



A TWIN CITIES TANDUM

A Shoreview native's pitch to an Illinois-based real estate venture group on how to revitalize the Burnsville Center and communities' use of Mall space across America.





THE PROPOSAL

In May of 2025, Founder & President of Scholarships 4 Us, LLC, Michael Duncombe, submitted the '**Rebirth Proposal: Redefining what a Mall is'** to Windfall Group™ with an authentic, unique, and strategic plan using **The Center of Attraction Business Model** that may forever change what once was known as a Shopping Mall.

According to the Rebirth Proposal, Duncombe defines a **Mall** as "An interconnected **network of space** uniquely designed to provide a form of entertainment, satisfaction, or gratification for each generation of its' city and visitors."

"It is no longer *primarily* about shopping at a Mall, but **optimizing use of space** by providing families a place to use their money constructively to form the community they want to live-in," says Duncombe.



'Redefining what a Mall is'



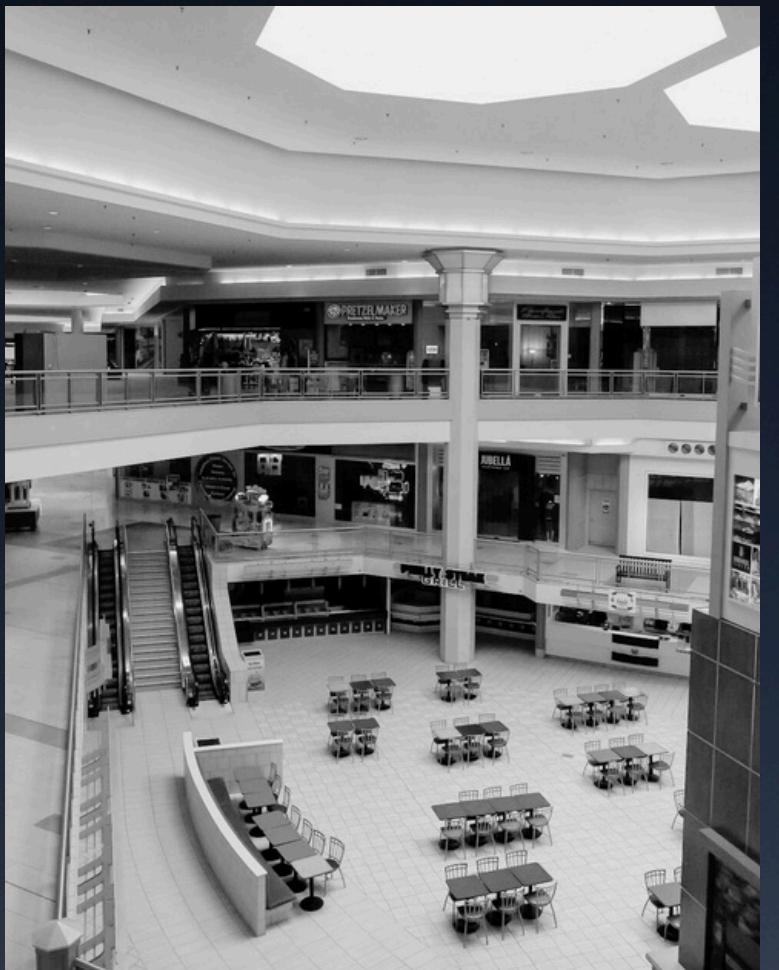
HOME-BASE



Duncombe pitched to the Windfall Group™ that with a start-up investment in the home-base **Scholarships 4 Us, LLC Education & Event Center**, Burnsville Center will now have **The Center of Attraction** business that will bring the community back into the Mall.

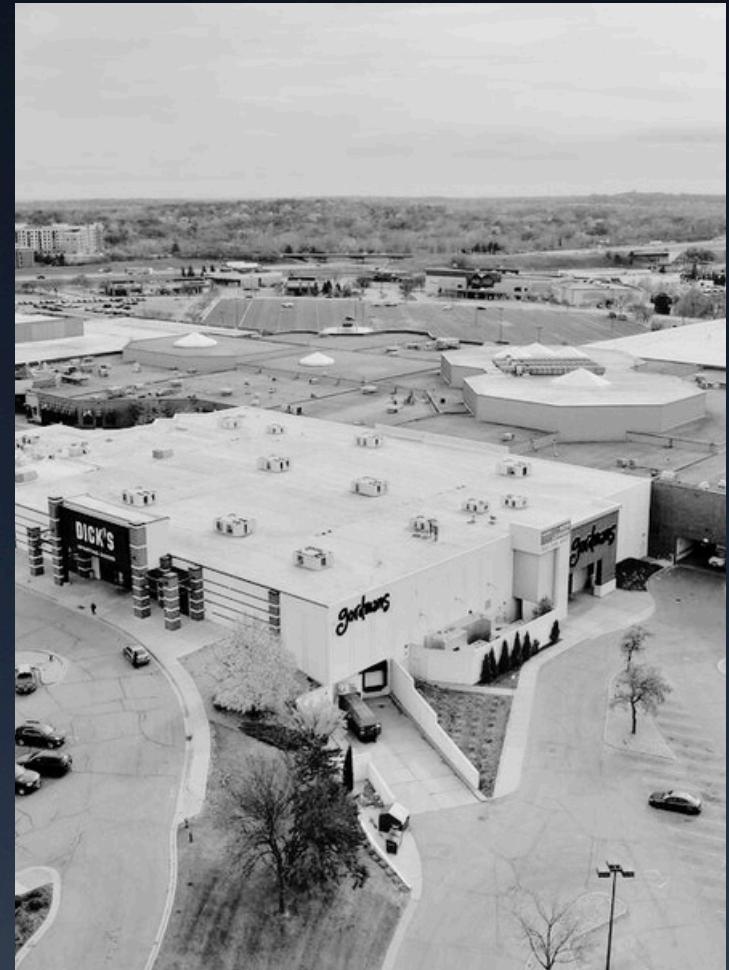
"Burnsville Center is in a position that is a **blessing in disguise** since their vacancy is so high they can clearly see the vision I bring in the Rebirth Proposal," Duncombe states.

