

3 Palms



STRATEGIC LOCATION

»» A prime hospitality investment opportunity presented by Awesome ROI a proven hotel asset in the heart of Scottsdale's thriving tourism corridor.



Prime Address

7707 East McDowell Road, Scottsdale AZ, 85257
adjacent to El Dorado Park, just **2.5 km from Old Town Scottsdale.**



Nearby Attractions

Desert Botanical Gardens, Phoenix Zoo, and Papago Park all within close proximity, driving robust tourism demand.



High Demand

Easy access to major attractions, restaurants, and outdoor parks strong appeal for both leisure and business travelers.

RESORT-STYLE AMENITIES



Pool & Hot Tub

Highly-rated out door swimming pool and hot tub a guest favorite.



Fitness Center & Rooftop Terrace

On-site fitness center and rooftop terrace for relaxation and wellness



Putting Green

On-site putting green adding a unique recreational amenity for guests.



Free Parking & Wi-Fi

Complimentary parking and Wi-Fi key convenience features for all guests.

ROOM FEATURES & TYPES

»» In-Room Amenities

Every room includes a 50-inch TV, small refrigerator, microwave, and private bathroom designed for guest comfort and convenience.

»» Room Types

- Deluxe King Room
- Deluxe King Room with Whirlpool
- Deluxe Double Queen Room
- Dual Queen Suite
- King Suite

»» Accessible rooms and parking available for guests with disabilities.



PROVEN TRACK RECORD

7.2

Guest Rating

Rated "Good" out of 10 recognized for customer comfort and excellent location.

8.3

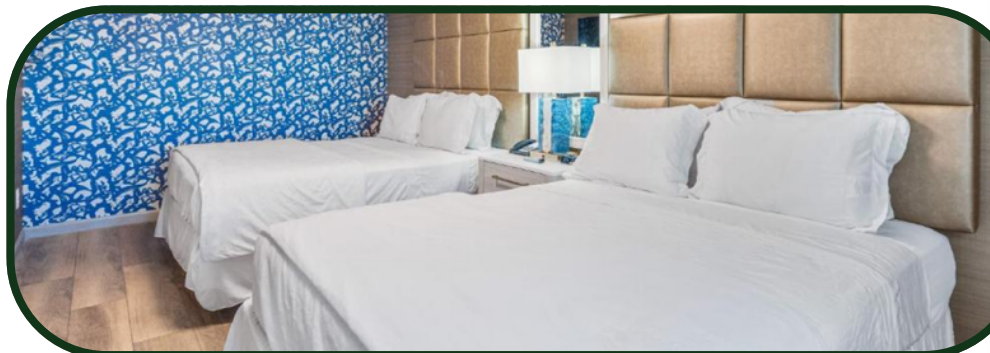
Couples Score

High rating for two-person trips, making it a popular choice for leisure travelers.

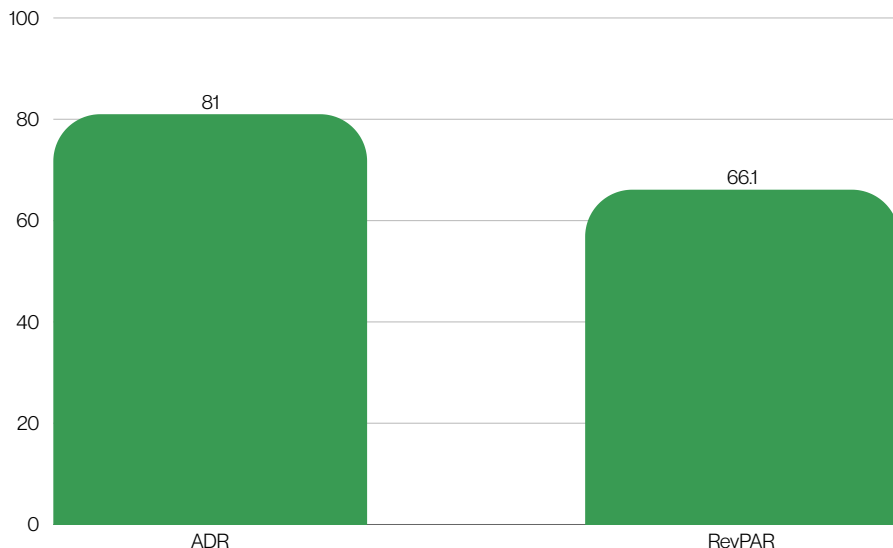
82.26%

Occupancy Rate

Strong quarterly occupancy demonstrating consistent demand.



REVENUE PERFORMANCE



Key Financial Metrics

ADR: \$81.03

Competitive Average Daily Rate demonstrating solid market demand.

RevPAR: \$66.65

Strong Revenue Per Available Room reflecting effective revenue generation.

GOP: \$459,004

Gross Operating Profit for the latest quarter — highlighting the property's profitability.

