

PATRIOT FUND V

Our 50+ person team operates over 3,000,000 sqft of Commercial Real Estate totaling over \$350M of Assets Under Management.

16 – 19% +
Projected
IRR

70 : 30
LP/Sponsor
Split

2.1-2.4x +
Equity
Multiple

**High Depreciation
Tax Benefits ***

*Depending on timing of investment and assets in service

Learn More Or Invest Now At www.patriotholdings.com



THE OFFERING

Patriot Fund V LLC, a Nevada limited liability company will acquire value-add self-storage facilities, mobile home communities and light industrial real estate. Our fully integrated management and in-house development teams allows us to expand and improve assets increasing the property values and returns for investors.

TIMELINE

Distributions are paid from positive cash flow, once operating income exceeds operating expenses and debt service. Distributions are expected once all capital has been deployed, and in some cases sooner.

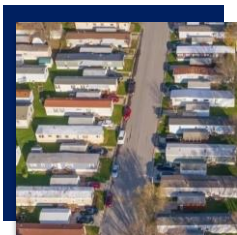
The preferred return will accrue from the time investor capital is received and be paid first from cash available for distribution.

Patriot Fund V is expected to operate for 5 years (there are provisions for extensions in the PPM).

PATRIOT HOLDINGS ASSET TYPES



**Self-Storage
Facilities**



**Mobile
Home Parks**



**Industrial
Assets**

THE PATRIOT EDGE

We are hands on with every aspect of the asset, with dedicated in-house teams for management, engineering and construction, generating higher returns for investors.

MARKET STRATEGY

Our acquisitions team focuses on purchasing **off-market properties** through our 10+ years relationships with sellers and brokers. On acquisition, we increase the property income by making operations remote and use capital improvements to drive rent growth.

INVESTMENT STRUCTURE

Investment Amount	Sub-Class of Units	Preferred Return %	Split (LP/GP)
\$50K +	Class A Units	8%	70/30 *

* The 70/30 split drops to 50/50 when 15% IRR is achieved

ALL PURPOSE STORAGE

- ✓ Our storage brand, All Purpose Storage, is the #1 fastest-growing storage company in the Northeast.
- ✓ We are a Top 50 storage owner nationally and Top 10 owner in the New England area.



PATRIOT FUND V

CONDITIONS OF INVESTING

Investing involves risk, including loss of principal. Past performance does not guarantee or indicate future results. Any historical returns, expected returns, or probability projections may not reflect actual future performance. While the data we use from third parties is believed to be reliable, we cannot ensure the accuracy or completeness of data provided by investors or other third parties. Neither Patriot Holdings LLC nor any of its affiliates provide tax advice and do not represent in any manner that the outcomes described herein will result in any particular tax consequence. Offers to sell, or solicitations of offers to buy, any security can only be made through official offering documents that contain important information about investment objectives, risks, fees and expenses. Prospective investors should consult with a tax, legal and/or financial adviser before making any investment decision.

For additional important risks, disclosures, and information, please visit www.patriotholdings.com/disclosures



1.5% Capital Under Management

This is on the initial equity and not the full assets under management value.



2.0% Acquisition Fee

For new developments, this is on the land only.



1.0% Guarantor Fee

Patriot Holdings LLC or it's Principals guarantee the loan.



8.0% Property Management Fee

Via a remote management office to reduce asset level costs.



NO Sales Commissions For Equity Raise

NO Broker-Dealer Fees

NO Claw Backs or Catch-Up Provisions

Have Questions?



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Secure Your Commitment Now

If you are ready to invest, please secure your commitment. Start by scanning this QR code.

