

50 BEST SMALL BUSINESS IDEAS & INVESTMENT OPPORTUNITIES IN USA FOR 2019

Do you want to start a business in USA with low risk and high profit If YES, here are 50 small business ideas and investment opportunities in USA for 2019.

You are to invest in the U.S., an E-1 or E-2 investor visa, or an L-1 business expansion visa may be an option for you. If you don't live in the US, you can also buy a home - workplace with US Mortgage finance. We provide services to investors on these issues.

We prepared a model for "Buy & Rent & Leaseback & Sell with the Murabaha – Mudaraba - Ijara Islamic system" for Mobile (Auto-Car, Food etc) Service Vehicles for Corporate Investor and Personal . [Our Invest and Finance Model](#) [US Share Fund Model Finance-Facility-Agreement](#)

1. MOBILE VEHICLE SERVICES BUSINESS (Mobile on-site Auto Detailing & Oil-Tire-Brake Pads Changes & Car-Offices Wash & Food-Fruit Truck, Ice Cream Cart, Vending Trailer, Commercial and other service Vehicles) have is the potential of over **\$400 billion** generated income. Mobile services eliminate the need for a physical business location. As a mobile detailer, you will perform jobs in customer parking lots, driveways and garages, giving you the advantage of visibility for marketing purposes.

MOBILE SERVICE VEHICLES and FRANCHISING INVESTMENT

(with the Mobile Organizations Health and Environment Department criteria in the US states) Mobile Vehicles + Fixed Technical Equipment + Equipment and materials of the private sector + Exclusive Brand-Logo-Concept-Decor-Design + Franchising Cost + Training for Personals + Ads, Promotion + Legal process and Permit fees belong (Authorization Certificate to open a Vendor Small Business, Mobile Vending License +Determining the best location for the sector and mobile vehicle.

A-CORPORATE INVESTMENT :35 Mobile Service Vehicles

INVESTMENT AMOUNT :\$150.000 x 35 Vehicle=\$5.250.000

RENTAL INCOMES

%12 x \$5.250.000 = \$630.000 (35 mobile vehicle in 1 year).

5 yearly net rental income of \$3.150.000 (\$630.000 x 5year)

Annual rental-profit share of 60% (%12x5 year)

Return on investment

2. year repayment of investment **\$5.250.000 % 10 = \$525.000+\$63.000=\$588.000**

3. year repayment of investment **\$5.250.000 % 20 = \$1.050.000+\$126.000=\$1.176.000**

4. year repayment of investment **\$5.250.000 % 30 = \$1,575.000+\$189.000=\$1.764.000**

5. year repayment of investment **\$5.250.000 % 40 = \$2,100.000+\$252.000=\$2.352.000**

B-INDIVIDUAL-PERSONAL INVESTMENT

INVESTMENT AMOUNT :\$150.000

RENTAL INCOMES

%15 x \$150.000 = \$22,500 (1 mobile vehicle in 1 year).

5 yearly net rental income of \$112.500 (\$22,500 x 5year)

Annual rental-profit share of 80%

Return on investment

2. year repayment of investment **\$150.000 % 10 = \$15.000+\$11.250=\$26.250**

3. year repayment of investment **\$150.000 % 20 = \$30.000+\$22.500=\$52.500**

4. year repayment of investment **\$150.000 % 30 = \$45.000+\$33.750=\$78.750**

5. year repayment of investment **\$150.000 % 40 = \$60.000+\$45.000=\$105.000**

ECSROW SYSTEM -Investment opportunity with lawyer guarantee in escrow system

(It helps make transactions more secure by keeping the payment in a secure escrow account which is only released when all of the terms of an agreement are met as overseen by the US escrow lawyer company.)

2.REAL ESTATE-FLIP HOUSING/COMMERCIAL-BUY/REPAIR-INVEST /SALES PROJECTS

We prepared a model for "Buy & Rent & Leaseback & Sell with the Murabaha – Mudaraba - Ijara Islamic system" for apartment-residence units, housing, villas and commercial pieces and offices (and industrial investments, facilities, stores...) for investors

With this model will generate net annual rent and buy-sales revenue between % 12-25 for investors.

