



LIVING ARTS COLLEGE

3000 Wakefield Crossing Dr, Raleigh, NC 27614

Exclusive Investment Opportunity 

±7.02 AC | ±42,617 SF MONOLITHIC DOME STRUCTURE | OUTSTANDING SPECIALTY OFFERING IN NORTH RALEIGH, NC



THE CHAMBERS GROUP
ACCELERATING RETAIL SUCCESS™



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TABLE OF CONTENTS

LOCATION OVERVIEW	4 - 5
OFFERING SUMMARY	6
PROPERTY SUMMARY	7 - 8
PROPERTY DETAILS	9 - 13
INVESTMENT STRATEGY	14 - 17
AERIAL PHOTOGRAPHY	18 - 19
INTERACTIVE MODEL & PHOTO GALLERY	21 - 27
NOTES	28



Epic Games HQ Rendering
Cary, NC

MARKET OVERVIEW

IMAGINX Studio Center / Facts

Raleigh is at the new epicenter for new media... And IMAGINX is here with unmatched production support know-how.

EPIC games, headquartered here (Cary, NC) is leading the way to virtual production on sound stages worldwide, sourced from its UNREAL ENGINE software... And it's apparent interest in impacting the film production. Our subsidiary, Living Arts College has pioneered courses in Unreal production, with skilled graduates.

Ascent Studios is completing a 177,000 square foot, six sound stage build in nearby Nash County. The market is now ready for full service support IMAGINX Studio Center.

IMAGINX has much of the infrastructure in place to service at its present Living Arts campus. It's special focus on IMAGINX Training certification is adaptable to a world wide audience. This education model offers a hybrid model for studio education.

IMAGINX wants to talk with you about shared opportunities within its separate departments - Post, Rental, Audio, Streaming, Crew & Talent, and Training.

The Triangle of North Carolina

#1

BEST STATE FOR
BUSINESS (NC)
3 YEARS RUNNING

Forbes (2019-2021) / Site Selection Magazine (2020)

174k

STUDENTS
ENROLLED IN
COLLEGES &
UNIVERSITIES

Research Triangle Regional Partnership (2022)

20

4-YEAR COLLEGES,
UNIVERSITIES (12) &
TECHNICAL COLLEGES
(8)

Research Triangle Regional Partnership (2022)

4thHIGHEST
CONCENTRATION OF
PHD'S IN THE US47% OF POPULATION:
BACHELOR DEGREE+

Research Triangle Regional Partnership (2022)