PROPERTY HIGHLIGHTS



Great Guest Experience

Highly rated for clean rooms, comfortable amenities, and excellent location. Room service and fitness center add to guest convenience.



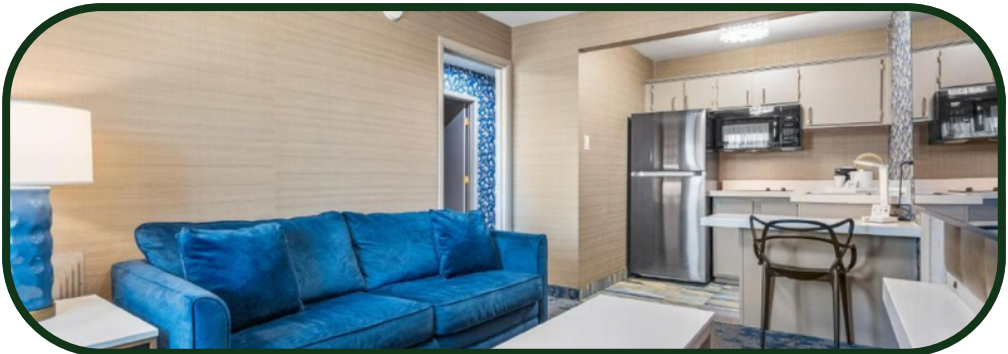
Value-Add Opportunity

Potential to increase roomrates and occupancy through strategic marketing and management improvements. Additional revenue streams via premium services or enhanced packages.



Expansion Potential

Opportunity to expand offerings or rebrand to a higher-tier hotel, attracting a more premium clientele given location and guest demographics.



PROPERTY HIGHLIGHTS

- » Diversified income streams from room bookings, on-site amenities, and event hosting support the property's revenue profile.



Address

7707 East McDowell Road,
Scottsdale AZ, 8525



Return

25% Total Interest (Debt) /
IRR (Equity)



Target Close

December 31, 2025



Asset Class

Residential Debt



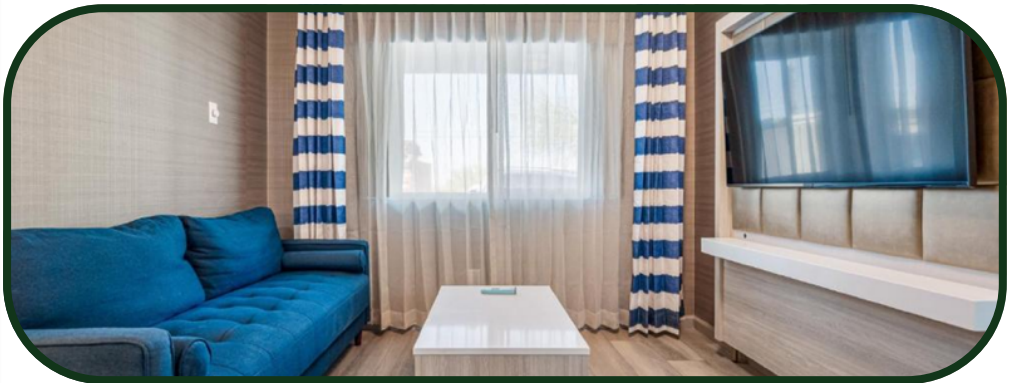
BROKERAGE & TRANSACTION

» Seller's Broker

- » The transaction will be facilitated by the exclusive broker representing the seller, Cushman & Wakefield. Details of the seller's broker and commission structure are available upon request.

» Offering Structure

- » All offers and sales of securities will be made only to Accredited Investors, in reliance on exemptions from the registration requirements of the Securities Act of 1933 (primarily Rule 506C of Regulation D and/or Section 4(a)(2) of the Act).



IMPORTANT DISCLOSURES



Illustrative Targets: Performance targets are for illustrative purposes only and are not guaranteed by Sponsors. They are based on past performance metrics and past experiences. Hypothetical or simulated performance is not an indicator or assurance of future results.



Accredited Investors Only: Securities are offered to Accredited Investors meeting minimum income or net worth thresholds or holding certain SEC-approved certifications. Securities are subject to legal restrictions on transfer and resale.



Risk Notice: The SEC has not passed upon the merits of any securities offered. Investing involves risk investors should be able to bear the loss of their investment. Past performance does not guarantee future results.

- » Review the Risk Factors in the PPM before investing. AwesomeROI Fund I LLC securities are not subject to Investment Company Act protections.

Ready to Invest?

Suitable for income-focused investors seeking high short-term yield, comfortable with construction-related risk, and seeking defined timelines.



MANISH PUSHYE

**SPONSOR
& FUND LEAD**

 Call

+1 (833)-652-7103

 Email

deals@awesomeroi.us

Legal Disclaimer: Targets are illustrative only and not guaranteed. Past performance is not indicative of future results. Securities are offered pursuant to exemptions under Regulation D and are not registered with the SEC. Please review all offering documents carefully prior to investing. **Confidential For Investor Review Only.**