

2026



# BUSINESS PROPOSAL



IB TSEV NEEG QHOV CHAW

MY FAMILY'S PLACE



# PROBLEM STATEMENT

As “**commercial shopping**” in America’s mall’s exponentially decline due to online shopping there must be a revolutionary idea to redefine the philosophy of a “shopping mall” into “**My Family’s Place.**” What must be offered in order to operate a successful commercial real estate- mall business is a form of entertainment, satisfaction, and gratification for each generation .





# WHAT DOES THE MOA® UNDERSTAND?

**Mall of America®** may charge the **highest commercial lease rates** for the reason they understand a philosophy that shall be understood as **“The Center of Attraction”** which is **Nickelodeon Universe**.

**MOA®** also understands the **“Principle of Engagement”** which means they need to get the consumer in the door. What is the best means to achieve this objective?

Design the business around children, and families will walk-in.



**Toua Xiong**

My name is **Michael Duncombe**, I am the Founder & President of Scholarships 4 Us, LLC.

For the past 55 months I have been writing The Scholarships 4 Us Program. I am sharing 'My Family's Place- Business Proposal' with you for the reason that I watched your interview on KSTP and seen another light of opportunity through you.

I would appreciate the opportunity to share the business plan for the *home-base* **Scholarships 4 Us, LLC Education and Event Center** that will ensure that the Pan Asian Center shall not only be a **landmark destination** in Maplewood, but will also have 'The Center of Attraction' to scale nationally.

Pan Asian Center has what I don't- **capital** and **space**. I have what Pan Asian Center will need- 'The Center of Attraction.' With a start-up investment I will offer you financial interest in the business.

I look forward to the opportunity to share with you and the team **Scholarships 4 Us, LLC Business Plans**.



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BUSINESS PRESENTATIONS