we are not anxiously engaged in becoming the person we want to be, we are automatically engaged in becoming the person we don't want to be.

Culture

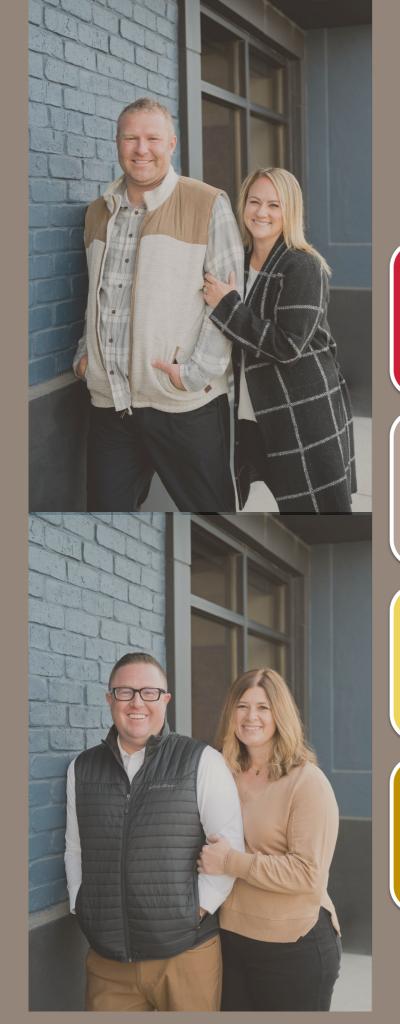
Provide a place where our core values are exercised and a common frequency and vision is practiced.

Love

Striving to treat and see others from the lens of "perfect" love from a non-transactional approach.

Integrity/Candor

Be impeccable with your word and actions while taking 100% ownership and responsibility, and being direct in your conversation in all relationships. Be a Thumb Pointer.



Who We Are

RE/MAX Peaks

Trusted local Real Estate partner since 2022
Including residential, land, and commercial property
sales, property management, investing, and
consulting.

Peaks Home Builders Homes Elevated
Production home construction and sustainable
building practices

Luna Physio

Premier physical therapy clinic specializing in pelvic health. Advanced therapies include pelvic floor therapy, pregnancy care, women & men's health, and wellness programs.

The Hive

Cache Valley's newest event venue. Expertly designed and fully outfitted to host weddings, receptions, conferences, corporate parties, and trainings.



Established 2022

- Logan, UT
- Bear Lake, UT
- Preston, ID

2024 RE/MAX PEAKS Stats

17 agents with over \$35,000,000 annual home sales volume

Focus

- Residential
- residential ★ Investments
 Development ★ Land
- Commercial *
- - New Construction

Travis Allred

(Principal Broker/Owner)



Worked in Real Estate since 2005

- Licensed in State of Utah for 18 years
- Short Sale & Distressed Property Certified
- GRI (Graduate Realtor Institute)
- Dual Licensed Principal Broker -
 - Residential/Property Management
- Personally sold over \$150,000,000 in volume

Travis Allred: Past 5 Yr Consistency Overview

2020 - \$23,400,000 ... 67 transactions

2021 - \$25,800,000 ... 82 Transactions

2022 - \$21,500,000 ... 64 Transactions

2023 - \$19,600,000 ... 42 Transactions

2024 - \$19,200,000 ... 52 Transactions





Cache Valley's Top 5 Producing Agents 2024

Name	Office	Count	Total Amount
	Engel & Volkers Logan,		
(Realtor)	LLC	59	\$25,395,795.00
Travis Allred	RE/MAX Peaks		\$19,175,696.00
	Engel & Volkers Logan,		
(Realtor)	LLC	41	\$19,039,161.00
	Century 21 N & N		
(Realtor)	Realtors	39	\$13,944,600.00
	Abode & Co. Real		
(Realtor)	Estate LLC	33	\$15,755,103.00

