



IYS Ventures LLC

01-01-2022



IYS Ventures LLC
d/b/a I mart Stores

15416 S 70th Ct
Orland Park IL 60462

Executive Summary

IYS Ventures LLC ("I Mart Stores") proposes to lease a package of 9 stores spread across the Madison, WI area from Loader OIL. The company plans to take over all operations of these gas stations and convenience stores, alongside the store's other services, which will include (depending on specific store) lottery, ATM, car wash, Quick Service Restaurant (QSR) and other potential services.

Our company feels it is a great opportunity for growth and to expand our presence by opening new markets for us. The business will trade under the "I Mart Stores" brand and will focus on running existing services in the gas station and convenience stores. It will also continue to sell various brand gasoline, and an array of convenience store items to a widespread markets by taking advantage of the gas station's existing clientele to become a staple in the local community.

The sites are high potential assets having a lot of positives and upsides. Break Time realizes by acquiring these new sites, some located in new markets for us, it will open new opportunities for us to grow in these markets and add new locations in the future.

By acquiring 9 sites as a package allows our company to grow much faster versus acquiring one or more sites at a time. To enter in a new market like Madison, the great opportunity is to have a minimum of 7-10 stores as a package in one market, which makes us strong in a market financially, logistically, with better manageability and with improved buying power from vendors. It will also allow us to more effectively add more locations, to grow our customer base, marketing, and strength, brand recognition, pricing strategies and product promotions in local communities.

As a company acquiring high potential, operational gas stations and convenience stores with a steady flow of daily customers, I Mart Stores will have the benefit of bringing on board its vast experience and operating efficacies based on many years of successfully managing its pre-existing chain of gas stations and convenience stores.

I Mart Stores aims to become a regular stop for locals commuting to work or on their lunch breaks at work, visitors passing through from out of town, regular patrons of its gas station and convenience store, and individuals and families looking for a quick, delicious meal (for those stores with QSR).

Company Description

Who We Are

IYS Ventures LLC Gas Stations with Convenience Stores and companies were established 4 years ago by MR. Muwafak rizek, President of IYS Ventures LLC. IYS Ventures is Head Quartered at 15416 S 70th Ct, Orland Park IL 60462. We have a strong back office workforce to support all our commercial, gas station and C-Store businesses.

The company started its first convenience store in Cleveland, Ohio. Very hard work, strong leadership, perseverance and an exceptional work force, Mr. Rizek created a chain of Convenience Stores, Gas Station and other facilities.

Currently, we own and operate 45 gas stations as part of our portfolio in various parts of Minnesota, Louisiana, Wisconsin, Michigan, Indiana, Ohio, Virginia, and Illinois. Almost all our gas stations carry major fuel brands such as BP, Exxon, Mobil and Marathon.

The company's main focus is to continue to expand business around its home town, Orland Park, where it is Head Quartered while also looking to expand to new territories.

Our other major business is investing in commercial real estate properties. Currently, we own commercial office buildings, retail shopping centers, commercial lots and QSRs. We primarily lease these properties to various major tenants.

Below is a list of stores and gas stations under our portfolio:

ImartOH0088	10300 Brookpark Rd	Brooklyn	OH	44130	BP
ImartOH0095	32393 Lorain Rd	Northridge Village	OH	44039	BP
Imart OH0077	8200 Columbia Rd	Olmsted Falls	OH	44138	BP
Imart OH0036	1326 Hopple St	Cincinnati	OH	45225	BP
Imart OH0017	10843 Montgomery Rd	Cincinnati	OH	45242	BP
Imart OH0030	1550 Queen City Ave	Cincinnati	OH	45214	BP
Imart OH0048	9171 Union Centre Blvd	West Chester Township	OH	45069	BP
Imart LA0060	1764 N Parkerson Ave	Crowley	LA	70526	Mobil
Imart La0057	1648 Pitkin Rd	Leesville	LA	71446	Unbranded
Imart MS 0004	1724 University Ave (Exxon)	Oxford	MS	38655	Exxon
Imart MS 0005	1802 University Ave (Mobil)	Oxford	MS	38655	Mobil
Imart VA0452	702 E Atlantic St	South Hill	VA	23970	BP
Imart WI0003	237 Keller Ave S	Amery	WI	54001	Marathon
Imart WI0005	1040 Bergslien St.	Baldwin	WI	54002	Marathon
Imart WI0010	311 Belknap St	Superior	WI	54880	BP
Imart WI0054	1 Hewett St	Neillsville	WI	54456	Marathon
Imart WI0057	706 N 4th St	Tomahawk	WI	54487	Marathon
Imart WI0062	100 Second St	Hudson	WI	54016	Marathon
Imart WI0063	406 Belknap st	Superior	WI	54880	Marathon
Imart WI0075	314 E Badger St	Waupaca	WI	54981	Marathon
Imart WI104 - Eastpark	5551 Eastpark Blvd	Madison	WI	53718	BP
Imart WI102 - MF Burma	4701 Burma Rd.	McFarland	WI	53558	BP
Imart WI100 - MF Larson	4800 Larson Beach Rd.	McFarland	WI	53558	BP
Imart WI106 - Deerfield	109 N. Main St.	Deerfield	WI	53531	BP
Imart WI116 - LM Madison	206 W Madison St.	Lake Mills	WI	53551	BP
Imart WI108 - Fort Atkinson	303 S. Main St.	Fort Atkinson	WI	53538	BP
Imart WI114 - LM Main	819 N. Main St. (Tyranena)	Lake Mills	WI	53551	BP
Imart WI112 - Waterloo	300 W. Madison St.	Waterloo	WI	53594	BP
Imart WI110 - Johnson Creek	880 Linmar Ln.	Johnson Creek	WI	53038	BP

Customer Attraction and Retention Plan

- ☐ Utilize existing customer traffic in the gas station and convenience store to establish the broadest customer base possible
- ☐ Obtain the repeat business of a substantial number of customers expected to visit from the several major thoroughfares nearby.
- ☐ Capitalize on the needs and wants of the growing local communities in and around our markets to establish a favourable reputation and consistent flow of business.
- ☐ Offer superior products and customer service to build rapport with the community at large and increase customer traffic through positive word-of-mouth referrals.

Products and Services

I Mart will carry a wide range of products as per local area needs and demands. We will carry all C-Store related products, with a large variety of novelty items to increase our profitability and margins. We will ensure our grocery and beverage vendors provide us with a full range of products with the best possible prices.

I Mart will introduce new concepts such as QSR, fresh food products, fresh donuts, and hot pizza program.

We will also provide bill services to our customers, free fax services, free WiFi with purchase of goods. Money transfer and money order services will also be offered in select stores.

There will be air and vacuum machines, and clean rest rooms available at all times.

Below are more details regarding some of the products and services we will offer,

Fuel & Automotive Needs

I Mart will provide customers with a fuel stop that dispenses top-quality, competitively priced fuel, and sells products for basic automotive needs, that is convenient and at competitive prices. It offers gasoline, diesel, oil, gas treatment products, anti-freeze, windshield washer fluid and other car and truck related products.

I Mart Stores offers its customers both name brand and regional brand tobacco products. Tobacco products include cigarettes, cigars, pipe tobacco, smokeless tobacco and chewing tobacco. A wide selection of brands and types of each of these tobacco items give customers plenty of options.

Convenience Items/Seasonal Items

I Mart Stores will continue to offer its customers a wide selection of convenience items such as personal care products, household products, over-the-counter drugs, pet food, energy drinks, milk, ice cream, snack cakes, cookies and other products typically found in a convenience store such as beef jerky, pretzels, trail mix, beer, wine and novelties. During certain holidays, such as Valentines, Easter, Halloween, and Christmas, the store also offer items specifically relating to each of the aforementioned holidays.

Food Items

- ☐ Gas reconciliation
- ☐ Fuel margins and profits
- ☐ Rebate tracking
- ☐ Employee time management
- ☐ Bank Reconciliation
- ☐ Fuel price trends and more

All these features help us maintain and operate a successful fleet of C-Stores and fuel operations.

Thank You For Your Consideration!

Sincerely,

Mr. Muwafak Rizek