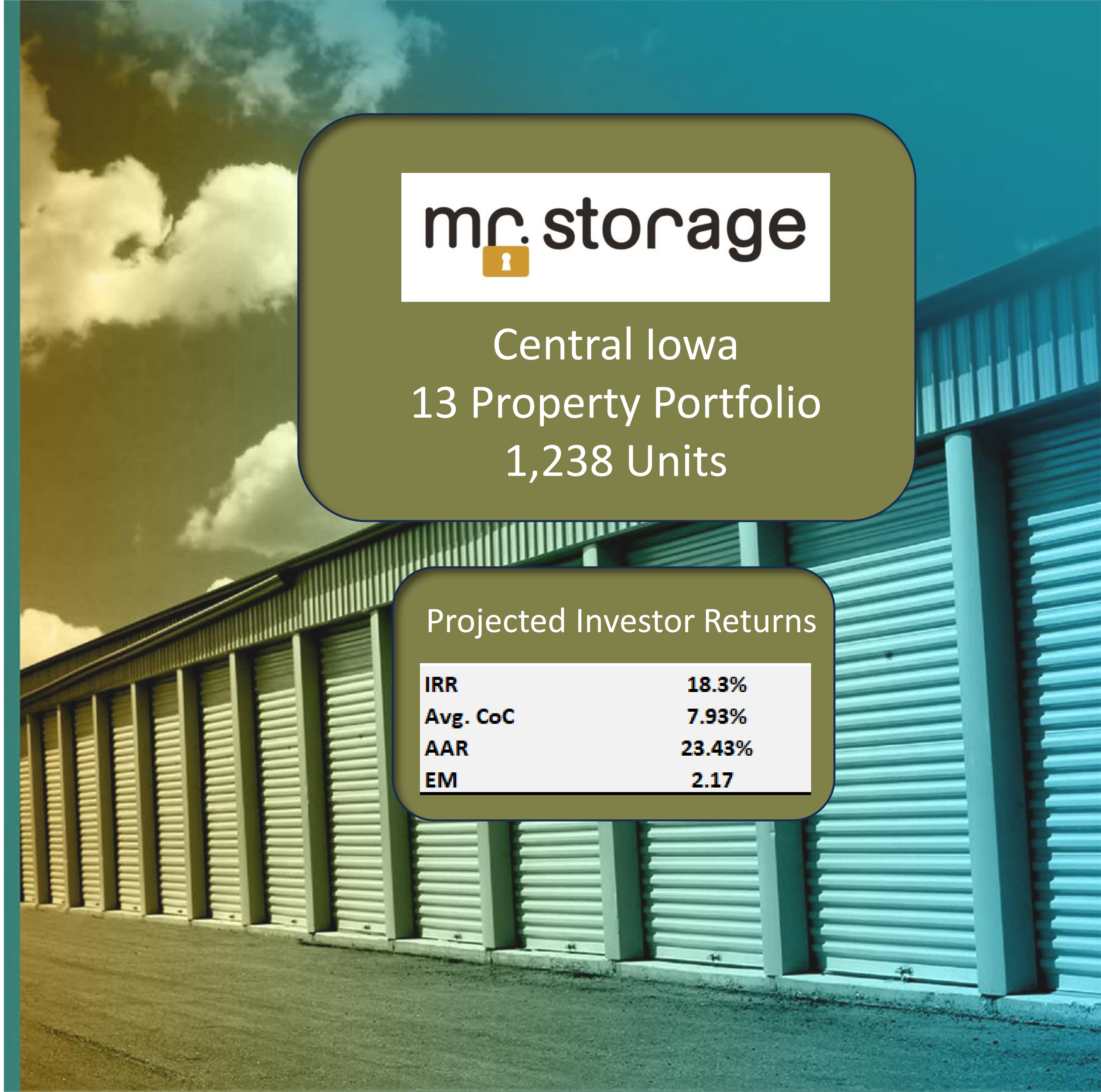
MOMENTUM
WEALTH FUND

INVEST BETTER. LIVE BETTER

Synergetic
INVESTMENT GROUP



mr. storage

Central Iowa
13 Property Portfolio
1,238 Units

Projected Investor Returns

IRR	18.3%
Avg. CoC	7.93%
AAR	23.43%
EM	2.17

Disclaimer
Momentum Wealth Fund, LLC a 506(c) 3c5 fund

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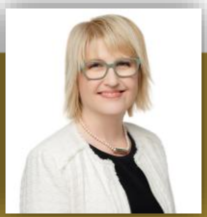
Momentum Team

MOMENTUM
WEALTH FUND

Guy Varble
Fund Manager

Self-storage expert Guy Varble boasts a $220 million track record across diverse real estate ventures, including ground-up developments and successful property transformations.



