



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
Total Capital Raise	\$450,000



- » 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

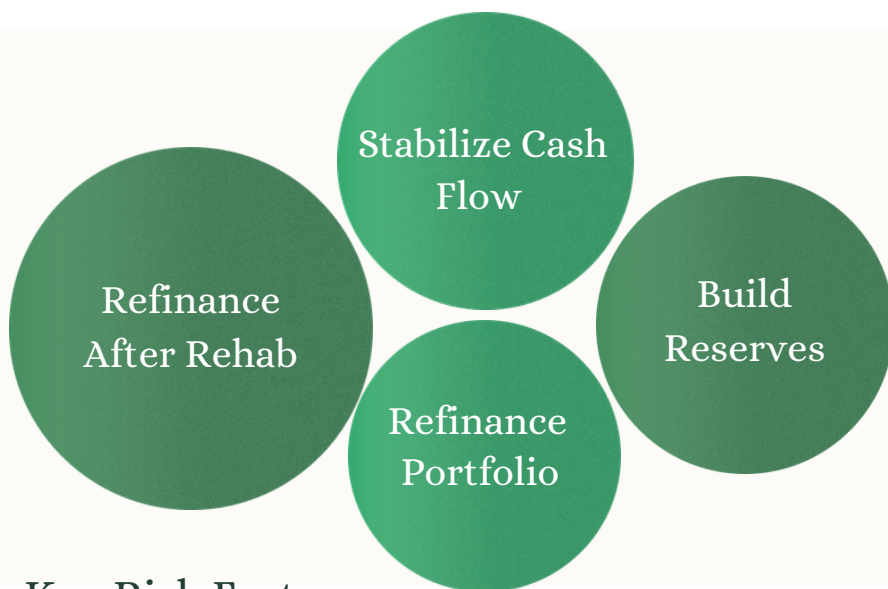
funds Personal oversight by the Sponsor Significant

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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**SPONSOR
& FUND LEAD**

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