



OFFERING MEMORANDUM

facilitated by



Soleil at Bowie LLC

FORM C

OFFERING MEMORANDUM

Purpose of This Form

A company that wants to raise money using Regulation Crowdfunding must give certain information to prospective investors, so investors will have a basis for making an informed decision. The Securities and Exchange Commission, or SEC, has issued regulations at 17 CFR §227.201 listing the information companies must provide. This form – Form C – is the form used to provide that information.

Each heading below corresponds to a section of the SEC’s regulations under 17 CFR §227.201.

(A) The Company

Name of Company	Soleil at Bowie LLC
State of Organization	MD
Date of Formation	04/20/2022
Entity Type	Limited Liability Company
Street Address	10411 Motor City Dr Ste 350, Bethesda MD, 20817
Website Address	www.themillionmarathonfund.com

(B) Directors and Officers of the Company

Key Person	Obakoleola Epega
Position with the Company	
Title	CEO
First Year	2023
Other business experience (last three years)	 <p>Founder & CEO</p> <p>Nelson Epega</p> <p>Nelson, founder of The Million Marathon Fund, leveraged his experience in real estate development from Bando Investment Group, which he also founded, to explore fresh avenues for generating wealth. His aim is to empower investors to achieve their goals by providing them with access to a range of investment opportunities.</p> <p>BS, Economics, University of Essex - United Kingdom</p>

(C) Each Person Who Owns 20% or More of the Voting Power

Name of Holder	% of Voting Power (Prior to Offering)
Obakoleola Epega	100%

(D) The Company's Business and Business Plan

Overview

Soleil at Bowie offers four spacious modern home designs inspired by the architecture of a European farmhouse. Each home features 2 garages, top-of-the-line finishes, open floor plan, and so much more. This thoughtfully designed boutique community of 21 homes is in the heart of Bowie, just minutes from every convenience. Soleil at Bowie redefines luxury living in an ideal location that buyers can call home.

Home Models

- [Henri](#)
- [Elise](#)
- [Louis](#)
- [Romain](#)

Home Designs Highlights:

- Open-Concept living
- Gourmet kitchen with large waterfall center kitchen and walk-in pantry
- Primary suites with sitting area and spa-like primary bath
- Secondary bedrooms feature either private or Jack-and-Jill baths

Return on Investment:

- This project offers investors a great opportunity to tap into the soaring demand for new homes.
- Investors can earn up to 40% on their investment and get 100% of their investment back in less than 24 months.

Project Timeline

Grading Permits Obtained

- Status: Completed
- Outcome: Construction has commenced

Utility Permits

- Status: Awaiting approval.
- Outcome: Will finalize site development.

Individual Building Permits

- Action: To be secured once utility permits are received.
- Outcome: Enables construction of contracted homes.

Vertical Construction Phase

- Timeline: Begins after site development completion.
- Duration: Each home will take approximately 7 months from foundation placement.

Home Sales Commencement

- Start Date: Spring 2024.
- Rate: 2 homes per month.

Full Sell-Out/Project Completion

- Anticipated Date: Summer 2025.

UNDER CONTRACT HOMES

Soleil at Bowie is currently 0% sold out - making this offering a secured investment.

Site Plan

Soleil at Bowie features new single-family homes on 21 0.5 to 1.2+ acre homesites. Buyers will enjoy the privacy of living in a secluded community with the convenience of many amenities located just minutes away.

The Team

Nelson Epega, CEO & Founder

Nelson founded The Million Marathon Fund using his experience in real estate development at Bando Investment Group, a company he also founded, to uncover new wealth-generating opportunities. His goal is to empower investors by offering access to a broader range of investment opportunities.

BS, Economics, University of Essex

Moshe Landman, Investor Relations Manager

As an experienced investment professional with over two decades of expertise, Moshe is the go-to expert for all your investing needs, having worked extensively in mutual funds, life insurance products, hard money investments (precious metals), residential and commercial real estate development projects, and mortgage products. He's the perfect liaison to help you navigate the The Million Marathon Fund, providing reliable advice and answers to any questions you may have about your investment account.

