



SONNY CAPITAL GROUP GUIDE

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INTRODUCTION

In 2022, the economy is getting worse by the day, and investments are suffering. Stocks are failing and are crashing once again (not for the 1st time in the last decade).

Additionally, painfully high inflation rates are eating our wealth away.

Today, most of the usual investment assets amount to little more than high-risk bets at best, or gambling at worst. The wise choice would seem to be to wait it out, but waiting it out still means having your wealth eroded by inflation. Plus, can anyone truly afford to put their life dreams and financial goals on hold?

Most people can't. And nor should they. Fortunately, they, and you, don't have to.



This gives us the advantage of being able to achieve higher rate of return.

We help investors get involved in the non-traditional real-estate market which is not reliant on market conditions.

**DISCOVERING
THE VACANT LAND
OPPORTUNITY**

This type of real estate investment represents a huge opportunity with healthy margins and low risks. Indeed, our investors are getting between 10% and 12% return on their investments, while people investing elsewhere are losing money.

We are able to predictably and reliably achieve such results because we solve a significant market inefficiency around the sale of vacant land:

Owners struggle to sell, as the fees are too high compared to the value of the asset, and commissions are too low to appeal to realtors

Sellers want to be paid cash, and banks do not lend against vacant lands, meaning buyers are unable to access funding

With the backing of our investors and relying our deep market knowledge and network, we are able to find and buy land without any reliance on middlemen. Once we have bought the property, we can then sell it on to interested buyers either for cash or through a payment plan, without them requiring any financing from their bank, addressing their funding challenge while expanding significantly the universe of likely buyers for these assets. Check out www.discountlots.com for your self!



By seizing this market opportunity, we essentially become market makers and solve the problem for both buyers and sellers in an overlooked niche. We unlock attractive, predictable, and safe returns for our investors in the process.

There are several reasons investing in vacant land with us is such a robust and reliable option:

- We use data to acquire land in only the hottest marketing in the country. We know exactly what our buyers want which allows us to have extremely low days on market.
- This is a non-competitive market, where we have a huge first mover advantage and extremely healthy margins.
- The low unitary value means we can create significant diversification across geographical areas, types of land, amounts invested, investment types among others.
- We have created a trusted marketplace where we buy and sell vacant land in the 21 century.
- We bypass intermediaries (e.g. tax auctions) and only buy the highest quality and most attractive lots anywhere.

**A SNEAK PEEK
AT SOME OF THE
DISCOUNT LOTS
TRANSACTIONS**

They say a picture is worth a thousand words, but we know there's one thing that appeals even more to savvy investors: actual examples and financial case studies.

But just before we walk you through a few examples in our portfolio, here's some more information about our operation!

We have over 1800 cash flowing assets. Which is growing month over month

We sell on average 120 properties a month

Our portfolio is growing at \$2.5 million in assets per month

Our portfolio is diversified in over 15 states which minimizes risk to our capital investors

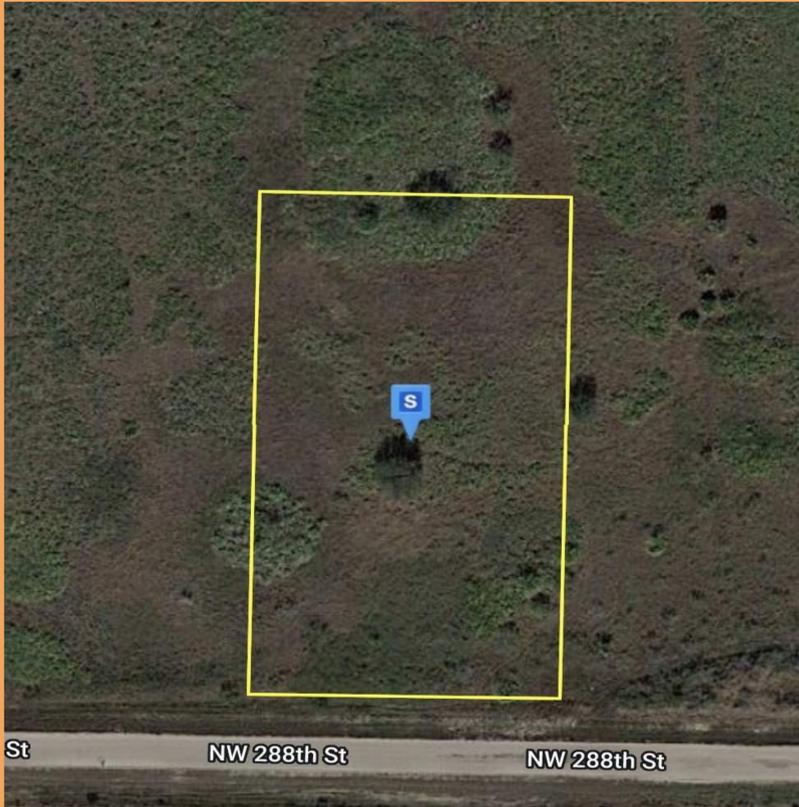
On average our buyers pay for 96 months and we get a return on our investment in month 16

Our current portfolio is worth over \$50 million and growing!