Within this model, at the first stage, the assets and projects worth of 500 million dollars is available in our Real Estate, Commercial Assets and franchising projects pool in the US

I-CORPORATE INVESTMENT

A-HOUSING-BUY - SALES PROJECTS for CORPORATE INVESTMENT

INVESTMENT AMOUNT : 10 Housing-Residential,\$ 5.250.000

Net income for Investor: % 12, \$630.000

Return on investment:

2. year repayment of investment \$5.250.000 % 100= \$5.250.000+\$630.000=\$5.880.000

or with the again invest;

B-COMMERCIAL ASSETS BUY-SALES PROJECTS for CORPORATE INVESTMENT

INVESTMENT AMOUNT : 10 Stores-Offices , \$ 10.000.000

Net income for Investor: % 15, \$1.500.000

Return on investment:

2. year repayment of investment \$10.000.000 %100=\$10.000.000+\$1.500.000=\$11.500.000

or with the again invest;

C-HOUSING-CONSTRUCTION-SALES PROJECTS for CORPORATE INVESTMENT

Land Purchasing Rate:1.000.000 USD + Construction Cost: 1.900.000 USD

Real Estate Agent-Repair-Lawyer-Buying / Selling Tax etc. Cost: 100.000 USD

Total Invest: 2.000.000 USD

Number of Housing :8 x \$550.000/sales, Expected Sales Value: 4.400.000 USD

Expected Annual Revenue: 2.400.000 USD ,Revenue Share Ratio: % 25

Return on investment:

2. year repayment of investment \$10.000.000 % 50= \$5.000.000+\$1.200.000=\$6.200.000

3. year repayment of investment \$10.000.000 % 50= \$5.000.000+\$1.200.000=\$6.200.000

or with the again invest;

II-INDIVIDUAL-PERSONAL INVESTMENT

A-HOUSING-BUY - SALES PROJECTS for PERSONAL INVESTMENT

INVESTMENT AMOUNT : 1 Housing-Residential, \$350.000

Net income for Investor: % 12, \$42.000

Return on investment:

2. year repayment of investment \$350.000 % 100= \$350.000+\$42.000=\$392.000

or with the again invest;

3. MOBILE TINY HOUSE COMMUNITY PROPOSAL

Over half of the US is open to the idea of living in a tiny house because of its affordability. Cheaper than investing in homes and buildings. Tenants provide their own housing by traveling with their tiny house on wheels. Quicker return on investment.

The cost of buying land and building a community will average \$ 5,000,000.00 dollars in California. 200-300 tiny houses community will produce an average gross income of \$1,800,000.00 per year. We are seeking a partner(s) who will invest the proposed amount of \$5,000,000.00 in order to build the community.

While we manage everything involved with the construction and management of every tiny house community, each partner will receive an equal share of the profits. 50% of the business will go to the partner(s) while the other 50% will go to the owner of the project.

4. INVEST-EQUITY-PARTNERSHIP PROJECTS in US

1- Halal Food Production Company <http://nemahalal.com/>

50,000 square-foot facility in Pennsylvania, that slaughters and processes its animals for Beef, Lamb, Goat and chicken, sausage, mortadella, salami, hot dog, bologna, pepperoni.) % 50 partnership cost 3.000.000 USD and for purchasing cattle/ small cattle and 2 million USD for management capital and purchasing machine and equipment to increase production capacity.

2- Halal Food Distribution Company (It distributes to 15,000 markets and HORECA in the US) % 70 partnership cost 3.000.000 USD and 2 million USD for management capital for importing and purchasing meat and dairy products, sugar-coat bakery products and other consumer products from domestic and foreign markets

3- New Jersey Halal Food Big Super Market % 50 partnership cost 3.000.000 USD and 2.000.000 USD management capital for importing and purchasing Food and other consumer products from domestic and foreign markets. Food Market Value: 10.000.000 USD, Activity Year:9, Annual Turnover: 3.000.000 USD, Annual Profit Share:450.000 \$,Return on Investment: 5-8

4- Dallas/Texas Super Market % 50 partnership cost 2.000.000 USD and 2.000.000 USD management capital for importing and purchasing Food and other consumer products from domestic and foreign markets.

5- Houston/ Texas Catering al Food Production Company % 50 partnership cost 3.000.000 USD and 2.000.000 USD management capital for purchasing machine and equipment to increase production capacity.

