

S & S Holdings INC.

Dear Investor

Our portfolio proposals are diverse and have major potential. They include 4 income producing retail C-stores , Grocery store, apartment complex, and hotel opportunities.. We have secured owner financing of over \$600k and lenders ready to review for immediate funding if needed. First 5 businesses are under contract two more pending.

Here is breakdown of information .

Business #1101-1104 Under contract

- 4 C-Stores all within 5 miles of each other
- Sales of \$5,050,000
- Over 3 million gallons of gas sold annually
- Net profits of \$880,980
- Price \$1,500,000
- Investment options
- A) \$150,000 @20% return 1 year (investment) with 1 year option to renew
- B) \$1,500,000 @5.5% return 24-36 months and 10% on upside

Business #1105 Under Contract

- Grocery Store/Meat Market 20k sq ft
- Sales of \$3,965,000 annually
- Net profits of \$586,000
- Sales price \$2,400,000
- Investment options
- A) \$250,000 @20% return 1 year with 1 year option
- B) \$2,400,000 @5.5 return 24-36 months and 10% on upside

Property #1106 – Offer pending

- Apartment complex 334 units
- Gross revenue \$960,000 annually
- Rehab needed on 101 units
- Price \$6,900,000
- Investment options
- A) JV Fix and Flip expected 2,000,000 upside 50/50 split
- B) Double close – buy today – sell tomorrow - \$1,000,000 @20% return in 90 days or less

Property #1107 – Offer Accepted , Contract Pending.

- Hotel with 170 plus rooms & 30 plus suites
- Foreclosure
- No revenue
- Rehab needed \$3,000,000
- Price total includes Rehab \$7,500,000
- 30-36 months deferred payments
- Fix – staff – open – resell or operate
- Investment needed \$7,900,000
- Expected 2,000,000 upside 70/30 split for investor or buyout for \$500k and keep operating

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