



Patriot Opportunity Fund Q4 Update

Our growth in 2020:

+ 1,187
Storage Units

+ 830
Mobile Home Park Lots

+ \$25,193,850
Total Assets Under
Management (AUM)

\$8.24 Million Raised to Date

✓ *Deployed amount: \$7.8 million*



TARGET RAISE: \$15,000,000

- ✓ Preferred payments went out this month
- ✓ Preliminary cost segregations are happening now. Expect K-1's by partnership deadline (March 15)

patriotppfund@gmail.com

www.patriotppfund.com

4023 Dean Martin Drive, Las Vegas, NV 89103 | 702-550-3808



Q4 Acquisitions:

Deer Lakes MHP

Located in Tarentum, PA for \$3,150,000



Deal Highlights:

- Purchase Price - \$3,150,000; Total Lots: 285
- Hold Period Projected– Maximum 3-5 Years
- Value Creation Strategy – improve (install picnic tables, landscaping, update curb appeal). Lease the vacant units and improve operational efficiencies.
- This property was purchased at a 5.85% Cap Rate based on existing Net Operating Income at 85% tenant occupancy and in-place rents appx. \$100 below market. Since acquisition, Patriot Opportunity Fund has on-boarded on site management and partnered them with our asset management leadership to solve the prior inefficiencies. Our business plan is to increase rent to align with market rents and manage the property professionally. If successful, based upon our projections, this asset will generate ~\$133,376 in free cash flow per year. Assuming a 3-5 year hold, we project a 32.5% IRR and a 2.18x Multiple on Invested Capital on a levered basis. We are very pleased to add this asset to the Patriot Opportunity Fund Portfolio.

patriotppfund@gmail.com

www.patriotppfund.com

4023 Dean Martin Drive, Las Vegas, NV 89103 | 702-550-3808



Ottawa Estates MHP

Located in Ottawa, OH for \$990,000



Deal Highlights

- Purchase Price - \$990,000: Total Lots: 70
- Projected Internal Rate of Return ("IRR") – 34.43% - leveraged
- Projected Multiple of Invested Capital ("MOIC") – 2.22x – leveraged
- Hold Period Projected– Maximum 3-5 Years
- Value Creation Strategy – improve (install picnic tables, landscaping, update curb appeal). Lease the vacant units and improve operational efficiencies.
- This property was purchased at a 7.36% Cap Rate on existing Net Operating Income at 74% tenant occupancy. Since acquisition, Patriot Opportunity Fund has on-boarded on site management and partnered them with our asset management leadership to solve the prior inefficiencies. Our business plan is to increase rent to align with market rents and manage the property professionally. If successful, based upon our projections, this asset will generate ~\$78,032 in free cash flow per year. Assuming a 3-5 year hold, we project a 34.43% IRR and a 2.22x Multiple on Invested Capital on a levered basis. We are very pleased to add this asset to the Patriot Opportunity Fund Portfolio.

patriotppfund@gmail.com

www.patriotppfund.com

4023 Dean Martin Drive, Las Vegas, NV 89103 | 702-550-3808



Terrytown dba Patriot Parks MHP

Located in Gering, NE for \$2,570,000



Deal Highlights:

- Purchase Price - \$2,570,000; Total Lots: 178
- Projected Internal Rate of Return ("IRR") – 34.46% - leveraged
- Projected Multiple of Invested Capital ("MOIC") – 2.13x – leveraged
- Hold Period Projected– Maximum 3-5 Years
- Value Creation Strategy – improve (install picnic tables, landscaping, update curb appeal). Lease the vacant units and improve operational efficiencies. We raised the rent on 02/2020.
- This property was purchased at a 6.89% Cap Rate on existing Net Operating Income at 69% tenant occupancy. Since acquisition, Patriot Opportunity Fund has on-boarded on site management and partnered them with our asset management leadership to solve the prior inefficiencies. Our business plan is to increase rent to align with market rents and manage the property professionally. If successful, based upon our projections, this asset will generate ~\$223,648 in free cash flow per year. Assuming a 3-5 year hold, we project a 34.46% IRR and a 2.13x Multiple on Invested Capital on a levered basis. We are very pleased to add this asset to the Patriot Opportunity Fund Portfolio.

patriotppfund@gmail.com

www.patriotppfund.com

4023 Dean Martin Drive, Las Vegas, NV 89103 | 702-550-3808



Acquisitions Coming Up:

- **Saginaw Bay Estates** in Essexville, MI - Projected Acquisition Date: 03/31/21
 - \$6.7m; 318 pads
- **Hilltop & Spring Garden** in Scottsdale, PA - Projected Acquisition Date: 03/31/21
 - \$1.4m; 60 pads

****Acquisition Funds needed in the next 60 Days: \$2,875,000***

OPP Fund Investment Terms:

PRICE PER SHARE: \$10,000

MINIMUM INVESTMENT: \$30,000

TARGET RAISE: \$15,000,000

INVESTMENT PERIOD: 2-5 Years

TARGET CLOSE: 5/31/21

DISTRIBUTION SCHEDULE: Monthly

About Patriot Opportunity Fund

Patriot Opportunity Fund is a real estate investment partnership that focuses on the acquisition and management of opportunistic and underperforming self-storage facilities and manufactured housing communities. Please contact our offices to receive an executive overview and learn more about making an investment into the Patriot Opportunity Fund.

[READ MORE ON OUR WEBSITE](#)

patriotoppfund@gmail.com

www.patriotoppfund.com

4023 Dean Martin Drive, Las Vegas, NV 89103 | 702-550-3808



Current Asset List:

Name	Property Type	Units	Acquired Date
Angel Estates MHP - ACQUIRED	Mobile Home Parks	79	8/14/2020
Charter Oaks MHP - ACQUIRED	Mobile Home Parks	81	8/13/2020
Deer Lakes MHP - ACQUIRED	Mobile Home Parks	92	12/30/2020
Elk River MHP - ACQUIRED	Mobile Home Parks	188	9/1/2020
Frankfort Storage - ACQUIRED	Commercial	282	8/20/2020
Glen Meadows MHP - ACQUIRED	Mobile Home Parks	127	7/31/2020
Granite State Self Storage - ACQUIRED	Commercial	125	9/1/2020
Homer Glen Self Storage - ACQUIRED	Commercial	267	7/31/2020
Kelly Self Storage - ACQUIRED	Commercial	128	10/13/2020
Ottawa Estates MHP - ACQUIRED	Mobile Home Parks	70	12/30/2020
Patriot Parks (Terrytown MHP) - ACQUIRED	Mobile Home Parks	170	12/30/2020
Ringgold MHP - ACQUIRED	Mobile Home Parks	23	7/31/2020
Tri County Mini Storage & RV - ACQUIRED	Commercial	385	8/17/2020



Make sure to check for updates and new acquisitions

.....

Thank you for your trust and your support!

patriotoppfund@gmail.com

www.patriotoppfund.com

4023 Dean Martin Drive, Las Vegas, NV 89103 | 702-550-3808