



**Providing tax-advantaged self-storage investments
focusing on downside risk mitigation and wealth growth.**

Track Record

Type	Phase	City & State	Units	NRSF	Purchase Price	Equity Invested	Estimated Current Value	Months Held	Annualized Rate of Return	Deal MOIC	Assignment Fee
Ground Up	Lease Up	Wilkes-Barre, PA	758	89,200	\$475,000		\$22,000,000				
Expansion	Lease Up	Brownsville, TX	828	116,043	\$5,000,000		\$16,360,000				
Conversion	Lease Up	Marion, OH	656	69,275	\$923,000		\$9,900,000				
Existing	Stabilized	Central Iowa	1,242	195,316	\$11,000,000		\$12,000,000				
Expansion	Stabilized	Rockford, IL	269	54,760	\$2,500,000		\$3,200,000				
Existing	Stabilized	Fremont, NE	287	42,537	\$3,000,000		\$3,000,000				
Existing	Stabilized	Wilmer, TX	191	29,800	\$2,150,000		\$2,150,000				
Existing	Stabilized	Cedartown, GA	196	29,702	\$2,100,000		\$2,100,000				
Existing	Stabilized	Mansfield, TX	184	72,083	\$1,900,000		\$1,900,000				
Existing	Stabilized	Altoona, IA	194	86,150	\$810,000		\$1,600,000				
TOTALS:			4,805	784,866	\$29,858,000		\$74,210,000				
Existing	Full Cycle	Hillary, IL	161	21,300	\$705,000	\$70,500		3	520.8%	5.2	
Existing	Full Cycle	Danville, IL	196	30,434	\$800,000	\$12,031		34	367.3%	101.0	
Expansion	Full Cycle	Franklin, NC	109	15,143	\$775,000	\$16,906		28	159.7%	16.5	
Expansion	Full Cycle	Hampton, TN	127	23,830	\$725,000	\$21,000		33	158.4%	16.3	
Existing	Full Cycle	Albertville, AL	252	33,072	\$896,000	\$160,000		28	90.3%	5.9	
Existing	Full Cycle	Fort Payne, AL	202	24,480	\$830,000	\$265,000		17	69.4%	1.9	
Existing	Full Cycle	Hiawatha, IA	90	19,420	\$800,000	\$233,743		27	40.1%	1.8	
Expansion	Full Cycle	Yorkville, IL	184	22,710	\$970,000	\$1,018,082		47	27.3%	1.6	
Existing	Full Cycle	Spicer, MN	410	82,517	\$5,300,000						
Expansion	Full Cycle	Dodge City, KS	253	36,687	\$762,500						
TOTALS:			1,984	309,593	\$12,563,500	\$1,797,262			73.9%	3.10	
Wholesale	Full Cycle	Marion, OH	268	30,500	\$1,500,000						\$150,000
Wholesale	Full Cycle	Crossville, TN	130	20,840	\$575,000						\$143,000
Wholesale	Full Cycle	Madison, WI	113	15,656	\$900,000						\$115,000
Wholesale	Full Cycle	Sturtevant, WI	148	28,160	\$958,000						\$105,000
Wholesale	Full Cycle	Pottsville, AR	210	24,825	\$1,000,000						\$82,500
Wholesale	Full Cycle	Mancelona, MI	229	48,850	\$1,830,000						\$80,000
Wholesale	Full Cycle	Elkmont, AL	82	13,500	\$400,000						\$52,500
Wholesale	Full Cycle	Mexico, MO	108	17,424	\$506,000						\$50,000
Wholesale	Full Cycle	Grants, NM	184	17,750	\$825,000						\$50,000
Wholesale	Full Cycle	Ellsworth, ME	51	13,400	\$150,000						\$49,000
Wholesale	Full Cycle	Centralia, IL	138	13,900	\$260,000						\$40,000
Wholesale	Full Cycle	Marshall, MN	159	31,500	\$490,000						\$17,500
TOTALS:			1,820	276,305	\$9,394,000						\$934,500
TOTALS:			8,609	1,370,764	\$51,815,500	\$1,797,262	\$74,210,000		73.9%	3.10	\$934,500

Net rentable square feet reflects building area only; parking, RV and boat spaces are rented per space and are excluded. Annualized rate of return on full-cycle investments includes cash flows during the hold period. Full cycle denotes investments in which Momentum Wealth Fund no longer holds an interest. Estimated current value is management's estimate and is not an appraisal.

Momentum Wealth Fund, LLC is a 506(c) offering. This is not an offer to sell securities. Full details, risks, and offering memorandum available upon request. Past performance is not indicative of future results. Consult your advisor.