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Preliminary Information
Patriot Opportunity Fund- Investment Summary

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This document contains forward looking statements within the meaning of the federal securities laws. Statements that are not historical facts, including statements about our beliefs and expectations, are forward looking statements. Forward-looking statements include statements preceded by, followed by or that include the words “may,” “believes,” “possibly,” “probably,” “could,” “would,” “believe,” “expect,” “anticipate,” “plan,” “estimate,” “target,” “project,” “will,” “should,” “consider,” “intend,” or similar expressions. These statements include, among others, statements regarding our expected business outlook, anticipated financial and operating results, our business strategy and means to implement such strategy, our objectives, the amount and timing of working capital needs, the likelihood of our success in expanding our business, financing plans, budgets, and sources of liquidity. Although we believe that the expectations reflected in such forward-looking statements are generally reasonable and reflect the current views of our management, such statements are inherently uncertain, and we give no assurance that such statements will ultimately prove to be correct and we cannot guarantee future results, levels of activity, performance or achievements.

Our business is subject to a number of uncertainties and risks, many of which are outside our control, and any one of which, or any combination of which, could materially adversely affect our results of operations. You should be aware that important factors, including, but not limited to, those disclosed in the section of the Confidential Memorandum titled, “Risk Factors,” could cause actual results to differ materially from such statements and the occurrence of any of the events described under “Risk Factors” and elsewhere in the Confidential Memorandum could harm our business, investments, results of operations and financial condition. Many of those factors could cause an investor to lose their entire investment in the issuer’s securities. Therefore, you are cautioned not to place undue reliance on these forward-looking statements. You should rely on your own investigation and the terms of the Confidential Memorandum before making any decision to purchase any securities. The information contained herein is not legal, tax, business or financial advice. You should consult your legal, tax, business or financial advisor with respect to your circumstances.

In addition, forward-looking statements included in these materials represent our views as of the date hereof and should not be relied upon as representing our views as of any date subsequent to the date hereof. We anticipate that subsequent events and developments will cause our views to change. These cautionary statements should be considered together with any written or oral forward-looking statements that we may issue in the future. However, while we may elect to update these forward-looking statements at some point in the future, we specifically disclaim any obligation to do so, except as required by applicable law, including the securities laws of the United States.

The projections in these materials represent the projected operating results for our proposed investments based on, among other things, the following qualifications and limitations:

- The projections are based on factual estimates and assumptions, which represent our best judgment as to what our actual experience will be;
- The projections will be materially affected if actual events and transactions vary significantly as to occurrence, time of occurrence, or amounts from the assumed events or transactions;
- Some assumptions inevitably will not materialize and unanticipated events and circumstances may occur; therefore, the actual results achieved during the projection period will vary from the projections, and the variations may be material;
- Some of the assumptions have been arbitrarily chosen for the purpose of the projections because of the impossibility of making a meaningful precise, predictive assumption or because of the possibility of offsetting changes in assumed facts;
- Changes in assumptions, estimates, and forecasts, would vary actual operating results from those that have been projected;
- The Net Internal Rate of Return (“IRR”) and Net Equity Multiple (“Equity Multiple”) returns do not represent actual results. All IRR values included in this document represent annualized returns. An IRR calculation takes into account the length of the time from the initial investment to ultimate realization and, for a given dollar amount realized, the IRR will generally decrease as the investment holding period increases; and
- The IRR calculations included herein are intended to approximate the “internal rate of return to the investor” as if: (1) the individual properties had been purchased and owned by the issuer, and (2) cash distributions of operating cash flow, refinance and sales proceeds were made (as an estimate) to the investors pursuant to the cash distribution provisions of the issuer’s operating agreement, including payment of a “Carried Interest” to the sponsors.

BASED ON THE FOREGOING, THE PROJECTIONS MUST BE VIEWED AS ESTIMATES ONLY, AND THERE CAN BE NO ASSURANCE OF THEIR ACCURACY. THE PROJECTIONS ARE ALSO BASED ON CERTAIN UNSTATED ASSUMPTIONS MADE BY US THAT WE BELIEVE ARE IMMATERIAL TO AN UNDERSTANDING OF THE PROJECTIONS.

