



AWESOME ROI FUND II LLC (DEBT)



www.awesomeroi.us

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1. INTRODUCTION & FUND OVERVIEW:

Fund Name:

- Awesome ROI Fund II, LLC

Location:

- Arizona (Limited Liability Corporation)



Fund Objective:

- Awesome ROI Fund II, LLC aims to secure, develop, manage, and operate a diverse portfolio of assets across various sectors. This includes businesses like retail stores, laundromats, and manufacturing businesses. The Fund will leverage these assets to maximize profitability, cash flow, and returns for investors.

While management believes it can achieve these results, they are not guaranteed.

Manager:

- The Fund is managed by Awesome ROI Fund MGR, LLC, which will oversee all operational activities to maximize profitability, cash flow, and returns.

Capital Raise Goal:

- The Fund is targeting a **\$20 million** capital infusion to acquire properties and businesses.

Investment Details:

- Target Return: **6%–15%**
- Hold Period: **18–36 months**
- Monthly Payouts: **Regular, predictable income paid monthly**
- Minimum Investment: **\$50,000**

By investing in a **debt fund**, we focus on **fixed income opportunities** that offer **predictable monthly payments** with attractive interest rates, helping investors enjoy **consistent returns** while minimizing exposure to market volatility.



2. INVESTMENT OPPORTUNITY:

Investor Eligibility:

- Accredited Investors only

Investment Amount:

- Up to \$20 million in total capital to be raised

Investment Flexibility:

- Investors will have the option to choose individual projects within the portfolio and can invest in each on a case-by-case basis

COMMITMENT TERM:

Initial Term:

- 18-36 Months

USE OF PROCEEDS:

Capital will be used to:

- Acquire targeted Operating Businesses, Profitable Businesses, Laundromats, Wholesale, Distribution, and Manufacturing
- Fund operational and organizational expenses, capped at \$100,000 per deal for Organizational Expenses. [See PPM for details](#)



3. KEY DIFFERENTIATORS – WHY INVEST IN AWESOME ROI FUND II, LLC:



STRATEGIC DIVERSITY:

- A combination of businesses e.g., retail, wholesale/distributions, manufacturing, laundromats, convenience stores, liquor stores, sports bars, ensures a balanced portfolio.

PROVEN OPERATIONAL EXCELLENCE:

- The following operational excellence achievements reflect past deals managed by the management team, not representative of this specific Fund's record.

Retail:

- Increased revenue by **100%** and **67%** within **6 months** for **retail store** acquisitions

RIGOROUS DEAL SELECTION:

- Every deal undergoes meticulous screening, due diligence, and comprehensive financial analysis to ensure optimal investments.

DIVERSIFIED PORTFOLIO:

- The Fund offers a diversified approach by focusing on different asset classes and geographical locations to reduce risk and enhance potential returns

4. TYPES OF INVESTMENTS WE DEAL IN

01. Laundromats



02. Convenience Stores



03. Distribution Warehouse



04. Gas Stations



MANISH PUSHYE



SPONSOR'S EXPERIENCE:

- Manish Pushye, with over 25 years of experience in commercial real estate and business acquisitions, leads the fund. His extensive portfolio includes retail centers, flex warehouses, hotels/motels, multi-family housing, and more.

TRACK RECORD:

- Successfully sold a motel after a 5-year holding period, generating 2x-3x+ returns.
- Diversified portfolio includes businesses like convenience stores/ liquor stores, gas stations, and fast-food restaurants.

**Past track record does not guarantee future results*

CURRENT FOCUS:

- Actively pursuing acquisitions in hotels, flexible warehouses, and other businesses showing strong growth potential.

"The historical performance information presented above relates solely to prior investments sponsored by the managing partners in their individual or other professional capacities and does not represent the performance of this Fund. While such results may reflect the prior experience and investment strategy of the managing partners, prospective investors should understand that this Fund is newly formed, has no operating history, and has not yet made any investments. There can be no assurance that the Fund will achieve comparable results or that the past performance of the managing partners is indicative of future results. All investments involve risk, including the potential loss of capital."

