

Building a Legacy: Miles Through Time Automotive Museum & Vintage Garage Antiques – Phase One Investment Opportunity

Executive Summary

Miles Through Time Automotive Museum Inc. (nonprofit) and Vintage Garage Antiques LLC (for-profit) are partnering to create a landmark destination on Georgia's Hwy 365 — a 100,000 sq. ft. facility that will serve as a permanent home for both operations.

This \$8 million equity-funded expansion will double current capacity, enhance tourism throughout Habersham County, and create a sustainable cultural and economic hub for the North Georgia region.

Investment Opportunity:

- **Total Raise: \$8 million (100% equity, no commercial loan)**
- **Investor Terms: 8% annual preferred return, 70/30 profit split after preferred**
- **Structure: Investors hold equity in the for-profit entity, backed by real estate and revenue from booth rent, commissions, and event space.**
- **Timeline: Land purchase and construction to begin upon full funding, with a 12-month build time.**

Company Overview

Vintage Garage Antiques LLC (For-Profit)

Vintage Garage Antiques operates as a vendor-based antique and collectibles market. The current location offers over 100 vendor booths specializing in antiques, furniture, handmade goods, and automotive memorabilia. The business earns revenue through:

- **Monthly booth rentals**
- **10% commission on vendor sales**
- **Gift shop and event space**

The new facility will expand booth capacity to 20,000 sq. ft. of billable vendor space, allowing for approximately 250 vendor booths. This expansion is expected to more than double rental and commission revenue while maintaining lean overhead.

Miles Through Time Automotive Museum Inc. (Nonprofit)

Miles Through Time Automotive Museum was founded by Sean Mathis in 2017 with a single car — his grandfather's 1959 Cadillac Coupe De Ville. The museum has since grown into a rotating collection of over 100 full-size cars, 5,000+ model cars, military exhibits, memorabilia, and historical artifacts.

The museum operates as a living, co-op-style collection, with displays donated or loaned by enthusiasts and collectors. It attracts visitors from across the U.S. and internationally, thanks to its authentic and personal approach to automotive history.

The new facility will provide a permanent, purpose-built home for the museum, allowing for enhanced visitor flow, curated exhibits, dedicated event space, and increased admissions revenue.

Market Opportunity

North Georgia's tourism industry continues to thrive, driven by its scenic landscapes, small-town charm, and proximity to major metro areas.

- **Location Advantage:** Hwy 365 is a direct artery between Atlanta and the Northeast Georgia Mountains, serving millions of travelers annually.
- **Tourism Anchors:** Helen, GA, attracts over 3 million visitors per year — many of whom pass through Habersham County.
- **Regional Demand:** There are no comparable automotive museums or large-scale antique markets within a 90-minute drive.

This project leverages both heritage tourism and the growing trend of “destination retail,” offering visitors a one-stop experience for cars, collectibles, and culture.

Current Performance and Proof of Concept

Timeframe: January 1, 2024 – August 26, 2025

Vintage Garage Antiques Performance:

- **Total Vendor Sales (excluding tax): \$493,399.60**
- **Vendor Payouts: \$287,123.10**
- **Rent Collected: \$201,705.00**
- **Average Monthly Rent Collected: \$11,865/month over 17 months**

Miles Through Time Automotive Museum:

- **700–900 visitors monthly**
- **\$16 admission price (increasing to \$17 in the new location)**
- **Regularly hosts high-attendance events such as car shows, cruise-ins, and cook-offs**

This existing dual-business model is already profitable and proven. The new location will double foot traffic, increase rent capacity, and reduce logistical inefficiencies tied to the current leased space.

Expansion Plan – Phase One

Project Overview:

The Phase One expansion will create a 100,000 sq. ft. combined facility on a 10+ acre parcel along Hwy 365 in Habersham County, GA.

