



Investment Pitch Deck

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Investment Breakdown

- - Loan Amount: \$800,000
- - Escrow Process: Funds held for 60 days
- - Interest Rate: 10% annually (\$80K per year)
- - Buyout Options:
- - 3 Years: \$240K interest + 8% premium (\$64K)
- - 4 Years: \$320K interest + 6% premium (\$48K)
- - 5 Years: \$400K interest + 3% premium (\$24K)

Zingers Arizona Convenience Store

Project Development Cost

\$3,875,000

Projected Revenue Five-Year Total

\$27,010,843

Projected Five-Year Economic Impacts (Direct and Indirect)

\$383,067,649

Alternative Investment Option

- Convert \$800K to 20% ownership in Zingers
- Estimated Monthly Net Profit: \$91K
- 20% Share = \$18K/month (\$216K+ p/a)
- 20% of sales price if sold
- Preferred investment in future locations

Financial Highlights

(Proforma-Based)



- Estimated Net Profit: \$91K/month



- Annual Earnings for 20% Investor: \$216K+



- IRR: 16.27%



- Cap Rate: 14.1%



- Total Project Cost: \$3.875M

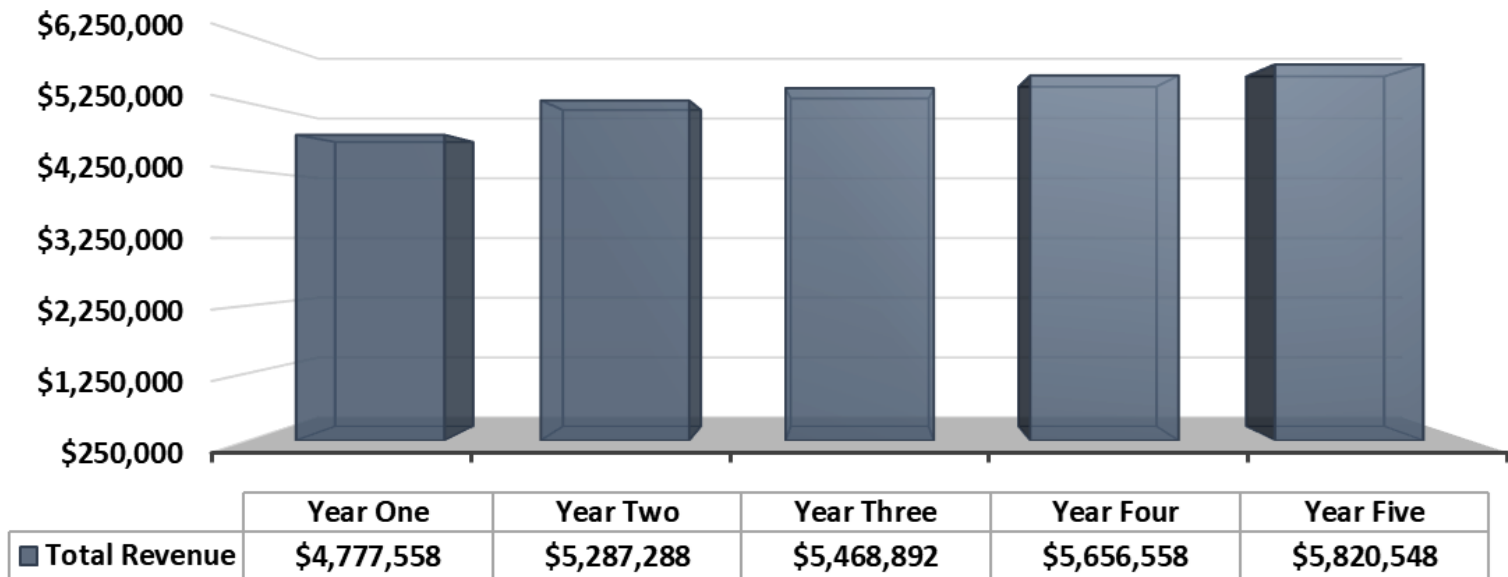


- Investor Offering: \$1.1M (Class C Units)

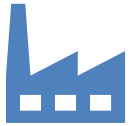
Financial Highlights

(Proforma-Based)

Projected Five-Year Revenue



Competitive Advantage



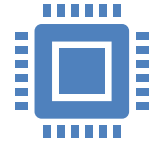
- First-mover in Kingman Industrial Airpark



