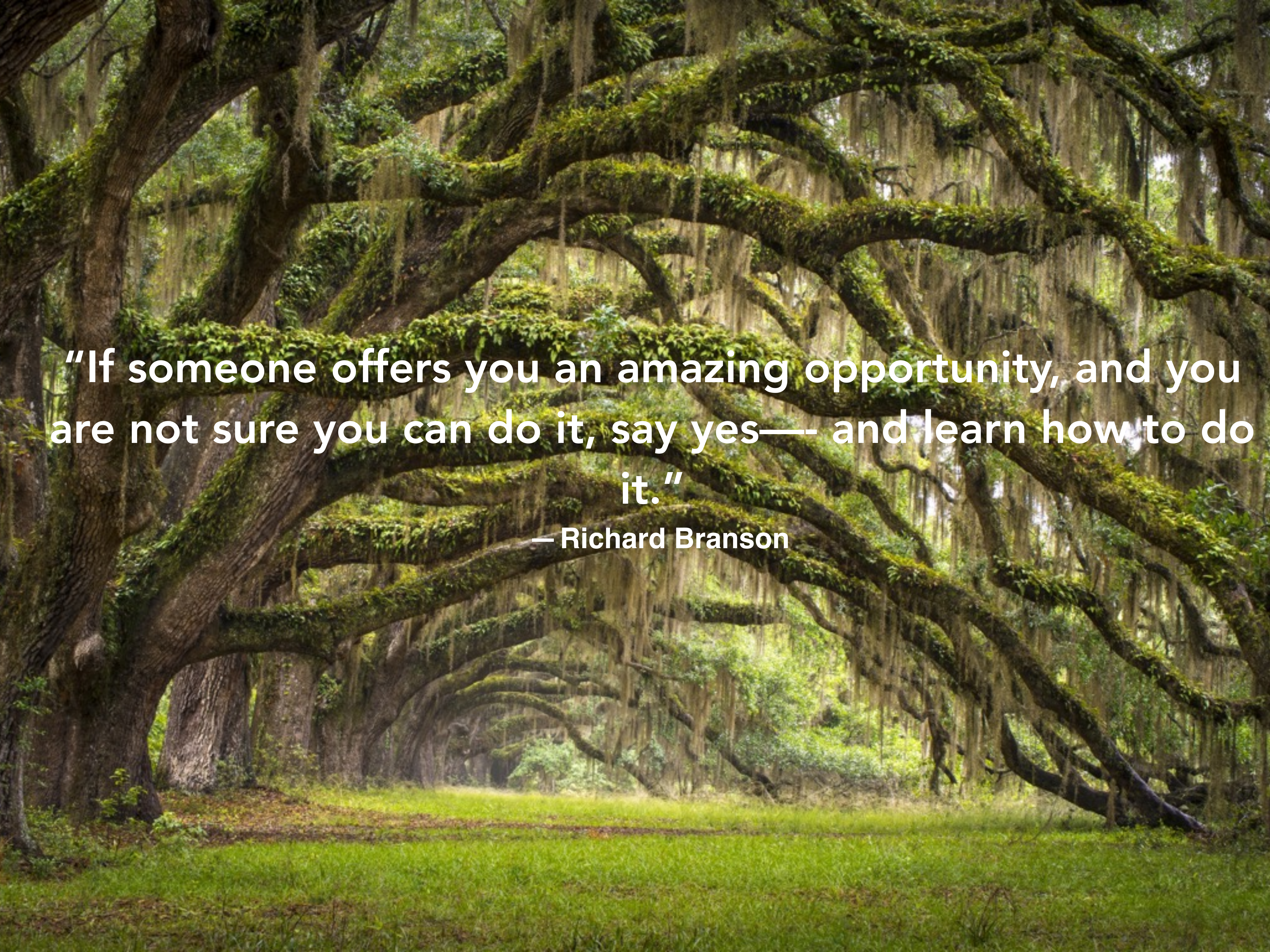
SANCTUARY
OPPORTUNITY FUNDS

Introducing our flagship opportunity fund:

CHARLESTON O FUND LP

"This is one of the best tax advantaged programs in decades and it will change the way people invest in real estate. Charleston O Fund LP is a unique chance for investors to receive significant tax savings while investing in real estate located in Charleston, SC and other sections of the Low Country, that Sanctuary Investment Group has identified as exhibiting strong growth potential. It is a chance to make a difference in the communities we live, work and play in and at the same time, utilize the tax code to create generational wealth. It is also a chance for our investors to further diversify out of traditional investments such as stocks and bonds and into real estate, while also earning the additional return boost due to the tax savings of the Opportunity Zones program".

