

Home to exemplary academics, sport and non-sport specializations, personal life skill development, career exploration/preparation and internships

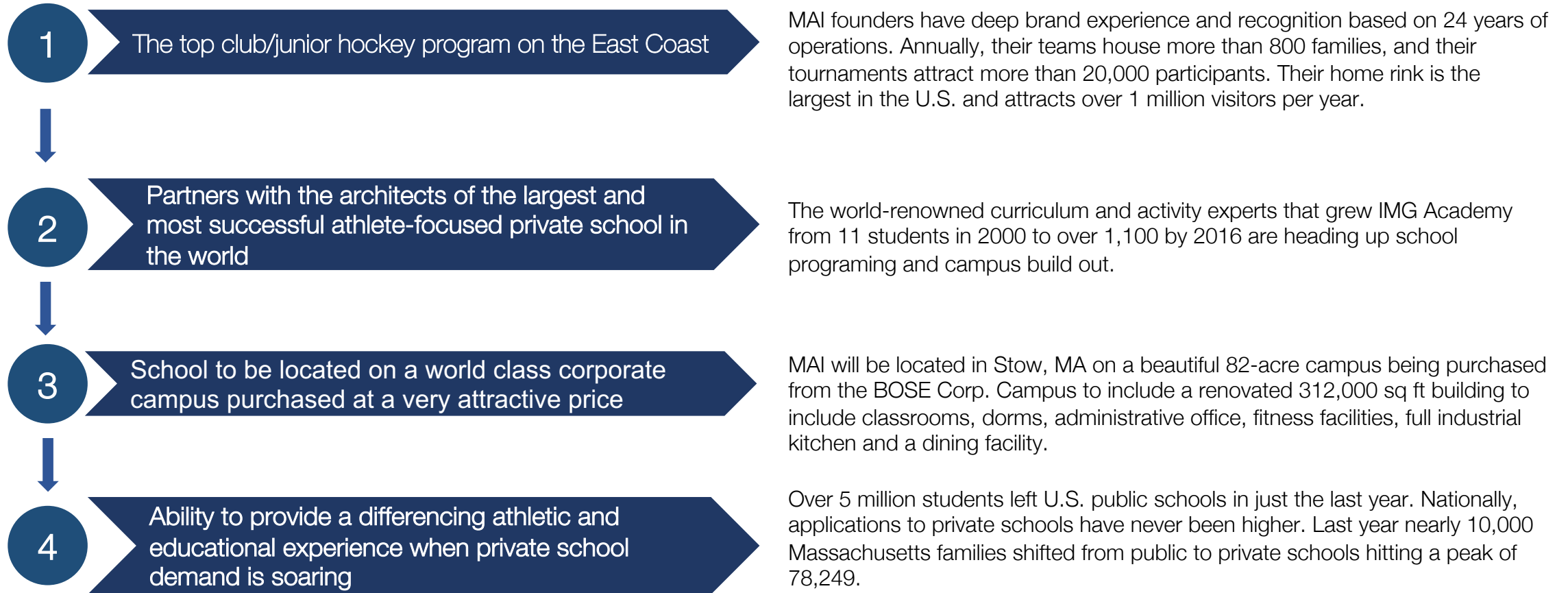
MAI MISSION

MAI will be the first fully-integrated Sports Academy in New England, serving 500+ students across 10+ sports and academic majors for grades 6-12 and post-graduate



Providing an Academic Education, Sports and Career Specializations and Personal Skill Development

MAI STORY



Providing an Academic Education, Sports and Career Specializations and Personal Skill Development

INVESTMENT OVERVIEW

- We have signed a purchase and sale agreement with the targeted closing date of November 18, 2021. After renovating office space into residential dorm rooms, MAI will open to students for the 2023-2024 school year.
- MAI will cost approximately \$45 million, including the initial purchase of the property for \$11.3 million, all construction costs (including conversion of office space to residential dorm rooms), appropriate contingencies, pre-opening, and startup costs all fees and expenses. Our goal is to secure at least \$20 million in debt financing with the remaining equity commitments. The equity is expected to be drawn down over time as needed.
- The school is expected to be a strong free cash flow generator; our financial model makes conservative debt assumptions that prioritize early debt repayment and enhanced financial flexibility. Our Base Case generates attractive returns with the model reflects Internal Rate of Returns of 30%+ and Multiple of Equity Invested of 4.0x+.