RE/MAX PEAKS FORECAST

Considering 30% of the agents will hit their cap (\$28,000 paid to brokerage)

Cap \$28,000

Ave Sale \$2,000



Agonts	# that Can	Total Cap Revenue	_	_	# that average 1 or 2	Additional	Total
Agents	# that Cap	(Annual)	sale a month	Kevenue	2	agent income	Total
10	4	\$112,000.0 0	3	\$72,000.00	3	\$6,000.00	\$190,000.00
20	8	\$224,000.0	6	\$144,000.0 0	6	\$12,000.00	\$380,000.00
		\$336,000.0		\$216,000.0			
30	12	0	9	0	9	\$18,000.00	\$570,000.00
				4			
40 Commissions	18 are based on a \$	\$504,000.0 0 400.000 median	12	\$288,000.0 0	10	\$20,000.00	\$812,000.00



2025 New Locations

Bear Lake Garden City, UT

Preston, ID

Established



PEAKS HOME BUILDERS 2025

Partners-

Travis Allred Corey Brady



Experience

Travis Allred

- Notable Projects
 - Hidden Valley Subdivision Hyrum
 - 22 acres developed into 43 residential building lots
 - Orchard on Oneida Apartments (Preston, ID)
 - Single family distressed property turned into 26 apartments
 - Wildercrest Subdivision (North Logan)
 - 23 residential building lots with 5 spec homes constructed

Corey Brady

- Notable Projects
 - Elk Mountain townhome project
 - 180 front-load and alley load townhome project in Hyrum, UT.
 - 55 Spec Home Project in Hyrum UT.
 - Oversaw building 60 spec homes in 2021



Peaks Home Builders – 5 Year Forecast

Cash Flow Year	2			
Ave Sell Price	\$750,000			
Ave Cost of Sale	6.00%	Year		Salaries
Ave Cost of Capital	8.99%	1	GC	\$144,000
Land Cost	\$155,000	2	GC+Admin Team Members	\$160,000
Build Cost/Subcontractors	\$365,000	3	GC+Admin Team Members	\$225,000
Permits	\$20,000	4	GC+Admin Team Members	\$350,000
Insurance	\$33,000	5	GC+Admin Team Members	\$500,000
Total Production Cost	\$540,000		ery 12 units we 1 person in ba	e will have
Total Cost of Capital	\$48,546			
Total Cost of Sale	\$45,000			





Peaks Home Builders – 5 Year Forecast



Proforma Estimate

Year	Units	Revenue	Land Cost	Production Cost	Salaries	Total CofGs	Cost of Sale	Interest %	Total Op. Cost	EBITDA	Profit/House
2025	10	\$7,500,000	\$1,550,000	\$5,400,000	\$144,000	\$5,544,000	\$450,000	\$485,460	\$935,460	\$1,020,540	\$102,054
2026	24	\$18,000,000	\$3,720,000	\$12,960,000	\$160,000	\$13,120,000	\$1,080,000	\$1,165,104	\$2,245,104	\$2,634,896	\$109,787
2027	36	\$27,000,000	\$5,580,000	\$19,440,000	\$225,000	\$19,665,000	\$1,620,000	\$1,747,656	\$3,367,656	\$3,967,344	\$110,204
2028	40	\$30,000,000	\$6,200,000	\$21,600,000	\$350,000	\$21,950,000	\$1,800,000	\$1,941,840	\$3,741,840	\$4,308,160	\$107,704
2029	52	\$39,000,000	\$8,060,000	\$28,080,000	\$500,000	\$28,580,000	\$2,340,000	\$2,524,392	\$4,864,392	\$5,555,608	\$106,839



