



Patriot Opportunity Fund Update

.....

Patriot OPP Fund Acquires New Properties

Thank you for joining us at the Patriot Opportunity Fund. The current funds raised are: *\$5,230,000 as of 7/31/20.*

The Patriot Opportunity Fund is pleased to announce the purchase of **Homer Glen Self Storage** in Homer Glen, IL for \$1,460,000.



Homer Glen Self Storage
Location: Homer Glen, IL
of Units: 269
Rentable Sq Ft: 33,036

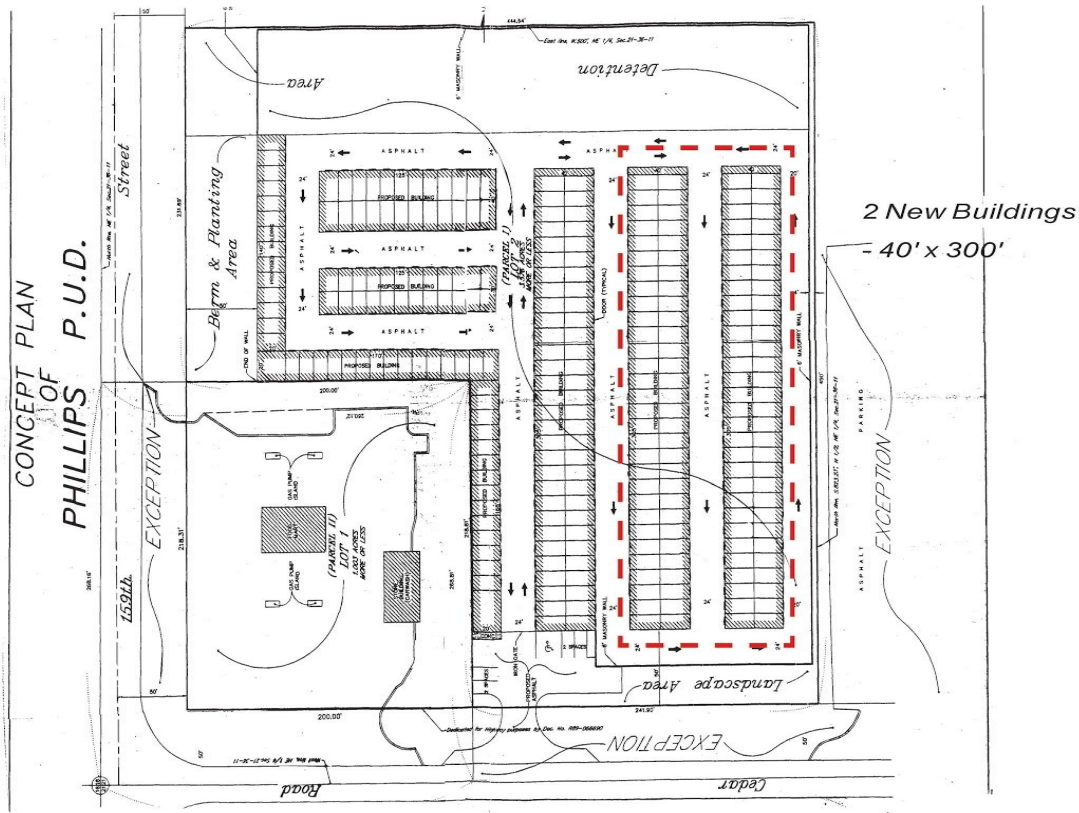
Construction at Homer Glen:

The Patriot OPP Fund plans to add 24,000 Sq ft of storage space, which will equate out to 185 more storage units. Construction to cost roughly 1.3m which will be funded by a construction loan as well as equity from the fund.

patriotoppfund@gmail.com

www.patriotoppfund.com

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



Deal Highlights:

- Purchase Price - \$1,460,000
- Purchased well below building replacement cost at \$42 per sq. ft.
- Hold Period Projected- Maximum 4 Years
- Value Creation Strategy – improve (pave, replace lighting and cameras, update curb appeal). Lease the vacant units approximately 31% and improve operational efficiencies in the self-storage component, build additional 24,000 sq ft of storage space (approx. 200 units).



NEW JULY PURCHASE HIGHLIGHTS

Glen Meadows Mobile Home Park

Location: Washington, PA
Purchase Price: \$4,500,000
of Lots: 127
Occupancy: 94.5%
Rent: \$306 + \$10 Pet Fee

Glen Meadows MHP was purchased well below market price and plans are to bump up rents to \$400 - \$425 in the next 3 years while implementing RUB's.

There are currently 5 vacant lots that the Fund plans to fill with homes and the homes will be sold.



Ringgold Mobile Home Park

Location: Monongahela, PA
Purchase Price: \$275,000
of Lots: 22
Occupancy: 81%
Rent: \$254

Ringgold MHP is a nice addition to the portfolio in Pittsburg with only 22 homes. The Patriot OPP Fund plans to fill the vacancies by creating a presence online with digital marketing and increase rents \$40 - \$50.

patriotoppfund@gmail.com

www.patriotoppfund.com

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



AUGUST TARGET ACQUISITIONS:

Thompson Storage

Location: East Haven, CT
Purchase Price: \$1,325,000
of Units: 140
Rentable Sq Ft: 24,674

Elk River Mobile Home Park

Location: Charleston, WV
Purchase Price: \$1,700,000
of Lots: 140
Rent: \$170
Occupancy: 74.2%

Frankfort Storage

Location: Frankfort, IL
Purchase Price: \$1,750,000
of Units: 282
Rentable Sq Ft: 42,450

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