—John J Coppola, Founder Sanctuary Investment Group


“If someone offers you an amazing opportunity, and you are not sure you can do it, say yes—- and learn how to do it.”
— Richard Branson

Have you recently sold stock, property, business, art or any other real assets for a profit?
Do you have unrealized capital gains?
Would you like to diversify your investment portfolio into real estate?
Are you not selling an asset strictly due to the tax consequences associated with a sale?
Do you have to do a 1031 exchange?
Do you want to make a difference in your local communities?
Do you want a way to reduce your capital gains tax substantially?
Do you want to discover a way to pay no future capital gains tax on investments?
Are you ready to have your own tax dollars continue to work on your behalf til 2026?

If you answered yes to any one of these questions, Now is the time to contact Sanctuary Investment Group LLC for a free consultation.

CHARLESTON O FUND LP

The Charleston O Fund, LP is a Qualified Opportunity Fund. It offers investors a new tax-advantaged investment strategy. Unlike many fund companies, we are local, readily accessible to our investors and welcome your input on potential projects. We are looking for partners, not just investors.

The fund model enables investors to pool their resources in Opportunity Zones, increasing the scale and diversity of capital going to investments selected by Sanctuary Investment Group LLC investment committee. The Fund allows individuals to invest in private real estate opportunities in both commercial and residential markets in the Low Country of Charleston South Carolina designated opportunity zones. We have established a team of the best investment professionals, focused on real estate developments and growth equity investments. Above all, 90% or more of all of our Qualified Opportunity Zone Fund Investments go back into our communities across Charleston while potentially generating substantial returns for investors.

US Tax Reform: Tax Reduction Strategies

The Tax Reform Act included an extraordinary tax break for investors. Investors can defer capital gains from the sale of any asset, reduce the deferred taxes over time, and eliminate taxes completely on new capital gains by investing in a Qualified Opportunity Fund.

What is an Opportunity Fund?

An Opportunity Fund is a new investment vehicle created as part of the Tax Cuts and Jobs Act of 2017 to incentivize investment in targeted communities called Opportunity Zones. Opportunity Funds are investment vehicles that invest at least 90% of their capital in Qualified Opportunity Zones. To capture the potential tax benefits offered by an Opportunity Fund, an investor must invest the gains from a sale of a prior investment (e.g., stock, bonds, real estate, a company) into an Opportunity Fund within 180 days of the sale of that investment. The investor only has to roll in the gain or profits from the sale of the investment, not the original principal of the investment. Moreover, only the taxable gains rolled over into an Opportunity Fund are eligible to receive the tax incentives.

Why invest in Opportunity Funds?

Opportunity Funds allow investors to defer federal taxes on any recent capital gains until December 31, 2026, reduce that tax payment by up to 15%, and pay as little as zero taxes on potential profits from an Opportunity Fund if the investment is held for 10 years.

What are Opportunity Zones?

Opportunity Zones are census tracts designated by state and federal governments targeted for economic development.

HOW DOES OPPORTUNITY FUND INVESTING WORK?

AN INVESTOR WHO HAS TRIGGERED A CAPITAL GAIN BY SELLING AN ASSET LIKE STOCKS OR REAL ESTATE CAN RECEIVE SPECIAL TAX BENEFITS IF THEY ROLL THAT GAIN INTO AN OPPORTUNITY FUND WITHIN 180 DAYS. THERE ARE THREE PRIMARY ADVANTAGES TO ROLLING OVER A CAPITAL GAIN INTO AN OPPORTUNITY FUND:

1: DEFER

THE PAYMENT OF YOUR CAPITAL GAINS UNTIL DEC 31, 2026.

