



Pre-Seed Investment Summary

Soccer-Themed Sports Recovery Resort Club · Irvine Great Park

(Drafted 2026-10-21 · Final terms subject to securities counsel)



Target \$400,000 | 4 units × \$100,000 | 20% discount into Seed round

What We're Raising

- Amount: \$400,000 (range \$300K–\$500K), \$100,000 per unit, 4 units
- Stage: Pre-Seed — turning the "idea" into "feasibility study + concept design"
- Structure: SAFE (Simple Agreement for Future Equity) or convertible note, 20% discount into the Seed round; final terms by securities counsel
- Status: Founding Partner — under the OC 100 "Lifetime Honorary Director" system

What Investors Get

1. Early equity in the project company (to be formed) via SAFE / convertible note
2. First-priority subscription rights in the Seed round + 20% discount
3. Lifetime Honorary Director title: inscribed in club history, head-table seat at the grand opening, lifetime VIP privileges
4. Mission alignment with the OC 100 nonprofit: financial return + community impact

Use of Funds

Market + financial feasibility study	\$100K
Concept design (architect)	\$100K
Entity formation + securities compliance (Reg D)	\$60K
Real estate counsel (early advisory + RFP tracking)	\$40K
Founder & core team living stipend (\$5K/mo × 12 mo)	\$60K
Brand / strategic partnership development + reserve	\$40K
Total	\$400K

Why Now

- Regulatory green light: the Great Park Framework Plan expressly allows up to two hotels — the project is a planned use
- Built-in traffic: 2026 World Cup legacy buzz + hundreds of youth academy teams competing on-site every week, all within walking distance after games
- This money buys the ticket: once the feasibility study lands, we sit at the same table with the city, FivePoint, and institutional investors

Founder

- Dong Wu (EASTON WOOD): Founder of OC 100 Marathon Club (nonprofit); 35-time marathon finisher (3:30:45, 2026 Long Beach); Co-founder of JD Beautiful Home (vacation-rental operations); deep user of sports recovery therapy

On team costs: the founder stipend is "full-time commitment support," not salary — \$5K/month covers living costs so the founder can focus on the feasibility study and fundraising. JD Beautiful Home provides admin/marketing support via service contract, settled on actuals and fully disclosed to all four founding partners. Principle: every dollar transparent, quarterly briefings, stipend capped at 15% of the raise.

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