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Leitbox Portfolio Partners Fund II Acquires High-Upside Property in Dallas MSA

BIRMINGHAM, AL – OCTOBER 28, 2024 – Leitbox Portfolio Partners Fund II ("Fund II") proudly announces the acquisition of a new property in the Dallas MSA, marking a strategic expansion that promises significant value-added opportunities. This purchase follows Fund II's successful disposition of its Winston-Salem asset to an institutional investor, which exceeded targeted returns.

"Coming off a great win with the sale of Winston-Salem, we are excited to acquire another property with a similar value-added strategy but even more upside," said Bill Leitner, founder and principal of Leitbox Storage Partners, LLC.

Acquired below replacement cost, the property is in a densely populated area with limited competing supply. Fund II plans to capitalize on this advantage by introducing professional management practices and a robust revenue management program to optimize asset performance. Additionally, the property has the potential for revenue growth by finalizing its lease-up and adjusting in-place rates to align with market standards.

"This is a win-win for our investors," Leitner continued, "as we've achieved above-guidance returns on the Winston-Salem asset while immediately deploying resources into this high-potential acquisition in Dallas, helping us strive to keep capital working effectively."

This acquisition aligns with Leitbox Storage Partners' focus on identifying value-added properties in strategic markets and underscores Fund II's commitment to delivering exceptional outcomes for investors.

For more information about Leitbox Portfolio Partners and its investment opportunities, please visit Leitbox.com.

About Leitbox Storage Partners

Leitbox Storage Partners ("Leitbox") is a real estate investment company that develops and acquires self-storage (often with mixed use and retail integration) in primary and secondary markets throughout the United States. In addition to programmatic, greenfield development of vertical self-storage, Leitbox utilizes its 30+ year history in the retail and mixed-use sectors to identify and acquire retail, big-box conversion opportunities and income-producing, storage facilities presenting value-add upside potential.



Disclosures

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- Change of tax status – The income stream and depreciation schedule for any investment property may affect the property owner’s income bracket and/or tax status. An unfavorable tax ruling may cancel deferral of capital gains and result in immediate tax liabilities;
- Potential for foreclosure – All financed real estate investments have potential for foreclosure;
- Illiquidity – These assets are commonly offered through private placement offerings and are illiquid securities. There is no secondary market for these investments.
- Reduction or Elimination of Monthly Cash Flow Distributions – Like any investment in real estate, if a property unexpectedly loses tenants or sustains substantial damage, there is potential for suspension of cash flow distributions;
- Impact of fees/expenses – Costs associated with the transaction may impact investors’ returns and may outweigh the tax benefits
- Stated tax benefits – Any stated tax benefits are not guaranteed and are subject to changes in the tax code.
- Speak to your tax professional prior to investing.