

BRIEF INTRODUCTION

North America Opportunities Limited Partnership Fund (HK)

We are a limited partnership fund approved by the HongKong authority in December 2024. We are located at 8 Connaught Place, Central, Hongkong. Our investment region is the United States; our investment targets are two incredible opportunities: one created by the geo-politics and the other by the demographics.

1. US industrial parks to re-domicile the Chinese factories: One stop service provider for them to make and sell products in the US, to avoid the tariffs. The US building materials market is close to one trillion dollars. Our industrial parks serve as the new homes and safe harbors for them, providing our network of home builders to buy their products immediately; helping them navigating immigration, federal & local bureaucracies, taxes, and a quick path to positive incomes. This is an effective way to sell into America, again.

2: Solving America's housing crisis by building and selling affordable homes for the young professionals, such as teachers, nurses, fire fighters, young college graduates, and all those entry level managers. There are 37 millions of them. We invest in builders that use modular build technology to lower cost and shorten building time. Affordable housing is a crisis in the US. Because the demand is so high and the construction technique is efficient.

We expect the fund's return to be better than 18.22% annualized.

We are raising \$100M from the limited partners to invest in these US projects.

Warning: Although we have presented to you an opportunity to invest in our fund with a high revenue and profit growth projections, the numbers are not guaranteed and they are subject to factors that may change the projections materially or entirely, such as: Execution Risk, Federal Reserve's Interest Rate Risk, Market Risk, Financing and Funding risk, Fraud Risk, Competition Risk, Political Risk, Failure to IPO Risk, Management Risk, and Other Unseen Risks. An unforeseen event can result in significant or 100% capital losses that may have a detrimental effect on the value of your investment.

EXECUTIVE TEAM

A highly experienced & professional GP team is leading the effort

GP Director Keith Wong



BS Elec Eng Rutgers, MS Elec Eng Northeastern
AMP Harvard Business School
GP for NAO Limited Partnership Fund, Hong Kong
Past CEO EastBridge Investment Group, 3Forces
Licensed Commercial/Residential Builder in Arizona

GP Director Peter Lau



BS Business Administration Univ of Hartford
MSPA in Accounting Univ of Hartford
Former Partner of Licensed Broker Dealer
Managing Member of Star Circle Advisory Group
Licensed CPA. Licensed investment banker

Chair Banking & Mortgage Committee David Bolocan



BA Economics Harvard College;
MBA/MS Massachusetts Institute of Technology
20 years as head of large business lines for top Banks
Previously head of BBVA USA's Deposits and Consumer
Segments Division with 2MM customers and \$1.5B
revenue.

Chief Revenue Officer Doris Huang



MS Oxford; MBA The Wharton School
BA Government Harvard College
VP of Customer Success evolvedMD
Sr. Manager Global Strategy at Godiva Chocolatier
Adjunct Faculty – Johnson Graduate School of Mgmt,
Cornell University

CFO/Executive Director David Lee - NY-NJ-CT



BS-Finance NYU Stern, MBA St. John's University
Department Store & Mall Development Exec
Government & Community Affairs Specialist
Advisory Board Member-NYSBDC, an SBA partner
Co-Chair NYC Mayoral Transition Team

JV Manager Kevin Hu



BS & MS Accounting Fordham University
5 years in public audit at PwC;
3 years M&A consulting at PwC, participated 30+deals
in various industries.

Real Estate Developer & Builder Licensed and Bonded Arizona ROC# [357763](#) Commercial & Residential

NORTH AMERICA OPPORTUNITIES LIMITED PARTNERSHIP FUND (HK)



OUR MISSION 1

**NEW SAFE HARBOR FOR THE CHINESE FACTORIES TO RELOCATE TO THE USA.
PRODUCE AND SELL BUILDING MATERIALS DIRECT IN THE USA. NO MORE TARRIFFS**

ONE STOP SOLUTION FOR THE CHINESE FACTORIES TO RELOCATE TO THE USA



THEY CANNOT WAIT

North America Opportunities Limited Partnership Fund (HK)



OUR MISSION 2

AFFORDABLE HOMES FOR THE MANY



Using new building technology, applying best-in-class vendor and financial management, and increasing speed to build, we can build homes more efficiently and at a lower cost than traditional builders



North America Opportunities Limited Partnership Fund (HK)