Example A: Florida Property

Asset | R1-14-34-33-0A00-00030-0000



Location | **FLORIDA**

Purchase Price: **\$3,511**
Sales Price: **\$14,953**

Profit: **\$10,518.20**

Monthly Income: **\$304**
Months to Full
Investment Recovered: **11.5**
Days on Market: **27**

Example B: California Property

Asset | 0449-272-03-0000



Location | **FLORIDA**

Purchase Price: **\$6,500**
Sales Price: **\$30,180**

Profit: **\$26,385.67**

Monthly Income: **\$552**
Months to Full
Investment Recovered: **11.7**
Days on Market: **41**

UNDERSTANDING THE INVESTMENT OPPORTUNITY

Over the last 3 years we have become the leader in selling vacant land online. There are over 100 million parcels of vacant land in the United States. To own such a large market we need to continue to acquire more land and provide value in this underserved real estate sector.



The Land Income Fund 1 at Sonny Capital Group will generate capital appreciation through (1) debt financing in connection to the acquisition and maintenance of real estate acquisition loans at or below market values and (2) the direct acquisition and sale of primarily undeveloped real estate lots in the United States by leveraging DiscountLots.com



Here's what you'll get:

- 10 -12% fixed preferred return on investment
- Investment secured by collaterals (vacant land parcels and notes receivable)

The contributed capital will purchase collateral for the fund & enable Discount Lots to source land at major discounts to market value
- No fees of any kind to erode your return
- A chance to enable individuals to build their dreams and diversify their land portfolios

And on top of that, your capital will be giving you safe returns through



Diversified



Asset Backed



Passive Income



Yields are Not Correlated with Broader Markets



Attractive Risk Adjusted Returns



Very Low Investment to Value Ratio

Again, we are operating on first fund basis and will only work with people who meet the following requirements

- **Have atleast \$50,000 investment to start**
- **Accredited Investor (put in smaller font \$200,000 yearly income and or net worth over \$1,000,000)**
- **Are ambitious and take decisive actions**
- **Want to fundamentally make change in a broken financial system!**

HOW WE BATTLE INFLATION WITH OUR INVESTMENT STRATEGY



If you are ready to get predictable and safe returns we would love to talk to you.

The first step is to schedule a call with our team so you can learn more about this opportunity and how it can fit with your financial future.

[Schedule a call today!](#)



This Presentation And Accompanying Materials May Contain, And Our Officers And Representatives May From Time To Time Make, "Forward-Looking Statements" Within The Meaning Of The Safe Harbor Provisions Of The U.S. Private Securities Litigation Reform Act Of 1995. Forward-Looking Statements Are Neither Historical Facts Nor Assurances Of Future Performance. Instead, They Are Based Only On Our Current Beliefs, Expectations And Assumptions Regarding The Future Of Our Business, Future Plans And Strategies, Projections, Anticipated Events And Trends, The Economy And Other Future Conditions. Examples Of Forward-Looking Statements Include, Among Others, Statements We Make Regarding Expected Operating Results, Such As Revenue Growth And Earnings.

Because Forward-Looking Statements Relate To The Future, They Are Subject To Inherent Uncertainties, Risks And Changes In Circumstances That Are Difficult To Predict And Many Of Which Are Outside Of Our Control. Our Actual Results And Financial Condition May Differ Materially From Those Indicated In The Forward-Looking Statements. Therefore, You Should Not Rely On Any Of These Forward-Looking Statements. Important Factors That Could Cause Our Actual Results And Financial Condition To Differ Materially From Those Indicated In The Forward-Looking Statements Include, Among Others, The Following: Our Ability To Generate Enough Revenue To Sustain A Level Of Profitability In The Future; Our Ability To Effectively Manage Growth; Economic And Financial Conditions; Our Ability To Negotiate Favorable Terms In The Acquisition And Sale Of Undeveloped Real Estate Lots; The Impact Of Availability Of Bank Financing And Market Interest Rates; Disruptions To Our Technology Network Including Computer Systems And Software; And Natural Events Such As Severe Weather, Fires, Floods And Earthquakes Or Man-Made Or Other Disruptions Of Our Operating Systems, Structures, Or Equipment; Public Health Crises, Epidemics, And Pandemics Such As The COVID-19 Pandemic; Local, Regional, And National Economic Conditions That Have Deteriorated As A Result Of The COVID-19 Pandemic, Including The Risks Of A Recession; And Such Other Factors As Discussed Throughout The "Risk Factors" Section Of Our Confidential Private Placement Memorandum Dated August 2022.

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