CHILDREN OF FALLEN HEROES

AMERICA'S CAMPUS FOR THE NEXT GENERATION

CAMPUS DEVELOPMENT & LEGACY PARTNERSHIPS

82.5-acre Retreat & STEAM Campus | Vass, North Carolina

A permanent place for learning, connection, recreation, family retreats and future opportunity.

$1.45M	$1.20M	$23.92M
LEARNING & EVENTS	TEN TINY HOMES	FULL CAMPUS PLAN

Construction figures are preliminary planning allowances, not contractor bids.

BECOME A FOUNDING CAMPUS PARTNER

Phase 1 | Land Preparation & Early Progress

From Vision to Reality — Work Already Undertaken

Children of Fallen Heroes reports that initial land clearing and layout work has advanced across portions of its 82.5-acre campus in Vass, North Carolina. These activities establish the footprint for future facilities, but do not constitute completed or construction-ready infrastructure.

Areas Cut In or Initially Prepared

- Multi-Use Fields and outdoor program areas
- Equine learning and agricultural education areas
- Reserved footprint for a potential future indoor wind tunnel
- Grass runway corridor and associated aviation space
- Nature trail corridors and outdoor access routes

Current Status | Initial Landwork, Not Final Completion

The locations above reflect reported clearing, cutting-in, or early preparation. Further stump and debris removal, grading, drainage, final surfaces, seeding, pathways, utilities, permitting, and engineering may still be required. Acreage and completion percentages have not been independently verified.

Why It Matters for Donors

Partnership investments would build on work already undertaken. The first major vertical-construction priority is the 10,000-square-foot multipurpose barndominium (Phase 2), followed by the ten-home family retreat village (Phase 3).

Historic land-preparation costs and any disputed or unfinished contractor work are not counted as completed capital assets or committed matching funds in the construction budget.

A Permanent Home for Generations

Children of Fallen Heroes and CFH Legacy Land LLC have established a campus development and stewardship framework for the 82.5-acre campus in Vass, North Carolina. The LLC stewards the land while Children of Fallen Heroes leads charitable programming and campus development.

Once the LLC secures sufficient funding, the plan is to place it under an irrevocable trust to support a permanent home for the nonprofit. Our 250-year vision is to preserve opportunities for aviation, STEAM education, mentorship, family retreats and outdoor learning for generations to come.

From Vision to Reality

PHASE 1 | LAND CLEARING & CAMPUS LAYOUT

Actual aerial photographs document early clearing and site layout across the future retreat and STEAM campus. These images show work undertaken, not completed facilities.



MULTI-USE FIELDS | INITIAL CLEARING



WIDER CAMPUS AERIAL OVERVIEW



RUNWAY CORRIDOR | EARLY CLEARING AND ACCESS WORK

WHAT THIS PROGRESS REPRESENTS

Initial clearing and cut-in work has begun for planned multi-use fields, equine, agricultural, runway, wind-tunnel and trail areas. Final grading, drainage, debris removal, seeding, utilities, engineering and construction remain subject to further work and approvals.

A Ten-Phase Campus Vision

Phase 1 highlights preliminary clearing and campus layout work already undertaken. Phases 2–10 are future construction workstreams with illustrative planning estimates; the budget does not assign a new dollar value to Phase 1.

01	Land preparation and campus layout	**Work underway / no new budget assigned**
02	10,000 SF multipurpose barndominium	**$1,450,000**
03	Ten-home family retreat village	**$1,200,000**
04	Equipment storage & maintenance	**$230,000**
05	Multi-Use Fields	**$500,000**
06	Equine learning and facilities	**$400,000**
07	Farm-to-table classroom & garden	**$420,000**
08	Hangar and runway support	**$650,000**
09	73,000 SF long-term main building	**$10,950,000**
10	Indoor wind tunnel	**$5,000,000**

Priority Funding Milestones

Phases 2–3: $2.65 million before contingency. Future construction stages (Phases 2–10): $20.8 million before contingency, or $23.92 million with the modeled 15% contingency. Phase 1 historical spend is not included.

CAPITAL CAMPAIGN

A Transparent Planning Budget

Funding can be directed to defined milestones, individual facilities, or larger long-term campus investments.

Nine-phase construction subtotal	$20,800,000
Program contingency (15%)	$3,120,000
Total preliminary capital program	**$23,920,000**

How partners can make a measurable difference

The first two priorities are the learning and events building and the ten-home family retreat village. Philanthropic and corporate partners may support a defined facility, a program area, accessible lodging, educational equipment, or professional and in-kind construction services.