MBA, George Mason University

JD, Georgetown University

Don Yocham, CFA, Finance Manager

Don's 30-year's in capital markets has included extensive experience trading, analyzing and investing in futures, options, stocks, bonds, commodities, and real estate. During the course of his career, he doubled recurring revenue in one year for \$500M RIA, drove alternative asset AUM from \$6B to \$60B in five years for institutional money manager, and generated \$1 million in hedging profits for \$1B regional bank.

For more information, please refer to the Page View included with this filing.

(E) Number of Employees

The Company currently has 3 employees. The Company may hire or discharge employees in the future to meet its objectives.

(F) Risks of Investing

A crowdfunding investment involves risk. **YOU SHOULD NOT INVEST ANY FUNDS IN THIS OFFERING UNLESS YOU CAN AFFORD TO LOSE YOUR ENTIRE INVESTMENT.** In making an investment decision, investors must rely on their own examination of the issuer and the terms of the offering, including the merits and risks involved. Please review the [Educational Materials](#) for risks that are common to many of the companies on the MainVest platform.

THESE SECURITIES ARE OFFERED UNDER AN EXEMPTION FROM REGISTRATION UNDER FEDERAL LAW. THE U.S. SECURITIES AND EXCHANGE COMMISSION (THE "SEC") HAS NOT MADE AN INDEPENDENT DETERMINATION THAT THESE SECURITIES ARE EXEMPT FROM REGISTRATION. THE SEC HAS NOT PASSED UPON THE MERITS OF THE SECURITIES OR THE TERMS OF THE OFFERING, AND HAS NOT PASSED UPON THE ACCURACY OR COMPLETENESS OF THE OFFERING DOCUMENTS OR LITERATURE.

THESE SECURITIES HAVE NOT BEEN RECOMMENDED OR APPROVED BY ANY FEDERAL OR STATE SECURITIES COMMISSION OR REGULATORY AUTHORITY. FURTHERMORE, THESE AUTHORITIES HAVE NOT PASSED UPON THE ACCURACY OR ADEQUACY OF THIS DOCUMENT.

Please refer to Appendix A for additional risks to consider when investing in this offering.

(G) Target Offering Amount and Offering Deadline

Target Offering Amount	\$100,000
Offering Deadline	January 5, 2024

If the sum of the investment commitments does not equal or exceed the Target Offering Amount as of the Offering Deadline, no securities will be sold in the offering, investment commitments will be canceled, and all committed funds will be returned. The Company may extend the Offering Deadline and shall treat such an extension as a material change to the original offer and provide Investors with notice and opportunity to reconfirm their investment in accordance with Section (K) of this Memorandum.

(H) Commitments that Exceed the Target Offering Amount

Will the Company accept commitments that exceed the Target Offering Amount?	Yes
What is the maximum you will accept in this Offering?	\$800,000
If Yes, how will the Company deal with the oversubscriptions?	We will accept subscriptions on a first-come, first-served basis.

(I) How the Company Intends to Use the Money Raised in the Offering

The Company is reasonably sure it will use the money raised in the offering as follows:

Use	Amount (Minimum)	Amount (Maximum)
General housing construction expenses	\$93,250	\$746,000
Mainvest Compensation	\$6,750	\$54,000
TOTAL	\$100,000	\$800,000

The amounts listed estimates and are not intended to be exact description of the Company's expenditures. Exact allocation and use of funds may vary based upon legitimate business expenditures and economic factors.

(J) The Investment Process

To Invest

- Review this Form C and the [Campaign Page](#)
- If you decide to invest, enter an amount and press the Invest button
- Follow the instructions

TO CANCEL YOUR INVESTMENT

Send an email to info@mainvest.com no later than 48 hours before the Offering Deadline or go to the dashboard for your user account to cancel manually. In your email, include your name and the name of the Company.

Other Information on the Investment Process

- Investors may cancel an investment commitment until 48 hours prior to the Offering Deadline.
- MainVest will notify investors when and if the Target Offering Amount has been raised.
- If the Company reaches the Target Offering Amount before the Offering Deadline, it may close the offering early if it provides notice about the new Offering Deadline at least five business days before such new Offering Deadline, absent a material change that would require an extension of the offering and reconfirmation of the investment commitment.
- If an investor does not cancel an investment commitment before the 48-hour period before the Offering Deadline, the funds will be released to the Company upon closing of the offering and the investor will receive securities in exchange for his or her investment.

