

TEAM PRESENTATION



Winnie Hito
BS Business Administration / International Business - Global Management & Leadership
Expected Graduation:
Summer 2022

Kaelynn "Kae" Malani
BS Business Administration / Business Entrepreneurship; Engineering Management Minor
Expected Graduation: 2022



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Winnie Hito
International Business - Global
Management & Leadership

Kaelynn Malani
Business Administration -
Engineering Management



NAIOP SILICON VALLEY CASE STUDY COMPETITION

UNIVERSITY CHALLENGE

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Utopian Strategies

Combining technology with Wellness



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Wired Magazine:

Median Pay at Facebook
\$240,000 yearly


Median Pay at Amazon
\$28,500 yearly

<https://www.wired.com/story/who-pays-the-most-and-least-in-silicon-valley/>

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Data Center

Computer Server centers that provide computing power to



2020:	\$ 60 M
2027:	\$ 145 M

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100,000 Square Foot Data Center 3 megaWatts of power N+1 Redundancy

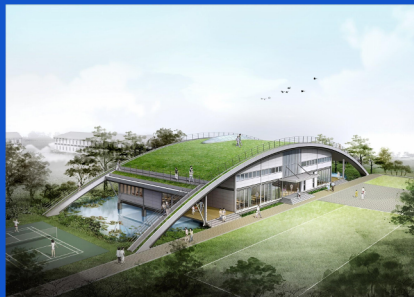
Facebook
Data Center,
2018



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Exterior



8

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Wellness




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Improve Environmental Conditions



Auto-Dependent & Noisy & Windy




Beautiful & Healthful

10



Spa



Pool

11

11

Here's How We Pay For It

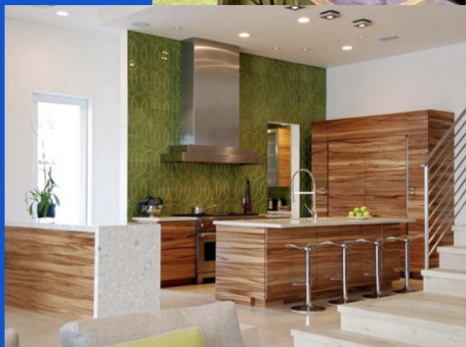
- **No Leasing/Broker Commissions**
- **Reduced OpEx & Taxes b/c Wellness Center is non-profit**
- **Low-cost loan (3.5%) from Day 1**
- **Wellness Center becomes self-sufficient & qualifies for government grants, subsidies**

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Exit Strategies

- Hold and Operate for 30 years
- Reduced OpEx & Taxes b/c Wellness Center is non-profit
- Low-cost loan (3.5%) from Day 1
- Wellness Center becomes self-sufficient & qualifies for government grants, subsidies

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Utopian Strategies

Combining
technology
with Wellness

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