



Prospectus 2024

Moving forward into 2024 and the years beyond, Bottway LLC is looking to provide additional investment options for our clients and investors looking for short and long-term real estate investment opportunities. We pride ourselves on providing flexible investment options to maximize our partnerships and allow all parties to realize optimal gains. Here is a list of some of our current investment options, all with flexibility built-in allowing us to tailor deals to meet the needs of all parties involved:

- *Cash Purchase Option:* This option is used when buying investment properties with cash and refinancing after renovations are complete. Investors will receive a set rate of return usually ranging from 10-25% depending on the amount invested, property purchase price, and after renovation value of the property.
 - o Example: Client A invests \$40,000 for the purchase of an \$80,000 investment property. After purchase, Bottway, LLC performs \$20,000 in renovations and updates to the property. The property is then financed at the new value of \$100,000 and Client A receives a 25% (variable) return (\$50,000) on investment after closing.

- *Long-Term Investment Option:* This option is used when a property is purchased via bank mortgage or cash. The client invests a set amount to gain a percent ownership (equitable title) in the property and will receive monthly payments equal to the percentage buy-in of the net monthly rent received from the property. If the property is sold before the client receives their initial investment, then they will receive the balance due to pay off the initial investment plus the percentage of the profit from the sale of the property equal to their ownership stake.
 - o Example: Client A invests \$25,000 towards a \$100,000 investment property that nets \$1500 monthly. The Client will receive 25% (\$375) per month as compensation for their investment for as long as the property is owned. If the property is sold 5 years after purchase, then the client will receive \$2,500 due to them to match the initial \$25,000 investment ($\$375 \times 60 = \$22,500$) plus 25% of the net profit from the sale of the property.

- *Enhanced Long-Term Investment Option:* Same options as the Long-Term Investment Option, but the client will receive a return on their initial investment within 60 months of purchase.
 - o Example: Client A invests \$25,000 towards a \$100,000 investment property that nets \$1500 monthly. The client will receive \$416.67 for the first 60 months as reimbursement for the initial investment and then receive \$375 (25% of monthly net) after 60 months for as long as the property is owned. The same rules apply to the sale of the property as noted in the Long-Term Investment Option.

- *Fix and Flip Investment Option:* This option is used for fix and flip homes that will be sold after renovations are complete. The client invests a set amount towards the purchase and renovation of the property. Once renovations are complete, the home is sold and the client receives their initial investment back plus a percentage of the net proceeds of the sale (minus renovation costs) equal to a percentage the selling price of the property.

- Example: Client A invests \$50,000 for a fix and flip property that is purchased for \$70,000. Bottway, LLC performs all renovations for \$20,000 and the sale of the property nets \$120,000. The client receives \$50,000 for their initial investment and Bottway, LLC receives \$20,000 for their renovation costs. The client's initial investment of \$50,000 is equal to 41.67% of the final sale price, therefore the client will also receive \$ 20,835 for the remaining net profit ($\$50,000 \times 41.67\%$); Bottway, LLC will receive the remainder of the net profit (\$29,165).

As always, we will continue to find creative options to help our investors realize more short and long-term investment opportunities, and we are always open to new ideas and creative financing programs.

Sincerely,

Paul Bott, DHSc, Lt Col, USAF (Ret.)

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