



# **AWESOME ROI FUND II LLC (EQUITY)**



[www.awesomeroi.us](http://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 commercial real estate holdings, retail stores, hospitality properties, shopping plazas, RV parks, Public storages, and Land. 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. Investors can participate by acquiring **Class A-1, Class A-2, and Class A-3** LLC interests at **\$1,000** per Unit.

## Investment Returns Breakdown:

- Class A1:** 6% Preferred Return (Annual) – For investments less than \$100K
- Class A2:** 7% Preferred Return (Annual) – For investments between \$100K & \$250K
- Class A3:** 8% Preferred Return (Annual) – For investments of \$250K and above

## Waterfall Distribution:

### • For LP (Limited Partners) and GP (General Partners):

- Initial Split: 70:30 between LP and GP.
- Once a 15% IRR is achieved: The split adjusts to 60:40 between LP and GP.
- Once a 20% IRR is achieved: The split further adjusts to 50:50 between LP & GP.

### • For Fund Managers (FM) (FOF – Fund of Fund Model):

- Initial Split: 90:10 between FM and GP.
- Once a 15% IRR is achieved: The split becomes 80:20 between FM and GP.
- Once a 20% IRR is achieved: The split becomes 70:30 between FM and GP.

## 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:

- 5–8 years, with two 2-year extensions exercisable at the discretion of the manager.

## INVESTMENT DEPLOYMENT:

### Phase 1:

- 3 years (Investment Deployment Period) after the first capital call

### Phase 2:

- 2 years (Maturity Phase for operations and portfolio liquidation)

## USE OF PROCEEDS:

### Capital will be used to:

- Acquire targeted commercial real estate.
- 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:

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## STRATEGIC DIVERSITY:

- The fund focuses on acquiring commercial real estate properties, including shopping centers, multi-family housing, Industrial warehouses, land, RV parks, and public storage. This 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.

### Commercial Properties:

- Achieved 200%+ capital gains on commercial properties in 4.5 years

## 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. Warehouses



## 02. Hotels



### 03. Shopping Plazas



### 04. Land



## 05. RV Park



## 06. Public Storage



## 07. Multifamily



# 5. SPONSOR'S EXPERTISE

## 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 Shopping plazas, Industrial Warehouses, and Commercial Real Estate properties.

*\*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



**Ingryd Hernandez**  
Investor Relations  
Manager



**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 commercial real estate with or without businesses and the dual income strategy. This dual-income strategy maximizes returns from both property appreciation and business profits.

## VALUE-ADD APPROACH:

### Property Renovations:

- Moderate renovations to enhance property value

### Operational Enhancements:

- Improved management systems to boost occupancy rates, cap rate and rental income



# 7. WHY ARIZONA?

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## 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.

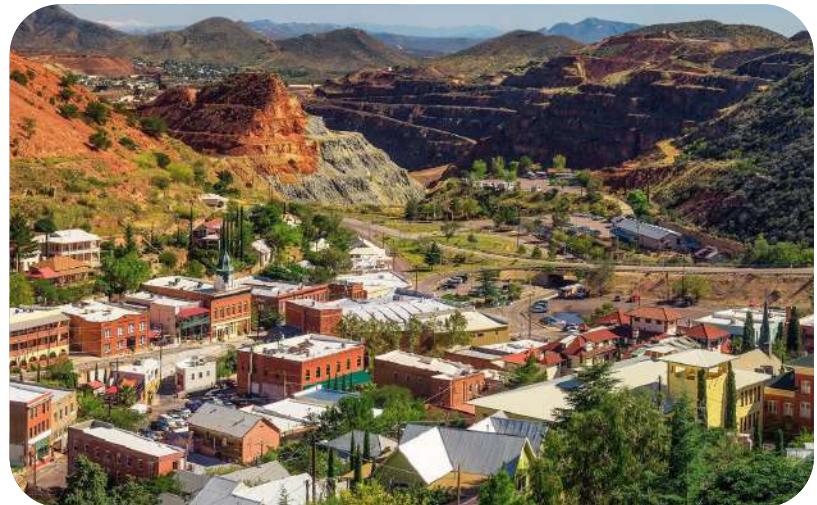


## TOURISM & HOSPITALITY GROWTH:

- 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:

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## 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

## 9. RISKS & LEGAL DISCLAIMER:



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**Investing in these Interests involves substantial risks including possible complete loss of capital.**

**This investment is only suitable for persons of adequate financial means who have no need for liquidity and can afford to lose their entire investment. There is no public trading market for the Units, and the Manager does not expect one to develop. The Manager does not plan to register the Units with the Securities and Exchange Commission (the "SEC") to allow resales. Therefore, Investors should be prepared to hold the Units long-term without liquidity expectations. Investors are strongly advised to consult their own professional advisors and carefully review the risk factors in Section IX. Investment Considerations. There is no public market for the Interests and no public market is expected to develop in the future. The Fund will accept subscriptions only from accredited investors or higher, as defined in Rule 501(a) of**

**Regulation D ("Accredited Investors"), a regulation issued by the SEC. An investment in the Fund requires a high level of financial ability and willingness to accept the various risks associated with this opportunity as outlined throughout this Memorandum. An investment in the Fund also requires an ability and willingness to accept a lack of liquidity inherent to such opportunities; Investors must be prepared to bear all such risks for an indefinite period of time, noting that they may have no ability to withdraw or receive a return of their investment throughout the duration of this Investment, and noting further that no assurance can be given that the Fund's investment objectives will be achieved. In subscribing for Interests, eligible Investors will be required to represent their status and eligibility, along with their acknowledgement and acceptance of these risks. Investors will be required to confirm and represent that the Interests are being acquired for their own account, without any present or foreseeable need to dispose of or liquidate the Interests. The Manager will have final authority to admit or reject any eligible subscription for any reason or for no reason. Prospective Investors are urged to consult own legal and financial advisors with respect to these matters prior to making an investment the company. Investors should only subscribe after conducting their own due diligence satisfactory to themselves.**

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