DAY & BOARDING STUDENT TUITION & FEES

- Competitive costs based on added value of athletic and pre-professional training and development programs.
 - MAI Boarding Student
 - ❖ Academics, sport, and pre-professional training, athletic performance development, career and personal development, room and board - \$65,000
 - MAI Day Student
 - ❖ Academic, sport, and pre-professional training, athletic performance and personal development, lunch only - \$45,000
 - ❖ Plus Individual sport competition fee
 - Financial aid consideration available based on submission of necessary forms and background information



MAI Classroom



Providing an Academic Education, Sports and Career Specializations and Personal Skill Development

OUR TEAM



PETER MASTERS

MASTERS ACADEMY – INITIATIVE LEAD/SCHOOL FOUNDER

Peter will serve as a Director for Admissions and Recruitment and will also oversee the sports division for Masters Academy International.

Peter is currently the owner, in partnership with his brother Chris, and director of all of Junior Bruins (www.bosotnjuniorbruins.com) operations. After graduating from Boston College in '97 with a B.S. in communications, where he was a four-year letterman on the varsity hockey team, Peter played professionally with the Dayton Bombers in the East Coast Hockey League after college and took over the Junior Bruins in 1999. Peter has been running the Junior Bruins organization ever since and was joined by Chris in 2000. During that time the organization has grown into one of the premier amateur hockey companies in all of North America. Peter coached the top junior team in the organization for over 17 years and for the last four years has been exclusive overseeing growth and day to day operations of all Junior Bruins businesses. During that time he had been named coach of the year three times and his teams have won the regular season and playoff titles many times during his tenure. He is directly responsible for creating the top tournament series in the U.S. (www.beantownclassic.com) and currently sits on the executive committee of the largest youth hockey league in North America (www.usphl.com). The United States Premier Hockey league has over 11,000 players participating in the league and has over 170 youth organizations under its umbrella.



CHRIS MASTERS

MASTERS ACADEMY – INITIATIVE LEAD

Chris will work with his brother Peter Masters as Director of Admissions and Recruitment, as well as directing Masters Academy International's sports division.

Chris is also the Program Director for Junior Bruins Hockey. He joined the staff as a head coach and coordinator of all Bruins camps during the 2000 season. In his 16 years coaching his teams have won National Championships, league titles and dozens of tournament championships. He had 70+ of his players go on to play Division 1 College with, play for the US-NTDP and some playing in the NHL. He created the programs spring/summer AAA tournament program that has grown to one of the best in North America. He founded the Brick series events that include tournaments in Nashville, Las Vegas and Los Angeles. He created the Boston Showdown, which is the top youth AAA spring tournament in Boston. Chris graduated from Boston College in 1999. He played on the hockey team at BC and was a captain his senior year. His junior and senior years the team won back-to-back Hockey East titles and advanced to the 1998 and 1999 Frozen Fours.



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OUR TEAM



TED MEEKMA

TED MEEKMA CONSULT - FACILITIES & SPORTS PROGRAM ADVISOR

Ted Meekma's 30+ yr. career parallels the evolution of the sports camp business into the sports academy industry. He was a Bollettieri tennis coach when the now legendary Nick Bollettieri Tennis Academy (NBTA) opened in Sept. 1978. In 1983, Ted earned his law degree, brought his successful coaching career to a close, and became the Executive Director of the NBTA.

