

Hello Investor,

My name is Alicia and I'd love to briefly share my story with you. Thank you for taking time to read this and connect with me!

After a difficult period of upheaval in our life, my family is seeking to put down roots in Virginia, where I was born and raised. In January 2022, I lost my sweet husband Shane to cancer, three weeks after I gave birth to our fourth child. Our whole world was turned upside-down by Shane's diagnosis (coinciding almost exactly with my pregnancy) and by his death. My older three children and I mourned Shane for a long spell.

Now we are here, 14 months later, and looking to the future. We are seeking stability: a home where we can continue our healing, one where we can learn and love for many years to come.

I feel a tug in my heart to return to my home state and give my children the chance to grow up in nature, to run wild and free, have a garden and pets, all the things that aren't as accessible here in suburban CO.

I took the last two years off from work while I cared for my dying husband, gave birth and tended to my grieving children. I did not file tax returns in the overwhelm of 2021/2022 (both are being filed this week!), which means I do not have W-2's for the past two years. As a result, I won't be able to qualify for a traditional bank loan, and this is exactly why I'm seeking a private money lender. I have excellent credit, comfortable savings and income, I have never been late on a payment in my life and I am deeply committed to being a homeowner in my home state.



Shane + Jacob

A little more about me. I am the owner of a doula agency in the SF Bay Area (I've owned this particular business for a decade), as well as the co-owner of an online childbirth education platform called Intentional Birth. I am passionate about my children, my work, and healthy living.

I am so thrilled about Upland Farm at 195 Shake Rag Rd. in Lexington, VA--it's an incredible property. It feels like it's tucked away, but it's only 15 minutes from downtown Lexington (home to two universities). Not only is the setting serene, the Activity Barn on the property has immediate potential for STR with a bedroom, bathroom and gigantic game room already in place. My plan is to add sleeping for 6 to the space and list it on AirBNB immediately. According to AirDNA, the occupancy rate in the area is 60% and I believe we can rent the space for \$250/night. The property has already hosted Parent's Weekends and Alumni Reunions and I believe it would be wise to continue doing so. The workshop and 6-car garage downstairs could all feasibly be converted to sleeping quarters in order to house more people (family reunions!) and with the addition of a bathroom the cottage on the ground could also become a short term rental. Infinite potential! In addition, my business partner and I have been searching for a space to host retreats for the people we teach/coach, and I anticipate that being another source of income.



Alicia + Jacob



The whole crew

We moved cross country three times in six months during 2021 as we sought treatment for my husband's cancer and ultimately chose to land in the town where his parents reside—the better for him to soak up time with them. You can imagine the upheaval, the effort and the sense of displacement that that year brought. Now we are excited and anxious to settle in a beautiful place, build community and live in a home that represents renewal and the rebirth of our family. We've come through the darkest storms and now we are ready to step into the light and embrace a new life.

I am deeply grateful for your willingness to consider lending to me.

Warmly,
Alicia



Jacob, my youngest