6- Marble Tile LLC (<http://www.graniser.com.tr/en/>)% 50 partnership cost 3.000.000 USD and 2.000.000 USD management capital for importing tile and monthly 2.500.000 USD for purchasing supplies from domestic and foreign markets to produce new design ceramic, tile

7-New Jersey Carpet and Furniture and wholesale and retail % 50 partnership cost 2.000.000 USD and 2.000.000 USD management capital for importing and purchasing from domestic and foreign markets.

8-Partnership offer for Wholesale Cash-and-Carry Spot Centers for Building, Kitchen and Bathroom Materials Stores

There is Big potentials of Building materials seller and Kitchen-Bathroom Cabinet Stores (5000 stores) B2B companies in the USA. The Stores is comprised of design professionals and experts and all Building, Kitchen, and Bathroom materials.

Turnover Target: \$30 million per year

9- New Jersey Halal Food Market % 50 partnership cost 1.000.000 USD and 500.000 USD management capital for importing and purchasing Food and other consumer products from domestic and foreign markets. Food Market Value: 3.000.000 USD, Activity Year:5 Annual Turnover: 1.000.000 USD, Annual Profit Share:200.000 \$, Return on Investment:5-8

10-Auto-Car Financing with the Murabaha-Leasing to Dealer Companies

Those are 5-15 year old active, trustable and successful companies.

Our 10 dealer group, the annual turnover is average 20 million dollars. The average number of monthly car purchases and sales is 500.

We can sell an extra 500 (total 1000) Car Murabaha finance per month with 10 million USD funds, which we will give to our dealer group. Annual profit share is 12-16 %.

yearly profit rate 10.000.000 USD x % 15 = 1.500.000 USD

11- FOR SALE DUNKIN DONATS

A-Network of 2 Dunkin Donuts For Sale in Essex County, NJ

My Location: Essex Co., NJ , Asking Price:\$2,200,000

Gross Revenue:\$1,600,000 , Cash Flow:\$181,500 ,(Seller's Discretionary Earnings)

Disclosed Inventory: Not Disclosed ,FF&E:\$1,100,000++ ,Real Estate: Not Disclosed

Business Description

A unique opportunity to purchase **2 Dunkin Donuts stores** in Essex County, New Jersey. Both stores are Dunkin only and only one is a 24-Hour store. The Network is part of a CML (Central Manufacturing Kitchen) which makes the network easy to manage since no baking is done on-site. Both stores have the Radiant System, one store also has the new Digital Menu Boards in place, and one has a Drive Thru. The network operates Absentee, a more hands-on owner operator can cut costs and increase sales along with improving bottom-line profits. These two stores have a combined rent factor of less than 7% of sales. If you want to join the leading Coffee Franchise in the US, in a GREAT market for the Dunkin Brand, this is the opportunity you have been waiting for. In order to qualify, buyers must have prior restaurant experience. Please refer to listing number 13719 when inquiring about this opportunity. Year Established: 1996,Number of Employees: 22,Real Estate: Leased

B-Northern New Jersey,

Donuts/Baskin Robins in SOLD OUT NJ which is in a highly desirable geographic location. The store is located in a very safe neighborhood. This is an easy store to operate and manage as it is part of a central manufacturing location (CML) and therefore does not have any of the hassles associated with baking. Radiant and the new Digital Menu Boards are in place. Store would be fully remodeled by the seller prior to the sale This is a 24 Hour Store. A more involved owner operator should be able to increase the sales and profits of the stores and grow with the leading brand in the industry. Must have experience in owning, operating or managing Dunkin Donuts or any other QSR. Join the number one Coffee and Donuts franchise in the US.