In 1987, he co-negotiated the sale of the NBTA to sports management giant IMG. For the next 21 years, Ted would play a crucial role in the growth and development of what eventually became IMG Academy, the world's #1 commercial, multi-sport, training and education, camp and academy. When he left the Academy in Dec. 2008, it was as Senior Vice President IMG and Director IMG Academies. He formed Ted Meekma Consult, LLC in early 2009. Its mission is to provide commercial sports facility, programming, marketing and operational consultation to a select number of U.S. and international clients.



RICH ODELL

HEADS UP CONSULTING – FACILITIES, ACADEMICS, CAREER & PERSONAL SKILLS DEVELOPMENT ADVISOR

In 2014 Rich created Heads Up Educational Consulting LLC which works with over 300 private schools around the world providing governance, leadership and strategic planning, new school design, development and ongoing support, helping schools merge, separate or close and working with Boards of Trustees.

Between 1976 and 1989 Rich served independent schools as: Director of Development, Business Manager and Director of External Affairs. In 1989 Rich became Head of the Chicago Academy for Arts, then President of Interlochen Center for the Arts and The Leelanau School. In 1999 he created the Pendleton School as part of IMG Academy (the world's largest academic and sports academy). In 2010 he sold Pendleton School to IMG Academy and stayed on to run the school, admissions, student life and health services at IMG until his retirement in 2016. These schools ranged in student size from 50 to over 1,200, boarding, day or boarding/day, elementary through PG (Post Grad) attracting students from over 90 countries.



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OUR TEAM



ENZO SCALORA

SCALORA CONSULTING GROUP - PROJECT MANAGEMENT

Enzo will be in charge of the planning, preconstruction & construction phases for Masters Academy International, as well as all construction mitigation issues.

With 24 years of experience in the industry, Enzo founded Scalora Consulting Group to create the most forward-thinking owner's representative firm in the design and construction industry. He has a vision to build a better world by investing in people, partnering to innovate, and being socially and environmentally responsible.

Prior to founding Scalora Consulting Group, Enzo was a co-founder and managing partner of CSL Consulting. He helped grow the firm from the original three founders to a successful 40-person project management firm. He spun off to form Scalora Consulting Group, now a 22-person firm operating across the country with offices in Massachusetts and New Hampshire, and a presence in Maine, Rhode Island, New Jersey, Washington, and Tennessee. Prior to founding Scalora Consulting Group and CSL, Enzo worked as a Construction Manager for Whiting-Turner.



DAVID FINNEGAN

CHF MARKETING SOLUTIONS – MARKETING COMMUNICATIONS

David will oversee marketing communications initiatives for Masters Academy International, including website development, creation of marketing materials, social media management, advertising and public relations.

David has over 25 years broad-based expertise in the areas of brand management, strategic planning, channel and business development, key accounts, project launch/management, social media and public relations. He develops and implements tactics to drive dynamic growth within an organization. David has worked on large scale national marketing campaigns for companies such as Forest City Enterprises and academic institutions such as Johns Hopkins & MIT.



Providing an Academic Education, Sports and Career Specializations and Personal Skill Development

EDUCATION OVERVIEW – FOUR PILLARS

- **Academics** - Deliver boarding and day students a fully accredited, college preparatory academic curriculum utilizing collaborative, cross curricular and project based experiential based learning activities delivered by experienced faculty that highly value creativity in knowledge acquisition. Delivery requires 5 hours daily.
- **Major/Specialization** - Students in grades 9-12 will select and major in any one of up to 35 majors (by the fifth year of the Academy's operation). Majors include sports, arts, technology, leadership, law, medicine, architecture, business, etc. Delivery requires 4 hours per day and instruction is provided by people who have or are making a living in each profession.
- **Personal Skill Development** - Each week of the school year, a word or two demonstrating life values is integrated into each academic subject and into each major/specialization by the faculty.
- **Career Exploration and Preparation** - At the beginning of each year 9th - 12th grade students identify potential areas of career interest (other than their major). Then speakers who make their living in those fields come in to introduce what they look like as a careers. They also discuss what academic strengths are needed in preparation should one want to pursue those careers.