Nick Varble
Fund Manager

Nicki Varble is an experienced professional whose expertise spans across real estate, accounting & project management.

Jon Lipovac
General Partner

Jon is a seasoned real estate professional who has been actively involved in most areas of construction. He has built over 125 single family homes including quality spec and custom homes.

Synergetic Investment Group

Jeff Greenberg is the CEO and Founder of **Synergetic Investment Group**.

With nearly 20 years in real estate, including 13 years as a multifamily syndicator, Jeff now considers himself a recovering syndicator currently managing two customizable, diversified private equity funds, SIG Wealth Funds. These funds are invested in over 2,000 multifamily units, 500 mobile home park spaces, 74 short-term rental homes, a debt fund, and more than 5,000 Bitcoin miners. Jeff is dedicated to sourcing and presenting high-quality investment opportunities, managed by top-tier operators, to Synergetic' s investors.

Returns **Projections**

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
Contributions	(100,000)	-	-	-	-	-
Preferred Distributions	-	5,188	6,812	6,000	6,000	6,000
Excess Distributions	-	-	895	573	2,709	5,476
Profit Share	-	-	-	-	-	177,488
Net Cash flow	(100,000)	5,188	7,707	6,573	8,709	188,965
		5.2%	7.7%	6.6%	8.7%	11.5%

IRR	**18.3%**
Avg. CoC	**7.9%**
AAR	**23.4%**
EM	**2.17**


This is the world of
self-storage
and we invite you
to be a part of it.

A Nation Running Out of Space...

Americans are accumulating things at an alarming rate.

From downsizing baby boomers to e-commerce entrepreneurs, the demand for secure, accessible storage solutions is skyrocketing.

40%

Americans

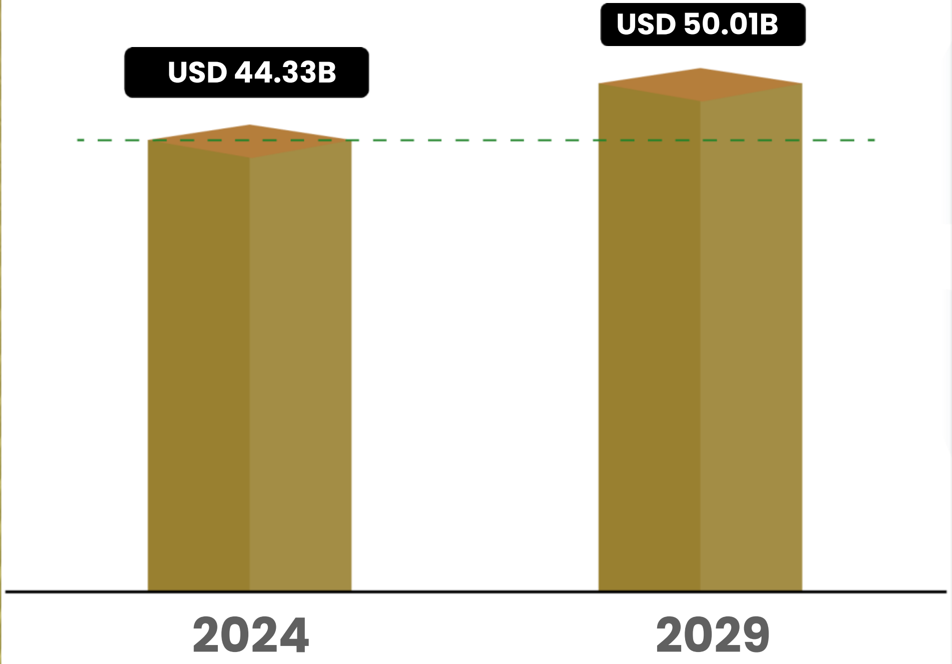
rent a self-storage unit. This is mostly due to typical life events (death, divorce, downsizing and relocating.)

Yet, many areas lack the facilities to meet this growing need.

We ***invest*** in
and ***create***
Self-Storage Facilities
with strong cash flow
potential & long-term
value appreciation.

AMERICANS ARE GOING TO NEED
MORE STORAGE SPACE

United States Self-Storage Market
Market Size in USD Billion
CAGR 2.44%



Source: Mordor Intelligence

The United States Self-Storage Market size is estimated at **USD 44.33** billion in 2024, & is expected to reach **USD 50.01 billion** by 2029, growing at a CAGR of 2.44% during the forecast period (2024-2029).