Employees:20, Years established:8, E Price: 1875,000Furniture / Fixtures included

Sales Revenue:\$1,295,000, Cash Flow:\$156,000

C-Dunkin Donuts - franchise business for sale, Maryland

Location: Maryland ,Price: \$1,950,000 **Network of 4 Locations**

Revenue: \$2,470,000 , Cash Flow: \$262,000, FF&E: \$2,000,000 , Employees40

D-Dunkin Donuts - franchise business for sale, Southern Virginia

Location: Southern Virginia, Price: \$575,000 , Gross:\$620,000

Cash Flow: \$70,000, FF&E:\$500,000,Employees:20

A rare opportunity to purchase a single Dunkin Donuts in the Southwest part of VA. The store has the Jbod program (just bake on demand) which makes it easy to operate and allows the owner to better control food cost. The store is operated by a manager as the owner has other stores. This location has a Drive-Thru, is a Dunkin-only store and is not a 24 hour store. Rent ratio to sales is only 5%. A more involved owner operator should be able to increase the sales and profits of the store and grow with the leading brand in the industry.

12-MARKETS and RESTAURANTS FOR SALE

A-MARKET

1. Market; Paterson also sold 2,600 sqft market, New building, 1 year, annual turnover 800,000 \$, rent \$ 7,000, Price 600,000 \$. They can sell 100% or 51% ..
2. Market, Palisade side \$ 1,000,000 is requested.

B-RESTAURANT

- 1-Chicken Kebab Mediterranean, Glen Rock, NJ 07452, www.chickenkebabnj.com
The Restaurant working of for more than 9 years. The rent for the restaurant is 3,200. It is 1,000 square feet, yearly gross is half a million. We are asking for 375,000 but it's negotiable. The location is great and it's in Glen Rock.
In the same shopping center other customers selling his stationary lottery place. He is asking for 150,000 which is also negotiable. The rent is almost the same.
- 2-Gino's Pizza / Feeding Hills
www.facebook.com/ginospizzafeedinghills/ Feeding Hills, Massachusetts
There is a monthly rent of \$ 1350, inside the plaza, no parking problem, garbage and snow removal. currently leases \$ 1350 for 5 years plus 5 + 5. He's making a turnover of \$ 7,000 a week.
- 3-There are 4 very nice restaurants in NJ. two of them are only for sale and the other two are for sale together with the business.

<http://gulfuscapital.com/wp-content/uploads/2016/08/Small-Business-ideas-in-US.pdf>

If you are interested with the our "Flip House-Commercial asset, House- Building Materials -Food- Retail Markets -Auto/Car Funds, Halal food Markets, and other stores, Mobile Auto Service Vehicles...." assets and projects, we can discuss in detail with you. Wishing you all the success..

Best Regards

US SHARE FUND REAL ESTATE-COMMERCIAL INVESTING TRUST Group

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<http://gulfuscapital.com/investments/>



ETHICAL FOOD



I-BUILDING FOR SALE

A- HOBOKEN LUKS BUILDING

The building is located in the Hoboken area. Hoboken is one of the best in the city of NY (5-minute train ride under the river). It's a 3-year-old building. The building has 135 homes, 2 workplaces and automation parking lots. Houses Total area 142,000 sqm. 1. Business area 1800 sqm, 2nd workplace 12,000 sqm Total 155,800 sqm. The occupancy rate is currently 95%.

II-CONSTRUCTION PROJECT PARTNERSHIP OFFER

This is project small project Jackson Street in the Hoboken. Currently there is a 50x100 lot for sale for \$2.2M. We have created a provision for a 7 unit condo building cost and with the worst case selling numbers it shows a \$1,569,733.00 profit. The construction will last between 16-20 months depending on the weather conditions, foundations work, and building department availability for inspections.

III-LAND FOR SALE

A-The 50+ unitless townhouse also has an approved land. The price fell new \$ 2.9M. The location is in a very nice town as well. B-The ±5.9 Acre lot has approximately 215 feet of frontage on Shepherds Lane. The immediate area consists of single-family residential homes. The site has been approved to construct Four (4) buildings containing a total of fifty-four (54) dwelling units. Forty-four (44) of the dwelling units will be market rate, and ten (10) of the units will be affordable housing units. The ten (10) units of affordable housing will be dispersed throughout the project. There will be 122 onsite parking spaces. The approvals include the ability to rent or sell each individual unit.

B-<http://www.loopnet.com/Listing/530-52nd-St-West-New-York-NJ/3638708/>

C-Hudson county with NYC view listed at \$21 million. Building on the right is 98% occupied and lot on the left is approved to built 56 condo/apts.

