

REAL ESTATE PORTFOLIO

ADELANTO 395 PROJECT is situated at the northwest corner of Hwy 395 and Rancho Road in the city of Adelanto, Calif. Developed by SAO International, Inc., this project encompasses 18 acres of commercial/retail and light industrial buildings and will be built out in two phases. For development and financing purposes, the project will be broken into two ownership entities; Adelanto 395A, LLC and Adelanto 395B, LLC.

1. PHASE 1 ADELANTO 395A, LLC.

Phase One comprises of commercial/retail portion of the project featuring the following:

- A gas station with 10 pumps allowing for simultaneous fueling of 20 vehicles.

****In contract with Sinclair Oil for a Sinclair Gas Station.**

- A 5900 sq. ft. convenience store with a 1400 sq. ft sit down and drive-through coffee and donut store
- 16 fast-charging EV stations

****In contract with a coffee and donut store operator**

- Two Restaurant Pads:

- 3,800 sq. ft. sit-down restaurant. ****Currently in negotiations with and restaurant karaoke bar operator.**
- 2,600 sq. ft. stacked drive-through restaurant

- Hotel:

- A four-storey 100-room hotel with conference rooms, a gym and a breakfast lobby
- Swimming pool
- 10 fast-charging EV stations with solar panel roof carports

**** In contract with Microtel Hotel by Wyndham extended-stay style hotel**

2. PHASE 2 ADELANTO 395B, LLC.

Phase Two of the development consists of the following:

- Three (3) tilt-up warehouses serving the logistics industry
 - Building 1 consists of 100,800 sq. ft.
 - Building 2 consists of 71,000 sq. ft.
 - Building 3 consists of 76,000 sq. ft.

****The development of Adelanto 395 Project will be energy-efficient with solar panels covering the parking stalls, charging stations as well as the rooftops of all the buildings. We at SAO International Inc., look forward to contributing to the continued development and growth of the city of Adelanto, Calif.**

SEEKING INVESTMENT FOR FOLLOWING PHASE 1 ONLY AT THIS TIME:

- Gas station and convenience store construction
 - Restaurant construction

**** Development timeframe estimated at 6 months per General Contractor**

RETURN ON INVESTMENT FOR THE INVESTOR:

- 15% ROI over 6-month period for ground floor investors only



Gabriel Reyes
Mayor

Daniel Ramos
Mayor Pro Tem

Joy Jeannette
Council Member

Stevevonna Evans
Council Member

Keron Jones
Council Member

Jessie Flores
City Manager

September 8, 2022

Dear potential tenant,

Please accept this letter as confirmation of active discussions between SAO International ('SAO') and the City of Adelanto (the 'City').

The City is welcoming the proposed 18-acre commercial/retail and light industrial project at the corner of Highway 395 & Rancho Road by SAO, and is working with the developer to address zoning challenges and advance entitlements.

As proposed, the developer is currently Planning:

Phase One:

- A gas station with 8 pumps allowing for simultaneous fueling of 16 vehicles
 - A 5500 sq. ft. convenience store with drive-through coffee and donuts
 - 16 fast-charging EV stations
- Two Restaurant Pads:
 - 3,800 sq. ft. sit-down restaurant
 - 2,600 sq. ft. stacked drive-through restaurant
- Hotel:
 - A four-story 97-room extended stay style hotel with conference rooms, gym, and a breakfast lobby
 - 8 fast-charging EV stations

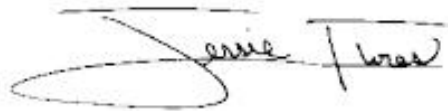
Phase Two of the development is proposed as:

- Three light industrial buildings
 - Bldg 1 is proposed as 100,800 sq. ft.
 - Bldg 2 is proposed as 71,000 sq. ft.
 - Bldg 3 is proposed as 76,000 sq. ft.

Project elements include energy-efficient features with solar panels covering the parking stalls as well as the roofs of the buildings.

We would welcome your firm to find its new home in Adelanto. Please feel free to reach out to my office, or to our economic development department at adelanto@localequity.com

Sincerely,



Jessie Flores
Adelanto City Manager