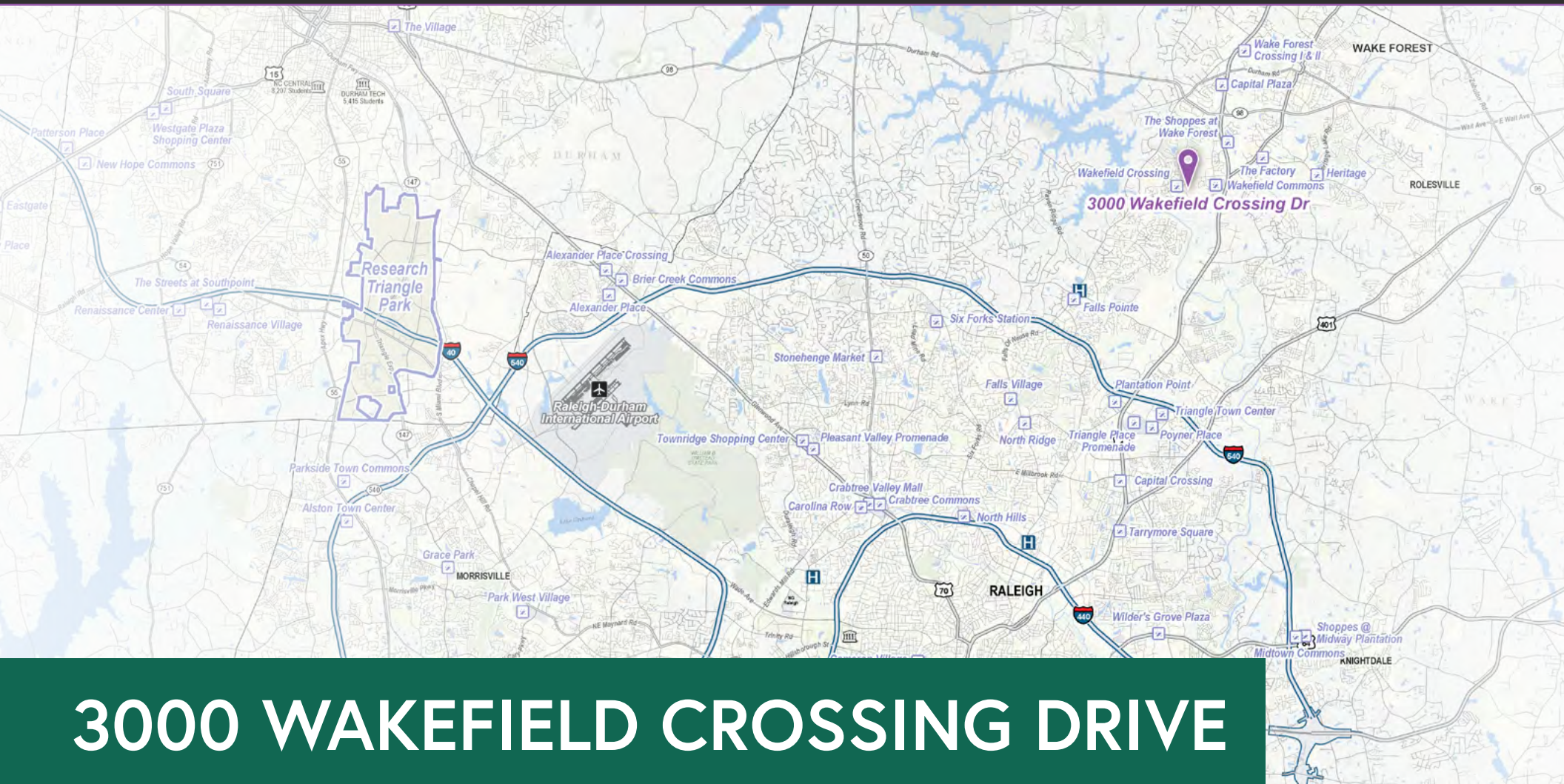
700+

INTERNATIONAL
COMPANIES
7,000+ TOTAL
COMPANIES

Research Triangle Regional Partnership (2022)

1st#1 PLACE TO START A
SMALL BUSINESS

Lending Tree (2021)



3000 WAKEFIELD CROSSING DRIVE

RALEIGH
NORTH CAROLINA 27614

±7.02 ACRES
42,617 SF MONOLITHIC DOMES
SPECIALTY OPPORTUNITY

NORTH RALEIGH | NORTH CAROLINA

DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2022 Total Population	8,745	49,020	129,500
2022 Avg. Household Income	\$156,903	\$149,051	\$136,915
2022 Total Households	3,693	18,796	47,817
2022 Daytime Population	8,633	46,226	112,470

LIVING ARTS COLLEGE

3000 Wakefield Crossing Drive
Raleigh, North Carolina 27614

PROPERTY INFORMATION

Address

LIVING ARTS COLLEGE
3000 Wakefield Crossing Drive
Raleigh, NC 27614

Structure

Educational Facility/Domes

Year Built

2003 Built / 2010 Addition

Size

42,617 SF, 1-story (36' at peak)

Current Use

School Campus- *Living Arts College*

PID

1739-18-4385

Acreage (Approx)

± 7.02 acres (excludes dormitory)

Parking

302 Spaces (shared with residential dormitory)

Zoning

Commercial Mixed-Use (CX-3-PK)

Access

(3) Points of Access via Wakefield Crossing Dr
(off of Falls of Neuse Rd)



EDUCATION FACILITY/DOME

3000 Wakefield Crossing Drive
Raleigh, North Carolina 27614

PROPERTY DETAILS

Year Built / Remodeled 2003 / 2010 Addition

Building Size 42,617 SF (including 5,238 SF addition)

Building Height One Story - 36' clear span, no posts

Parking 302 Spaces (shared with residential dormitory)

Architect Frderick L. Crandall Architect

Contractor Centurion Construction Company

Construction Type I-B; monolithic dome construction

Foundation Reinforced concrete slab on grade with continuous ring beam footing

Roof Refurbished Media Center roof + \$187,000 Dome Covering Upgrade to Powder Coated Steel. Monolithic concrete dome (4" - 6" thick) with exterior 3" urethane insulation covered by protective metal cladding over air forms. Central Core: built-up asphalt bituminous roofing system on top of 1" roof deck insulation over 2 ½" lightweight concrete and structural metal deck.

HVAC: Recently Replaced RTU. 8 roof top mounted Carrier units with heat pumps; two (2) of which are 15-ton, three (3) are 10-ton, one (1) is 7.5-ton and two (2) are 5-ton

Electrical 750 kVA transformer supplying 800A – 480/277V (3 phase) MEP

Life Safety: Addressable fire alarm system including pull stations, horns/strobes, heat and smoke detectors

Water/Sewer: Served by a 2 ½" water main and 4" sanitary sewer discharge



PROPERTY HIGHLIGHTS

OUTSTANDING LOCATION

in northern Wake County with convenient access to I-540, Falls of Neuse Rd & US-1/ Capital Blvd.

EXCELLENT DEMOGRAPHICS

with some of the highest Median Household Incomes in the MSA (\$106,000 within 3 miles).

FLEXIBLE USES

Spaces can easily be repurposed due to demountable interior partition wall systems or as "plug and play" space for school, church or production facility.