Providing an Academic Education, Sports and Career Specializations and Personal Skill Development

ACADEMIC, MAJORS/SPECIALIZATIONS, PERSONAL SKILL & CAREER EXPLORATION AND PREPARATION

ACADEMICS

- College prep curriculum
- Student-teacher ratio 15:1
- Project based, collaborative, cross discipline instruction
- ESL program; blended online course options
- Non-traditional learners' program
- College planning and placement program
- Teacher/Coach mentors, counselors
- Stimulating learning year-round w/ progress reports
- Team approach to whole child development
- Internships for upper classmen
- Academics not grade level restricted

MAJORS SPORTS

- A full school year training schedule
- Highly trained coaches
- Top performance training experts
- College placement assistance
- Ideal training v. competition ratio
- Age-appropriate sport development
- Teams: Grades 6-12
- Deal with competitive pressure
- Build teamwork & sportsmanship
- Become a more skilled, more athletic competitor

MAJORS PRE-PROFESSIONAL

- Course taught by professionals in each field
- Four hours per day, 32 weeks per yr. of career development
- College or professional placement assistance
- Possible corporate internships
- Summer job opportunities
- Career mentorships
- Better prepared for college admission into department of choice

PERSONAL LIFE SKILLS/VALUES (EXAMPLES)

- Nutrition
- Trust
- Listening
- Teamwork
- Humility
- Humor
- Work/Life Balance
- Stress Management
- Patience
- Relationships
- Compassion
- Selflessness
- Self-confidencE

CAREER EXPLORATION

- Exposure to career opportunities and what skills are needed to be successful
- Meet with corporate representatives visiting campus
- Meet on MAI Campus with college/university faculty in career fields
- Take career interest survey
- Make high school academic course selection around career interests
- Possible summer job opportunities in field of interest
- Possible career mentorship opportunities



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MAI SPORT CURRICULUM

- MAI's 5-hour academic day is combined with a 4-hour sport/specialty training block. Its coaching/training staff are focused on a nine-month delivery schedule.
- Specific team training will feature full game/tournament schedule, technical skills development, tactical training, on-ice/field team practices, off physical conditioning, mental skills training, nutrition, and hydration guidance—all delivered within the one environment in an integrated fashion.
- Performance training at MAI will focus on long-term athletic development. Physical conditioning will develop speed, agility, quickness, flexibility, strength, endurance, and injury prevention.
- Mental conditioning covers focus, concentration, dealing with stress, handling adversity, performing under pressure, communication, leadership skills, etc. Add in customized nutritional guidance and hydration awareness



Providing an Academic Education, Sports and Career Specializations and Personal Skill Development

INITIAL SPORTS MAJORS/ PREPROFESSIONAL SPECIALIZATIONS



HOCKEY



FIGURE SKATING



BASKETBALL



E-SPORTS



LACROSSE



SOCCER

MAI athletes train four hours per day Mon-Fri, with additional customized training offered on Sat. Mon-Fri training includes three hours of sport specific skills/technique development and internal competition. One additional hour per day is focused on athletic performance development (i.e. physical conditioning, mental skills training, nutrition/hydration guidance, etc.). External competition schedules are determined per sport as appropriate throughout the academy school year. The timing for specific sports introduction will be dictated by the phased growth of the onsite facilities, securing access to select facilities offsite, and in partnership with existing sports providers in need of academic components.



CODING



ROBOTICS



PLANET SUSTAINABILITY



CYBER SECURITY



CULINARY

MAI Pre-professional majors spend four hours per day M-F developing basic and advance skills learning from and working with seasoned experts in each major. Field excursions to facilities where adults are working in each field expose students to the newest advances in the field and presentation by corporate executives. When excursions aren't possible Zoom tours and presentations will be scheduled.



