

VISTA SPORTS DEVELOPMENT

Building the next chapter of South London's
most dynamic community sports organisation.

INVESTMENT ASK

£100,000 — £250,000

Loan | 24-Month Repayment | Flexible Structure

Options: Fixed Loan · Profit Share · Staged Drawdown · Direct Investment

500+

Young people
per week

£27K

Monthly outreach
revenue

5

Approved London
boroughs

£420K

Projected 26/27
turnover

More Than A Sports Club

"Founded in 2013 as a grassroots football provider — grown into a community organisation working at the intersection of sport, social development, and creativity."

— VISTA Sports Development, South London

VISTA Sports Development has served South London communities since 2013. What began as a grassroots football provider has evolved into a multi-programme organisation delivering sport, creative arts, wellbeing, and community outreach — reaching over 500 young people every single week.

We are not simply delivering activities. We are building infrastructure for young people and communities that have historically been underserved. Our model is proven, our demand is real, and our team is ready to scale.

■ Grassroots Academy

Ages 5–11 · Fun, safe multi-sport introduction · Feeds competitive pathway

■ Sporting Club VISTA

U7–U16 competitive football · 500+ per week · League & tournament play

■ VISTA Wellbeing

Fitness, mental health & group exercise · All ages & abilities

■ Vista Creative Arts

Drama, multimedia, photography · Act It Out programme ages 16–25

■ Community Outreach

£25K–£27K/month · Approved provider · 5 London boroughs

■ Empower Respite

18–25 short breaks · £250–300/night · Private hire · Airbnb · Athlete Board

Consistent Growth Trajectory



COMMUNITY OUTREACH — ACTIVE INCOME STREAM

£25,000 – £27,000 per month | £300K – £324K annually

Contracted institutional revenue — approved provider across Croydon, Bromley, Lambeth, Merton & Sutton. This income exists today. No new business development required. A portion can be ring-fenced directly for loan repayment.

ORGANISATION TIMELINE

- 2013** • Founded as grassroots football provider in South London
- 2019** • Expansion into creative arts, wellbeing and community outreach
- 2022** • Empower Respite piloting begins — 2-year pilot now complete
- 2024** • £270K turnover · 500+ per week · LA partnerships established
- 2026** • Investment stage — ready to scale

The Investment Ask

£100,000 – £250,000

Loan Sought | 24-Month Repayment Target

We are seeking a strategic loan partner. Our ambition is to repay ahead of schedule from two active, high-margin income streams.

Loan (Preferred)

Agreed-Term Loan

Profit Share / Hybrid

Direct Investment

Sponsorship

01 Empower Respite Property — Multi-Use Asset

Acquire or lease a 3–4 bed residential property. Beyond core respite (£250–£300/night, LA-commissioned), the property earns across four income streams: Empower Respite short breaks, private hire for events and retreats, Airbnb/short lets during vacancy, and residential Athlete Board for TAG programme athletes. A high-utilisation multi-revenue asset.

02 Community Outreach — Scale Capacity

Already generating £25K–£27K/month as an approved provider across 5 boroughs. Investment funds additional staffing, transport and resources to increase caseload volume and respond to unmet referral demand — directly growing this recurring contracted revenue stream.

03 Recruitment & Specialist Expertise

Hire specialist facilitators across wellbeing, creative arts and outreach to meet growing referral demand and local authority commissioning requirements. Quality staffing underpins every revenue stream.

04 Compliance, Legal & Technology

Governance and digital infrastructure to operate at scale, meet commissioning standards and protect organisational integrity. This is the foundation that makes everything else sustainable.

How We Pay You Back

Two active income streams — each independently capable of servicing and repaying the full loan within 24 months.

Route A — Empower Respite & Property Income				PREFERRED ROUTE
Core respite generates £140,400–£168,000 p.a. at £250–£300/night. Beyond that, the same property earns via private hire, Airbnb short lets, and residential Athlete Board for TAG programme athletes — turning every vacancy period into income. Combined, this multi-use asset comfortably services and repays a £100–£250K loan within 24 months.				
Core respite £140K–£168K p.a.	Rate/night £250–£300	Private hire Events & retreats	Airbnb Short lets	Athlete Board TAG residential

Route B — Community Outreach Revenue				
Our Community Outreach division is already generating £25,000–£27,000 every month — £300,000–£324,000 annually — as an approved provider across five London boroughs. This contracted income exists today. A portion can be ring-fenced directly for loan repayment, giving investors security against a real institutional income stream.				
Monthly rev. £25K–£27K	Annual equiv. £300K–£324K	Boroughs 5 approved	Status Active now	Confidence High

Route C — Profit Share / Blended				
For investors seeking ongoing returns, we are open to a profit-share arrangement across Empower Respite and Community Outreach — a percentage of net income until an agreed return threshold is met, then a clean exit.				