STATE-OF-THE-ART FACILITIES

including a 200-seat, high-definition projection theater w/ JBL Cinema Array surround sound and remote-controlled theatrical lighting.

TECHNOLOGICALLY ADVANCED

500 MB per second Fiber-Optic connectivity available.



INTERIOR CONSTRUCTION

- Ceiling construction, varied; portions have acoustical tile and metal grid (4'x2' & 2'x2'), while others are exposed concrete, with some areas of the exposed concrete coated with an acoustical-attenuation finish
- Free-hanging truss frame in Domes B & C allows for easy modification and efficient positioning of lights, cabling and other fixtures and equipment
- Permanent vertical wall construction generally is painted gypsum board with resilient base board
- Partition walls generally consist of prefabricated demountable wall systems by Precision Walls allowing for simple reconfiguration or removal
- Column free floor plates due to monolithic dome construction
- Flooring generally consists of direct glued, rolled carpet, while the IT rooms have raised flooring

DOORS & WINDOWS

- Interior doors generally consist of solid core stained wood doors and painted hollow metal frames
- Exterior doors generally consist of metal doors with painted hollow metal frames
- Windows are generally tempered glass with anodized aluminum frames grid (4'x2' & 2'x2'), while others are exposed concrete, with some areas of the exposed concrete coated with an acoustical-attenuation finish

AUDITORIUM

- 200-seat, state-of-the-art equipped theatre; features audio and video playback equipment as well as a remote-controlled theatrical lighting scheme

TECHNOLOGY

- Served by high-speed fiber (500 MB/sec) and equipped with the latest VOIP phone system utilizing 3CX technology





FILM / MEDIA CAMPUS Production & Education Center

- Insert Shooting Stage
- VR/AR Immersive Lab
- Born2Rock Recording Studio +3 Control Rooms
- Drum Room
- Performance Sstudio w/Grand Piano
- Video Podcasting / Streaming Studio
- Serving Kitchen
- Reception / Event Gallery
- Large format Canon print center



MONOLITHIC DOME CONSTRUCTION

WHAT ARE MONOLITHIC DOMES? THEY ARE SUPER STRUCTURES!

Monolithic Domes are constructed following a method that requires a tough, inflatable Airform, steel-reinforced concrete and a polyurethane foam insulation. Each of these ingredients is used in a technologically specific way.

FOUNDATION

The Monolithic Dome starts as a concrete ring foundation, reinforced with steel rebar. Vertical steel bars embedded in the ring later attached to the steel reinforcing of the dome itself. Small domes may use an integrated floor/ring foundation. Otherwise, the floor is poured after completion of the dome.

AIRFORM

An Airform – fabricated to the proper shape and size – is placed on the ring base. Using blower fans, it is inflated and the Airform creates the shape of the structure to be completed. The fans run throughout construction of the dome.

POLYURETHANE FOAM

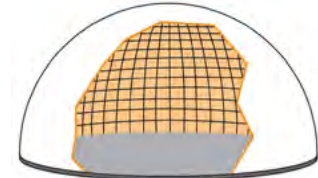
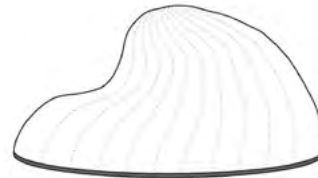
Polyurethane foam is applied to the interior surface of the Airform. Entrance into the air-structure is made through a double door airlock which keeps the air-pressure inside at a constant level. Approximately three inches of foam is applied. The foam is also the base for attaching the steel reinforcing rebar.

STEEL REBAR

Steel reinforcing rebar is attached to the foam using a specially engineered layout of hoop (horizontal) and vertical steel rebar. Small domes need small diameter bars with wide spacing. Large domes require larger bars with closer spacing.

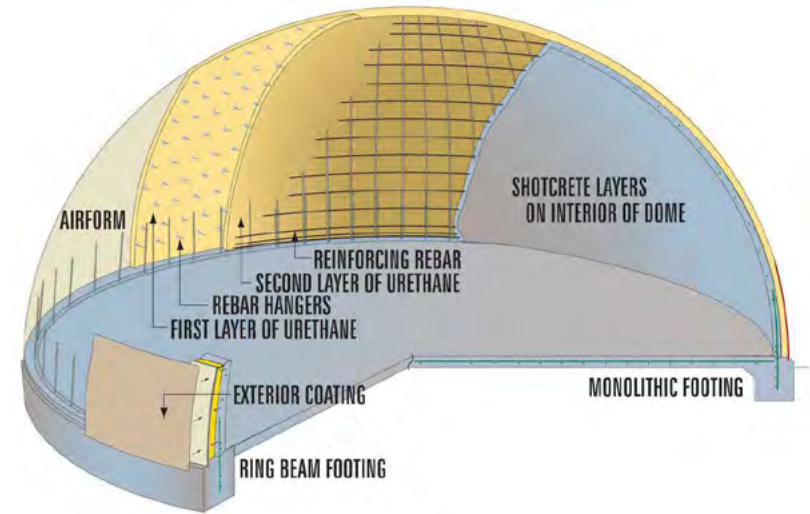
SHOTCRETE

a special spray mix of concrete – is applied to the interior surface of the dome. The steel rebar is embedded in the concrete and when about three inches of shotcrete is applied, the Monolithic Dome is finished. The blower fans are shut off after the concrete is set.