Executive Summary

About Patriot Properties Management LLC

Patriot is a real estate investment firm that specializes on niche asset classes; the asset classes include Mobile Home Parks and Self-Storage facilities.

These two asset classes outperform traditional real estate and typically are insulated from cyclical downturns in the market.

Patriot Properties Management Team (PPM)

PPM's core team has over 50+ years of combined experience which specialization includes real estate, finance, and accounting.

The Patriot OPP Fund portfolio is self-managed (Patriot Fund Mgmt LLC) which includes the following team members:

- Controller
- Regional manager
- Operations/Asset Manager
- Project Managers
- On-site manager

Investment Strategy

A value-add strategy will be achieved by completing capital improvements and employing experience management through the below:

- Physical improvements and renovations
- Effective and diligent management
- Repositioning via increased occupancy, tenant mix, and stronger tenancies
- Improving and stabilizing vacancies to reduce turn-over

Asset Management

Patriot will act as the Asset Manager for the asset and implement the value-add strategy through the following stages:

- Acquisition
- Operations
- Disposition

Target Asset Characteristics

Asset Grade:	B
Discount to Replacement:	+50%
Occupancy at Acquisition:	+60%
Cap rate at Acquisition:	7.5%
Cap rate at Stabilization:	10.0%
Holding Period:	5 Years
Leverage:	75%

Fund Structure

Patriot will structure the Investor's equity commitment into a fund which will have three tranches of equity funding.

Equity	Month
\$5m	1-3
\$5m	4-9
\$5m	10-12

Capital will be deployed over the first 12 months from the funds inception. Once the assets are acquired they will be stabilized within 18 months. During operations net cash flow from properties will be distributed to Investors to service the preferred rate of return and return equity. Upon year 5 the fund will be di-vested and sales proceeds will be distributed there-after.

Investor Waterfall

- 10% Preferred Rate of Return
- 40% of net proceeds from capital event

Investor Yield

IRR	23.1%
Equity Multiple	2.16x
Net Proceeds	\$17,230,000
Investment	\$(15,000,000)

Management/ Investment Structure

Asset Management

Patriot will act as the Asset Manager for the subject property and manage the asset from acquisition to disposition. The following provides an oversight of the management Patriot will perform:

Acquisition

- Due diligence & Feasibility
- Site Visit & Inspections
- Arrange Financing
- Tax Structuring
- Investment Structuring
- Arrange & Co-ordinate Consultants

Operations

- Manage Marketing Channels
- Implement Value-Add Strategy
- Manage Tenancies and Property Management
- Report Financial Statements to Investors

Disposition

- Sales Closing and Conveyancing
- Distribute Capital
- Audit and Report Project Financials