Founding partnership pathways

$250,000	**Founding Program Partner**
$500,000	**Founding Campus Partner**
$1,000,000+	**Transformational Founding Partner**

Important financial and naming qualifications

Amounts are illustrative, subject to site assessment, design, permits, bids and actual construction conditions. Gifts do not automatically confer naming rights. Recognition terms, duration and approvals require a separate written agreement. CFH Legacy Land LLC property equity is not represented as a nonprofit cash asset or committed match.

Budget covers future construction (Phases 2–10); historical Phase 1 landwork is not valued here.

PARTNERSHIP INVITATION

Help Build What Comes Next

A campus envisioned for military and first-responder families, caregivers, youth and the wider community.

Our purpose

Children of Fallen Heroes is developing spaces for STEAM education, robotics, aviation discovery, outdoor recreation, restorative retreats and family connection. Facilities are tools for long-term impact—not ends in themselves.

Legacy naming and recognition opportunities

Potential recognition includes the multipurpose building, learning studios, the family retreat village and individual tiny homes, recreation spaces, equine programs, the farm-to-table classroom, and aviation and future signature facilities. Availability and terms will be determined through written agreements.

Ways to participate

- Capital and philanthropic gifts to a defined phase or project.
- Construction, engineering, technology and in-kind support.
- Strategic corporate partnerships and employee engagement.
- Long-term legacy commitments and customized recognition.

BECOME A DEVELOPMENT PARTNER

Discuss a tailored partnership or request additional project information:

kwasley@cfheroes.org | childrenoffallenheroes.org

PHASE 2 | BARNDOMINIUM CONCEPT

10,000 sq. ft. universal multipurpose building

CHILDREN OF FALLEN HEROES



Illustrative barndominium-style concept only; not an existing CFH building or architectural plan.

FIRST OPERATIONAL CAMPUS FACILITY

Flexible facility for STEAM classes, robotics, educational workshops, community events, caregiver gatherings and adaptable indoor programming.

Current planning budget: $1,450,000 (preliminary; not a contractor bid).

Potential features: high-clearance open floor, divisible classrooms, restrooms, kitchen/catering support, storage, HVAC, accessibility and utility connections.

Next steps: confirm site location, concept footprint, occupancy, code requirements, foundation, shell price, fit-out scope and utility service with licensed professionals.

Concept image is not an approved design. All costs remain preliminary.

TINY HOME VISUAL CONCEPTS

Exterior and interior inspiration | 300-400 sq. ft. homes



EXTERIOR CONCEPT

Simple gabled roof, durable siding, covered entry and wooded retreat setting.



