

Executive Summary

- 1. Development & Investor Loyalty Focus:** Drawing on 30 years of hotel development expertise, we present an exceptional opportunity in northern Santa Barbara County - a 93-room Holiday Inn Express in Santa Maria. Our investor-centric approach has created remarkable loyalty, with most partners participating in multiple projects and typically recouping their initial investment within 7-9 years. This \$20M development offers growing passive returns from 4.14% to 7.78% annually, supported by our proven systems that have delivered superior returns across 23 successful developments. Designed as a long-term passive income strategy of 10+ years, this investment aligns with our philosophy of creating sustainable, multi-generational wealth. Our existing investors' continued support validates our approach, with many reinvesting across multiple projects based on consistent performance. Risk mitigation includes conservative 50% leverage, strong brand relationships, and exclusive franchise territorial rights in a market anchored by Future growth in Space industry in the likes of Space X and the new Space force at Vandenberg Air Force Base's with a \$1.7B economic impact currently that is expected to grow to over \$3.5B over the next decade.
- 2. Growth Market & Long-Term Wealth Creation Focus:** "Our Santa Maria Holiday Inn Express development represents a premium long-term passive income opportunity spanning 10+ years in one of California's fastest-growing aerospace hubs. This investment strategy aligns with our belief in creating sustainable, multi-generational wealth through strategic hotel development. Located in northern Santa Barbara County, this 93-room hotel benefits from Vandenberg Air Force Base's expanding presence, including SpaceX operations and the new Space Force, projected to grow from \$1.7B to \$3.5B in economic impact over the next decade. Our proven operational systems, refined across 23 successful developments, project cash-on-cash returns growing from 4.14% to 7.78% annually, with most investors recouping their initial investment within 7-9 years while maintaining long-term income potential."
- 3. Strategic Position & Sustainable Returns Focus:** "We're developing a 93-room Holiday Inn Express in Santa Maria as a long-term passive income investment opportunity extending beyond 10 years. This aligns with our commitment to creating sustainable, multi-generational wealth through strategic hotel development. The project benefits from exclusive franchise territorial rights in northern Santa Barbara County's expanding aerospace market, where Vandenberg Air Force Base's economic impact is projected to more than double to \$3.5B over the next decade. Our 30-year development expertise and

proven systems project growing passive returns from 4.14% to 7.78% annually, providing investors with consistent income and potential for long-term appreciation."

4. **Market Transformation & Generational Wealth Focus:** "Leveraging our 30-year development expertise, we present an exceptional opportunity for long-term passive income through our Santa Maria Holiday Inn Express development. This 10+ year investment strategy reflects our commitment to creating multi-generational wealth in a market transforming into a major aerospace hub. The project combines our proven operational systems with unprecedented growth potential, as Vandenberg Air Force Base expands with SpaceX and Space Force operations. Our investor-centric approach has consistently delivered results, with most partners recovering initial investments within 7-9 years while maintaining long-term income potential through growing returns from 4.14% to 7.78% annually."