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A DAY IN THE LIFE OF AN MAI BOARDING STUDENT



7:00 AM



3 HRS. OF SPORT/SPECIALTY
TRAINING & 1 HR. OF ATHLETIC
DEVELOPMENT



1 HOUR- LUNCH &
SHOWERS



5 HRS. OF ACADEMICS

OR



7:00 AM



5 HRS. OF ACADEMICS



1 HOUR- LUNCH &
SHOWERS



3 HRS. OF SPORT/SPECIALTY
TRAINING & 1 HR. OF
ATHLETIC DEVELOPMENT



SCHOOL DAY ENDS – 6:00 PM
STUDY HALL AND CAREER TRAINING CLASSES ARE CONDUCTED IN THE EVENING

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EDUCATION & SPECIALIZATION PROGRAM START DATES

Delivering a 6th – PG academic program & diploma, day and boarding options, majors/specializations, personal skill development and career exploration opportunities.

	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
Enrollment		205	320	416	468	503	529
Boarding/Day		169/36	254/66	325/91	349/119	349/154	349/180
<u>Who Served</u>							
9-12		X	X	X	X	X	X
Post Grad		X	X	X	X	X	X
6-8		X	X	X	X	X	X
<u>Program Options</u>							
Academic Year		X	X	X	X	X	X
Camps	X	X	X	X	X	X	X
Club Academy (After School)		X	X	X	X	X	X
Skill Development	X	X	X	X	X	X	X
Turf/Gymnasium Rentals	X	X	X	X	X	X	X



Providing an Academic Education, Sports and Career Specializations and Personal Skill Development

MAJORS/SPECIALIZATIONS PROGRAM START DATES

Delivering a 6th - PG academic program & diploma, day and boarding options, majors/specializations, personal skill development and career exploration opportunities.

	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	Avg. # of Student/Grade
<u>Majors/Specializations</u>							
Hockey (Men's & Women's)	100	120	140	140	140	120	20
Figure Skating	15	25	25	25	25	25	3.5
Basketball (Men's & Women's)	30	40	40	40	40	40	5.7
Esports	10	25	30	40	50	50	7.1
Lacrosse (Men's & Women's)	50	50	50	70	70	70	10
Soccer (Men's & Women's)		40	40	40	40	40	5.7
Coding		10	25	25	25	25	3.5
Robotics		10	10	12	15	15	2.1
Volleyball			12	12	24	24	1.4
Cyber Security			5	10	10	10	0.7
Golf			5	10	10	10	1.4
Planet Sustainability				5	10	10	1.4
Baseball/Softball			34	34	34	60	4.8
Culinary				5	10	10	1.4
Totals	205	320	416	468	503	529	



Providing an Academic Education, Sports and Career Specializations and Personal Skill Development

PROPERTY OVERVIEW

PROPERTY PRESENTLY INCLUDES:

- A 313,000 sq.ft. 2 1/2 story building divided into two quads with large open learning areas, three fully-equipped workout rooms, over 40+ classrooms, a 400-seat dining room with full commercial kitchen, large student lounge and recreation/game area, space to convert into very spacious living accommodations for up to 350 students and 18 house parents, lab space for robotics, science, innovation and entrepreneurs, over 30 offices and much more. Enough space to accommodate 700 full time students and up to 300 part time participants
- A 64,000 sq.ft. building that can be used for basketball, volleyball, wrestling, fencing and some sports needing smaller facilities
- 40 acres of cleared, flat land on which to build 3^{1/2} turf soccer/lacrosse fields
- 120,000 sq. ft. pad of existing supplemental, not needed parking spaces can be used to build a two sheet ices rink/fieldhouse, additional housing and green house could be constructed
- Student tables and chairs
- Faculty desks and chairs
- Mail and shipping center
- Lounge furniture
- Conference room tables & chairs
- Engineer labs with tables and storage bins
- Multiple high ed overhead projections
- Many roll around white boards
- Fully carpeted facility
- Updates to roofing system
- Private student workstations
- Gym equipment for three fitness rooms