2: REDUCE

THE CAPITAL GAINS YOU OWE BY UP TO 15% AFTER 7 YEARS.

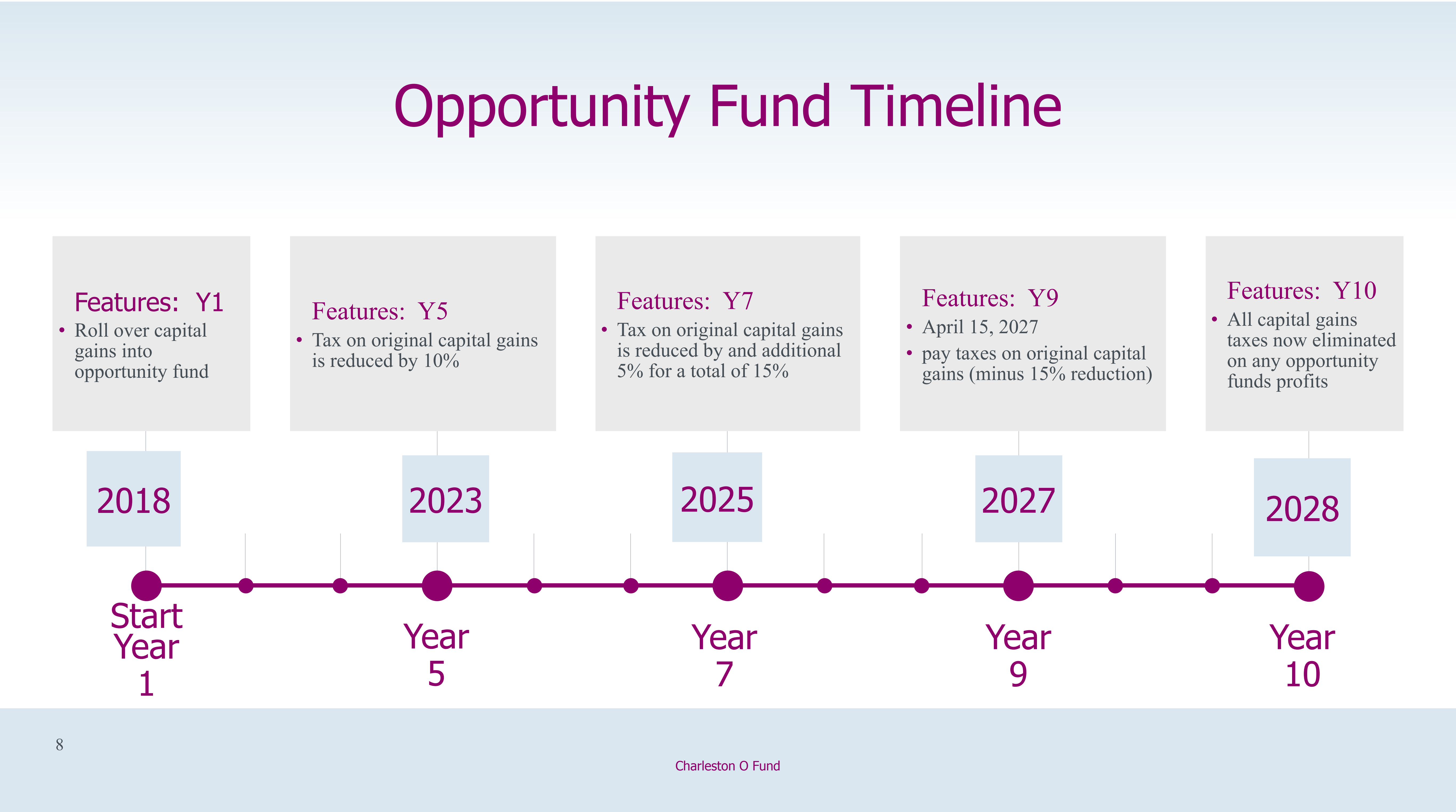
3: ELIMINATE

TAX ON GAINS EARNED FROM THE OPPORTUNITY FUND AFTER 10 YEARS

By investing into an Opportunity Fund, investors can not only defer and reduce their existing capital gains tax liability, but also eliminate future capital gains tax on returns earned from the Opportunity Fund.