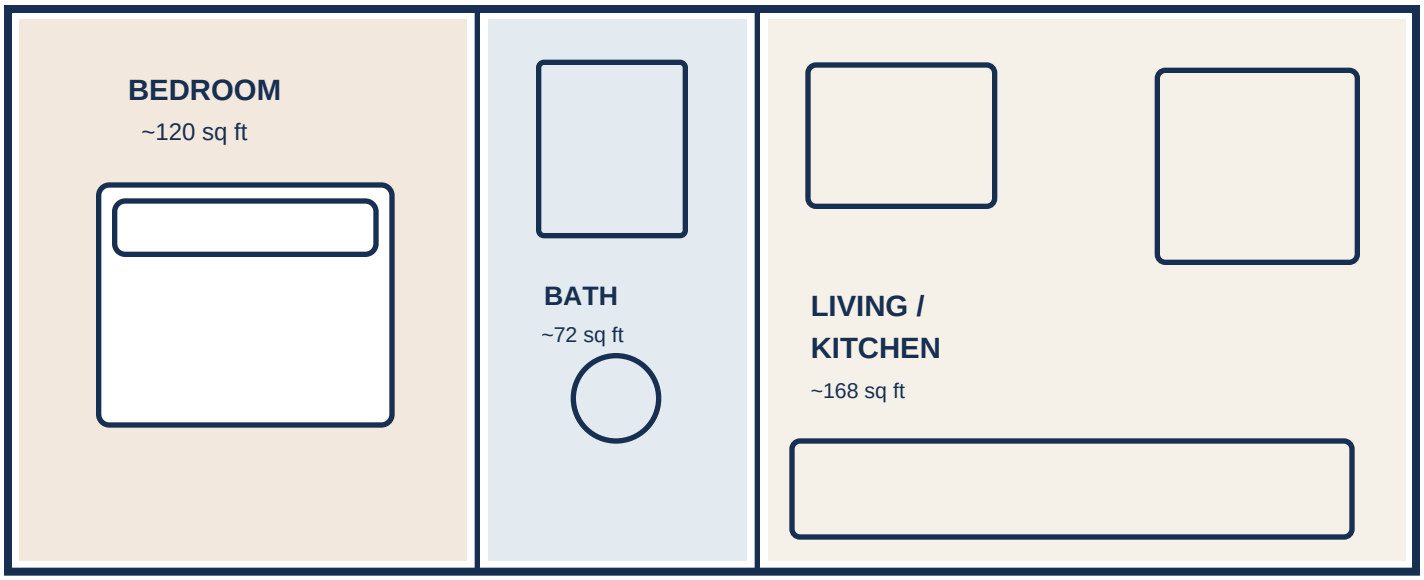
INTERIOR CONCEPT

- Kitchenette and dining space
- Sofa / family seating
- Private bedroom
- Children's flexible sleeping area
- Full bathroom and HVAC
- Furnished, easy-maintenance finishes

Images are illustrative; selections, furnishing packages and code requirements remain open.

FAMILY TINY HOME | CONCEPT FLOOR PLAN

Illustrative 12 x 30 ft module | 360 sq. ft. | Not to scale



Optional child sleeping: convertible sofa or built-in bunk, subject to egress and clearance.

PLANNING ASSUMPTIONS

- 360 sq ft enclosed footprint; covered porch would be additional if provided.
- Private bedroom plus child sleeping option; actual occupancy to be established.
- One bathroom; kitchenette; combined living / dining area.
- Illustration is not to scale for doors, windows, fixtures, or accessibility.
- An accessible unit may require a larger footprint and revised unit mix.

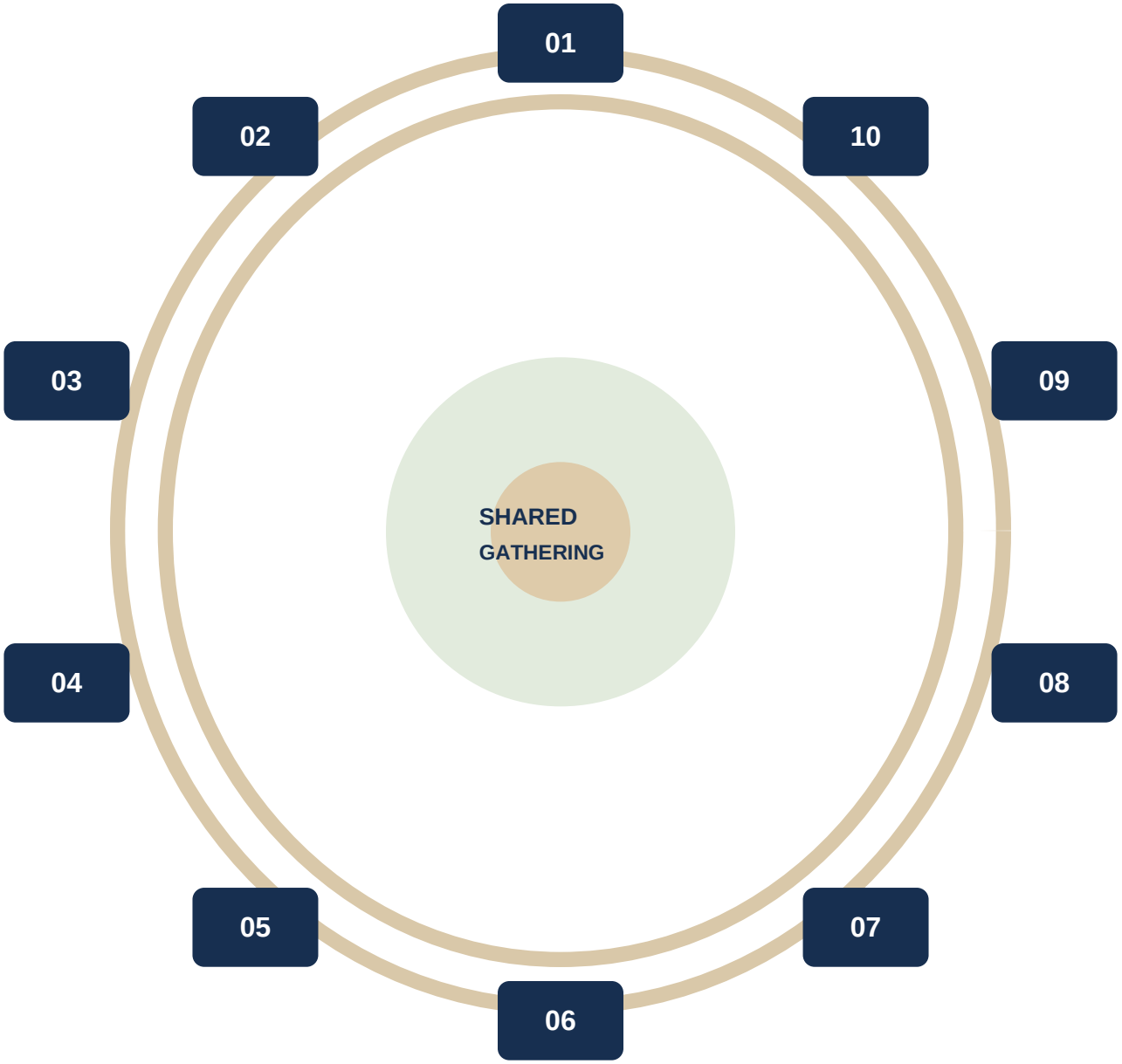
PER-HOME TARGET: $100,000 (HOME & INSTALLATION)

