

“YouNiquely You”

“YouNiquely You” by design,
Health and Wellness Center

&

“YouNiquely You”
Upscale Resale Thrift Store

"Wholeness, From The Inside Out."

A wellness and empowerment campus committed to personal development
by equipping individuals, strengthening communities,
and building a legacy of opportunity in Cherokee County, Georgia.

INVESTMENT
OPPORTUNITY

(Select visuals have been enhanced to reflect the intended cosmetic transformation, with all depicted structures already in place.)

— THE PROPERTY

8024 E. Cherokee Drive, Canton, Georgia

Currently listed at \$950,000 — offered to “YouNiquely You” for \$785,000. A fully furnished, multi-building campus on 3.9 fenced acres, ready to launch.



3.9

Fully Fenced Acres
Canton, Georgia

~19K

Sq. Ft. of Usable Space
Total campus
usable space

\$785K

Investment Opportunity
Listed at \$950K
offered at \$785K

— THE VISION

"A journey is taken alone, but an adventure is shared with others."

"YouNiquely You" Center is more than a property — it is a divine assignment. Located at 8024 E. Cherokee Drive in Canton, Georgia, this 3.9-acre fully fenced campus is positioned to become one of the most comprehensive restoration and empowerment centers in the Southeast, surrounded by thriving million-dollar residential communities



Join us in this God-sized opportunity to turn vision into reality — equipping lives, strengthening communities, and building a legacy that will impact generations.

— THE CAMPUS

“YouNiquely You”: A Multi-Building Property

Currently listed at \$950,000 and offered to “YouNiquely You” for \$785,000, this fully furnished property is ready to launch.



Residential Homes

Two homes on the property. One home will be converted into a Wellness Center. The other home will be a rental home, for increasing income production.

Green Space

Greenhouse and expansive green space for therapeutic outdoor activities and agricultural training. Could also be used for potential expansion / growth.

Commercial Kitchen

Fully equipped commercial kitchen with two military-grade freezers, a large dining hall, and communal areas.

P

Ample Parking

Generous on-site parking to accommodate residents, staff, visitors, and community programming. Space for future additional parking available.

Training Center / Offices

Resident Housing, and technical training center, along with dedicated administrative offices to support operations and workforce development and family restoration. On-site Training Center with occupancy for 100.

— THE ADVENTURE

Full Restoration

Spirit, Soul & Body

— CHAPTER ONE

"YouNiquely You" by design, Health & Wellness Center

A wellness sanctuary for restoration and rejuvenation — where cutting-edges technology meets holistic healing. Designed to serve both residents and the broader community, this center will offer transformative therapies in a serene environment.

- Red Light Therapy Personalized
- Nutritional Protocols Body
- Nicotine Freedom Therapy
- Farmasi - Holistic Alternatives, over 500 Products
- Hyperbaric Oxygen
- Therapy Neuromuscular
- Therapy Nutritional Supplements
- Wellness / Lifestyle Training
- Rejuvenation Treatments



Partnerships and staffing already established. Majority of equipment secured through "YouNiquely You" and International Laser Therapy partners.

Training Center / Offices

Approximately 9,000sq. ft. of usable space.

- Chapel with 100 seats to be converted into Training Center

- Technical Training Center

Career readiness, vocational training, technology skills, and entrepreneurial development programs, and much more.

- Administrative Offices

Professional office space supporting program management and organizational operations, and technical training cubicles.

PROGRAM REVENUE

Driven by: Residential and program fees, workshops, certifications & partnership-based training, and grants.



Residential Empowerment Center

— CHAPTER THREE

Residential Empowerment Programs

Training and equipping 20+ residents through structured development programs that break cycles of instability and empower individuals to build thriving lives.

- Job readiness and life skill preparations
- Financial literacy and credit repair training
- Employment assistance and career placement
- Holistic wellness support - Farmasi products and training
- Life skills preparation with established partners
- Faith-centered community and discipleship identity-based "I See ME Free" restoration
- Transportation assistance
- Family Restoration Resource Center

"Residential Living with Purpose"

C.H.A.N.G.E.

Choose Habits Around New Growth Everyday

PROGRAM

"I See ME Free" — Four-Phase Mentoring Workbook

APPROACH

Cognitive Behavioral · Emotional Intelligence · Trauma Recovery (TREM)

MENTORSHIP

One-to-one walk-alongside mentorship and discipleship

— INCOME OPPORTUNITIES

Diversified, Sustainable Revenue Streams

The “YouNiquely You” Wellness Center operates through diversified revenue streams designed to generate consistent income and support long-term sustainability.



“YouNiquely You” Thrift Store and The Blessed Boutique

- “YouNiquely You” Wellness Center
Laser therapy, hyperbarics, supplements. Growing monthly as clientele increases.
- “YouNiquely You” Upscale Resale Thrift Store
Steady monthly revenue is fueled by a loyal customer base and strong community support, with the location surrounded by thriving million-dollar residential communities.
- The Blessed Boutique
Curated merchandise, specialty items, and mission-driven retail sales through the on-site boutique.
- Residential Empowerment Center
Serving up to 20 lives in structured supportive housing.
- Training & Equipping Center
Program fees, workshops, certifications, and partnership-based training opportunities generating sustainable income.

— FOCUS AREAS

Multiple Areas of Impact

Agriculturally zoned property providing intentional pathways toward sustainable restoration through the following focus areas:

Health & Wellness — Mind, Body, Spirit & Soul

Thrift Store & Social Enterprise Operation

Credit Repair Programs

Community Partnerships

Women Programs

Residential Living & Supportive Services

Agricultural & Workforce Training

Entrepreneurial & Small Business Development

Homelessness Prevention & Family Restoration

Transportation Assistance

Technology & Vocational Training

Faith-Based Community Programs



— THE INVESTMENT

An Invitation to Become a Founding Champion

\$785,000

We are seeking \$785,000 to steward a multi-building transformational property *currently listed at \$950,000* and offered to “YouNiquely You” at a significant discount. This does not include minor renovations and operating support that will be needed to ensure this campus thrives, launching strong and sustainable.

Become one of our legendary founding partners to transform this property into a space dedicated to freedom, healing, and lasting transformation.

FOUNDING DONOR

\$500,000 – \$2,000,000+

Founding partners whose generosity makes the acquisition of “YouNiquely You” Wellness Center possible and whose legacy will be woven into the foundation of this campus.

INVESTOR PARTNER

\$785,000 + Projected Improvements

Investor looking to partner with us to fully finance the project through loan or donation.

LEGACY DONOR

\$100,000 – \$499,999

Transformational partners whose investment shapes the long-term vision and sustainability of the Bethany Place campus.

IMPACT DONOR

\$50,000 – \$99,999

Champions whose investment directly funds the launch of key programs and facilities that change lives.

SUSTAINING DONOR

\$25,000 – \$49,999

Partners who ensure the ongoing operations and growth of the mission through consistent meaningful support.

MISSION DONOR

Up to \$24,999

Every gift matters. Mission donors are the heartbeat of the community, making the adventure possible one step at a time.

— CONNECT WITH US

Begin the Adventure Together



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&

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Upscale Resale Thrift Store & Boutique



Dr. Pamela Hillman,
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**Contact Dr. Hillman for detailed cash flow
projections and full business plans.*

"Wholeness, From The Inside Out."

8024 E. Cherokee Drive,
Canton, GA · Cherokee County
Zillow