Increased urbanization is one of the major factors driving the United States self-storage market growth. The degree of urbanization is expected to reach 89.16% by 2050.

Who We Are

We are fanatically data driven. We rely on data to help us make decisions.

We are very focused on the niche of self-storage inside the commercial real estate asset class.

We focus on being deeply connected to self-storage facility owners, brokers, wholesalers and investors across the country. We aspire to underwrite every facility that comes up for sale. We will accomplish this by continuing to grow a comprehensive network connecting to each facility in the country.

What We Do

Develop

New facilities in high-growth areas with unmet storage demand.

Acquire

Existing facilities below market rent and implement value-add strategies

Hold

Properties long-term (15-20 years) to benefit from inflation-driven rent increases and potential tax advantages.

Terminal Value	Rentable Units	NRSF	Facilities Transacted	States Transacted	ARR
85M +	6,500+	1,001,326	28	16	73.9%

Our Conservative **Investing Approach**

We prioritize your security. Our conservative approach, with a maximum **loan-to-value ratio of 70%,** ensures your investment is well-protected. We aim to double your cash-on-cash return within 5 years through a variety of exit strategies, including long-term hold, sale, or refinance.

We don't gamble on investments. We leverage data to pinpoint high-growth markets with underserved populations and limited storage options. This ensures your investment is strategically placed for long-term success

Why Self-Storing Facilities?

Business Purpose: Inventory overflow, seasonal equipment, & file storage.

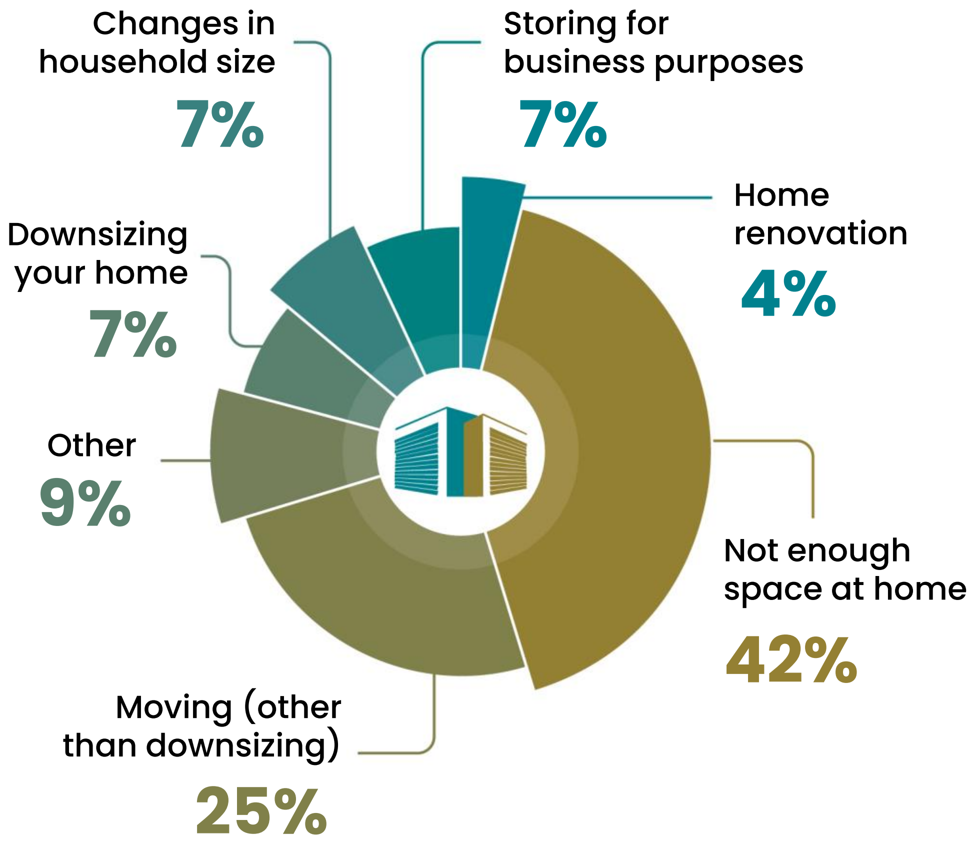
Tradespeople: Tools, materials, and overflow supplies between projects.

Life transitions: Storing belongings during relocations, job changes, or downsizing.

Downsizing and Estate Management: Storing furniture and sentimental items during moves or while sorting through family belongings.