The Southbank 3G — A Pivotal Moment

MUGA TO 3G/4G UPGRADE The existing MUGA is in line for replacement. Rather than a like-for-like swap, there is genuine appetite from the school to upgrade to a full 3G/4G surface. VISTA is positioned as a key stakeholder in shaping how this is done.	FA-RECOGNISED HOME BASE If planned correctly and marked to FA specifications, this becomes a formally recognised home venue for VISTA's 5-a-side and 7-a-side programmes — a permanent, branded home base that transforms club identity and professionalism.
GENUINE LONG-TERM PARTNERSHIP The school explicitly recognises VISTA's value in generating reliable external usage. This positions VISTA as a long-term partner — not a hirer — giving us real influence over scheduling, management, and future facility development.	ON-SITE INFRASTRUCTURE A portable storage/container unit on site — which VISTA has offered to fully fund if approved — marks the beginning of permanent physical infrastructure at the venue and further strengthens the long-term partnership relationship.

WHY A HOME GROUND CHANGES EVERYTHING

- **Stability & scheduling control** Programme delivery free from third-party availability or rate increases
- **Club identity & professionalism** A recognised home venue transforms how VISTA is perceived by players, parents, funders and partners
- **FA recognition & pathway credibility** Formally recognised facilities unlock FA funding streams, hosting rights and elite development approvals
- **Additional revenue stream** A managed 3G facility with external hire capacity generates income independently of VISTA's own programming

£85K 3G Upgrade Valuation (excl. VAT)	5v5 + 7v7 Programmes gaining a permanent home	Grants Football Foundation & Sport England routes live	Storage Container unit offered — fully VISTA-funded
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"Facilities and space are often the foundation behind sustainable growth.

This feels like one of the first opportunities where we could help shape a venue rather than simply rent one."

VISTA Leadership - Southbank Discussions, 2026

OUR COMMITMENT TO YOU

Commitment To Early Repayment

Our primary ambition is to return your investment ahead of the agreed 24-month schedule. We will actively prioritise loan repayment from the first month of income generation. If cashflow allows earlier repayment, we will do so without penalty or renegotiation.

Regular Contact & Direct Access

You will have direct access to senior leadership at all times. We commit to a scheduled monthly check-in call, proactive communication on material developments, and a guaranteed 48-hour response to any investor enquiry. You will never be left wondering.

Quarterly Financial Performance Reports

Every quarter: total revenue by division, loan repayment progress, expenditure vs budget, updated cashflow forecast, and written leadership commentary. Q1 at month 3 · Q2 at month 6 · Q3 at month 9 · Q4 full annual accounts at month 12.

Open-Book Accounting

You have the right to request management accounts, bank statements and programme-level financial data at any point during the loan period. We welcome scrutiny — it is part of building the trust this relationship requires.

Formal Loan Agreement & Legal Protection

All terms will be formalised in a properly drafted loan agreement covering repayment schedule, interest rate, security arrangements and investor rights. We actively encourage your independent legal review. Both parties deserve clarity from day one.

Security Against Income & Assets

The loan can be secured against contracted LA income streams and/or property assets acquired through the investment, giving the investor a formal claim on tangible assets — not just goodwill.

QUARTERLY REPORTING CALENDAR

Q1

Month 3

- ◆ First revenue snapshot
- ◆ Fund deployment update
- ◆ Empower Respite status
- ◆ Initial repayment projection

Q2

Month 6

- ◆ Cumulative revenue review
- ◆ Repayment progress to date
- ◆ Outreach contract performance
- ◆ Updated 12-month cashflow

Q3

Month 9

- ◆ 9-month financial summary
- ◆ Repayment vs schedule
- ◆ Programme growth metrics
- ◆ Early repayment assessment

Q4

Month 12

- ◆ Full annual accounts
- ◆ Year 1 repayment total
- ◆ Year 2 repayment plan
- ◆ Joint review meeting

The Value Beyond The Balance Sheet

500+	5	£27K	SEND	3
Young people in weekly activity	Approved London boroughs	Monthly contracted revenue today	Specialist provision for additional needs	International athletes from TAG programme

CSR & ESG Alignment Investment in VISTA directly contributes to measurable ESG outcomes — social inclusion, physical health, educational engagement, and youth crime reduction. All increasingly valued by institutional investors and corporate stakeholders.	Local Authority Relationships VISTA is an approved provider across five London boroughs — Croydon, Bromley, Lambeth, Merton and Sutton — generating £25K–£27K/month. This institutional validation gives any investor confidence in the stability and credibility of our operations.	Brand & Legacy Optional naming rights, recognition in programme materials, community events and annual impact reports. Your investment becomes a visible, tangible legacy in South London — the kind of association that strengthens any brand or organisation.
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LET'S BUILD TOGETHER

We are ready to share full financial statements, programme data, and a detailed business plan.

Our Good Faith Charter sets out exactly what you can expect — in writing, from day one.

Organisation	Founded	Ask	Repayment
VISTA Sports Development	2013, South London	£100K – £250K Loan	24 Months (target: early)

This document contains forward-looking projections. All figures provided in good faith and subject to formal due diligence.