PHB Estimate 2025 P&L

Peaks Home Builders Estimated P&L 2025

LStilliated QL 2025	
Revenue	\$7,500,000
Cost of Goods Sold	
Direct Materials - Subcontractors	\$3,650,000
Direct Labor	\$144,000
Permits/Inspection Fees	\$200,000
Total CofGs	\$3,994,000
Gross Profit	\$3,506,000
Operating Expenses	
Marketing & Sales Expense	\$450,000
G&A Expenses	
Land Acquisitions	\$1,550,000
Total Operating Expenses	\$2,000,000
Operating Profit	\$1,506,000
Other Income/Expenses	
Interest Expense	\$485,460
Miscellaneous Income/Expense	
Total Other Income/Expense	\$485,460
EBITDA	\$1,020,540
Taxes	\$255,135
Net Profit	<i>\$765,405</i>

Est. 2023



PELVIC HEALTH AND BEYOND

Partners

BreeAnn Allred Travis Allred Corey Brady



PELVIC HEALTH AND BEYOND

Current Location

Cache Valley: North Logan



PELVIC HEALTH AND BEYOND

Physical Therapists

Bree Allred – Physical Therapist, PT, DPT, PRPC, Doctorate in PT, Specialty in Women's Health

Manager and Trainer of CV North Clinic

Sarah Sievers – Physical Therapist, PT, DPT, CAPP-PELVIC, Doctorate in PT, Specialty in Women's Health

Culture Creator and Social Media Wizard

Staff / Admin

Alicia Wood – Personal Trainer in Women's Health Shanna Sperry – Patient Experience Specialist Savannah McNeill – Patient Experience Specialist

Why Pelvic Floor PT?

Bridal Pelvic Floor Wellness

Emphasizes preparation for intimacy and overall pelvic health

Postpartum Care

- Childbirth-related pelvic dysfunction
- Increased focus on maternal health

Aging Population

- Hormonal changes during menopause
- Age-related pelvic floor dysfunction
- Longer lifespans increases demand



PELVIC HEALTH AND BEYOND



PELVIC HEALTH AND BEYOND

Why Pelvic Floor PT?

Active Lifestyles

- Strain prevention and recovery for athletes
- Recognition of benefits for performance and injury prevention

Chronic Conditions

- Management of endometriosis and interstitial cystitis
- Relief from irritable bowel syndrome-related pelvic pain
- Comprehensive treatment for chronic conditions

First Year Recap

% Increase 4th Quarter	2023/2024
Total Visits 2023/2024	55/269
	up 200%
Follow up Visits	·
2023/2024	20/179
	up 400%



Luna started Q4 2023 so the comparison is for the same time in 2024





PELVIC HEALTH AND BEYOND

Revenue	CofGs	GP	GM %	Operating Expenses	Net Operating Income	Amortization	Net Profit	%	
\$148,572	\$1,085	\$147,487	99%	\$131,194	\$16,294	\$3,613	\$12,681	9%	**Bree didn't take a salary

Bree was the only Physical Therapist until Sarah joined in Oct 2024

Marketability

Rise of non-surgical demand There is a growing recognition of Pelvic Floor Physical Therapy's effectiveness, leading to increased patient referrals and self-referrals for non-surgical treatment options.*



Access to treatment Rural communities face significant disparities in access to PFPT, suggesting that the current number of specialized practitioners is insufficient to meet the growing demand for care of PFDs according to a December 2024 study by APTA. Cache Valley is a rural area surrounded by even more rural areas.

^{*}LA Times May 2023 pelvic-pain-awareness-rises-but-not-enough-care-providers

Marketability

Increasing Pelvic Floor Disorders Nationally, 25-32% of adult women experience PFDs, with prevalence increasing with age. Applying this to Cache County's over 70,000 women suggests that a significant number of women may be affected and not yet seeking treatment.



PELVIC HEALTH AND BEYOND

The prevalence of Pelvic Floor Disorders in US Women alone is projected to increase by 56% from 2010 to 2050. **1** Additionally, social media outlets are bringing awareness to the need for physical therapy to alleviate pelvic floor issues.