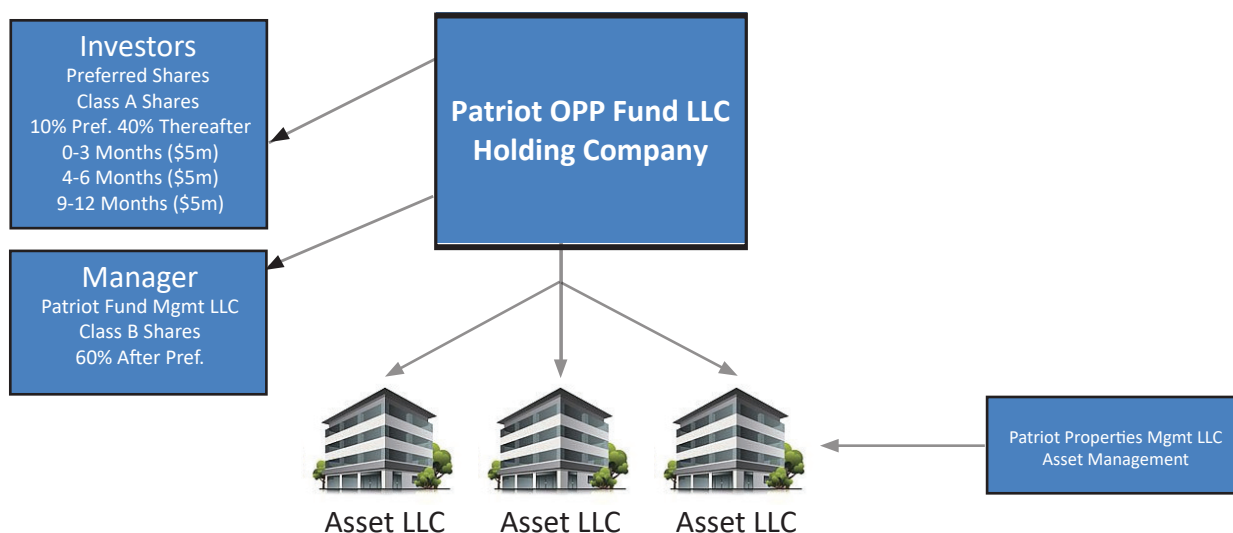
Cash Distributions

During Operations and Disposition stage the project will incur both rental and sales revenue. The following list outlines the distribution of cash and its order of disbursement:

1. Operating Expenses & Management Fees
2. Debt Servicing Payments
3. Proper reserves for operations
4. Rental Income distributed:
 - Preferred Rate Class A Shares (10% Accrued)
 - Repayment of Equity Pari-Passu
 - Remainder of funds thereafter:
 - Class A Shares 40%
 - Class B Shares 60%
5. Sales proceeds distributed based on the following schedule:
 - Repayment of Debt
 - Return of Equity Pari-Passu
 - Remainder of funds thereafter:
 - Class A Shares 40%
 - Class B Shares 60%

Investment Structure

The below graph illustrates the investment structure for each investment.



Underwriting Assumptions

Asset Assumptions

Average Asset Acquisition	\$ (3,000,000)
Acquisition Cap Rate	7.5%
Stabilization Cap Rate	10.0%

Sources

Equity	29%	\$ (935,000)
Debt	71%	\$ (2,250,000)
Total	100%	\$ (3,185,000)

Uses

Acquisition	\$ (3,000,000)
Patriot 1.5%	\$ (45,000)
CapEx 3%	\$ (90,000)
Legal	\$ (50,000)
Total Uses	\$ (3,185,000)

Operating Income Annual

	Acquisition	Stabilization
Gross Rent	\$ 478,700	\$ 638,200
Vacancy 10%	\$ (47,800)	\$ (63,800)
Effective Gross Income	\$ 430,800	\$ 574,400
Expense Ratio 35%	\$ (167,500)	\$ (223,400)
Property Management 8%	\$ (34,400)	\$ (45,900)
Fund Administration 0.5%	\$ (4,600)	\$ (4,600)
NOI	\$ 224,100	\$ 300,400

Fund Assumptions

Start Date	1-Jun-20
Stabilization Month After Acquisition	18
Portfolio Disposition	60

Tranche Details

Month	Equity	Assets
0-3	\$ 5,000,000	5.35
4-6	\$ 5,000,000	5.35
9-12	\$ 5,000,000	5.35
Total	\$ 15,000,000	16.04

Disposition Assumptions

Disposition Annualized NOI	\$ 5,554,000
Reversion Cap Rate	7.50%
Disposition Value	\$ 74,053,000
Sales Fee 3%	\$ (2,222,000)
Patriot 1.0%	\$ (741,000)
Net Sales Proceeds	\$ 71,090,000