MAI Cafeteria

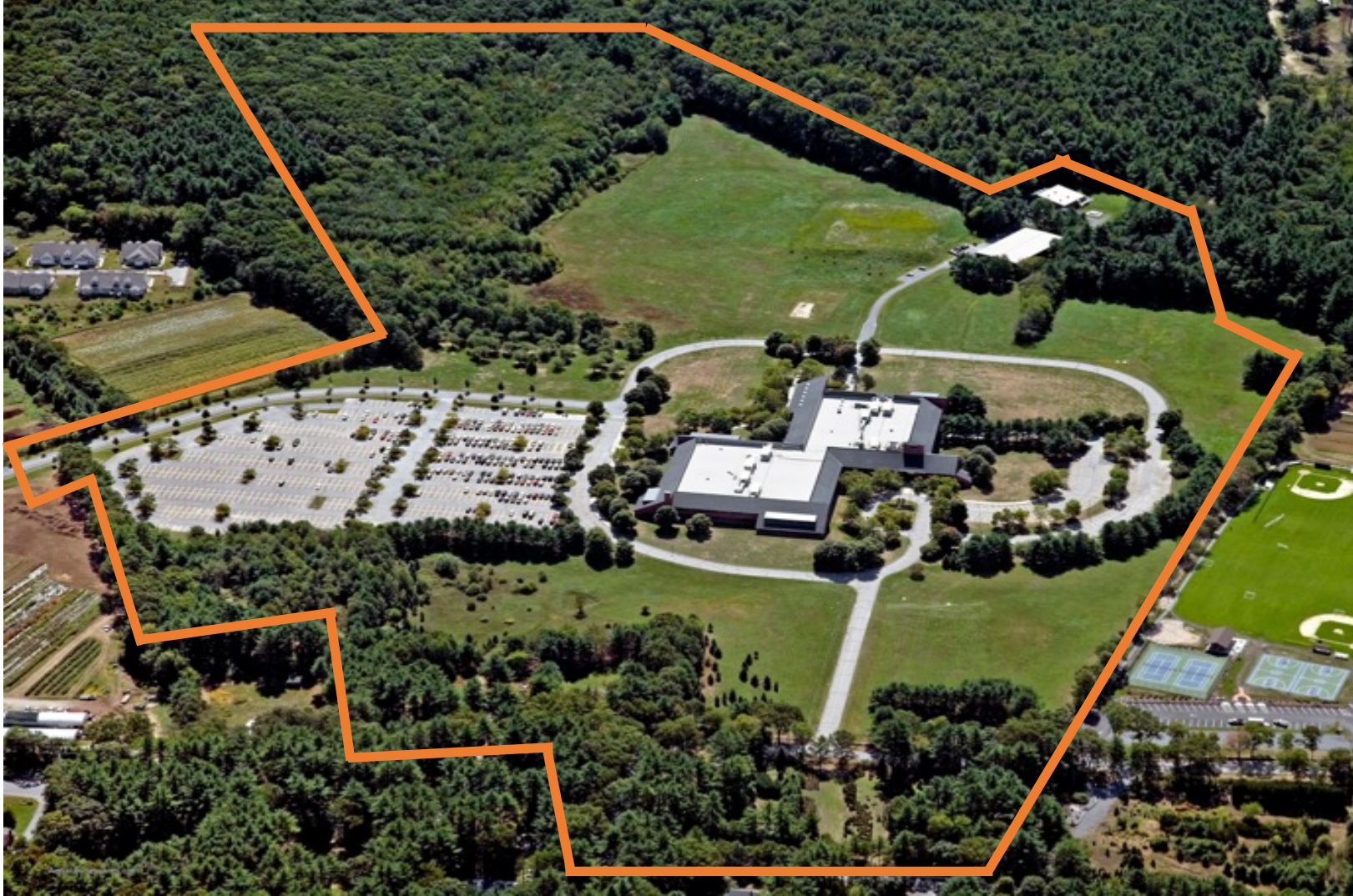


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PLOT PLAN



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SITE PLAN



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