Space Allocation:

- **30,000 sq. ft. – Museum exhibit galleries**
- **20,000 sq. ft. – Vendor booth space**
- **10,000 sq. ft. – Event and library space**

- 40,000 sq. ft. – Administrative, retail, workshop, and storage areas

Total Project Cost: \$8,000,000 (equity-funded)

Timeline:

- **Land Acquisition:** Immediately upon funding
- **Construction Start:** Within 3–6 months of land purchase
- **Construction Duration:** 12 months
- **Grand Opening:** Approximately one year from groundbreaking

Financial Plan

5-Year Revenue and Expense Projection (Optimized Location)

Year	Total Revenue	Operating Costs	Net Operating Income
1	\$880,410	\$296,624	\$583,786
2	\$950,651	\$296,624	\$654,027
3	\$1,026,981	\$296,624	\$730,357
4	\$1,109,960	\$296,624	\$813,336
5	\$1,200,199	\$296,624	\$903,575

Assumptions:

- **Vendor sales grow 8% annually.**
- **Booth rent increases from \$2 to \$3 per sq. ft. over 5 years.**
- **Museum attendance doubles from current levels and grows 5% annually.**
- **Operating expenses remain stable through efficiencies of scale.**

Operating Cost Breakdown (Annual)

Category	Cost	Notes
Payroll	\$142,624	Staff for museum and antique operations
Property Maintenance	\$50,000	Facility upkeep and minor repairs
Utilities	\$48,000	HVAC, lighting, water, waste
Marketing	\$36,000	Digital, print, events
Insurance & Admin	\$20,000	General liability, office, merchant fees
Total	\$296,624	

Investor Terms

Term	Description
Equity Raise	\$8 million (100% equity, no commercial loan)
Preferred Return	8% annually, paid quarterly
Profit Split	70% investor / 30% founders after preferred returns
Equity Security	Ownership in for-profit entity (real estate-backed)
Distribution Timeline	Quarterly preferred payments; annual profit distributions
Exit Strategy	Buyback or refinance within 7-10 years

This structure maximizes long-term profitability by avoiding debt service and aligning investor returns directly with project success.

5-Year Investor Return Schedule (Cumulative)

Year	Net Operating Income	Preferred Return (8%)	Profit Distribution (Investor 70%)	Total Annual Investor Payout	Cumulative Investor Return
1	\$583,786	\$640,000	—	\$640,000	\$640,000
2	\$654,027	\$640,000	\$9,419	\$649,419	\$1,289,419
3	\$730,357	\$640,000	\$63,250	\$703,250	\$1,992,669
4	\$813,336	\$640,000	\$121,335	\$761,335	\$2,754,004
5	\$903,575	\$640,000	\$184,503	\$824,503	\$3,578,507

Note: Preferred return assumes full \$8M equity invested. Profit distributions begin after preferred returns are met annually.

Investor ROI Summary

Example 1: \$500,000 Investment

- Preferred Return: \$40,000/year (8% annual)
- 5-Year Preferred Total: \$200,000
- Equity Share: 6.25% ownership of the project
- Profit Share (70% pool): \$40K–\$60K/year average (Years 3–5)
- 10-Year Total Return: ~\$650K–\$750K (1.3–1.5x multiple)

Example 2: \$1,000,000 Investment

- Preferred Return: \$80,000/year (8% annual)
- 5-Year Preferred Total: \$400,000
- Equity Share: 12.5% ownership of the project
- Profit Share (70% pool): \$80K–\$120K/year average (Years 3–5)
- 10-Year Total Return: ~\$1.3M–\$1.5M (1.3–1.5x multiple)

These examples are based on current 5-year projections and assume steady growth in vendor sales and museum admissions. Actual results may vary.

Leadership Team

Sean Mathis – Founder

Visionary and founder of Miles Through Time Automotive Museum. Sean created the museum from a single car into a regional destination. He oversees operations, partnerships, and strategic growth.

Truitt Phillips – Executive Director

Responsible for daily museum management and exhibit development. Truitt’s craftsmanship has helped build the museum’s unique, hand-built “Old Town” displays.

Jenny Phillips – Manager, Vintage Garage Antiques

Manages vendor relationships, sales operations, and customer experience for the antiques market.

Museum Board

Additional positions to be filled upon expansion.

Community & Legacy Impact

The expansion will create:

- **5–10 local jobs in operations, retail, and maintenance.**
- **Increased vendor opportunities for small businesses and artisans.**
- **An anchor destination boosting tourism traffic in Habersham County.**
- **An educational, historical, and cultural hub for future generations.**

The new Miles Through Time campus will serve as both an economic driver and a lasting legacy for automotive enthusiasts, history lovers, and the local community.