Cash Flow Summary- Fund Level

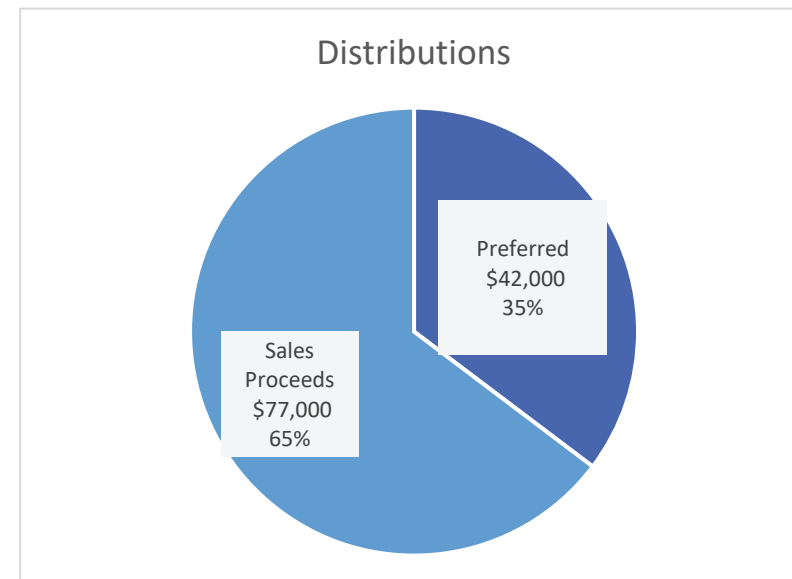
Year Date	Total	0 Jun-20	1 May-21	2 May-22	3 May-23	4 May-24	5 May-25
Cash Flow Summary							
Investing Cash Flow (Capital Gains from Sale)							
Acquisition/Disposition	\$ 19,993,743	\$ (17,032,086)	\$ (34,064,171)	\$ -	\$ -	\$ -	\$ 71,090,000
Total Purchases/Sales	\$ 19,993,743	\$ (17,032,086)	\$ (34,064,171)	\$ -	\$ -	\$ -	\$ 71,090,000
Operational Cash Flow (Rental Revenue)							
Revenue							
Rental Revenue	\$ 47,493,000	\$ -	\$ 4,630,000	\$ 9,551,000	\$ 10,727,000	\$ 11,123,000	\$ 11,462,000
0-3 Months	\$ 17,430,000	\$ -	\$ 2,838,000	\$ 3,435,000	\$ 3,608,000	\$ 3,718,000	\$ 3,831,000
4-6 Months	\$ 15,999,000	\$ -	\$ 1,579,000	\$ 3,226,000	\$ 3,620,000	\$ 3,730,000	\$ 3,844,000
9-12 Months	\$ 14,064,000	\$ -	\$ 213,000	\$ 2,890,000	\$ 3,499,000	\$ 3,675,000	\$ 3,787,000
Vacancy Loss	\$ (4,749,000)	\$ -	\$ (463,000)	\$ (955,000)	\$ (1,073,000)	\$ (1,112,000)	\$ (1,146,000)
Effective Gross Income	\$ 42,743,000	\$ -	\$ 4,167,000	\$ 8,596,000	\$ 9,654,000	\$ 10,011,000	\$ 10,315,000
Operating Expenses							
Expense Ratio 35%	\$ (16,622,000)	\$ -	\$ (1,620,000)	\$ (3,343,000)	\$ (3,754,000)	\$ (3,893,000)	\$ (4,012,000)
Property Management 8%	\$ (3,419,000)	\$ -	\$ (333,000)	\$ (688,000)	\$ (772,000)	\$ (801,000)	\$ (825,000)
Fund Operating Expenses .5%	\$ (342,000)	\$ -	\$ (42,000)	\$ (75,000)	\$ (75,000)	\$ (75,000)	\$ (75,000)
Net Operating Income	\$ 22,361,000	\$ -	\$ 2,171,000	\$ 4,491,000	\$ 5,053,000	\$ 5,242,000	\$ 5,404,000
Financing Cash Flow (Cost of Debt)							
Debt Servicing	\$ (11,489,000)	\$ -	\$ (1,401,000)	\$ (2,522,000)	\$ (2,522,000)	\$ (2,522,000)	\$ (2,522,000)
Debt	\$ 3,666,086	\$ 12,032,086	\$ 24,064,000	\$ -	\$ -	\$ -	\$ (32,430,000)
Total Debt Payments	\$ (7,822,914)	\$ 12,032,086	\$ 22,663,000	\$ (2,522,000)	\$ (2,522,000)	\$ (2,522,000)	\$ (34,952,000)
Free Cash Flow	\$ 34,532,000	\$ (5,000,000)	\$ (9,230,000)	\$ 1,969,000	\$ 2,531,000	\$ 2,720,000	\$ 41,542,000