Seasonal Needs: Storing sports equipment, holiday decorations, or outdoor furniture.

Student Storage: Dorm room overflow during breaks or storing belongings between semesters.



Source: StorageCafe

Why Invest In **Self-Storage Facilities?**

Low Risk

High Demand

High Occupancy Rate

Recession Resistant

Low Maintenance

Diverse Customer Base

Location Shortlisting Process & Criteria

Location

Growing areas with population exceeding 15,000 and a self-storage index (square footage per capita) of 8 or less specific to a 3-5 mile radius.

Selection Criteria

- Below-market rents with potential for value creation.
- Strong demographics (population & job growth).
- Underserved markets with limited storage options
- Avoid high-risk areas (safety first, flood zones).
- Prefer A, B, or C class properties in desirable locations
- Clean, well-maintained facilities with high-quality security features.

mr. storage

13 Property Portfolio, Central Iowa

Total Equity Investment:
$3,220,000

Preferred Annual Return:
Average 6%

Deal Structure:
$8,800,000 seller financing at 6%. Two-year interest only then 27-year amortization.

Returns: We aim to at least double the investors **cash-on-cash return within 5 years upon sale or refinance**

Targeted IRR of 18.3% with a 2.17x Equity multiple

Executive Summary

We are excited to offer a compelling investment opportunity of a 13-property self-storage portfolio, strategically designed to provide investors with stable cash flow and a targeted Internal Rate of Return (IRR) of 18.3%. Mr. Storage provides cashflow to investors right away. There is an average preferred rate of return of 6% and a GP/LP split remaining every year.

Our strategy involves implementing a strong management team with a proven track record in the self-storage industry to oversee operations and drive performance. The facilities are locally operated by one person, resulting in longer response times and minimal advertising or marketing efforts. By utilizing local marketing, digital advertising, and customer engagement initiatives, we plan to increase occupancy and optimize rental income.

Optimal Expense Ratio *30-35%*

We take a measured approach with our projections by gradually increasing occupancy and rates the first couple of years. Our expense ratio will optimally fall within the 30-35% range, ensuring a high net operating income (NOI). The portfolio debt service coverage ratio (DSCR) is projected to start at 1.38 at acquisition and increases over time.

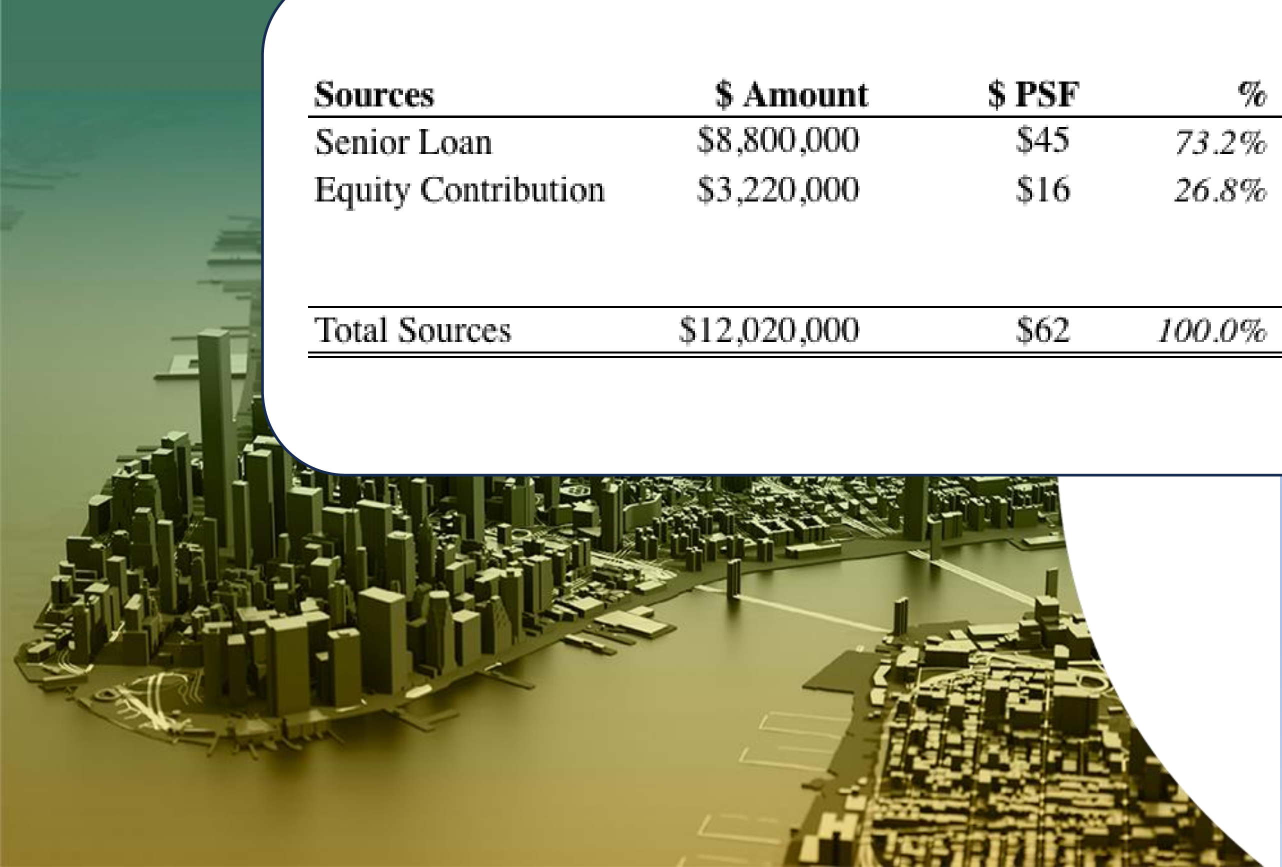
This investment offers the potential for consistent returns and long-term value growth, capitalizing on the demand for self-storage solutions and strategic management practices.

