



# Avondale Coinless Laundromat



# EXECUTIVE SUMMARY

## Investment at a Glance

Capital  
Raise  
**\$450,000**

Preferred Return :  
**6-8%** Annualized  
Interest

Hold Period  
**18-24 Months**

Structure  
**Secured Short-Term**  
Equity



# USE OF FUNDS

## Capital Allocation

General Contractor – Interior Rehab	\$420,000
Contingency & Soft Costs	\$30,000
<b>Total Capital Raise</b>	<b>\$450,000</b>



» Funds will be released to the General Contractor and equipment vendors pursuant to agreed-upon milestones.

# FINANCIAL RETURNS

## Target Investor Economics



### Full Interior Renovation

Improved lighting, flooring, and customer seating throughout the facility.



### Modern Coinless Machines

High-capacity, high-efficiency coinless washer and dryer systems driving higher turns and reduced maintenance.



### Enhanced Payment Systems

Upgraded payment and monitoring technology for improved margins and operational efficiency.

# BUSINESS OVERVIEW

## Value-Add Rehabilitation Plan

### Annualized Return

6–8% interest, paid from **Month 1**

### Hold Period

18–24 months · Full principal returned at maturity

### Example: \$100,000 at 6%

\$6,000 annual interest · \$500/month equivalent

## » Security & Collateral

Lien on the operating laundromat business

Assignment of equipment purchased with investor

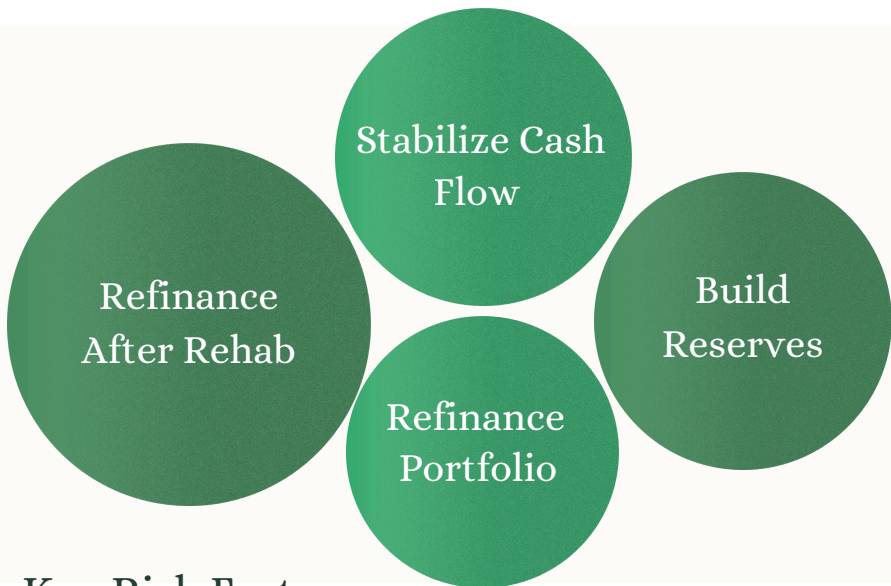
funds Personal oversight by the Sponsor Significant

equity in real estate Conservative short-duration

exposure

# PATH TO EXIT

»» The targeted exit within 12 months limits exposure to long-term market volatility. Exit is expected through one or more of refinance following rehabilitation completion, cash flow stabilization with reserve accumulation, or refinancing of all existing businesses and real estate currently under process.



## »» Key Risk Factors

- Construction and rehabilitation risk
- Vendor or contractor delays
- Short-term operational disruptions
- Market or economic changes

Risks are mitigated through conservative leverage, short-term duration, secured structure, and experienced management.

# Ready to Invest?

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



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& FUND LEAD**

 Call

+1 (833)-652-7103

 Email

deals@awesomeroi.us

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