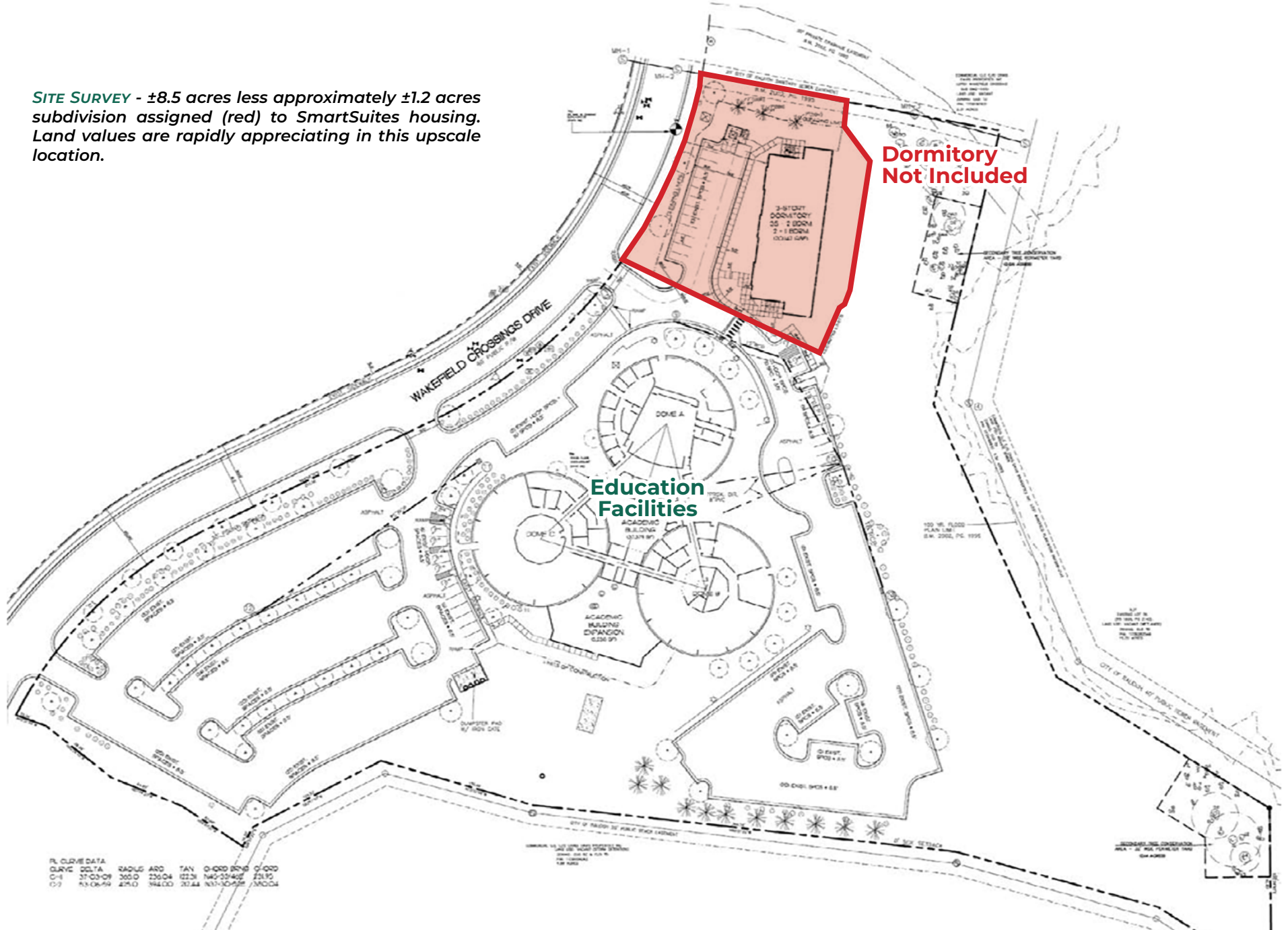
Monolithic Domes are flexible. They can fill any structural need. So in addition to being designed as homes, schools, churches, sports facilities and bulk storages, they can be factories, prisons or jails, fire stations, administrative or business offices, etc.