AMERICA'S HOUSING CRISIS

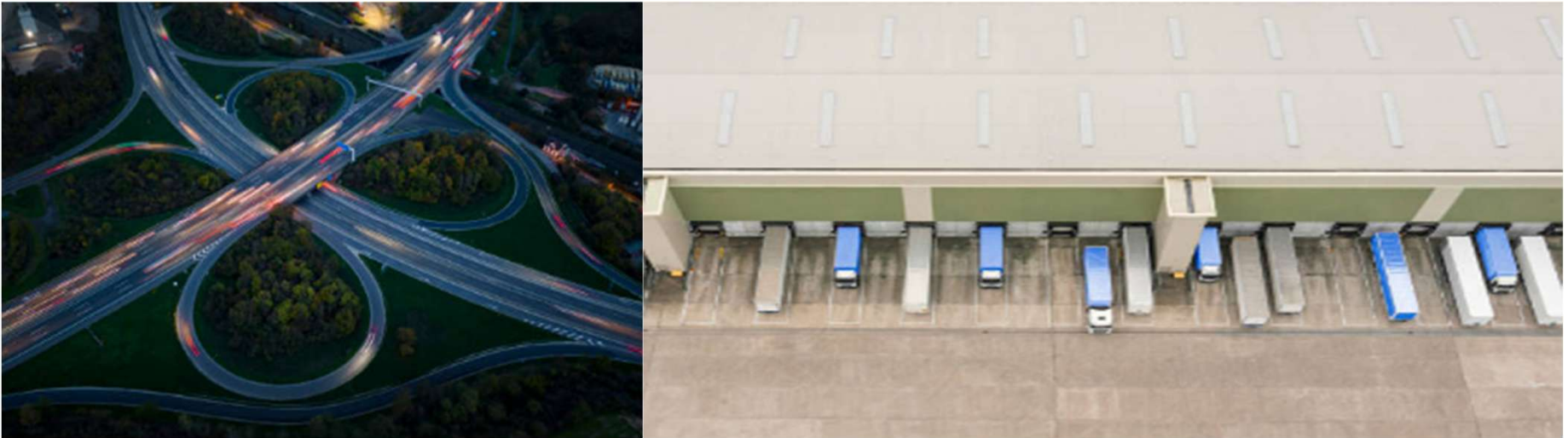
37,000,000 YOUNG FAMILIES CANNOT AFFORD THEIR FIRST HOMES



'SOURCE: PEWRESEARCH.ORG'

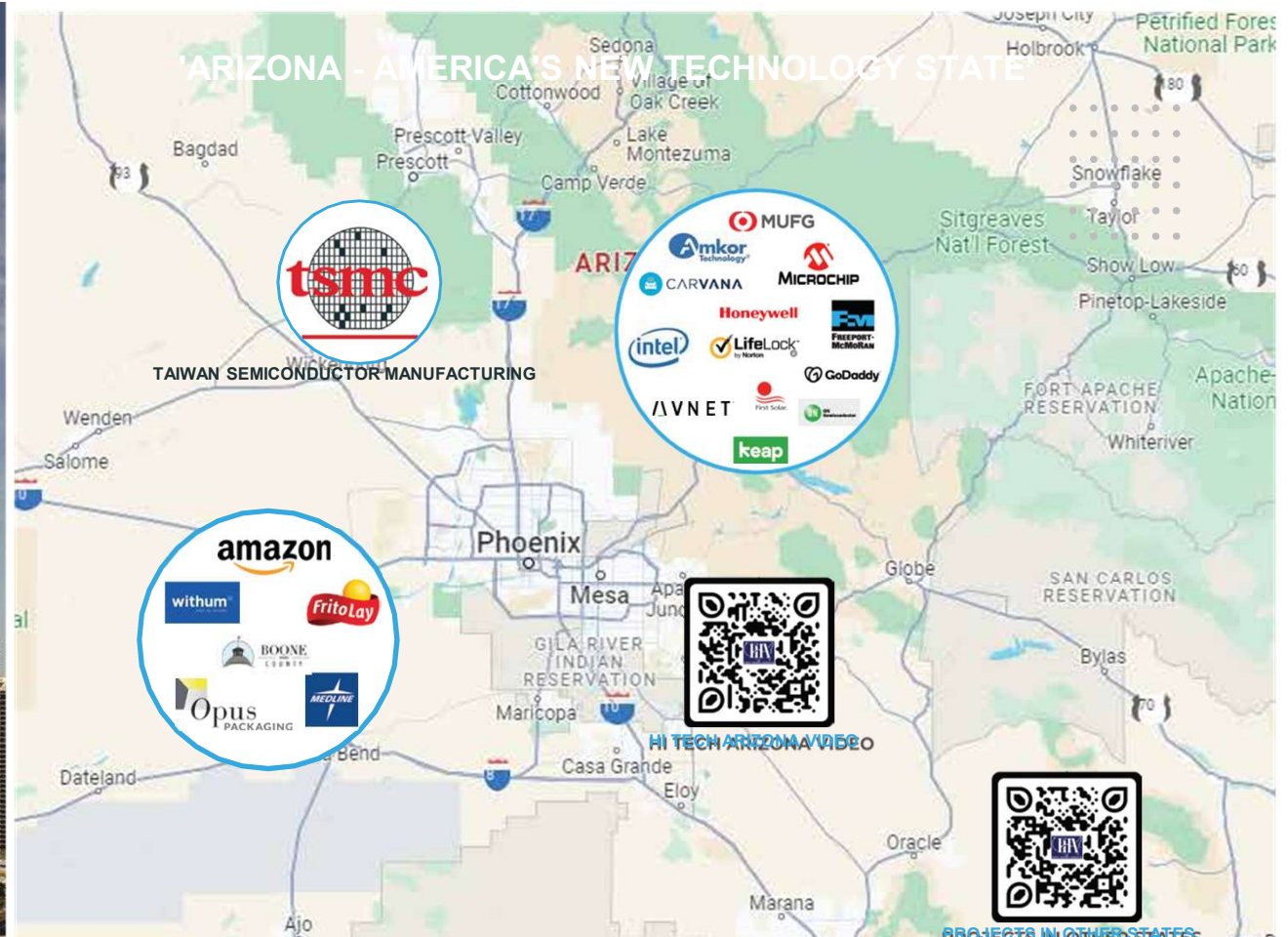
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AMERICA'S TARIFF CRISIS