SPOTLIGHT



"The Scholarships 4 Us, LLC Education & Event Center is intended to not only address the needs of Burnsville Center, but also the surrounding businesses that are barely surviving or have gone out of business," Duncombe states.

Duncombe says that, until now, he has never grasped how **localized economic stability** can be impacted by the success or demise of a Mall. So he provided his plan to promote tenancy.

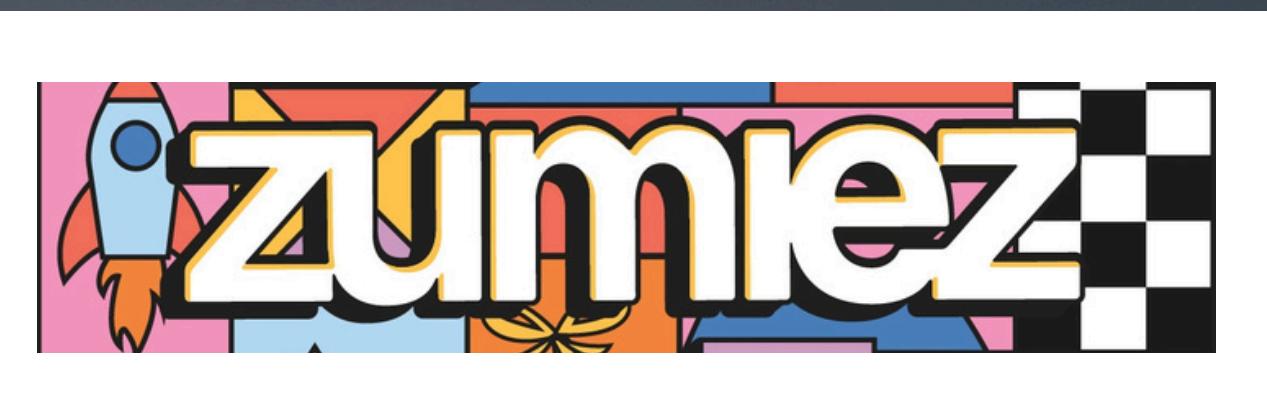




LEVERAGE

Scholarships 4 Us, LLC is formed to provide national standardized competitions and tournaments in which eligible students for the first time in America's history will have the opportunity to accumulate **Prize Money** based on **Place Finish** rather than being dependent on trophies, plaques, and medallions. Most importantly, the **S4Us.portal™** and **The Trust of Scholarships 4 Us** are created for other youth organizations that specialize in The Arts, Sports, and Esports to **register** for **Exclusive Rights of Use** in order to enhance the services in which they provide.

Duncombe's plan, with the help of **Windfall Group™**, is to use **The Center of Attraction** to bring other youth organizations businesses to Burnsville Center so Student-Participants have a plethora of events at the Mall to choose from. When these event providers are established **Windfall Group™** will then have **Proof of Traffic** to recruit brand names that correspond with the providers and position them nearby.





RESOURCE HUB

According to Duncombe, it is the goal of Scholarships 4 Us, LLC to **support** Burnsville Center in providing a safe, interactive, and constructive environment to assist in the **development** of the youth.

"When **futuristic opportunities** are provided for children we will see improvement in their mental health and overall well-being. Communities **will** support such an initiative and recognize the Mall as **My Family's Place**. This will provide Windfall Group™ the foundation to design the remaining space of the Mall around Food & Beverage, Shopping, and **other Entertainment** businesses."



ARMED FORCES



CHILD CARE



INTERACTIVE



LEARNING CENTERS



INAUGURATION

The **Journey to Inauguration of The Scholarships 4 Us Program** has been a **5 year project** that Duncombe begin ever since his dad, Vincent Lionel Duncombe, passed-through. This is a well presented idea that investors should most certainly take the time to review for the reason they have everything to loose and **everything to gain**.





OUTLOOK

My Vision

I wrote the 'Twin Cities Tandum' Pitch Deck as if I was a reporter to begin rewriting the narrative of not just the Burnsville Center, but for the 97% of Mall's that have closed since 1986. The Center of Attraction Business Model is the key to open the doors of "Dead Mall's" across America. "Help me, help us, and together the Twin Cities and America will remember the tandem that forever changed use of the Mall space- Scholarships 4 Us, LLC | Windfall Group™.



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TANDUM**

COMING SOON