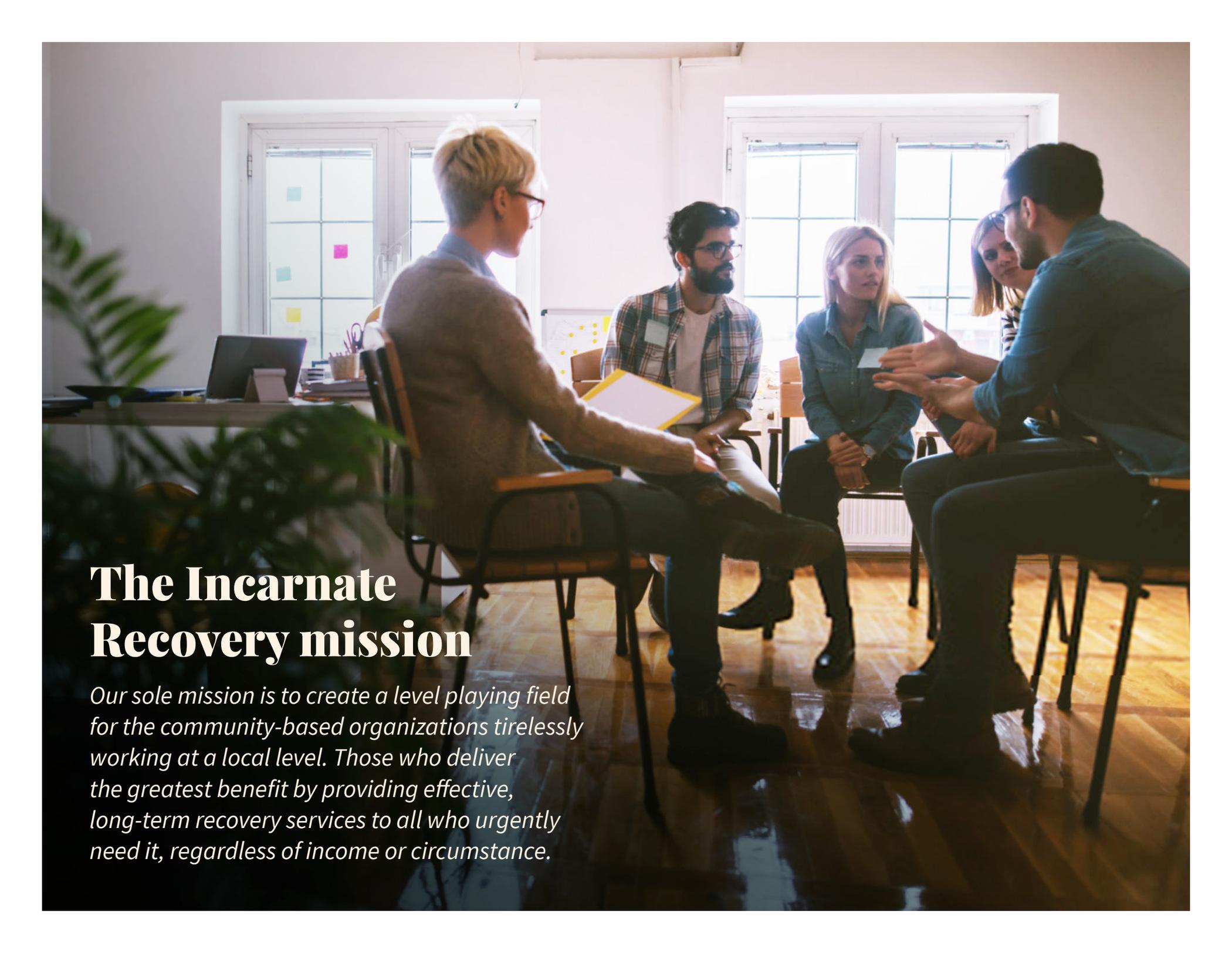




**Investing to solve America's addiction epidemic.
One community at a time.**

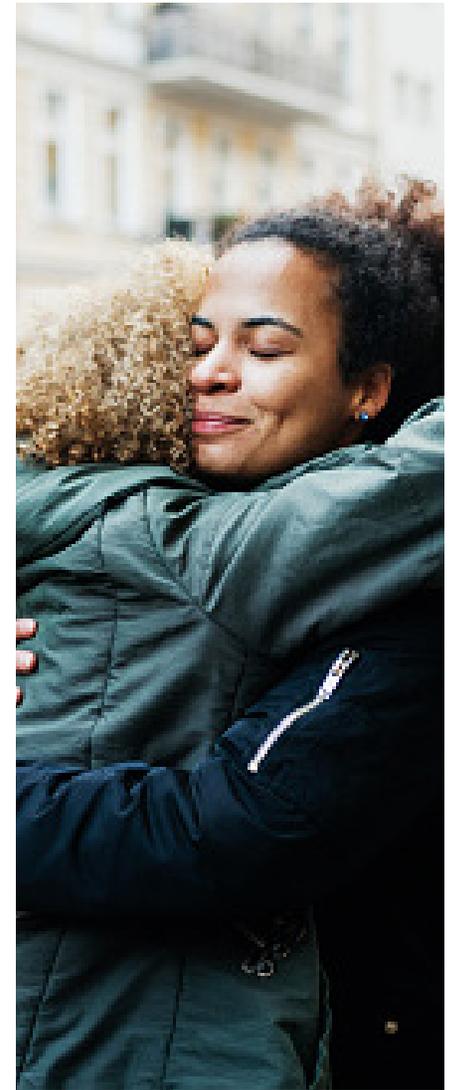


INCARNATE RECOVERY
REAL ESTATE DEVELOPMENT



The Incarnate Recovery mission

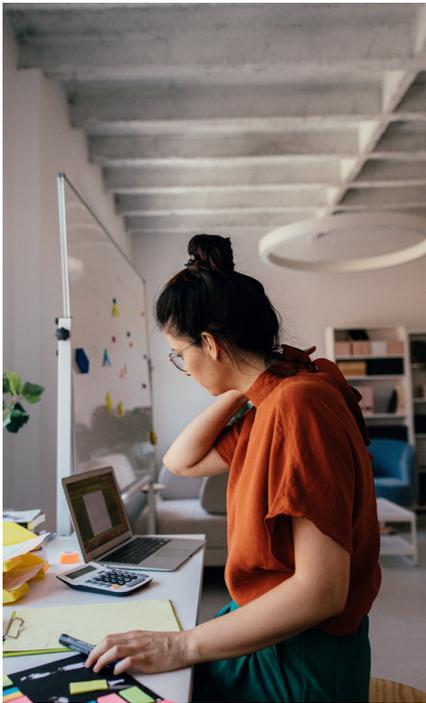
Our sole mission is to create a level playing field for the community-based organizations tirelessly working at a local level. Those who deliver the greatest benefit by providing effective, long-term recovery services to all who urgently need it, regardless of income or circumstance.



Helping addiction recovery facilities expand is all we do.

Exclusively developed by Nashville-based M.W. Incarnate Capital, Inc., Incarnate Recovery has 30 years of experience in the addiction recovery field, including successful management of a non-profit residential and intensive outpatient facility.

All of us believe private capital has an essential responsibility to use its vast resources and creativity to create meaningful solutions at a societal as well as business level. With Incarnate Recovery, we seek to create the level playing field vital to solving America's addiction epidemic by ensuring that community-based recovery specialists are given equal access to capital and resources.





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Substance use is on the rise in this country and 23.5 million Americans are addicted to alcohol and drugs. That's approximately one in every 10 Americans over the age of 12 – roughly equal to the entire population of Texas.

But only 11 percent of those with an addiction receive treatment.

It is staggering and unacceptable that so many Americans are living with an untreated chronic disease and cannot access treatment.

- Dr. Kima Joy Taylor, former Deputy Health
Commissioner for Baltimore



Who we can help

This program is specifically designed for those organizations that are ready to offer more to those suffering with addiction. However, as operators of an addiction treatment center ourselves, we know that most community-based providers do not have large administrative staffs that can take on the challenge of a significant real estate project. It would be nice, but who has the time when everyday we see more clients who need our help? Who has the time to stop caring for our clients to tackle all the details that go into a new building development or a capital campaign to fund it.

Incarnate Recovery solves that problem. We provide everything from site selection to ribbon cutting, and everything in between customized to your needs.

We are authentic. We are not saying this journey will be painless, for we both know nothing of value ever is. But if a modernized facility is just an action item from your strategic planning session, you now have the power to make that dream a reality.

You put lives back on track. We build the facility where that happens. Where freedom from addiction can again reign.

Services

An investment model that places community-based recovery first

