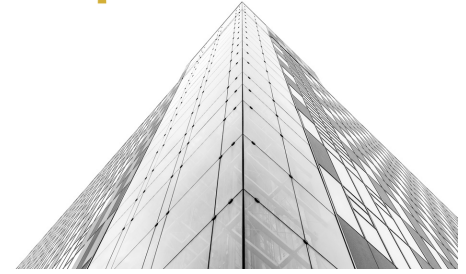


The MONROE PROJECT



Prepared by:
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➤ Investment Overview

90,250 RSF Class A Self-Storage Facility

Located in Monroe, NC — a fast-growing suburb of Charlotte. This project is fully approved and ready to build, with high visibility and strong demand from nearby homes and apartments.

➤ Investment Highlights

- Target IRR: **26%** (net of fees)*
- Hold Period: **~26** months
- Preferred Return: **10%**
- Exit Option: **721 Exchange available**
- Strategy: **New Construction**
- Status: **Fully approved and shovel-ready**

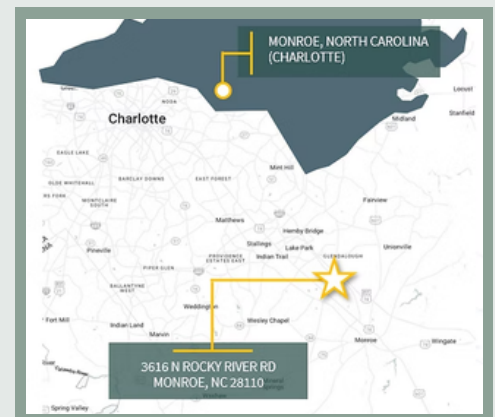
*Target returns are based on current projections and are net of all fees. Actual results may vary and are not guaranteed.

➤ Why Self-Storage?

- Holds value in both strong and weak economies
- Low upkeep, steady rental income
- Growing demand from major investors
- Long-term potential for price growth

➤ Why Monroe?

- Population expected to grow 7.2% by 2028
- Households forecast to grow 8.5%
- 7,000+ new homes planned or underway
- High-traffic area (31,000 cars per day)
- Located next to a new apartment community



Fund Details

Offering Name	The Hartley Opportunity Fund, LLC
Who Can Invest	Anyone—accredited or not (Reg A+)
Minimum Investment	\$10,000
Target Raise	\$3,830,000
Initial Close	May 2025
Liquidity	When the property is sold (estimated mid-2027)
Management Fee	1.5% annually
Performance Fee	20% of profits after a 10% preferred return
Tax Reporting	Annual K-1

About the Developer

Horizon Storage Group is a data-driven real estate developer focused on institutional-quality self-storage projects in fast-growing, underserved U.S. markets. Using proprietary site-selection software and deep local market research, Horizon prioritizes visibility, rental upside, and long-term value creation. With a track record of successfully delivering storage projects across the Southeast and beyond, the team brings the operational discipline and development experience needed to execute with confidence.

Important Disclosures

This offering is made pursuant to an Offering Circular that has been qualified by the U.S. Securities and Exchange Commission (SEC). However, the SEC does not pass upon the merits of or give its approval to any securities offered or the terms of the offering.

You may obtain a copy of the Offering Circular by visiting www.hartleyfunds.com/offering or the SEC's EDGAR database.

Investing in this offering involves risks. Before investing, you should review the Offering Circular and consider the risk factors described therein.

The information provided herein is not investment advice and does not constitute an offer or solicitation to purchase securities unless made pursuant to the Offering Circular.

Forward-looking statements are based on current expectations and assumptions and are subject to risks and uncertainties. Actual results may differ materially.

