

Subject: Don't miss out on this investment opportunity!

Real estate investing is one of the best ways to enjoy reliable passive income, but it can be hard to narrow down which opportunities are right for you.

I'm Matthew Otero, a developer from Texas bringing you the chance to experience passive income through one of the most promising new ventures in real estate!

I am seeking to launch an investment funding LLC and am searching for capital partners to help this dream become a reality. Within this arrangement, we'll be working to bring incredible commercial and residential properties to the town of Sinton, Texas, all while taking advantage of a developing \$1.7 billion market.

Currently, I'm seeking \$1.5 million in capital finance, which will generate well over \$10 million in the next 3 years!

If this opportunity sounds intriguing, keep an eye out for more emails from me in the coming days, where I'll go more into detail about what we plan to do in Sinton. You can also click the link below for more information and to express your interest as an investor!

[link]

Talk soon,
Matthew Otero

Subject: We've got huge plans for Sinton, Texas!

Matthew Otero here, coming to you with some more details about the incredible investment opportunity I've secured in Sinton, Texas.

As I told you in my last email, we've got the chance to take advantage of a \$1.7 billion market here in Sinton, and we'll be building stunning new commercial and residential properties that will truly bring new life to the town.

Steel Dynamics is currently building a huge plant in Sinton, and immediately after they announced the project, my partners and myself purchased a 40-acre track along US-77. My partners and I have a combined 25% ownership and maintain all operational control.

Phase 1 of our development here will include 13.4 acres on two separate parcels, which will be the site of a new 52-unit apartment complex and storage units (along with room for expansion). Other area will include 21,000,000 square feet of retail space for lease and a 10,000 square foot pad site for a future drive-thru restaurant. The initial Preliminary Plans for the 13.4 acres has been approved by the city of Sinton, final approval for utilities will be done in the coming months, we still need \$350,000 to proceed with the utilities that will, be approved by the city of Cinton.

On top of this 40-acre track, I also have plans to develop a 40-condo complex on a nearby 5-acre parcel that has just been annexed by the city of Sinton. I'm currently seeking \$1 million capital for this project, which will lead to a \$600,000 return within 6-months. Thereafter, we'll recoup \$1 million on the first 25 condo lots we sell.

The other \$500,000 I'm seeking will go toward a construction loan, to build the condo project's clubhouse. Our LLC will have a majority interest with the condo association, making us managing operators.

Beyond all of this, there is an additional 200 acres nearby, and we've begun creating a future plan for this land. We plan to transform 25 acres into affordable housing to begin.

All of these plans are incredibly exciting for myself, my partners, and the community of Sinton as a whole. They could be exciting (and lucrative!) for you, too! Click the link below to learn more and to express your interest as an investor.

[link]

Best,
Matthew Otero

Subject: Why invest with Matthew Otero?

Hi there, it's Matthew Otero. I know I've been talking to you quite a bit about this new investment opportunity, but today, I want to tell you more about me and my background.

Before I got involved in this new venture in Sinton, I spent some time designing and engineering in Rockport. Even before that, I was developing throughout New Mexico.

I got my start from my father, who managed to run a successful contracting business while raising 11 kids. He convinced me to run for judge straight out of high school, and I wound up becoming the youngest judge in America thanks to a landslide victory. I later got into real estate and became the youngest land baron in Valencia County. By 2000 at age 34, I had built four successful subdivisions totaling \$7 million in residential developed lots.

My greatest achievement during this time was the Marcus Meadows subdivision in Los Lunas, a 17-lot subdivision that contains Rosie G. Otero Road, named after my late mother.

When my wife and I moved to Rockport, we fulfilled one of her lifelong dreams and opened up a donut shop. We managed to triple the shop's revenue within three years and reached an annual revenue of over \$750,000 by our fifth year in business. We were also proud to serve local residents and first responders during the devastation of Hurricane Harvey.

In 2018, I launched Compass Engineering in an effort to help the Rockport community recover from the hurricane, re-engineering old homes and building new homes. Since then, I have also launched Sangam Estates, a 27 subdivision with .5-acre lots, utilities and paved road. 1600+ square foot Custom Homes. All, marketed in conjunction with United Country Real Estate, which is also a subsidiary of the joint venture partnership.

Between Rockport and Sinton, the real-estate joint venture will truly be a thriving development entity

But I'll need your help to make it happen. Click the link below to get in touch!

[link]

Thank you,
Matthew Otero

Subject: Experience reliable and easy passive income!

Over my last few emails, you've gotten the chance to know a bit about me and the venture developing plans I have for the Sinton and Rockport Texas gulf coast region. It's been exciting thus far between local partners and me, but we're seeking deeper pockets with partners interested in a larger scale passive income than my local partners can handle..

The prospect of passive income is something that everyone strives for, and we're building a real opportunity to make it happen. The \$1.5 million in capital funds I'm seeking is backed by \$5 million in commercial and residential planned development projects. What's more, the market here is a whopping \$1.7 billion, so there's no limit to what we will achieve!

We already know that this area is dying for more commercial and residential properties, and we're ready to bring them what they're asking for. With your investment, on top of improving these citizens' lives, you can expand your investing experience and add another successful project to your financial portfolio.

If you still have questions about this opportunity, I'm more than happy to answer them for you. I'm completely available by email, text, or phone call at any time between 6 a.m. and 5 p.m. If you're ready to take the leap, click the link below to express your interest!

[link]

Talk soon,
Matthew Otero

Subject: allow me the pleasure to speak with you!

Are you still thinking about the investment opportunity in ,the gulf coast fastest growing port region in Texas?

This venture is incredibly rewarding, and will do great things for this gulf coast town of Texas. But all great projects have to start from somewhere, which is why I'm seeking out the most passionate and dedicated investors to help me get this off the ground.

An investment of \$1.5 million in capital is expected to generate \$10 million over the next three years, so there's no doubt you'd be getting a solid return. You'll also be able to watch the community of Sinton transform into a bustling town with superior housing and a huge range of commercial properties serving its residents.

I've tried to provide as much information as I can over these last few emails, but I understand that you might still have some questions. I'm available from 6 a.m. until 5 p.m. every single day and am happy to speak with you by phone, text, or email.

If you're ready to experience the benefits of this amazing investment opportunity, simply fill out the contact form below to express your interest as an investor. I hope to speak with you very soon!

[link]

Best,
Matthew Otero