For additional information about the investment and cancellation process, see the [Educational Materials](#).

(K) Material Changes

In the event the issuer undergoes a material change, the Investor will be notified of such change. The investor will have five (5) business days from the receipt of such notice to reconfirm their investment. IF AN INVESTOR DOES NOT RECONFIRM HIS OR HER INVESTMENT COMMITMENT WITHIN FIVE (5) DAYS OF THE NOTICE OF MATERIAL CHANGE BEING SENT, THE INVESTOR'S INVESTMENT COMMITMENT WILL BE CANCELLED, THE COMMITTED FUNDS WILL BE RETURNED,

AND THE INVESTOR WILL NOT BE ISSUED ANY OF THE SECURITIES REFERENCED IN THIS OFFERING.

Explanation

A “material change” means a change that an average, careful investor would want to know about before making an investment decision. If a material change occurs after you make an investment commitment but before the Offering closes, then the Company will notify you and ask whether you want to invest anyway. If you do not affirmatively choose to invest, then your commitment will be cancelled, your funds will be returned to you, and you will not receive any securities.

(L) Price of the Securities

The Company is offering “securities” in the form of revenue sharing notes, which we refer to as “Notes.” The Notes are being offered at their face amount. For example, you will pay \$1,000 for a Note with a face amount of \$1,000.

(M) Terms of the Securities

Overview

The Company is offering “securities” in the form of revenue sharing notes, which we refer to as the “Notes.” The Terms of the Notes are set forth in the Revenue Share Agreement accompanying this Form C in Appendix A. Copies of the Note and Revenue Sharing Agreement are attached to this Form C.

Summary of Terms

Revenue Percentage ¹	0.5 - 4.0% ²
Payment Deadline	2026-12-31
Maximum Payment Multiple	1.4 x
Sharing Start Date	The first day after disbursement that the company has revenues greater than one (\$1) dollar
First Payment Date	The last day of the calendar quarter ending not less than 90 days after the Sharing Start Date
Seniority	Subordinated
Securitization	Unsecured
Accrual Rate	4.13%

¹ as defined in the note agreement included in Appendix A

² The rate of revenue sharing is calculated on a linear scale with a minimum rate of 0.5% and a maximum rate of 4.0% and is rounded to the nearest 1/10th percent. The final rate is based on the amount raised and is calculated after the offering has successfully closed. As the amount raised in the offering increases, the rate of revenue sharing increases. For example, a hypothetical offering could result in the following revenue sharing percentages, depending on the amount raised:

Amount Raised	Revenue Sharing Percentage
\$100,000	0.5%
\$275,000	1.4%
\$450,000	2.2%
\$625,000	3.1%
\$800,000	4.0%

Your Right to Payments under the Note

Your right to payments under the Note is set forth in the Note, together with a separate document called the Revenue Sharing Agreement. Copies of the Note and Revenue Sharing Agreement are attached to this Form C. Additionally, general terms are outlined below and in the Company’s offering page.

Obligation to Contribute Capital

Once you pay for your Note, you will have no obligation to contribute more money to the Company, and you will not be personally obligated for any debts of the Company. However, under some circumstances you could be required by law to return some or all of a distribution you receive from the Company.

No Right to Transfer

You should plan to hold the Notes until maturity. The Notes will be illiquid (meaning you might not be able to sell them) for at least four reasons:

- The Revenue Sharing Agreement prohibits the sale or other transfer of Notes without the Company’s consent.
- If you want to sell your Note the Company will have the first right of refusal to buy it, which could make it harder to find a buyer.
- Even if a sale were permitted, there is no ready market for Notes, as there would be for a publicly-traded stock.
- By law, for a period of one year you won’t be allowed to transfer the Investor Shares except (i) to the Company itself, (ii) to an “accredited” investor, (iii) to a family or trust, or (iii) in a public offering of the Company’s shares.

Security

The Notes are not secured by any assets of the Company or any assets of persons associated with the Company.

Modification of Terms of Notes

The terms of the Notes and the Revenue Sharing Agreement may be modified or amended with the consent of Investors holding 50% of the Notes, measured by the total amount outstanding under each Note.