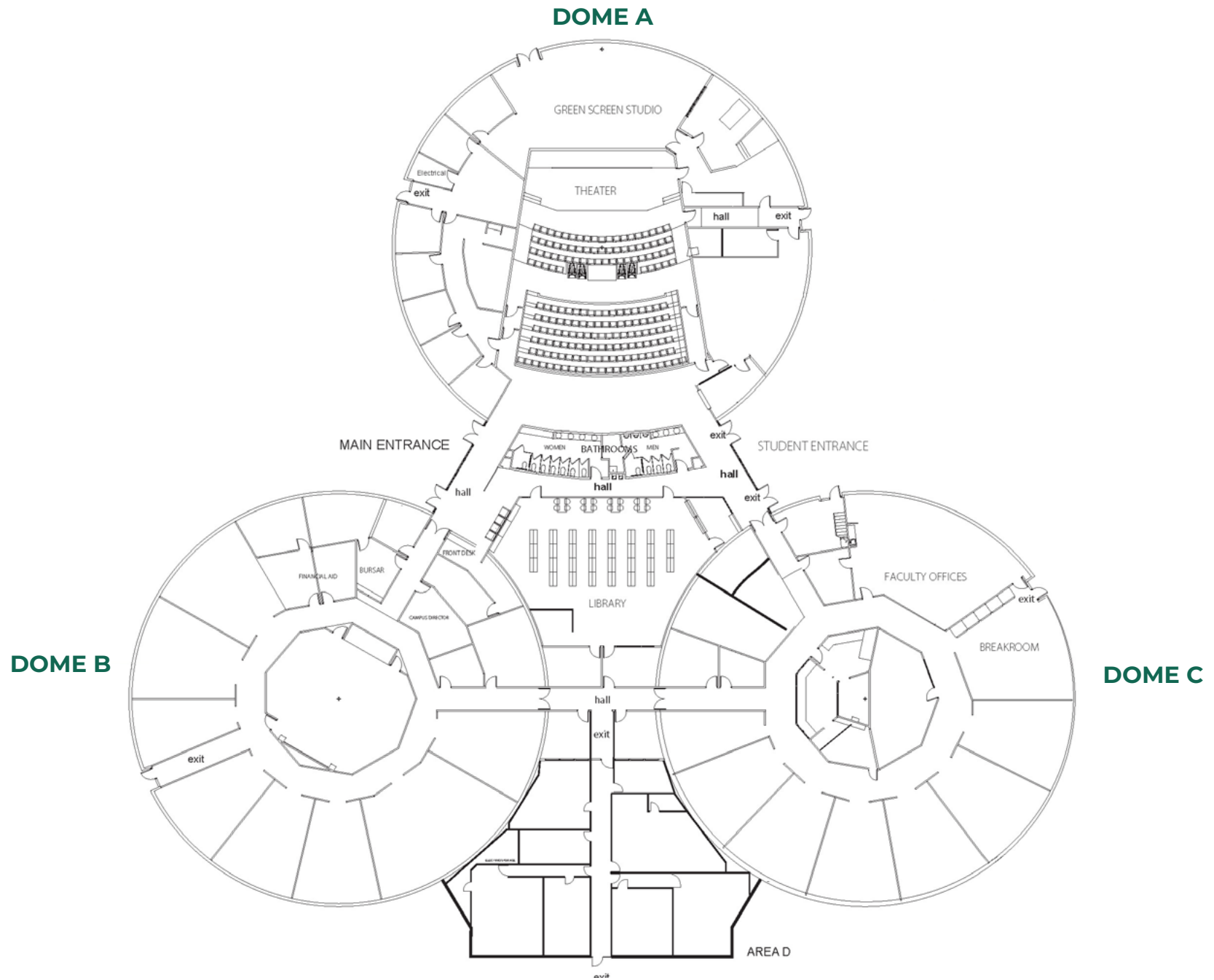
Monolithic Domes are the greenest structures currently available. They have the added advantage of a super-strong outer shell and a clear-span interior. Those qualities make the domes a natural choice for virtually any type of building.



MONOLITHIC.ORG/DOMES (2022)

SITE SURVEY - ± 8.5 acres less approximately ± 1.2 acres subdivision assigned (red) to SmartSuites housing. Land values are rapidly appreciating in this upscale location.





Investment Strategy

THE BACKSTORY

Why this is a once only opportunity to convert ambition to gold?



Raleigh, NC | top growth market property

-

**7.5 acres | prime location
42,617sf | media center**

**\$10.M future sale
\$ 6.1M purchase**

\$ 3.9 your+ return

Appraised 2022 for \$11M minus subdivided student housing (\$2.8M valuation) nets 2022 appraisal to \$8.2M. Add back in dynamics of area growth to \$10M+ ... and a credit worthy prime tenant.

UNDERSTAND THE BACK STORY ... *and be rewarded*

Living Arts College has closed. It's Monolithic Dome campus has been repurposed for sale. The back story is this. Under a divisive act by the Biden White House, member schools of accreditor ACICS were denied degree program funding for an 18 month period, all without prior notice. With sudden lack of funding, several schools closed, including Living Arts.

New products interrupted

At time of closing, senior staff was in early development of AI purposed software targeting higher education operations along with modular, on-line certified training. A new profit center was planned.

Action plan needed

With the unexpected closing, owner Roger Klietz and long time staff were denied a financial worthy future. They approached a creative solution.. Could they assemble a final plan to look to financial recovery?

