

# Convenience Store with #9 Liquor License



# INVESTMENT OVERVIEW

- » A stabilized, income-producing retail asset anchored by a valuable #9
- » Liquor License positioned in one of Mesa's highest-traffic commercial corridors. This is an immediate cash-flow opportunity backed by strong consumer demand.

Investment Type

Equity

Asset Class

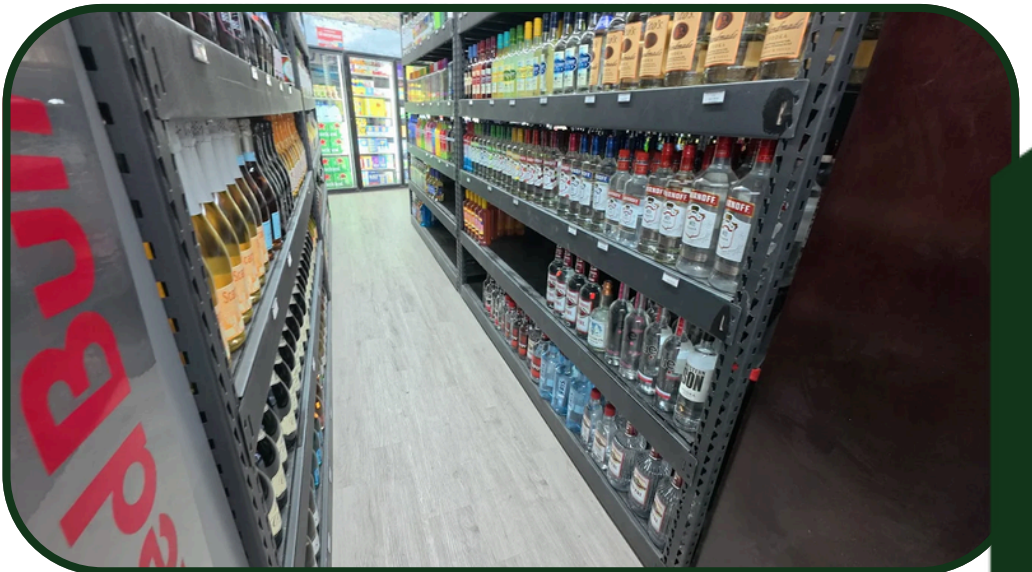
Retail

Status

Fully Operational

License

#9 Liquor



PROJECT DETAILS

# INVESTMENT HIGHLIGHTS

»» Five compelling reasons this opportunity stands out for sophisticated investors

1

## 15% Annual Return

1.25% monthly distributions from day one

2

## Fully Operational

No ramp-up period income begins immediately

3

## High-Demand Category

Liquor sales drive premium margins and recurring traffic

4

## Prime Location

High-visibility retail on a major Mesa corridor

5

## Consistent Cash Flow

Predictable monthly income backed by retail fundamentals

# INVESTMENT DETAILS

»» Five compelling reasons this opportunity stands out for sophisticated investors

1

Total Acquisition Price

**\$2,900,000**

2

Equity Raise

**\$1,500,000**

3

Target Close Date

**May 31, 2026**

4

Hold Period

**2-3 Years**

5

Distribution Frequency

**Monthly 4 1.25%**

# LOCATION ADVANTAGE

» Positioned on **McKellips Road** a high-traffic arterial in Mesa the asset benefits from strong residential density, an established commercial ecosystem, and seamless access via major roadways.