Men and Women The Mayo clinic cites increasing demand in treatment for men in pelvic floor physical therapy. Their studies show 32% of women need PFPT and 16% of men do, as well. **2**

For reference, **Cache County, Utah**: Approximately 142,000 residents as of 2023, with a median age of 25.9 years and an almost even split of men and women.

1 Wu J.M., Hundley A.F., Fulton R.G., & Myers E.R. (2009). *Forecasting the prevalence of pelvic floor disorders in U.S. women: 2010 to 2050*. Obstetrics & Gynecology, 114(6), 1278–1283

2 March 2023 Pelvic floor issues aren't just a woman's health condition, Kegels can work for men, too by Rick Thiesse



2025 New Locations

Idaho Falls, ID Ogden, UT

2026 New Locations

Layton, UT
Bountiful, UT
Salt Lake City, UT



PELVIC HEALTH AND BEYOND



PELVIC HEALTH AND BEYOND

2027 New Locations

Provo, UT
St George, UT
Draper, UT
Boise, ID



3 year forecast

•	Year	Revenue	CofGs	GP	GM %	Operating Expenses	Net Operating Income	Amort ization	Net Profit	%
	2025	\$1,481,597	\$853,665	\$627,933	42%	\$656,181	-\$28,248	\$19,335	-\$47,584	-3%
,	2026	\$5,041,886	\$2,380,142	\$2,661,745	53%	\$2,090,417	\$571,328	\$46,835	\$524,492	10%
	2027	\$9,655,595	\$4,345,018	\$5,310,577	55%	\$4,151,906	\$1,158,671	\$75,000	\$1,083,671	11%





Our first part-time employee was hired in July 2024 and by October we hired a full-time employee. As of April 2025 we also have ongoing interns and one executive team member overseeing operations. We outgrew the booking platform we used within the first 5 months and have begun in-person marketing events starting in 2025 as well as our first Google Ads starting in May of 2025. All growth before then has been completely organic. We look forward to what the future brings.



TABA COLLECTIVE

- We have so much to be grateful for. We have been able to grow our businesses through partnering with other 3rd party investors who have understood our vision and trusted us.
- Several of our current investors have agreed to re-invest with us in 2025. However, several would like their original investment returned for other opportunities.
- We want to partner with a financial institution who catches our vision, direction we are headed and what we will accomplish.
- With this in mind the investor funds we want to swap out are \$3.1M. We want to look at the different options your financial institution may have in this regard.



As we look at each of our businesses needs below, we want to partner with a financial institution who has an appetite for growth and one that would love to grow with us in these areas:

RE/MAX PEAKS

- \$75K / New Location 2025 (Bear Lake, UT & Preston, ID)
 - Cost includes new location set up, lease expense, recruiting expenses, RE/MAX software for new agents (this is \$3,000/year for each new agent). We have found this as a great recruiting tool being able to cover these fees for agents.



HOME BUILDERS

PEAKS HOME BUILDERS

- \$600k / New Home
 - This includes all sub-contractor costs, insurance, lot cost, cost of capital (interest expense), and cost of sale (6% selling cost). This is also shown back on the prior slides for Peaks Home Builders.
- These homes will sell between \$750-850K.
 - Our pro-forma took a conservative approach at \$750k which resulted in the profit per home of \$100k (this also takes into account paying back the full loan proceeds). There have been a few homes in the area we are building that have sold for over the \$800k mark (with a similar home size to ours). In this case, this means our profit / home would be greater than \$100k.



PELVIC HEALTH AND BEYOND

Luna Physio

2 New 2025 Locations (Idaho Falls, ID & Ogden/Riverdale, UT)

- \$570k/Location
- How funds will be allocated
 - Each New location will have a 1-time build-out cost of approx. \$100,000. This will allow each location to create an inviting environment allowing our patients to feel comfortable when coming to receive this type of care.
 - Each room will be outfitted with the necessary physical therapy tables, supplies, tools and equipment. The estimated cost to outfit each room is approximately \$7,500/room. Each new office will have 5-7 rooms + a workout space for our trainer(s) who help our patients during the various stages in their pelvic floor journey. We estimate this to be approx. \$50,000/location.