Two plan requirements

The plan would hope to include a pathway for qualified staff to return to work. And, key to everything would be releasing Roger Klietz and appointed staff to accelerate work in the high return software and media education venture.

Solution Plan benefiting buyer and seller

It was decided that we would drastically undervalue the sale price of the property. This would be done in hopes to incentivize a buyer to relax early lease budgeting for the prime tenant. And, Roger Klietz and senior staff could move forward with with dispatch to enter their software venture.



ROGER KLIETZ

CREATIVE DIRECTOR & PRESIDENT
IMAGINX LLC & Founder of Living Arts College

"I'm prepared to offer the serious buyer/ investor my 49 years of experience in media production; from studio design to applied creativity, on-screen or on the Internet, or as training as a global service. Think of any vision offered as a thank you for participating as passive or active investor/buyer."

Roger Klietz

High ROI Strategy 1

FLIP

Two reasons in two years to think "flip"



**North Carolina best-of-business,
film studio expansion**

North Carolina has long rank is best places to live. is suddenly a burgeoning film production market. With a Screen Gems Sound Stages olinasident Roger Klietz has now created a solution supporting the new grow of the area as media production center ... announcing IMAGINIX Studio Center, as potential lease holder at the property. Here is education reborn as affordable, tech and creative targeted continuing education. Add in a vast scope of film and media support services (see the grid below). The result is a media support / training center already purpose build to return high ROI. The real bonus is the that investing dollars are very low - we're in place with many core essentials already in place ... in media production market on the grow.



**\$4M under market valuation is
after two years is likely very real**

**CNBC names North Carolina
as America's top state for
business in 2022**

**Variety reports Raleigh as state
film center with the opening of
Ascend Studios**

High ROI Strategy 2

STUDIO CENTER



IMAGINX Studio Center | the perfect property tenant

The next strategic step during the open flip period?
Why not encourage IMAGINX Studio Center as the prime leasing tenant?

We've created IMAGINX Studio Center as the prime leasing tenant model. Studio Center is a film and media production start up drawing from decades of industry experience and thousands of production wraps. Find a well defined scope of services below for serving the entire media production industry industry.

Under this ROI strategy 2, (optional, of course, you will be able to take a negotiated position as a Studio Center (SC) principal. This suggests you will have a firm understanding of SC 's business looking to ROI on operations, your added, modest capital investment. Will you then be a passive stakeholder, or would you prefer to be an active Investor? You'll want to know the numbers, of course. We can begin discussion with you on completing an NDA.



IMAGINX Studio Center proposed
 Tenant
 ... this conversion from college campus
 to full service post and certified training
 center for the investor--active or
 passive to build out / manage leased
 departments. Do it at modest cost at
 this already appointed facility. This real
 ROI!



CINE CAMERA RENTAL



STUDIO & GREENSCREEN



GRIP & LIGHTING RENTALS



LARGE FORMAT PRINTING



EDIT SUITES RENTAL & SERVICES



CO-WORKING SPACES



EVENT & SCREENING THEATER



RECORDING STUDIO



VIDEO PODCASTING & STREAMING



CLAPBOARD_72



CERTIFIED TRAINING



MEDICAL SET & MORE

High ROI Strategy 3

SOUND STAGE + ED

Studio Center moves into a ROI league of it's own ... with Sound Stage 1 and Imaginx Global Education