- High-traffic area with 2,700+ employees



- Zoning approvals secured



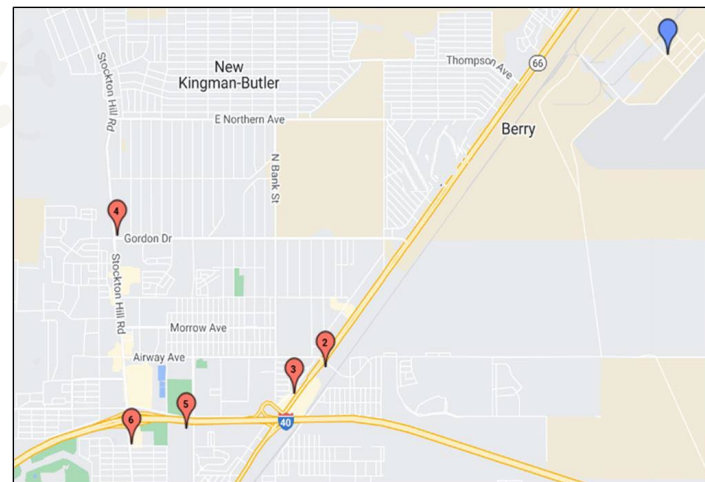
- Scalable, turnkey investment model

Location

This project is located on the Kingman, Arizona airport industrial park.

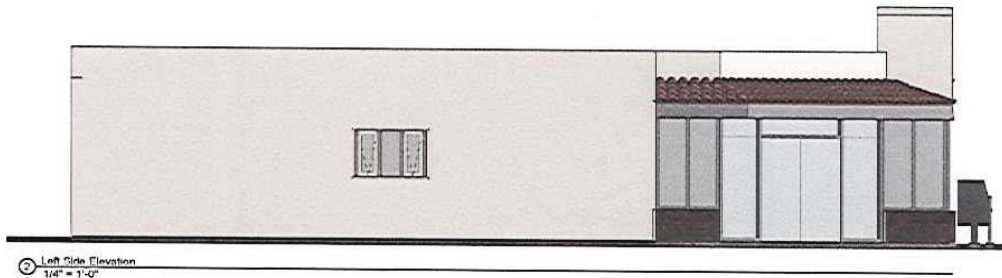
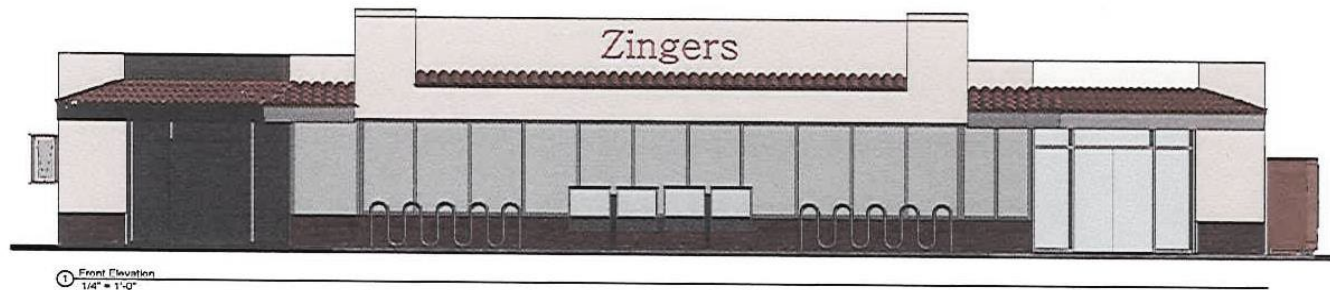
There are 73 businesses and nearly 2,700 employees. (please refer to Section 5.0) located on the 1,000-acre park.

It is the largest industrial park in Arizona outside the Phoenix area.



Building Design

Convenience Store Rendering



Exit Strategy & Expansion

- **Zingers Growth Plan:** Preferential investment opportunities in future locations.
- **Scalability:** Ability to reinvest profits into additional stores.
- Investors benefit from an **equity stake or guaranteed returns** via structured interest payments.
- **Scalable business model** in a growing \$860B convenience store industry.

Call to Action



Join us in **fueling the future** with Zingers 24/7 Food & Fuel! For investment inquiries, contact:



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