AirÉ Med Spa - Investor Forecast Summary

Location: The Heights, Houston | Brand: AirÉ Aesthetics

Business Model Overview

AirÉ Med Spa is a full-service luxury med spa with up to 20 treatment chairs, offering injectables, skincare, hair services, tanning, massage, and holistic treatments. We feature 5 high-performing (Chelsea-level) providers, 8 regular providers, and 1 private massage suite. Our revenue is driven by high-ticket services, supported by retail, wholesale, and ecommerce sales. Floating service stations will be used to minimize build-out cost and maximize flexibility.

3-Year Financial Highlights

* Average Monthly Revenue: $154,000
* Average Monthly Net Profit: $107,700
* 3 Years: $3.87M
* Capital Expenditures (Plumbing, Electrical): $20,000

Legal & Ownership Structure Entity

* AirÉ Med Spa LLC (Operating Company) Taxed as S-Corp
* Aire Property Holdings LLC (Real Estate Owner)

Ownership & Capital Contributions (Business Equity):

* Oscar: $20,000 (15% equity + operational lead)
* Chelsea: $5,000 cash + monthly profit contribution toward remaining equity 20% (Initial 1.66%)
* Blair: $5,000 cash + monthly profit contribution toward remaining equity of 20% (Initial 1.66%)
* Lauren: monthly profit contribution toward remaining equity of 20%

Rick’s Role:

* Rick contributes $400,000 toward real estate down payment and holds equity in the **property only** (not the operating business)
* Blair’s investor also holds the second mortgage on remaining property down payment ($140,000)

Chelsea's / Blair’s / Lauren’s Equity Terms:

* Full 20% equity vested over 30 months through $2K/month contribution
* Profit share active from day one; equity rights secured upon full repayment

Team Structure:

* Investor: Profit share based on equity
* Oscar-tier Administration/Support: W-2 or 1099 depending on scope, $30-120/hr
* Chelsea-tier Providers: 1099, keep 80% of service + 30% product commission
* Regular Providers: 1099, chair rental or hybrid commission (keep 70% of services + 30% product commission)

Real Estate & Fixed Costs

* Property: $1.65M (40% down on $1.8M valuation)
* Primary Mortgage @ 8% (30-yr): $7,264/month
* Secondary Note (held by Rick): $140,000 financed
* Taxes (2% of $1.8M): $3,000/month
* Parking (15 spaces): $1,500/month
* Insurance: $1,200/month
* Equipment Rental (10% of net profit): $12,000/month avg.

Investment Opportunity We're seeking aligned capital partners to support expansion, equipment acquisition, and operational excellence. With scalable profit margins, innovative service delivery, and a proven provider model, AirÉ Med Spa is positioned for long-term high-margin success.

Operating Agreement Summary

* Profits distributed monthly based on equity share
* Chelsea/Blair/Lauren contributes $2K/month from profit share until $60K vested
* Blair’s investor holds lien on second mortgage portion ($140K) and receives interest as agreed
* LLC Operating Agreement includes buy-sell clause, conflict resolution, and vesting provisions