OUR TEAM



Archana Saini
Operations And Strategy



Eric Ortiz
Investor Relations &
Entrepreneurship



Raymond Diaz
Business Growth Expert



Umesh Savani
CPA

OUR ADVISORS



Brad Blazar
Capital Raising Expert



Hunter Thompson
Investment Advisory

6. FUND STRATEGY:

PRIMARY FOCUS:

The Fund focuses on acquiring businesses with or without commercial real estate properties attached. This dual-income strategy maximizes returns from both property appreciation and business profits.

VALUE-ADD APPROACH:

Increase The Revenue of Business

We market businesses on google and other search engines to maximise foot traffic.

Enhancing Customer Service

We make sure the customers have a good experience and there is right talent behind the business.



7. WHY ARIZONA?

ECONOMIC GROWTH:

- Arizona offers strong economic growth, a favorable tax environment, and a diverse population that attracts both businesses and workers from across the country.

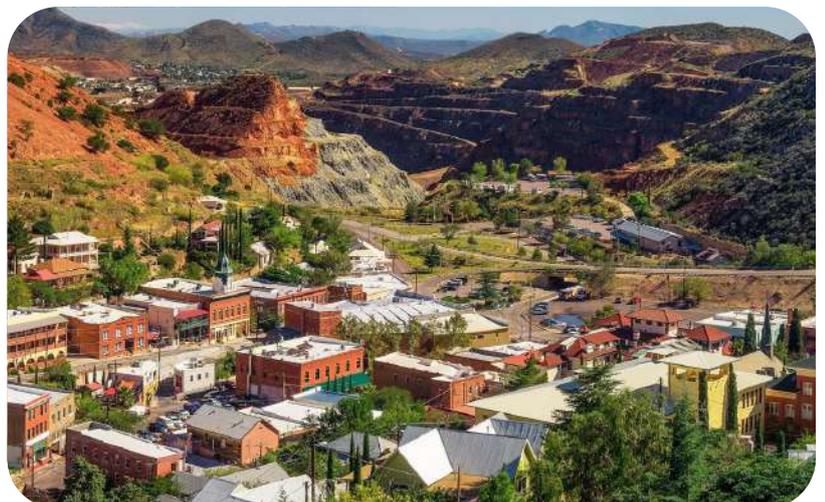


TOURISM & HOSPITALITY GROWTH:

- Arizona's tourism sector, including attractions like the Grand Canyon and Cactus League baseball, drives demand for hospitality-related investments in the Phoenix area.

DIVERSIFIED SECTORS:

- Arizona boasts a growing economy with industries in technology, healthcare, manufacturing, and more, creating a stable demand for commercial real estate and investment properties



8. INVESTMENT CRITERIA & PROJECT PLAN:

LOCATION & MARKET DEMAND:

- Targeting properties in high-growth areas or tourist hotspots that benefit from population growth, job creation, and strong infrastructure. These areas provide consistent tenant demand and long-term value.
- Investing in markets with healthy economic fundamentals, including job growth, wage increases, and proximity to business districts and transportation hubs. Properties with easy access to major highways, airports, and logistics centers are key for future success.

PROPERTY CHARACTERISTICS & VALUE-ADD POTENTIAL:

Moderate Renovations and Operational Enhancements:

- Target properties for moderate renovations, using strategic improvements to boost value, occupancy, and long-term cash flow.

Targeting Untapped Value:

- Identifying properties with untapped potential, where active management and value-add initiatives can create significant capital appreciation and increased rental income

PROJECT PLAN:

- Leverage market research and data analytics to identify properties in high-demand locations with strong potential for value creation.
- Thorough due diligence on property financials, market trends, and tenant history to mitigate risk and confirm acquisition viability.
- Each acquisition is paired with a clear project plan outlining investment goals, timeline, and an exit strategy (sale, refinancing, etc.) to maximize returns.
- Acquire and actively manage properties, focusing on enhancing value through renovations, operational improvements, and tenant satisfaction to generate strong returns

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