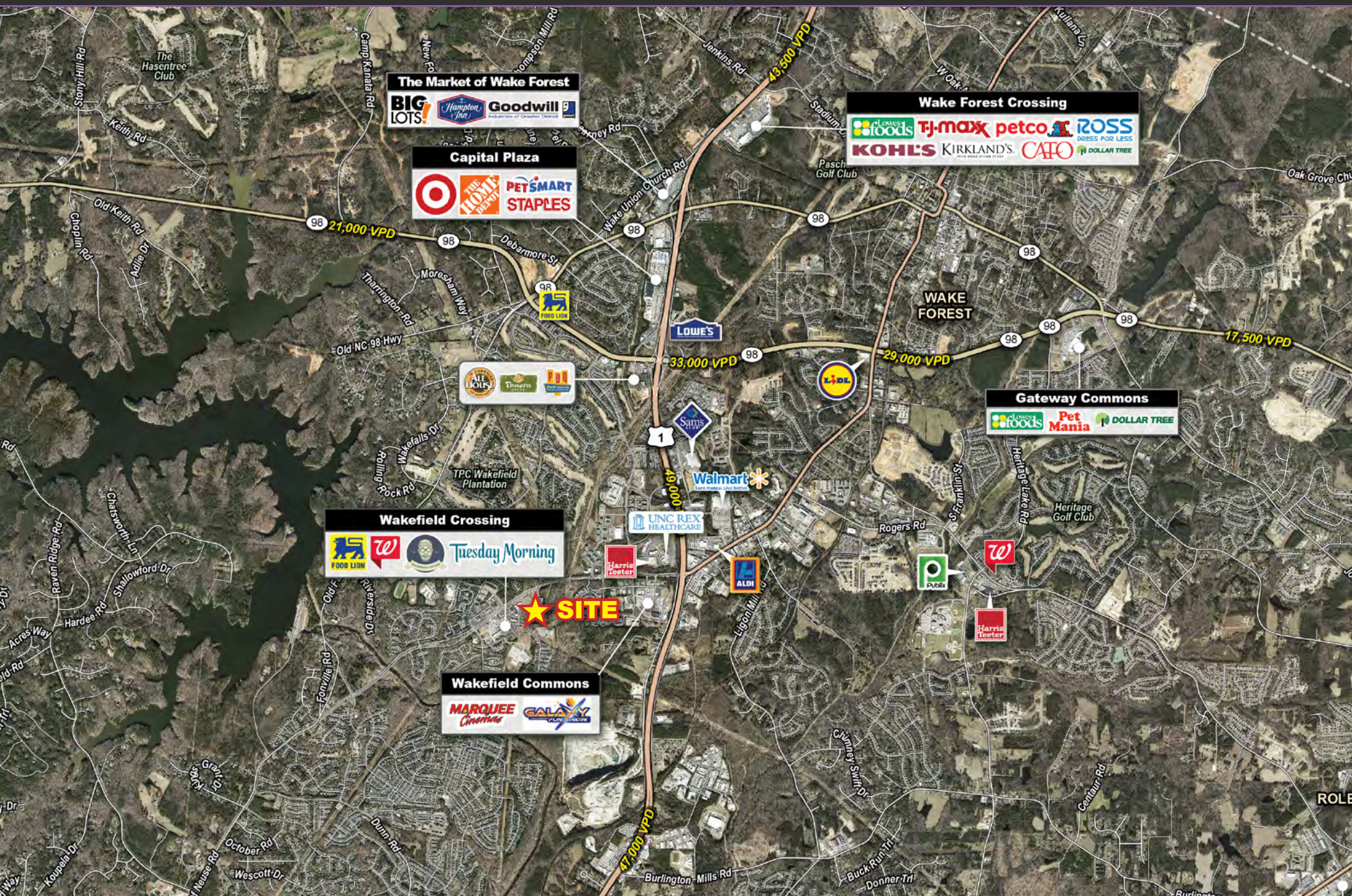


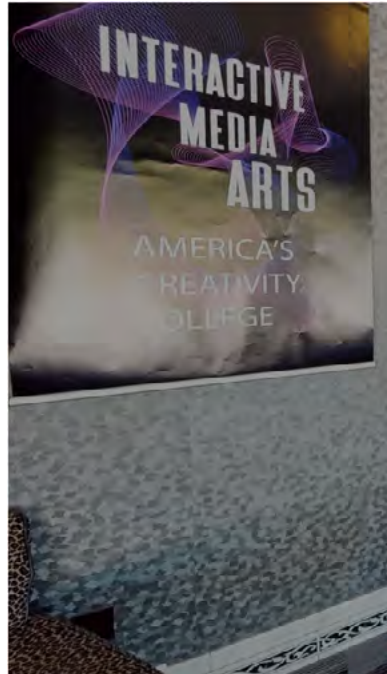
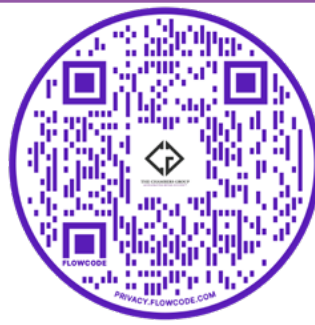
Strategy: Finance a \$1.8M Sound Stage 1 and return 10X

This Strategy 3 is about adding a new technology sound stage plus moving to expanding the business plan to accreditation as a global on-line / in the studio college.

IMAGINIX LLC can guide you through the process ... preparing the institution to work toward regional accreditation. Goal. \$12M added annual revenue 1st level. Exit (sale of EMO = \$) worth with regional accreditation in hand = \$MM