The $100,000 target applies per home, excluding shared village infrastructure.

The ten-home village budget is $1.20M including shared site work and utilities.

10-HOME VILLAGE SITE CONCEPT

Illustrative arrangement; not based on surveyed boundaries or utility engineering



DESIGN FEATURES TO EVALUATE

- Clustered homes with a shared gathering space and paths.
- Parking, accessible route(s), emergency vehicle access and exterior lighting.
- Centralized or individual utilities to be studied; septic feasibility is essential.
- Landscaping, privacy buffers, drainage and outdoor seating.

NOT A SITE PLAN FOR PERMITTING OR CONSTRUCTION

Locate units only after survey, zoning review, utility design and septic evaluation.

LEGACY NAMING OPPORTUNITIES

Invite a lasting partnership in the places where young people and families learn, heal, explore and connect. Recognition can honor a family, loved one, company or shared commitment to service.

PROPOSED NAMING INVENTORY

Phase 2 | 10,000 SF Multipurpose Learning & Events Building

Whole-building or distinct classroom, robotics, arts, gathering and event-space naming opportunities.

Phase 3 | Ten-Home Family Retreat Village

Village-level naming or individual home dedications, with family privacy and mission protections.

Phases 4–5 | Equipment & Recreation Facilities

Equipment-support facility, recreation fields, courts and outdoor learning features.

Phases 6–7 | Equine & Farm-to-Table Learning

Equine education areas, barn, teaching garden and classroom recognition.

Phases 8–10 | Aviation & Long-Term Signature Facilities

Aviation hangar, future main campus learning areas and potential wind-tunnel naming, subject to feasibility.

STRUCTURING PRINCIPLE

Naming opportunities are invitations to discuss a tailored agreement, not an automatic benefit of a particular gift amount. No naming term, exclusivity or permanent entitlement is offered until CFH approves it in writing.

FOUNDING PARTNER PATHWAYS

Partnership levels help donors select measurable work. They are illustrative gift pathways—not prices for naming rights or promises of construction completion.

$250,000

FOUNDING PROGRAM PARTNER

Support STEAM, robotics and drone instruction; youth aviation; first-responder mentoring; equine learning; or a clearly defined campus-readiness component.

$500,000

FOUNDING CAMPUS PARTNER

Support a major Phase 2 building component or a combined infrastructure-and-program initiative with reporting, milestones and potential negotiated recognition.

$1,000,000+

TRANSFORMATIONAL FOUNDING PARTNER

Support a major campus asset, restricted capital project, long-term initiative or integrated multi-phase commitment with individually negotiated stewardship and recognition.

A FUNDED PROJECT MUST BE DEFINED

Each proposal specifies scope, approved budget, cash and in-kind contributions, delivery milestones, reporting and recognition terms. The $23.92M campus total is a preliminary model, not a funding commitment.

BECOME A DEVELOPMENT PARTNER

Children of Fallen Heroes is developing an 82.5-acre retreat and STEAM campus in Vass, North Carolina. Early capital priorities are the 10,000-square-foot multipurpose barndominium-style building and the ten-home family retreat village.

