



Patriot Opportunity Fund Update

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# Patriot OPP Fund Acquires Frankfort Self Storage

**The Patriot Opportunity Fund is pleased to announce the purchase of Frankfort Storage in Frankfort, IL for \$1,750,000.**



Frankfort Self Storage  
Location: Frankfort, IL  
# of Units: 282  
Rentable Sq Ft: 44,000

**Construction at Frankfort Storage:**

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.

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



## Deal Highlights:

- Purchase Price - \$1,750,000
- Purchased well below building replacement cost at \$40 per sq. ft.
- Hold Period Projected– Maximum 2-4 Years
- Projected Multiple of Invested Capital (“MOIC”) – 1.8x – leveraged
- Value Creation Strategy – improve (pave, replace lighting and cameras, update curb appeal).  
Lease the vacant units approximately 28% and improve operational efficiencies in the self-storage component, build additional 24,000 sq ft of contractor space and site work for additional 24,000 sq ft of contractor space or storage space.



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## 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](#)

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