

TIDE Kitchen. — EXECUTIVE SUMMARY

The **I**ncubator for QSR **D**ining **E**ntrepreneurs. A high-growth platform for wealth creation in South Shore — transforming QSR entrepreneurs into scalable franchise brands while supporting redevelopment.

— ANNUAL RECAPTURE

\$29M

Dining spend currently leaking out of South Shore each year.

— WEALTH MULTIPLIER

8x–20x

EV/EBITDA expansion at the franchise exit stage.

— SOCIAL ROI

\$3.06

Monetized community value per \$1 of capital deployed.

— THE THESIS

South Shore sits at the epicenter of **~\$10B in adjacent civic and private investment** — including the Obama Presidential Center and the Illinois Quantum Park — yet faces severe speculative pressure that threatens to displace the very residents it should benefit. TIDE Kitchen is a **place-based incubator** that prepares overlooked QSR entrepreneurs for franchise-grade scale, deploys them as *capitalized anchor tenants* to underwrite corridor redevelopment, and creates wealth pathways for operators, residents, and the neighborhood itself.

— THE PLATFORM

From kitchen to *category killer*.

- 01** **TIDE Pool** *The Incubator*
A three-kitchen "Flight Simulator" with shared infrastructure, franchise-ready SOPs, and an 8–10% sales fee in lieu of rent.
- 02** **TIDE Anchor** *Corridor Integration*
Pre-funded operators de-risk new construction and rehab projects, unlocking ~\$2–4M of adjacent development per anchor lease.
- 03** **TIDE Current** *Multi-Unit Scale*
Centralized HR, supply chain, accounting, and marketing protect unit-level EBITDA across 3–10 locations.
- 04** **TIDE Wave** *Franchise Execution*
Growth capital, FDD navigation, and equity alignment unlock the wealth multiplier at exit.

! **The sourcing edge.** TIDE recruits founders capital has historically overlooked — meaning their concepts haven't been replicated, copied, or commoditized.

— THE CAPITAL & THE WEALTH

A stack that adapts. *Wealth that distributes.*

- BDC Debt** *Convertible note for the Anchor transition — interest-only, founder-friendly.*
- Venture Equity** *Direct investment for Stage 3–4 expansion to unlock the wealth multiplier.*
- ROBS & OZ** *Tax-advantaged retirement and Opportunity Zone capital for founders and external investors.*
- Community** *SDIRA and Reg CF pathways letting residents own a stake in their corridor.*

— WEALTH, DISTRIBUTED

- OPERATOR
Equity in the brand.
8x–20x wealth multiplier at exit.
- COMMUNITY
Direct equity stake.
Residents share in the upside as owners.
- NEIGHBORHOOD
Anchored property.
Growth absorbed without displacement.

NOW OPEN

Join the **TIDE**.

Investment, advisory, and partnership opportunities open for the founding cohort.

hello@tide.kitchen

"A rising tide lifts all boats."