Other Classes of Securities

Name of Security	Soleil at Bowie LLC
Number of Shares Outstanding	1
Describe Voting Rights of These Securities, Including Any Limitations on Voting Rights	N/A
How these securities differ from the revenue sharing notes being offered to investors	The LLC is 100% owned and controlled by Nelson Epega

Dilution of Rights

The Company has the right to create additional classes of securities, both equity securities and debt securities (e.g., other classes of promissory notes). Some of these additional classes of securities could have rights that are superior to those of the Notes. For example, the Company could issue promissory notes that are secured by specific property of the Company.

The People Who Control the Company

Each of these people owns 20% or more of the total voting power of the Company:

Name of Holder	% of Voting Power (Prior to Offering)
Obakoleola Epega	100%

How the Exercise of Voting Rights Could Affect You

You will receive payments with respect to your Note only if the Company makes enough money to pay you, or, if the Company does not make enough money to pay you, if there is enough value in the collateral the Company pledged as security for the Notes.

The people with voting rights control the Company and make all the decisions about running its business. If they make good business decisions, it is more likely you will be paid. If they make poor business decisions, it is less likely you will be paid. For example, if they hire too many people and/or try to expand too quickly, the business could be harmed. The people with voting rights could also decide to file for bankruptcy protection, making it more difficult for you to be paid.

How the Notes are Being Valued

The Notes are being valued at their face value. We don't anticipate that we'll ever need to place a value on the Notes in the future.

(N) The Funding Portal

The Company is offering its securities through MainVest, Inc., which is a "Funding Portal" licensed by the Securities and Exchange Commission and FINRA. MainVest Inc.'s Central Index Key (CIK) number is 0001746059, their SEC File number is 007-00162, and their Central Registration Depository (CRD) number is 298384.

(O) Compensation of the Funding Portal

Upon successful funding of the Offering, the Funding Portal will receive as the "Revenue Securement Fee"; 4.5% of the amount of the Offering raised by In-Network Users of the Platform plus 9.0% of the amount of the Offering raised by all other investors. "In-Network Users" means a user of Mainvest.com who who have utilized the Company's specified in-network link on the Site.

(P) Indebtedness of the Company

Creditor	Amount	Interest Rate	Maturity Date	Other Important Terms
Jill Weston	\$100,000	100%	07/22/2023	
Antonio Amos	\$50,000	100%	07/22/2023	
Robert Williams	\$250,000	100%	07/22/2023	
David Lagat	\$700,000	100%	07/22/2023	

(Q) Other Offerings of Securities within the Last Three Years

The Company has not made any offerings with other third-party regulation crowdfunding companies in the past three years.

(R) Transactions Between the Company and “Insiders”

The Company has not entered into any business transactions, including stock Purchases, salaries, property rentals, consulting arrangements, guaranties, or other agreements with any individual identified in Section 227.201 (r)(1)-(4) of Regulation Crowdfunding during the 12 months preceding this Offering.

(S) The Company’s Financial Condition

Historical milestones

The Soleil at Bowie LLC has been operating since April, 2022 and has since achieved the following milestones:

- Acquired 14 acres in Bowie, MD for 21 lot luxury home development for \$1.6 million
- Amount invested by Bando Investment Group (the developer) on capital improvements include:
 - \$202,350 for clearing and demolition
 - \$259,350 for grading & earthwork
 - \$156,000 for sediment control
 - \$98,000 to install storm sewer system
- Received all permits required to begin constructing homes
- Secured financing to complete all construction
- Presold 21 lots as of the end of September, 2023

Historical financial performance is not necessarily predictive of future performance.

No operating history

Soleil at Bowie LLC was established in April, 2022. Accordingly, there are limited financial statements and information for investors to review. When evaluating this investment opportunity, investors should consider factors outlined in the risk section as well.

Financial liquidity

Soleil at Bowie has a strong liquidity position due to its secured credit lines to complete construction and generate revenue from the sale of the homes. The market value of the completed homes will exceed the credit line by significant margin. Raising capital on Mainvest and deploying the capital to grow the business will have an insignificant impact on company liquidity.