WAYS TO PARTICIPATE

Capital and major gifts

Support a specific building, village home, teaching space, or phase-based funding milestone.

Construction and in-kind partnerships

Contribute materials, sitework, design, engineering, utilities, furnishings or skilled labor, with documented values.

Education and program partners

Bring curriculum, mentoring, STEAM equipment, agriculture, equine or aviation expertise.

Legacy recognition

Explore mutually approved facility, room, home or campus-feature naming arrangements.

START THE CONVERSATION

Ken Wasley | President & Founder

kwasley@cfheroes.org | childrenoffallenheroes.org

Children of Fallen Heroes | EIN 81-0800340

TRANSPARENCY & AGREEMENT REQUIREMENTS

All construction figures are preliminary planning estimates, not contractor bids. Potential naming rights, visibility, duration, approval rights and donor recognition require written agreements. The land-owning entity, nonprofit use rights, permits, construction scope and any matching-fund claims must be verified before restricted capital commitments are finalized.

ITEMIZED CONSTRUCTION COST SCHEDULE

Phase-specific preliminary allowances | Schedule 1 of 3 | Price inputs editable in companion Excel file

PHASE 2 | 10,000 SF BARNDOMINIUM — $1,450,000

Grading, drainage and access	$85,000
Slab, footings and concrete (10,000 SF x $23)	$230,000
Steel framing, roof and insulated envelope (10,000 SF x $42)	$420,000
HVAC and ventilation (10,000 SF x $14)	$140,000
Power, lighting and distribution (10,000 SF x $11)	$110,000
Restrooms, sinks and rough-ins	$85,000
Fire protection and accessibility	$55,000
Divisible teaching spaces and finishes	$115,000
Classroom and event equipment	$45,000
Design, permits and utility tie-ins	$165,000

PHASE 3 | TEN TINY HOMES — $1,200,000

Standardized furnished home packages (10 homes x $65,000)	$650,000
Pads and anchoring (10 homes x $11,000)	$110,000
Transportation and installation (10 homes x $5,000)	$50,000
Shared water, septic and electric	$190,000
Access, drainage and grading	$85,000
Permitting, accessible-unit and fit-out gaps	$115,000

PHASE 4 | EQUIPMENT STORAGE — $230,000

3,500 SF metal shell (3,500 SF x $30)	$105,000
Slab, doors and site preparation	$65,000
Electrical, safety, workshop and design	$60,000

All unit prices and quantities are illustrative allocation assumptions, not measured takeoffs or bids.

ITEMIZED CONSTRUCTION COST SCHEDULE

Phase-specific preliminary allowances | Schedule 2 of 3 | Price inputs editable in companion Excel file

PHASE 5 | MULTI-USE FIELDS	**$500,000**
Finish grading and drainage	$220,000
Seed, irrigation and play surface	$145,000
Fencing, goals and lighting	$85,000
Access, safety and professional fees	$50,000
PHASE 6 | EQUINE FACILITIES	**$400,000**
Stalls, storage, wash station	$205,000
Fencing, shelters and gates	$95,000
Teaching area, footing and drainage	$60,000
Utilities, design and safety	$40,000
PHASE 7 | FARM-TO-TABLE CLASSROOM	**$420,000**
Teaching building and food prep area	$305,000
Greenhouse, beds and irrigation	$70,000
Utilities, design and permits	$45,000
PHASE 8 | AVIATION HANGAR/RUNWAY	**$650,000**
Shell, door and slab	$470,000
Apron, drainage, utility and access	$125,000
Engineering, permit and strip support	$55,000

All unit prices and quantities are illustrative allocation assumptions, not measured takeoffs or bids.

ITEMIZED CONSTRUCTION COST SCHEDULE

Phase-specific preliminary allowances | Schedule 3 of 3 | Price inputs editable in companion Excel file

PHASE 9 | 73,000 SF MAIN BUILDING — **$10,950,000**

Open-span construction blended allowance (73,000 SF x $100)	$7,300,000
Conditioned program areas, bathrooms and finishes (73,000 SF x $30)	$2,190,000
Systems, site/utility tie-ins and design (73,000 SF x $20)	$1,460,000

PHASE 10 | INDOOR WIND TUNNEL — **$5,000,000**

Illustrative OEM equipment allowance	$4,500,000
Installation and commissioning allowance	$500,000

All unit prices and quantities are illustrative allocation assumptions, not measured takeoffs or bids.