



Architectural rendering of the proposed Dream Las Vegas. Final design subject to change.



The properties are examples of properties managed by Shopoff Realty Investments, which are holdings of Shopoff funds.



# THE SHOPOFF STORY

Founded in 1992<sup>1</sup> by Bill Shopoff, Shopoff Realty Investments' strategy<sup>2</sup> seeks to **create and increase wealth**, as well as **realize untapped value**, through the transformation of underutilized, undervalued or mismanaged real estate into more attractive and valuable assets.

The firm primarily focuses on **value-add and opportunistic real estate**, including land and commercial properties, development, and other real estate related investments.

## TRACK RECORD AT A GLANCE

**32-Year History<sup>1</sup>**

**1,044 Full-Cycle Assets<sup>3</sup>**

\*96% of 1,082 Total Current and Full-Cycle Assets includes 308 land assets (256 hard assets and 52 loan assets) and 774 commercial assets (109 hard assets and 665 loan assets).

## The Shopoff team focuses on three key areas of real estate:



Entitling/  
Repurposing Land



Repositioning  
Commercial Assets



Development

This information is neither an offer to sell nor a solicitation of an offer to buy any security by any person in any jurisdiction. Offers and sales shall be made only to persons who qualify as accredited investors under applicable U.S. federal law and only pursuant to a confidential offering memorandum (the "Memorandum") and subscription documents setting forth definitive terms of each investment opportunity. An investment in a limited partnership involves a high degree of risk and is speculative as described in detail the Memorandum for each investment opportunity, including the possible loss of your investment, and is illiquid with an uncertain liquidity date. Past performance is not indicative of future results. Securities offered through Shopoff Securities, Inc., member FINRA / SIPC.

1. 1992 to present as Asset Recovery Fund, Eastbridge Partners and Shopoff Realty Investments (formerly known as The Shopoff Group). William Shopoff is the Founder and Principal of all these entities. Performance has varied in this time frame with certain offerings having generated losses that are detailed in the PPM track record. Past performance is not indicative of future results.

2. There is no assurance that this strategy will succeed to meet its investment objectives.

3. Investment Track Record as of September 30, 2023. Past performance is not indicative of future results. Prior performance data obtained from historical operating statements, tax returns, and annual reports. Unless specified, information reported herein has not been independently verified. Full-cycle assets are assets that have been sold.