Our decades of expertise in recovery center management as well as venture capital make Incarnate Recovery a truly unique partner. One not only able to secure hard-to-acquire capital for community-based recovery centers, but work beside them at every step of planning, design and build to ensure safety and success.

A summary of our core services is below.



Planning, Analysis, and Feasibility

- Site Selection and Evaluation
- Feasibility Site Plan
- Lenders Evaluation
- Contracting with Architects, Engineers, and Consultants
- Conceptual Design
- Economic Feasibility Analysis
- Project Organization and Timetable



Development and Entitlement

- City Entitlement Process
- Municipality Submittal and Review
- Pre-construction Coordination
- Awarding General Contractor
- Finalize Budget
- Building Permits Approval
- Final Budget and Lease
- Close Off Escrow



Construction Management

- General Contracting Mobilization
- Bonding
- Earthwork
- Building Construction
- Inspections
- Certificate of Occupancy
- Tenant Move In

Incarnate Recovery Leadership



James Phillips
CEO

Jim founded M.W. Incarnate Capital, Inc. in 2018 to fund and manage a portfolio of growing businesses. Based on the firm's experience managing the award-winning Samaritan Recovery Community in Nashville, Jim formed Incarnate Recovery as a separate operating division to exclusively focus on assisting other community-based addiction recovery centers nationwide.

Prior to founding M.W. Incarnate Capital, Inc., Jim served as CEO of XMI Holdings, where he provided comprehensive back office services to growing businesses and dozens of nonprofits and leads the XMI High Growth and Development Fund, which provides seed and early-stage capital to businesses throughout Tennessee.

Jim brings over 30 years of trusted experience in executive leadership, corporate development, venture capital and entrepreneurship to each Incarnate Recovery relationship.



Deana Crossley, LCSW
Executive Director

A trained addiction therapist and counselor, Deana currently leads Samaritan Recovery Community as its Executive Director. This position caps a 25-year career with Samaritan that includes roles as a therapist, Residential Program Coordinator, Director Intensive Residential Services and Clinical Director. During her tenure as Executive Director, Samaritan has enjoyed a 51% increase in revenue, developed and implemented a Medically Assisted Treatment Intensive Outpatient program, and is creating a new facility that will double its capacity.

Deana is an active member of the TN Association of Alcohol and Drug and other Addiction Services (TAADAS), the current Chair of the TAADAS Membership Council, and serves on a number of mental health and addiction planning councils, committees, and task forces for the State of Tennessee.



Let's work together to improve addiction recovery for all.

Incarnate Recovery is currently accepting opportunities from community-based recovery centers nationwide. Our team is also eager to hear from private investors and medical experts with similar goals to our own.

Contact us at:

Incarnate Recovery

Phone: 615.301.3039

E-mail: jphillips@incarnaterecovery.com