IV-New JERSEY HOUSES FOR SALE PROJECTS

VELA TOWN HOMES

1351 river road , EDGEWATER, NJ, 07020, <http://www.velatownhomes.com/>

RIDGE POINTE NJ

One Executive Drive Fort Lee, NJ 07034, <http://ridgepointenj.com/>

RIDGE POINTE masterfully combines comfort and convenience, setting a new benchmark for residential luxury. With stunning architectural presence for the contemporary family, the newly transformed building stands with prominence and is visible from Route 4, I-80 and I-95. The secure and desirable location, within one mile of the George Washington Bridge, combines premium access, excellent retail, and well-rated schools.

A host of sophisticated amenities provides residents with an unparalleled lifestyle.



ETHICAL FOOD



Parker Plaza (OFFICE) 400 Kelby St, Fort Lee, NJ 07024,<http://theparkerrealty.com>

Hudson Lights NJ, 2030 Hudson St, Fort Lee, NJ 07024, <http://www.hudsonlightsnj.com>

Modern 800 park avenue 800 park avenue, fort lee, NJ, 07024

<https://www.rentthemodern.com/residences.php>

Century Tower

1600 Parker Avenue, Fort Lee, New Jersey 10001,<http://centurytowercoopnj.com/>

River Ridge

200 Old Palisade Rd, Fort Lee, NJ 07024,<http://www.riverridgefortlee.com/>

The Moorings

1321 River Road Edgewater NJ 07020 USA,<http://arinaldi.com/>

Hudson Cove

127 Hudson Cove Edgewater, New Jersey 07020,<https://www.livingonthehudson.com>

Waterside condominiums

1111 River Road, Edgewater, NJ 07020,<http://www.watersidecondo.org/>

Admiral's Walk Condominium

1055-1077 River Rd, Edgewater, NJ 07020,<http://www.admiralswalk.com/>

Windsor at Liberty House

Welcome to Windsor at Liberty House, a unique apartment home community created especially with you in mind. Both a quiet refuge from Manhattan and a convenient starting point for adventure, Liberty House offers the best of both worlds in a truly remarkable setting. 115 Morris Street, Jersey City, NJ 07302,<https://www.windsoratlibertyhouse.com>

Windsor at Mariners

100 Tower Dr. Edgewater, NJ 07020,<https://www.windsoratmariners.com>

Twenty 50 by Windsor

2050 Central Rd. Fort Lee, NJ 07024,<https://www.twenty50bywindsor.com>

Edgewater Towne Center

Address: 899 River Rd, Edgewater, NJ 07020,<http://www.edgewatertowncenter.com/>

Grand Cove; 825 River Road, Edgewater, New Jersey, Bergen County,<http://www.grandcove.com>



ETHICAL FOOD



Avalon at Edgewater, Address: 100 River Mews Ln, Edgewater, NJ 07020,
www.avaloncommunities.com

The Alexander ,100 Alexander Way, Edgewater, NJ 07020, <http://thealexandernj.net/>

The River Club Apartments

Address: 105 Lighthouse Terrace, Edgewater, NJ 07020,<https://www.riverclubnj.com>

One Hudson Park Condominium

Address: 235 Old River Rd, Edgewater, NJ 07020,<http://www.onehudsonparkluxury.com/>

The Metropolitan

Address: 190 River Rd, Edgewater, NJ 07020,<http://www.themetropolitannj.com/>

EDGEWATER HARBOR

15 SOMERSET LANE, EDGEWATER, NJ 07020,<http://edgewaterharbornj.com/>

THE WATERMARK, 8100 RIVER ROAD, NORTH BERGEN NJ 07047,

<https://www.livingonthehudson.com/condo/the-watermark>

Galaxy Towers

7002 J F Kennedy Boulevard East,Guttenberg, New Jersey 07093-4929

<https://www.livingonthehudson.com>

Versailles Apartments

6600 Jf Kennedy Blvd, West New York, NJ 07093,<http://www.55riverwalkplace.com>

VI-NEW YORK HOUSES FOR SALE PROJECTS

<https://nycasas.com/turkce/new-york-de-satilik-daireler.php>

VII-CALIFORNIA HOUSES FOR SALE PROJECTS

<http://www.themls.com/Dashboards/sharedListings/umy8HDsQE6ZldzCQKFrN0M4XZnaxeEOy0>

Best Regards

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