## High-Traffic Road

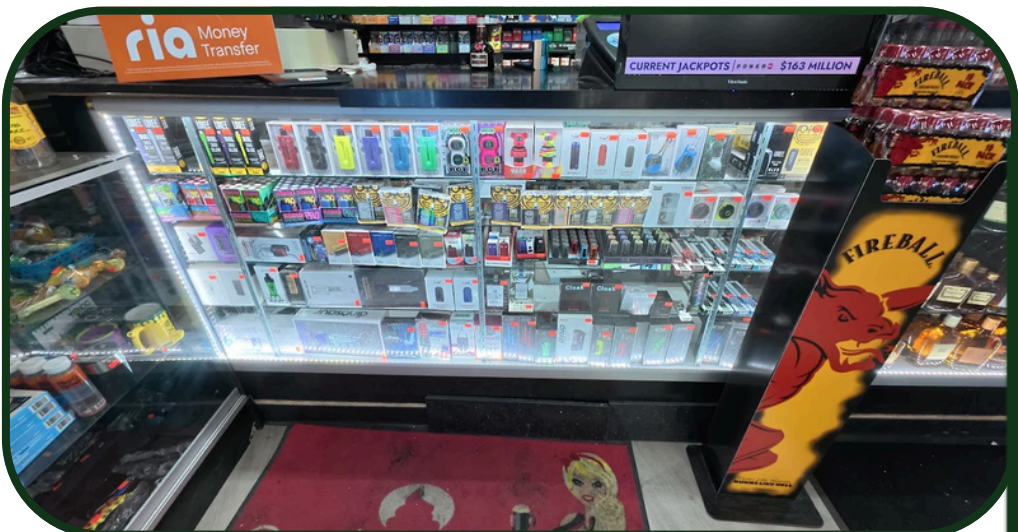
Major corridor with consistent daily vehicle and pedestrian flow

## Residential Density

Dense surrounding neighborhoods drive recurring customer base

## Commercial Ecosystem

Established retail environment with complementary businesses



# KEY REVENUE DRIVERS

» **Liquor + Convenience = Stable + Scalable Revenue**

» The #9 Liquor License is the crown jewel of this investment – a regulated asset that commands premium margins and creates a defensible competitive moat. Convenience retail adds a reliable, high-frequency revenue floor.

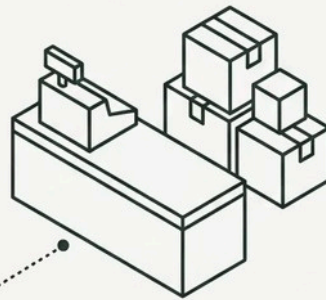


## #9 LIQUOR LICENSE

High-Margin Alcohol

● Premium SKUs

Regulatory Moat



## CONVENIENCE RETAIL

Daily Necessities

● Recurring Foot Traffic

Stable Revenue Baseline

ⓘ Arizona #9 licenses are limited and highly valued a genuine barrier to entry for competitors.

# FINANCIAL PERFORMANCE



## 15%

Annual Yield

Target return on  
invested equity

## 1.25%

Monthly Distribution

Paid directly to  
investors each month

### Income Profile

Monthly distributions provide investors with a predictable, passive income stream backed by the recession-resilient demand profile of liquor and convenience retail.

### Investment Goal

Stable passive income combined with capital preservation over a 2-3 year hold period, with upside potential at exit.

# GROWTH POTENTIAL

» Mesa is one of the fastest - growing cities in the Sun Belt and that tailwind directly benefits this asset.



## Population Growth

Mesa's expanding population drives sustained demand for convenience and liquor retail



## Rising Commercial Activity

Increased commercial development elevates foot traffic and area desirability



## Revenue Expansion Upside

Operational improvements and growing demand create opportunity to increase sales volume

# INVESTMENT STRATEGY & EXIT

## »» Hold Strategy

Acquire a stabilized, income-producing asset and hold for 2–3 years while collecting monthly distributions. The business requires no major repositioning it generates from day one.

## »» Exit Options

### Refinance

Refinance after stabilization to return capital

### Sale

Sell to income-focused buyers in a strong retail market

### Equity Return

Full equity return plus appreciation upside at exit

→ Stabilized income from close

→ Long-term tenant demand

→ Monthly investor distributions

# SECURE YOUR POSITION

»» This is a limited opportunity investor slots are filling fast. A high-yield retail investment in a prime Arizona location, backed by a valuable liquor license and strong monthly cash flow.

## High-Yield Retail

15% annual return with monthly distributions

## Liquor License Moat

Regulated asset with defensible competitive advantage

## Prime Arizona Location

Mesa's high-traffic corridor with strong demographics



📄 **Limited Opportunity Investor Slots Filling Fast.** Contact Awesome ROI to secure your position before the raise closes.

# 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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