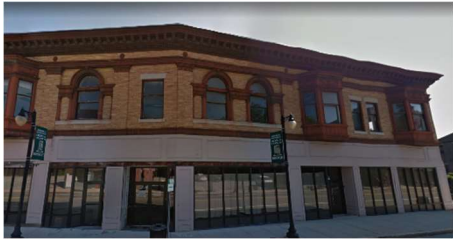


**55-75 MAIN STREET
WOONSOCKET, RI**



SUMMARY

The information set forth below is a summary of certain matters described in this Subscription Package and is qualified in full by reference to the remainder of the Subscription Package and the attached Exhibits, which are expressly incorporated in this Subscription Package. Prospective Investors should pay particular attention to the section in this Subscription Package entitled "Risk Factors." In addition, Prospective Investors should consult with their own legal, accounting, tax, and investment advisors before making an investment in the Company in order to understand the consequences of an investment in the Company. All discussions of the Company's plans, beliefs, or expectations of the future performance of the Company set forth in this Subscription Package constitute a good faith estimate of management and may not be realized due to any number of factors within or outside of the Company's and its management's control.

This Summary is qualified in its entirety by reference to the remainder of this Subscription Package and the Exhibits attached hereto, which includes descriptions and disclosures regarding the Company to assist the prospective investor in evaluating his/her/its decision as to whether to invest in the Company. It should not be assumed that any descriptions or discussions of documents attached as Exhibits set forth in this Subscription Package are complete and, accordingly, reference should be made to the documents themselves for a more complete understanding of the transaction.

The Project

The Property consists of two (2) properties and two buildings with 73 residential rental apartments and 15,000 square feet of commercial space in Woonsocket, Rhode Island. NPM Main Holdings LLP, purchased the combined Property for a purchase price of \$1,160,000.

This project is located on 55-75 Main Street, Woonsocket which incorporates - 55-69 Main Street - Harris Mill #4, the Buckland and Clark Building and 73-75 Main Street - Buell Building in the historic downtown district of Woonsocket, RI. The purpose of this project is to rehabilitate 97,500 square feet of currently minimally occupied downtown property into a combination of 73 residential units, and 15,000 sq ft of vibrant retail space that compliments each other and fits within the broader community.

Woonsocket has a population of approximately 43,000 with a density of 5500/ Square Mile. It is situated 20 minutes from Providence, 35 minutes from Worcester and 1 hour from Boston. Median Household income is \$48,822 (national average is \$69,021). It is a diverse city, with a mix of urban and suburban neighborhoods, and most residents rent their homes. There are a number of bars, restaurants, coffee shops and parks, with many in the neighborhood of this development.

Tenants will enjoy such benefits as an in-building gym, a large rooftop living space, and other common spaces that will be available to tenants. One benefit that tenants may enjoy is a spacious Coworking space. This space includes a large conference space, private offices, common areas, high speed internet, professional printing equipment and video conferencing capabilities.

55-69 Harris Mill #4 and the Buckland and Clark Building:

The Harris Mill #4 is a six-story, flat-roofed, rubblestone-walled, early Victorian mill building, with a brick cornice and quoined corners. It is all that remains of the historic Harris Woolen Company Mills, built in 1846 by the local industrialist and philanthropist Edward Harris. Woonsocket Electric Machine and Power Company bought the site in the 1890s, at a time when most of the buildings on the south side of Main Street, apart from the Harris Block/City Hall, were of an industrial/manufacturing type. Attached to Harris Mill #4 is the Buckland and Clark Building; a two-story, flat-roofed brick building, with a storefront facade of yellow brick. Built c. 1897, the building was constructed adjoining the north wall of Mill #4 over the Lyman-Arnold Trench, the water canal that had powered the Harris Mill complex. This part of the building is approximately 62,242 square feet. Most of the apartment spaces will reside in this part of the complex as does the available retail storefront space.

73-75 Buell Building:

Westcott & Mapes New Haven, architect was Built and still used as headquarters of the local newspaper, the Woonsocket Call founded in 1892, the building is an early twentieth-century, four-story, red brick commercial block with a flat roof and cast-stone trim. It was designed in 1922-3 by Westcott & Mapes, a New Haven architectural firm, to house both a printing plant and editorial and administrative offices. The first and second floor windows on the Main Street elevation have been altered since construction. Those on the first floor are now replaced by three-part plate glass windows. Despite these changes, the building is very little altered and displays an interesting, nominally Gothic Revival facade with a massive cast-stone central entrance surround with a segmental arch and label molding. Today, the Woonsocket Call occupies approximately 2200 Square Feet of office space on the first floor of the building, the building is 35,273 sq ft. Approximately 4000 Square Feet of additional office space on the first floor will be converted to Co-Working space with several tenants already committed to the space at the time of this writing.

The remaining office and print shop space (above and below the first floor – and in the rear) will be converted into apartment space, a large gym, laundry, and shared areas for the tenants.

The Plan

The Project is projected to take 18 months for completion. During the completion of the residential units, we intend to seek and fill available commercial spaces with quality long term tenants at NNN market rate rent.

Including within the appendix of this prospectus is the architectural drawing for this buildout. Additionally included is our budget for the build-out. While we have built in a 10% buffer, during these strange times we believe a variance of up to 10% more may occur because of changes in costs of materials or worker shortages / inflationary pressures.

This Property has no environmental issues and there are no outstanding requirements from any State or Federal environmental regulatory agency.

The Market Area

The market area consists of Woonsocket and the communities surrounding it. The addressable market includes the following communities: Woonsocket, Blackstone, Bellingham, Lincoln, Pawtucket, Central Falls, Cumberland, Attleboro, North Attleboro, Milford, Worcester. The author has provided statistical data on these communities in the appendix. Broad Census data has been reviewed for the Providence-Warwick, RI-MA Metro Area, and the City of Worcester, MA.

Demographics

Reviewing the most recent census data, the total population of the market is 1.9 million, while Woonsocket is 43,000. Median income in the RI-MA metro area is \$73,788, Worcester is \$63,194 and Woonsocket is \$48,822. Woonsocket is comprised of 62% of renters, Worcester has 57%, and the overall RI-MA metro area (which excludes Worcester) is 37%. In the last year, Woonsocket has realized an increase in its population totaling 14.6% for Woonsocket, Worcester 17.1% and 11% for the RI-MA metro areas. While this does not cover what we believe to be the overall addressable market, these communities fall within a 40-minute commute, and it is reasonable that someone looking for a good value in a rental community may consider this development from that distance.

The addressable market of renters within this area is estimated at 737,409 people with approximately 12% of those individuals typically moving every year.

The Opportunity

This Project qualifies for State and Federal Historic tax credits valued at approximately \$4 million dollars. We anticipate that the sale of those tax credits may realize approximately \$2.75 million dollars.¹

Additional tax benefits for this project include its qualifications as a federal opportunity zone property. As such investors should enjoy the associated tax benefits when the property is sold.

¹ There are no guaranties with respect to the sale of tax credits in the future.