Subsequent events to historical financials

Since the latest available financial statements of Soleil at Bowie LLC, we have had the following material changes and trends:

- Bando Investment Group (the developer) has continued to fund development of the land in the amounts below:
 - Clearing & Demolition: \$202,350 Grading & Earthwork: \$259,350 Sediment Control: \$156,000 Storm Sewer: \$98,000 Miscellaneous Items: \$96,150 Soft costs: \$21,000
- As of September 21, 2023, 13 of the 21 lots on Fletchertown Road have been presold.
-

Other outstanding debt or equity

As of August 31, 2023, Soleil at Bowie LLC has debt of \$1.1 million of debt outstanding and a cash balance of \$10,122. This debt is sourced primarily from individual investors but will not be senior to any investment raised on Mainvest. In addition to the Soleil at Bowie LLCs outstanding debt and the debt raised on Mainvest, Soleil at Bowie LLC may require additional funds from alternate sources at a later date.

(T) The Company's Financial Statements

Please see Appendix B for historical financial statements.

Pro Forma Income Statement

In order to illustrate its future earning potential, the Company has provided a summary of its - year financial forecast. The forecast has been developed by the Company using reasonable best efforts based on their understanding of the industry and market they wish to enter. Please refer to Section (F) of this Offering Memorandum for a list of the risks associated with an investment in the Company and utilizing any pro forma provided by the Company for making investment decisions.

	Year 1	Year 2	Year 3	Year 4	Year 5
Gross Sales	\$20,608,000	\$11,200,000	\$0	\$0	\$0
Cost of Goods Sold	\$1,792,000	\$896,000			
Gross Profit	\$18,816,000	\$10,304,000	\$0	\$0	\$0
EXPENSES					
Construction	\$16,408,943	\$0	\$0	\$0	\$0
Interest	\$1,722,577	\$70,664	\$0	\$0	\$0
Operating Profit	\$684,480	\$10,233,336	\$0	\$0	\$0

(U) Disqualification Events

Neither The Company nor any individual identified by Section 227.503(a) of Regulation Crowdfunding is the subject of a disqualifying event as defined by Section 227.503 of Regulation Crowdfunding.

Explanation

A company is not allowed to raise money using Regulation Crowdfunding if certain designated people associated with the Company (including its directors or executive officers) committed certain prohibited acts (mainly concerned with violations of the securities laws) on or after May 16, 2016. (You can read more about these rules in the Educational Materials.) This item requires a company to disclose whether any of those designated people committed any of those prohibited acts before May 16, 2016.

(V) Updates on the Progress of the Offering

To track the investment commitments we've received in this Offering, click to see the [Progress Bar](#).

(W) Annual Reports for the Company

The Company will file a report with the Securities and Exchange Commission annually and post the report on our website no later than 120 days after the end of each fiscal year. It's possible that at some point, the Company will not be required to file any more annual reports. We will notify you if that happens.

(X) Our Compliance with Reporting Obligations

The Company has never raised money using Regulation Crowdfunding before, and therefore has never been required to file any reports.

(Y) Other Information Prospective Investors Should Know About

The Issuer may offer "Perks" as a means of showing appreciation to investors for supporting small community businesses. The offering of "Perks" by issuers is done purely on a voluntary basis and have no influence upon the terms of the Offering. As such, Investor "Perks" are not contractual conditions governed by "the Note" and are not enforceable under "the Note".

Additional Information Included in the Form C

	Most recent fiscal year-end (tax returns)	Prior fiscal year-end (tax returns)
Total Assets	\$1,585,107.00	\$o
Cash & Cash Equivalents	\$107.00	\$o
Accounts Receivable	\$o	\$o
Short-term Debt	\$1,714,565.00	\$o
Long-term Debt	\$o	\$o
Revenues/Sales	\$o	\$o
Cost of Goods Sold	\$o	\$o
Taxes Paid	\$o	\$o
Net Income	\$-614,581.00	\$o

Jurisdictions in which the Company intends to offer the securities:

AL, AK, AZ, AR, CA, CO, CT, DE, DC, FL, GA, HI, ID, IL, IN, IA, KS, KY, LA, ME, MD, MA, MI, MN, MS, MO, MT, NE, NV, NH, NJ, NM, NY, NC, ND, OH, OK, OR, PA, RI, SC, SD, TN, TX, UT, VT, VA, WA, WV, WI, WY, B5, GU, PR, VI, 1V