

EXHIBIT D: Business Plan

New Location Business Operation Plan

Our business will provide a combination of services in **facial care**, **head therapy**, and **licensed massage therapy**. All treatments will be administered by qualified staff using safe, approved equipment in compliance with local health and zoning regulations.

Services to Be Offered

1.Facial Treatment

We will use **certified, non-invasive 3D UV facial machines**, combined with various types of facial masks and serums to deeply nourish the skin. These treatments are designed to enhance absorption of nutrients and promote skin health and brightness.

1.Head Therapy (Scalp Care)

Using an advanced **head spa cleansing device**, we will gently stimulate the scalp with slow water flow, promoting cellular relaxation and nervous system balance. This treatment is proven to help relieve stress and improve sleep quality.

1.Massage Therapy

All massage services will be conducted by **licensed massage therapists**, offering full-body, prenatal, sports, and pain-relief massages tailored to customer needs.

Future Development Plans

- We will **explore the use of more equipment** and automation to improve service efficiency and reduce labor costs where appropriate.
- We are committed to **training and empowering massage therapists** who are enthusiastic, caring, and professionally capable.
- As the business stabilizes, we intend to **expand the King Spa brand** to additional locations across California, starting from Rialto.

Staff Development & Culture

King Spa maintains a strong emphasis on employee growth. We will continue to provide:

- Language training**
- Skill enhancement**
- Customer care and compassion development**

Respect for employees and kindness toward others remain core pillars of our business culture. We aim to build a positive and professional environment for both customers and team members.

King Spa Business Plan

2012 N Riverside Ave Suite F, Rialto, CA 92377

Type: Massage & Wellness Services | Est. 2025 | Legal Structure: Kungfu Panda Massage LLC

Executive Summary

King Spa is a licensed massage and wellness center opening in Rialto, CA, offering therapeutic services including deep tissue, sports, prenatal, and post-surgical massages, as well as couples/group sessions. Rialto currently lacks registered massage or physical therapy providers, creating a clear market gap. Our mission is to deliver professional, compliant care with a focus on community trust.

Goals:

- Become Rialto's premier wellness destination.
- Fill the demand for legal, therapeutic massage services.
- Achieve 300–450 monthly clients within the first year.

Company Profile

- Founder: MBLEX-certified with 500+ hours of training.
- Structure: California-registered LLC; all therapists hold CAMTC licenses.
- Ethos: "Client health first" – prioritizing evidence-based, sustainable care.

Market Analysis

Opportunity:

- No licensed massage clinics in Rialto; only 2 beauty salons offer limited services.
- Growing demand from office workers, athletes, seniors, and postpartum clients.

Target Clients:

- Professionals & laborers (stress/pain relief).
- Athletes & fitness enthusiasts.
- Prenatal/postpartum women.
- Chronic pain/Post-op patients.
- Couples/groups.
- Services & Pricing

Services & Pricing		
Service	Duration	Price
Deep Tissue Massage	60 mins	\$60
Swedish Massage	60 mins	\$60
Prenatal Massage	60 mins	\$60
Post-Surgical Relief	60 mins	\$60
Foot Reflexologie	60 mins	\$60
 Facial treatment	60 mins	\$60
 Head therapy	60 mins	\$60
Couples/Group Massage	60 mins	\$60/person
 Muscle Pain Treatment	60 mins	\$80

Operations Plan

- Hours: 10:00 AM – 9:00 PM daily.
- Staff: 2 licensed therapists (initial phase).
- Booking: Phone/online walk-ins.
- Hygiene: Single-use linens; strict sanitation protocols.
- Quality Control: Regular training, health checks, and client feedback systems.

Marketing Strategy

Launch Promotions:

20% off first-month services; membership discounts.

Digital Presence:

Optimized Google/Yelp profiles; Instagram/Facebook content (wellness tips + services).

Community Partnerships:

Cross-promotions with local businesses.