PELVIC HEALTH AND BEYOND

Fortunately for Luna, Bree has been in this space for 15+ years. Her network runs deep. Many PT's have expressed a desire to come work at Luna. Sarah, who Bree trained at Intermountain (IHC), came over last Oct. and 3 more are currently in the works for our North Logan location. We will use Bree's network as we hire as well as other platforms. These funds will be used to hire/recruit and provide wage payments (while each new location builds up their Luna clientele) – We are happy to share our marketing plan if needed. Pelvic Floor therapists make an average of \$75k-\$120k. Most of our therapists will be within the \$80k-100k range. We estimate our payroll per location to be approximately \$500K over a 12 month calendar (this includes 6 PT therapists + 1 full time customer support specialist + 1 part time trainer.)



Luna Physio – Continued

- Total Costs:

• Buildout: \$100k

Supplies & Equipment: \$50k

• Payroll: \$300k

• Marketing: \$50k

• Lease Expense: \$70k

• Total: \$570K

***We want to start our 2 new locations by July 2025. The buildouts will take 3-5 months to finish. ***



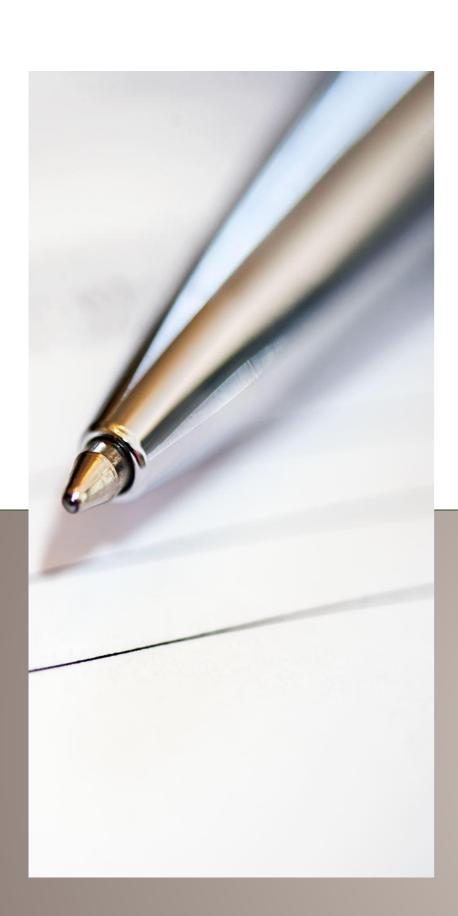


TABA Collective

All Businesses

\$1,000,000 LOC

- This will allow TABA to maintain its flexibility by:
 - Covering short-term funding requirements
 - Meeting any working capital needs
- Covering any unexpected expenses throughout the year



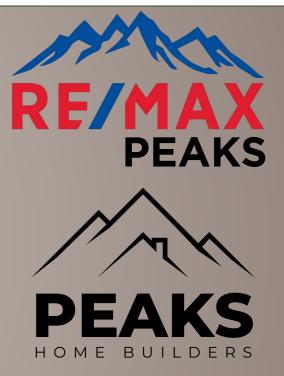
Fund Priorities

- \$1,000,000 LOC
- HELOCs
- \$3,100,000 SBA / Term
- \$500,000 / New Luna locations
- \$600,000 / Peaks Homes / Home











Thank you!

We want to thank you for taking the time to meet with us and review our business plan as we seek financing to support our growth, vision and goals. We truly appreciate the opportunity to present our vision and discuss how we can work together, helping each other grow.

We look forward to the next steps and are happy to provide any additional information you may need.

TABA CollectiveTravis and Bree AllredCorey and Tiffany Brady