



SIR PLUTUS

PASSIVE INVESTMENTS

www.sirplutus.com



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SIR PLUTUS

PROJECT SHARES

SHARES OFFERED:	3,223
PRICE PER SHARE:	\$1,000
MIN INVESTMENT:	\$25,000

OFFERING SUMMARY

PURCHASE PRICE:	\$3,750,000
REHAB / FEES:	\$3,150,000
ALL IN COST:	\$6,900,000

PROJECT DATES

RESERVATION DEADLINE:	JULY 18, 2025
PROJECT BEGINS:	AUG 1, 2025
PROJECT TERM END:	AUG 1, 2028

TARGETED INVESTOR RETURNS

12%
ANNUAL ROI
PAID MONTHLY

33.36%
IRR

2X
OPTIONAL
BUYOUT
MULTIPLIER

36 MONTHS
PROJECT TERM LENGTH

EXAMPLE: MONTHLY CASHFLOW

INVESTMENT AMOUNT		ANNUAL CASH RETURN		MONTHLY PAYOUT
\$100,000	x	12%	=	\$1,000
\$500,000	x	12%	=	\$5,000
\$1,00,000	x	12%	=	\$10,000

EXAMPLE: TOTAL PROJECT RETURNS

INVESTMENT AMOUNT	FULL TERM RETURNS		INITIAL INVESTMENT		FINAL PAYOUT	NET ROI
\$100,000	\$136,000	+	\$100,000	=	\$236,000	136%
\$500,000	\$680,000	+	\$500,000	=	\$1,180,000	136%
\$1,000,000	\$1,360,000	+	\$1,000,000	=	\$2,360,000	136%

THIS PROJECT IS ELIGIBLE FOR INVESTMENT WITH YOUR
401k, IRA, OR 1031 EXCHANGE.
NOT SURE OF THE PROCESS OR NEED ASSISTANCE?
WE CAN HELP!

DEVELOPMENT MAP



PROPERTY INFORMATION

ACERAGE	197.68
PONDS	2
INTERNAL ROADS	3.5 MILES
EXISTING FENCING	YES
WATER	WELL
ELECTRICITY	MASTER METERED
SEWER	SEPTIC
GAS	N/A
TRASH	PROPERTY PAID
INTERNET	TOWER
IMPROVEMENTS	OFFICE

RURAL DEVELOPMENT PROJECT

The Double H Ranch is a 200-acre, multi-use development project located in Eustace, Texas—just an hour east of Dallas. Designed to be a one-of-a-kind destination, the ranch combines commercial leasing, residential living, tourism, and outdoor recreation into a single, income-generating property. With over 40,000 annual visitors already drawn to the site's existing attractions, the project will expand to include a residential subdivision, RV park, adventure amenities, food and beverage services, retail, and event spaces. Supported by a strong leasing pipeline—including a long-term commitment from the existing tenant and ongoing discussions with national hospitality and RV brands—the Double H Ranch offers a compelling opportunity for investors to earn passive income through a diversified, high-growth development.