Financial Projections

Startup Costs:

First Rent / Deposit	\$12,000
Equipment/Renovation	\$30,000
Licenses/ Insurance	\$5,000
Marketing	\$8,000
Operating Reserve	\$15,000
Total Initial Investment	\$70,000

Monthly Forecast (Year 1):

Avg. Price	\$65
Daily Clients	12 /day
Monthly Cliens	360/month
Revenue	\$23,400
Fixed Costs	\$8,000
Net Profit	~\$8,000
Break-even target: 6 months.	

Applicant Declaration

I, Tile Pan, as the applicant and operator of King Spa, hereby make the following declarations:

1. All submitted information is true, accurate, and complete, with no false or misleading statements.
2. All business activities will strictly comply with California state law and City of **Rialto** regulations, including but not limited to:
 - CAMTC licensing requirements;
 - Fire, safety, and health department regulations;
 - City rules on business hours, permitted services, and use of premises.
3. I fully reject any illegal, unethical, or inappropriate conduct.
4. I will cooperate with city inspections, hearings, and compliance reviews.
5. I accept full legal responsibility for any violations, including potential license revocation or other penalties.

Sincerely,

Signature: Tile Pan (Tile Pan)
Date: 05 / 20 / 2025

Company Overview – Kungfu Panda Massage LLC

EIN: 87-1086884

- Founded in June 2021 in Mesquite, Texas, **Kungfu Panda Massage LLC** began as a small local studio and has steadily grown into a reputable provider of professional massage services. Our business is built on integrity, quality, and a strong commitment to the physical and mental well-being of our clients.

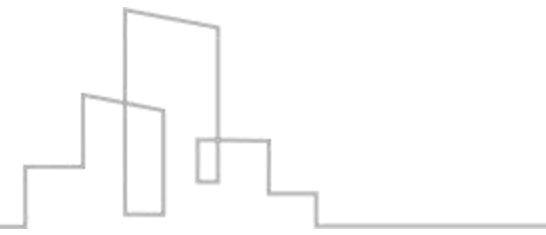
- We specialize in high-quality therapeutic massage tailored to community needs, including stress relief, muscle recovery, and overall wellness. Our team places a strong emphasis on therapist training, consistent service standards, and exceptional customer care—ensuring every client receives a reliable and relaxing experience.

- Beyond daily operations, we have developed a flexible partner model that offers training and operational support to massage professionals. This approach encourages collaboration, shared growth, and long-term business sustainability.

- **Kungfu Panda Massage LLC** is dedicated to becoming the trusted wellness choice for every community we serve.



Founder Introduction – Tile Pan



my name is Tile Pan, and I'm the founder of **Kungfu Panda Massage LLC** as well as a licensed massage therapist.

In April 2019, I completed over 500 hours of professional massage training at Greater DFW International Massage Academy in Texas. My coursework covered anatomy, physiology, kinesiology, pathology, pharmacology, ethics, massage techniques, client communication, and practical case assessments.

I passed the MBLEX (Massage & Bodywork Licensing Examination) in August 2019 and subsequently received massage licenses in Texas, Florida, and South Dakota.

In June 2021, I opened my first massage business — Relax & Therapy Massage — in Mesquite, Texas. Since then, I have focused on providing professional, safe, and results-driven services for the local community. Our offerings include deep tissue, Swedish, sports, pregnancy, lymphatic drainage, foot reflexology, post-surgery relief, and couples massage.

Through years of practice, I discovered that many clients view massage only as relaxation, while overlooking its therapeutic value. This inspired us to develop a specialized Muscle Pain Relief service using myofascial techniques, which has been especially effective for chronic pain and occupational fatigue. This service earned us recognition from the local school district—we are proud to be an official provider for Mesquite High School, serving over 100 teachers with customized group massage programs.

As we grow, we continue to expand our wellness offerings. We've introduced Facial Treatments using certified 3D facial machines and high-quality serums, and Head Therapy using scalp spa equipment that promotes stress relief and sleep quality. In the future, we plan to incorporate hyperbaric oxygen therapy to further support recovery and well-being.

I am committed to running a legal, ethical, and client-focused business. My goal is to bring long-term wellness benefits to the communities we serve. Thank you for your time and consideration.