How Investing in an Opportunity Fund Works

To receive the most favorable tax treatment on their investment, investors are incentivized to hold their stakes in an Opportunity Fund over the long term, with the program providing the most potential upside to those who hold their investment for 10 years or even more.



Pay as little as $0 in capital gains on your next decade of investment returns.

Investing in Opportunity Funds can provide three substantial potential tax advantages to investors:

1. **Deferral of capital gain**

   A tax deferral for any capital gains rolled over in an Opportunity Fund. The deferred gain would be recognized on the earlier of December 31, 2026 or the date on which the investment in the Fund is sold.

2. **Reduction of the capital gains tax realized**

   A step-up in basis for capital gains rolled into an Opportunity Fund. The basis of the original investment is increased by 10% if the investment is held by the taxpayer for at least 5 years, and by an additional 5% if held for at least 7 years. In other words, if by December 31, 2026 an investor has held an investment in an Opportunity Fund for 7 years, then the tax on the initially deferred gain is expected to be reduced by 15%, or reduced by 10% if by then held for only five years.

3. **No tax on any capital gains from an investment in Opportunity Fund**

   In the case of any investment in an Opportunity Fund held by a taxpayer for at least 10 years, the basis of such property shall be equal to the fair market value of such investment on the date that the investment is sold or exchanged. In short, after 10 years, thereafter there would be zero federal capital gains tax on profits from the sale of an investment in an Opportunity Fund.

TARGET MARKET

REAL ESTATE INVESTMENTS IN DOWNTOWN CHARLESTON, SOUTH CAROLINA AND OTHER LOW COUNTRY OPPORTUNITY ZONES

Charleston Named #1

Small City in U.S. for the sixth year in a row

- Condé Nast Traveler

Charleston Area Named #2

Best Place to Work in Manufacturing

- Area Development Magazine

Charleston Named Best City in the World

- Travel & Leisure Magazine

Charleston ranks #3

Best Cities for Jobs

- Forbes

Charleston ranks #1

Small Business Growth 2018 Economic Outlook

-Yelp

Charleston ranked #5

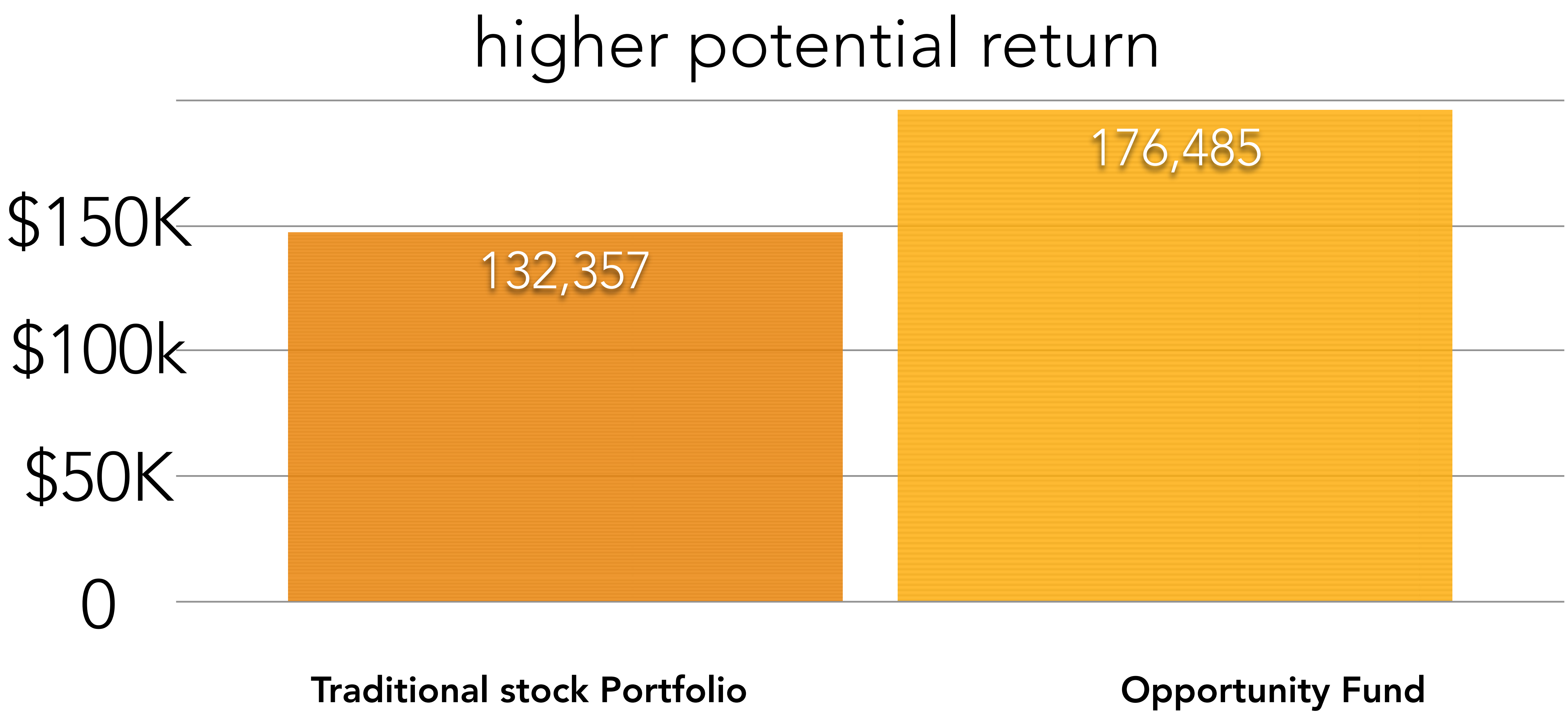
"Most Up-and-Coming City in America"