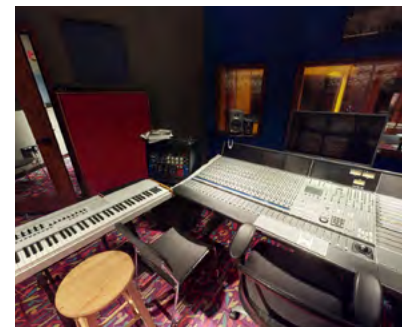
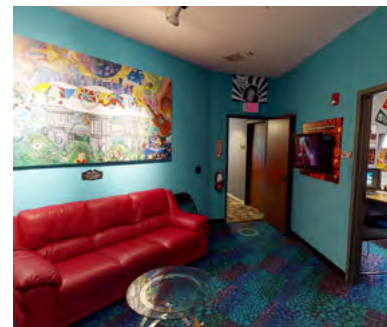
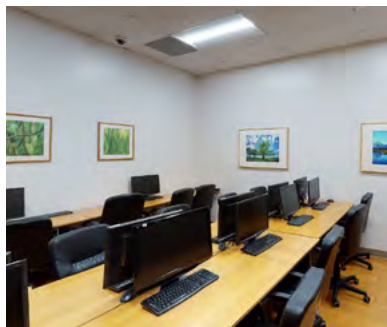
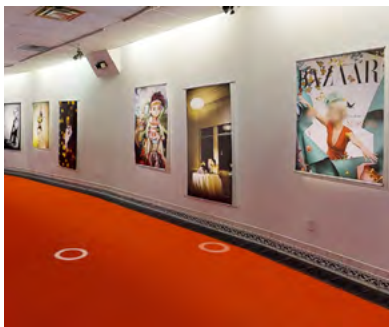


Scan with Device to Access
3D Model & Virtual Tour

Living Arts College

Explore 3D Space

POWERED BY
Matterport



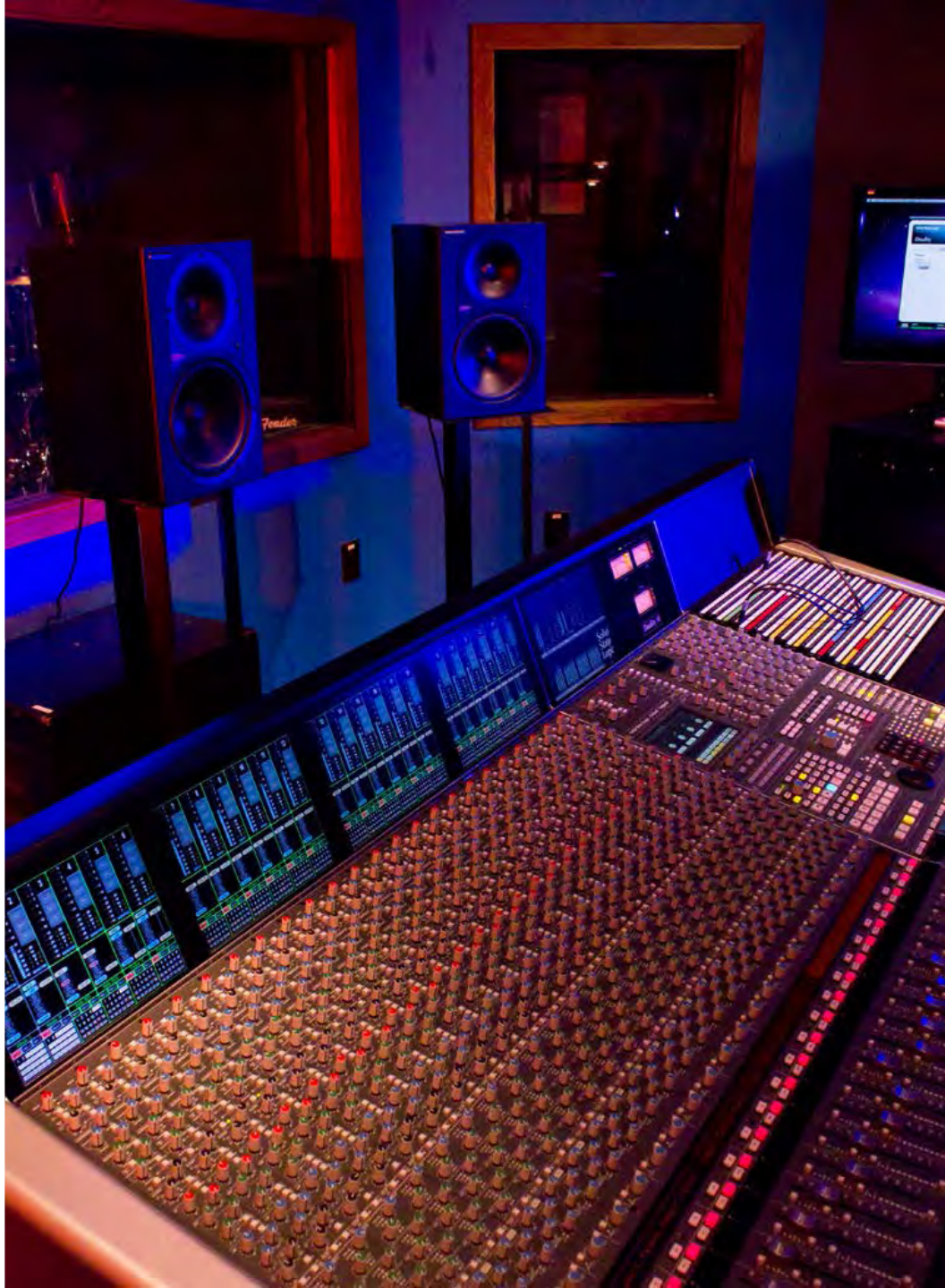














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