

Skyway Capital Markets is an independent FINRA member firm & trusted managing broker/dealer that is dedicated to the wholesale distribution, origination & evaluation of high quality alternative investment vehicles to the independent Broker-Dealer & Registered Investment Advisor channels.

We are proud to offer a wide range of investment strategies that are outside the volatility of the public markets, while also providing a consistent stream of income. Our team of experienced professionals strives to provide the highest level of service & expertise to ensure that your clients achieve their investment objectives.



Mill Green Opportunity Fund IX, LLC

Multifamily development in the southeast.

Income Units - pays a 6% monthly distribution with a 10% preferred return.

Growth Units - no monthly distributions; with a 12% preferred return.

Previous funds average an IRR of 26%+ and EQM of 2X.

Roth IRA conversion strategy.

Target \$150 million capital raise.

Fund is projected to close March 2025.



Overmoon Vacation Rentals Growth & Income Fund I, LP

Single family vacation rentals in drive-to leisure destinations.

Class A - Pays a 6.5% monthly distribution with an 8% preferred return.

Targeting a net 20% IRR to investors.

Dividend re-investment program election available.

2% quarterly liquidity available.

Target \$100 million capital raise.

Fund is projected to close September 2024.



Palladius Real Estate Fund 2024, LP

Multifamily value add, primarily in Texas markets.

Class A Units - Pays an 8% preferred return.

Built in REIT blocker to minimize UBTI.

Average returns of 33.9%+ and EQM of 2.4X.

Target \$100 million capital raise.

Fund is projected to close December 2025.



FG Communities Inc.

Acquire & develop manufactured housing communities primarily in the southeast.

Offers an 11% dividend - 8% monthly distribution with 3% accrued and payable upon redemption.

Warrants Offered:

- 6% common stock warrant coverage, exercisable at \$3/share.

- 100% common stock warrant coverage, exercisable at \$17/share.

Potentially 5% early investor incentive.

Target \$100 million capital raise.

Callable as soon as December 2025.



Oxford Park Income Fund, Inc.

Invest in junior debt & equity tranches of collateralized loan obligations (CLO) vehicles.

Monthly distributions.

Monthly valuations.

Share Class Options:

Class A Units - 6% commission.
Class L Units - 3.5% commission & 0.50% annual trail.

Annualized gross returns of exited + current held investments upwards of 13% (based on CLO-only returns).

5% quarterly liquidity available.

Dividend re-investment program election available.

The Fund is offering 20,000,000 shares.



Priddy Road Investments, LLC

Development & implementation of solar power systems in Sumter, GA.

Units - 98% ownership interest in the "Company".

Option to elect "Solar Plan" with the objective of providing operating income.

Option to elect "Investment Plan" with a buy/hold strategy which may lead to a capital gain.

Option to elect "Donation Plan" which could result in a charitable donation deduction.

Target \$8.6 million capital raise.

Fund is projected to close December 2024.



RGP Income Fund, LP

Oil & Gas production centered in the north-eastern region of Texas.

Intends to pay 10% - 15% annualized monthly distributions based on production.

Ordinary income tax deductions up to 50% the first year and 20% the second year.

15% depletion allowance eligible against gross income (on-going deduction against cash flow).

Target \$50 million capital raise.

Fund is projected to close December 2024.



Texas Standard Energy Fund II, LP

Oil & Gas drilling program centered in Texas' Barnett region.

Class G Units - Receives distributions from production.

Class I Units - Receives an 8% monthly pre-production distribution, then is entitled to distributions from production.

Class P Units - Receives a 10% preferred return on production distributions for the first 12 months after production begins in addition to their pro-rata share of distributions from production.

Roth IRA conversion strategy.

Tax deductions for Intangible Drilling Costs, depletion and depreciation against ordinary income (GP's) or passive income with a carry-over clause (LP's).

Potential 15% early investor incentive.

Target \$100 million capital raise.

Fund is projected to close December 2024.