Cash Flow Summary- Investor Level

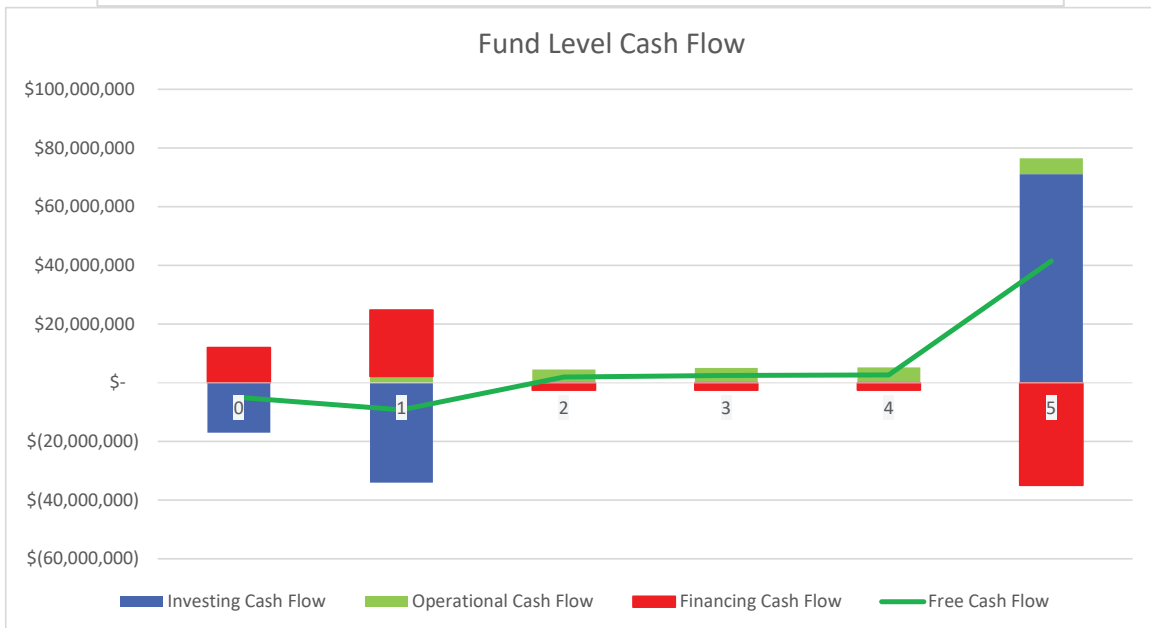
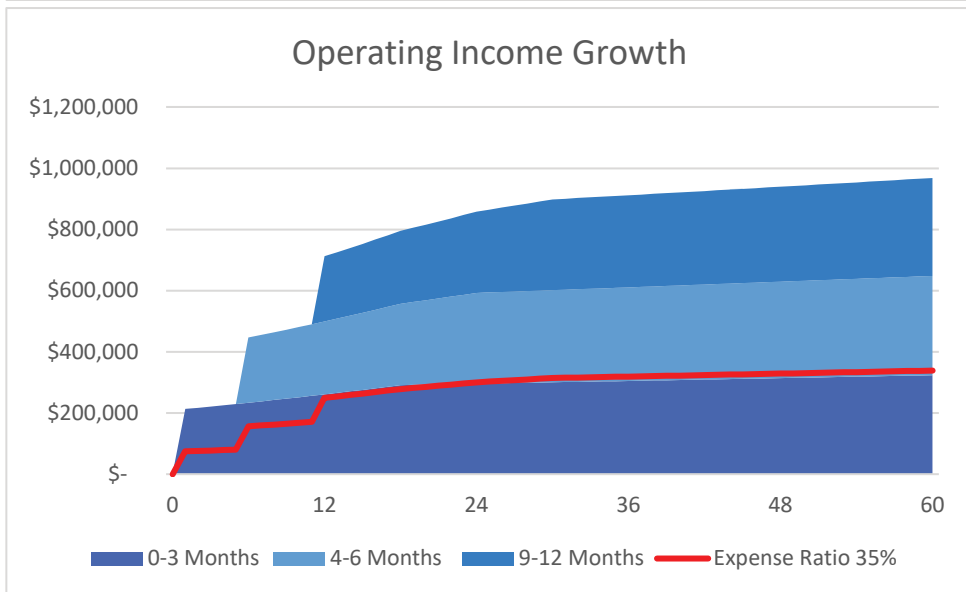
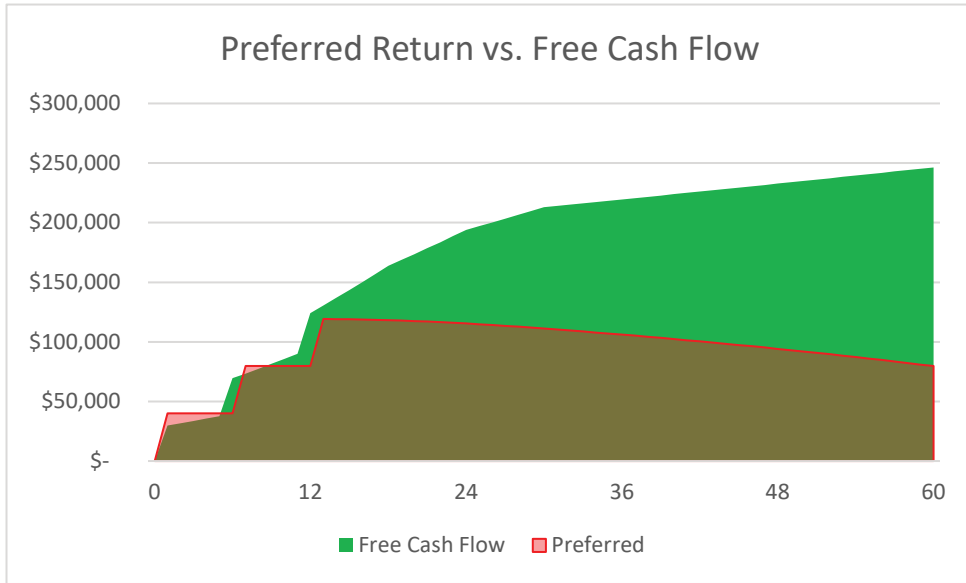
Year		0	1	2	3	4	5
Date	Total	Jul-19	Jun-20	Jun-21	Jun-22	Jun-23	Jun-24
Investor Cash Flow							
Principal + Preferred Rate	\$ 42,000	\$ (100,000)	\$ 9,000	\$ 13,100	\$ 16,900	\$ 18,100	\$ 84,700
Sales Proceeds	\$ 77,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 76,900
Total	\$ 119,000	\$ (100,000)	\$ 9,000	\$ 13,100	\$ 16,900	\$ 18,100	\$ 161,600
<i>Cash on Cash Yield</i>			9.00%	13.10%	16.90%	18.10%	161.60%

Investor Yield

Time Frame:	5 Years
IRR:	23.1%
Equity Multiple:	2.19x
Net Proceeds:	\$119,000
Investment:	\$100,000



Financial Illustrations





For More Information Contact:

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Investor Documents:

PatriotOPPFund.com

- Operating Agreement
- Subscription Agreement
- Accredited Investor (We will issue through Verifyinvestor.com)
- Tax Form (W-9)