



Patriot Opportunity Fund Update

.....

Patriot OPP Fund

Acquires Elk River Mobile Home Park

The Patriot Opportunity Fund is pleased to announce the purchase of Elk River MHP in Charleston, WV for \$1,700,000.



Elk River Mobile Home Park
Location: Charleston, WV
of Lots: 188

Value Creation at Elk River MHP:

The Patriot OPP Fund plans to add value to this community by rebranding, revamping the online presence with a brand new website and offering an online portal for residents. There will be new bbqs, picnic tables and improved landscaping.

patriotoppfund@gmail.com

www.patriotoppfund.com

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



Deal Highlights:

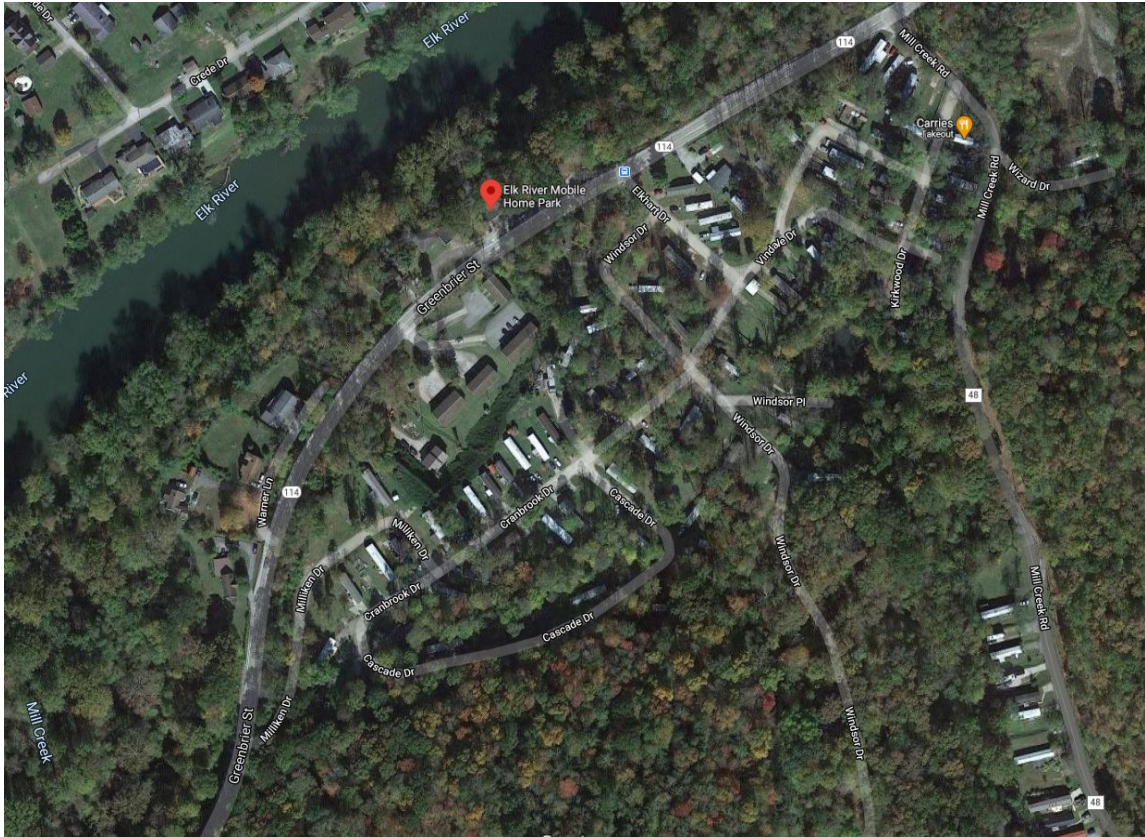
- Purchase Price - \$1,700,000
- Projected Internal Rate of Return (“IRR”) – 30% - leveraged
- Projected Multiple of Invested Capital (“MOIC”) – 2.03x – leveraged
- Hold Period Projected– Maximum 3-5 Years
- Value Creation Strategy – There will be a rent raise on January 1st . We plan to lease the vacant lots - approximately 60.

This property was purchased at a 8.6% 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 ~\$141,000 in free cash flow per year. Assuming a 3-5 year hold, we project a 30% IRR and a 2.03x Multiple on Invested Capital on a levered basis. We are very pleased to add this asset to the Patriot Opportunity Fund Portfolio.

patriotoppfund@gmail.com

www.patriotoppfund.com

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



patriotppfund@gmail.com

www.patriotppfund.com

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



About Patriot Opportunity Fund

Patriot Opportunity Fund is a real estate investment partnership that focuses on the acquisition and management of opportunistic and under performing 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.

<https://youtu.be/xEDzSSHgrdY>

[READ MORE ON OUR WEBSITE](#)

patriotoppfund@gmail.com

www.patriotoppfund.com

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