WELCOME, CHINESE BUILDING MATERIALS FACTORIES! WE LEASE YOU SPACE, HELP YOU HIRE WORKERS, NAVIGATE IMMIGRATION, FEDERAL & LOCAL BUREAUCRACIES, TAXE ISSUES, AND GIVE YOU A QUICK PATH TO POSITIVE INCOME BY TAPPING INTO OUR CONSTRUCTIONS NETWORK

North America Opportunities Limited Partnership Fund (HK)



Phoenix is our first market. It is one of the fastest growing major U.S. cities and is attracting numerous big employers, TSMC is in Arizona

Perfect for building affordable homes for the influx of workers because of the new high tech companies moving to Arizona. Phoenix is also perfect for building the industrial parks for the Chinese factories; because land is cheap and it can reach 30 million US population within an eight-hour trucking distance.

Key Numbers for Our Fund's LP Returns:

1. Preferred return 8%/year, non-compounded, but cumulative;
2. Projecting an Average Return of 9.60%/year (of which 8% is from the Preferred Return), of which 1.60% is non-compounded and non-cumulative;
3. Fund's projected Return is about 25%/project. Each project typically runs 16 months; therefore, the effective annual return is about 18.22%;
4. Redemption allowed after every two projects' completion or about 32 months;
5. Investment Manager's Management Fees: These are generally charged annually at 1.5% of the asset value under management of the fund, paid monthly. The management fee covers the operational expenses of the fund manager, including staff salaries, office expenses, registration renewals, travel, rents, insurances, and administrative costs.
6. Investment Manager's Carried Interest: This is a performance-based fee, typically 5% of the fund's profits after the LP's preferred return. Carried interest, non-compounded but accumulative, is earned by the fund manager after the Limited Partners have received their preferred returns and before any leftover is distributed to the fund members;
7. 500 condos/apartments in 2026/2027 or US\$175 million in sales or US\$43.75 million net profits;

8. 1,000 condos/apartments/year or US\$350 million or US\$87.5 million profits in 2028 and beyond.

Governing Law. About our fund and all issues regarding the rights and obligations of the its Members, the construction, enforcement, and interpretation hereof, and the formation, administration and termination of the fund shall be governed by the provisions of the Act and other applicable laws of the Hong Kong.

DISCLAIMER: The projected numbers herein this prospectus are subject to changes before the agreement is mutually signed. Although the General Partner and his team shall work very hard to deliver the projected numbers herein, but the actual performance cannot be guaranteed as the projected numbers are subject to the normal business risks and the forces out of our control.

Contacts:

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