Investment Highlights

Locations

- Boone, IA – 7 facilities
- Granger & Madrid, IA - 2 facilities
- Huxley, IA – 3 facilities
- Ames, IA – 1 facility

- 1,238 - Units
- 62 – Parking Spaces
- 195,316 NRSF
- $1,432,212 GPRI (Gross Potential Rental Income)



Sources and Uses

Sources	$ Amount	$ PSF	%	Uses	$ Amount	$ PSF	%
Senior Loan	$8,800,000	$45	*73.2%*	Purchase Price	$11,000,000	$56	*91.5%*
Equity Contribution	$3,220,000	$16	*26.8%*	Rehab/CAPEX	$400,000	$2	*3.3%*
				Working Capital	$50,000	$0	*0.4%*
				Fees	$570,000	$3	*4.7%*
Total Sources	$12,020,000	$62	*100.0%*	Total Uses	$12,020,000	$62	*100.0%*

Revenue and Expense with NOI Projections

	Year 1	Year 2	Year 3	Year 4	Year 5
INCOME					
(GPRI) Gross Rent:	$1,432,212	$1,475,178	$1,563,689	$1,657,510	$1,756,961
Occupancy:	78%	83%	88%	90%	93%
(NET) Net Rental:	$1,117,125	$1,224,398	$1,376,046	$1,491,759	$1,633,974
Tenant Insurance (NET):	$24,408	$25,956	$27,540	$28,152	$29,088
Admin Fees:	$5,586	$6,122	$6,880	$7,459	$8,170
Late, Lien, NSF Fees:	$22,343	$24,488	$27,521	$29,835	$32,679
Other Income:	$0	$0	$0	$0	$0
(EGI) EFF GROSS INCOME:	**$1,169,461**	**$1,280,964**	**$1,437,988**	**$1,557,205**	**$1,703,911**
EXPENSES					
Property Taxes:	$142,910	$147,197	$151,613	$156,162	$160,846
Insurance:	$42,000	$43,260	$44,558	$45,895	$47,271
Utilities:	$18,765	$19,328	$19,908	$20,505	$21,120
Repairs & Maintenance:	$71,746	$73,898	$76,115	$78,399	$80,751
Admin Expense:	$37,550	$38,677	$39,837	$41,032	$42,263
Off-Site Management:	$70,168	$76,858	$86,279	$93,432	$102,235
On-Site Management:	$45,000	$46,350	$47,741	$49,173	$50,648
Advertising / Marketing:	$14,717	$15,159	$15,613	$16,082	$16,564
Miscellaneous:	$0	$0	$0	$0	$0
TOTAL EXPENSES:	**$442,856**	**$460,726**	**$481,664**	**$500,679**	**$521,698**
(NOI):	**$726,606**	**$820,238**	**$956,324**	**$1,056,527**	**$1,182,213**
Debt Service:	($526,680)	($526,680)	($680,382)	($680,382)	($680,382)
(CADS) CASH FLOW:	$199,926	$293,558	$275,941	$376,145	$501,831

Gross Deal Returns Summary	
IRR	**23.4%**
Multiple	**2.63 x**
Total Cashflow $	**$ 4,759,400**