-Yelp

Charleston Opportunity Zone

Illustrative Scenario: After-Tax Potential Net Returns

$100,000 investment over 10-year hold (assuming 7% annual appreciation)



Please note that the performance assumptions shown are for illustrative purposes only, and are not intended to reflect the actual experience of any individual investor.

The above calculations are done using the following assumptions. A capital gains tax rate of 23.8% is used and is assumed to be in effect for the entire timeframe indicated. The tax rate includes the highest federal capital gains rate of 20% and the 3.8% net investment Income tax that applies to taxpayers in certain circumstances. State taxes are not considered as part of this calculation. The expected annual return selected is used to calculate a compounded return on an annual basis for the holding period indicated and is the same rate for all scenarios being compared. The return indicated is a simple return and is not considered to be an internal rate of return as it does not take into account the time value of money. It is also assumed that the investment is made on or prior to December 31, 2019 and held for the time period indicated. The expected annual return is used only as an example and is not intended to represent expected performance of any specific investment.

The assumption for the traditional stock portfolio is that tax is paid at the time the gain is realized using the above mentioned 23.8% capital gains tax rate. The after-tax remainder is assumed to be invested and held for the time period indicated, and then sold, with tax being paid on additional gains realized at a rate of 23.8%.

The gain calculation on the Opportunity Zone Fund investment after five years is done under the assumption that the full realized gain for the specified amount is rolled into the Opportunity Zone Fund and that tax is initially deferred. The investment gain is compounded annually at the indicated rate selected and after five years the investment receives a 10% step-up in basis. At that point the Opportunity Zone Fund investment is assumed to be sold and 90% of the deferred gain is taxed at 23.8%, while the additional appreciation that has compounded over five years is also taxed at 23.8%.

The gain calculation on the Opportunity Zone Fund investment after seven years is done under the assumption that the full realized gain for the specified amount is rolled into the Opportunity Zone Fund and that tax is initially deferred. The investment gain is compounded annually at the indicated rate selected and after seven years the investment has received a 15% step-up in basis. At that point the Opportunity Zone Fund investment is assumed to be sold and 85% of the deferred gain is taxed at 23.8%, while the additional appreciation that has compounded over seven years is also taxed at 23.8%.

