

OPPORTUNITY FUND

Invest in our institutional-quality grocery-anchored commercial real estate portfolio targeting value-add assets with national tenants in high-growth markets

FUND OVERVIEW

The FNR Opportunity Fund is a diversified portfolio of institutional-quality, grocery-anchored real estate assets located in high-growth US markets. Available only to accredited investors, the fund seeks to provide superior risk-adjusted returns with protection against downside risk.

OUR APPROACH

The FNR leadership team has more than \$10B in transaction experience and 80+ years in combined commercial real estate experience. Our acquisitions team employs a technology-based, high-volume filtering process that enables us to analyze thousands of deals and hundreds of datapoints - and come away with deals that meet our investment objectives.

WHY GROCERY ANCHORED

Daily-use, necessity-based commercial real estate has shown a unique ability to thrive in unpredictable market conditions. Long-term leases with built-in escalations backed by high-credit, national-brand tenants provide a stable and predictable income stream for investors.

Reduce portfolio risk by investing into a broadly diversified grocery-anchored private equity real estate fund



\$50M FUND INVESTMENT EXPECTATIONS











IRR **12-18%**

CASH DISTRIBUTIONS **6-9% PAID QUARTERLY**

HYPOTHETICAL \$1M INVESTMENT COMPARISON

COMPANY	ISSUE	MATURITY	YIELD	ANNUAL INCOME
CD Rate - Chase Bank	6 Month CD Rate	3/1/2022	0.05%	\$500
US Treasury	10 Year Treasury Note	9/1/2031	1.33%	\$13,270
Target (TGT)	2.65% Unsecured Note	9/15/2030	1.70%	\$16,970
Walmart (WMT)	7.55% Unsecured Note	2/15/2030	1.65%	\$16,510
Kroger (KR)	4.5% Unsecured Note	1/15/2029	1.69%	\$16,940
S&P 500 Dividend Yield	-	-	1.28%	\$12,800
FNRP – Opportunity Fund	Owned Real Estate	-	9%	\$90,000

Representative Acquisitions

<p>Gadd Crossing Hixson, TN</p>  <p>GLA 73,982 SF</p> <p>POPULATION (1-MILE RADIUS) 7,096</p> <p>AVG. INCOME (1-MILE RADIUS) \$64,754</p> 	<p>Cedar Center South University Heights, OH</p>  <p>GLA 138,881 SF</p> <p>POPULATION (1-MILE RADIUS) 20,183</p> <p>AVG. INCOME (1-MILE RADIUS) \$84,704</p> 	<p>The Court at Hamilton Hamilton, NJ</p>  <p>GLA 194,106 SF</p> <p>POPULATION (1-MILE RADIUS) 12,483</p> <p>AVG. INCOME (1-MILE RADIUS) \$77,405</p> 	<p>West Market St. Station Akron, OH</p>  <p>GLA 54,166 SF</p> <p>POPULATION (1-MILE RADIUS) 10,167</p> <p>AVG. INCOME (1-MILE RADIUS) \$75,518</p> 	<p>Mark Twain Village St. Charles, MO</p>  <p>GLA 306,367 SF</p> <p>POPULATION (1-MILE RADIUS) 17,280</p> <p>AVG. INCOME (1-MILE RADIUS) \$69,879</p> 
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Fund Targets


REPRESENTATIVE TENANTS




SIZE
\$50M



TARGET IRR
12-18%



CASH DISTRIBUTION
6-9%



HOLD PERIOD
3-7 Years

Leadership Team



Christopher Palermo
Co-founder and Managing Principal



Anthony Grosso
Co-founder and Managing Principal



Jared Feldman
Chief Investment Officer



Kurt Padavan
Chief Operating Officer

DISCLAIMER

FIRST NATIONAL REALTY PARTNERS

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