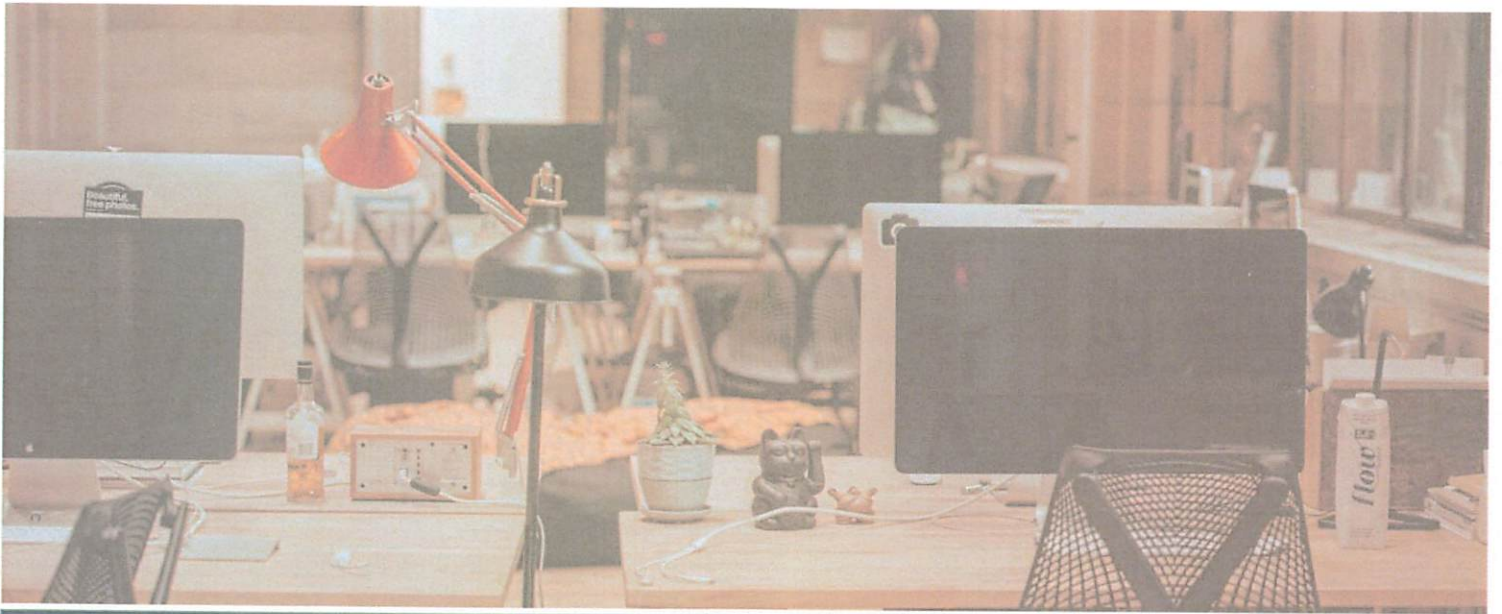


EXHIBIT 4



the hub

connection, community, collaboration.

a local innovation hotspot

the hub

a local workspace for a community of entrepreneurs, investors and small businesses

a public-benefit corporation

- 01 The hub is a beautifully designed members only co-working space in the centre of Lakeville where local entrepreneurs, creatives and business owners can rent an workspace without paying for a full time lease

- 02 Bringing together a community of entrepreneurs, creatives, investors and business owners to collaborate, network, learn in order to facilitate investment and building new locally based businesses together

- 03 Support services to ensure the hub doesn't just meet your business needs, but also your personal and social needs through our wraparound (not based in the same space) after school enrichment program that connects local teachers and kids services with parents allowing an integrated and curated learning experience that is otherwise hard to find.

- 04 Seasonal tourist support for visitors and families.

Services

WorkSpace + Community + Support

Workspace

- Fully managed workspace
- Three levels of membership including hot-desk, permanent desk, and private meeting space.
- High speed WiFi, sound-proof calling booths, meeting owls.
- Comforts of home including small lounge and coffee area

Community

- Every member can join our fortnightly networking events and learning series.
- Online community for sharing ideas and creating partnerships to improve local area.
- A local magnet for talent, ideas and opportunities
- Tourist services during seasonal months.
- A public benefit corporation.

Support

- Safe, secure and relaxed environment for children drop off.
- We endeavour to provide an integrated after school enrichment program open to all that connects local talent with parents, the right atmosphere and activities.

Business Model

01

Revenue

- Estimated \$60,000 annually in membership (by application only, capped membership)
- \$40,000 annually in child enrichment revenues
- \$10,000 additional events, food and beverage partnerships.

02

Strategy

- Members only, by application only.
- Providing space and community for those working at home alone and connecting locals and weekenders, businesses and entrepreneurs.
- Filling gap in market & public benefit mission
- Partner with local businesses bringing value back to community.



Channels 03

- Word of mouth
- Referrals
- Digital advertising
- Journals and press
- Local events

Investment 04

- \$60,000 to renovate workspace
- \$20,000 in tech, fixtures, fittings, decor and infrastructure
- \$20,000 reserve fund.

Why Now?



01

Limited local office space

More personal, communal and flexible than Library, White Hart, and more cost effective than renting an office

02

Working from home can be challenging

More people than ever trying to work from home, but WFH can be lonely, or too crowded, or difficult to find a dedicated space

03

A community connecting hub

Working with a community allows discovery, communication and collaboration with like-minded locals. With many new residents from NYC and beyond, weekenders do not meet locals often.

the hub
a local innovation hotspot



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