The gain calculation on the Opportunity Zone Fund investment after ten years is done under the assumption that the full realized gain for the specified amount is rolled into the Opportunity Zone Fund and that tax is initially deferred. The investment gain is compounded annually at the indicated rate selected and after seven years the investment has received a 15% step-up in basis. As of December 31, 2026, the deferred tax is due and 85% of the deferred gain is taxed at 23.8%. For the remaining time period of the ten-year hold, the investment returns continue to compound at the selected annual rate and after the investment has been held for ten years, the investment is sold, and no tax is due on the additional appreciation that has compounded over the ten-year period.

Example Investor's Step-by-Step Process

Below are the steps an investor would need to follow to reap the maximum benefits offered through the Opportunity Fund program.

1. December 31, 2018: Invest in Opportunity Fund (Day 1)

2. April 15, 2019: Make election on your tax filing showing capital gain rollover into an Opportunity Fund

3. April 15, 2027: Pay deferred capital gains tax

4. December 31, 2028: Opportunity Fund now becomes eligible for tax-free sale (10-year hold)

Other Potential income Benefits

- **Income:** Primarily derived from investing in income producing residential and commercial real estate investments.

- **Portfolio Diversification:** To seek a combination of current income, capital preservation and long-term capital appreciation, the Fund's portfolio is intended to be widely diversified by strategy, and property.

- **Capital Appreciation:** Sought through the selection of investments that provide the opportunity to achieve long-term growth with low to moderate volatility.

- **Capital Preservation:** The Fund strategically invests in a combination of investments non-correlated to the broader equity and fixed income markets.

- **Low Volatility:** The Fund primarily invests in private equity real estate and a non-correlated investment portfolio which has historically experienced less volatility than the broader equity markets.

This is an actively managed dynamic portfolio. There is no guarantee that any investment (or this investment) will achieve its objectives, goals, generate positive returns, or avoid losses.

CHARLESTON O FUND

Investment Overview

- **Objective:** We specifically enable you the opportunity to defer realized capital gains from stocks, real estate, art, etc., reduce those gains by up to 15% if held for 7 years and potentially eliminate all future capital gains on investments made in the Charleston O Fund. The Fund seeks to replace a portion of your traditional S&P 500/ fixed income portfolio while we preserve and increase the purchasing power value of its shares over the long term.

- **Strategy:** Designed as a core portfolio holding, this fund seeks to preserve and increase the purchasing power value over the long-term, regardless of current or future market conditions, through strategic investments in a broad array of diversified and non-correlated real estate assets within various opportunity zones, primarily in Charleston, SC.

- **Time Horizon:** 10 years. This is a long term investment for those that will not need access to the funds.

- We are currently offering the opportunity to invest in the fund. The minimum investment is $50,000. On a case by case basis we can approve smaller amounts.

Subscribe Today
Charleston O Fund
Status: Open To Investors

Type of Fund: Stock (Class B 1:1 Common)

Asset Classification: Multiple Projects

Total Fund Size Authorized: $50M

Total Fund Stock Available: $50M

Total Fund Stock Round A: $50M

Amount of Fund Spent: $0

Current Fund Equity: +$200K

Current Total Investments: NEW

Active Potential Investments: 3

Minimum Investment: $50,000

FUND MANAGER

JOHN J COPPOLA

A 25 YEAR VETERAN OF THE FINANCIAL SERVICES INDUSTRY, JOHN IS CEO OF SANCTUARY INVESTMENT GROUP LLC AND GENERAL PARTNER OF CHARLESTON O FUND LP. HE IS ALSO AN AN IAR AT CLIENT FIRST ADVISORS, LLC. JOHN'S PREVIOUS EXPERIENCE AS A SENIOR PORTFOLIO MANAGER FOR A PRIVATELY HELD INVESTMENT COMPANY HAS PROVIDED HIM WITH A MYRIAD OF STRATEGIES TO DEAL WITH CONSTANTLY CHANGING MARKET CONDITIONS UTILIZING A FULL RANGE OF REAL ESTATE, FIXED INCOME SECURITIES, DOMESTIC AND GLOBAL EQUITIES, ETF'S, REITS AND COMMODITIES. HE ALSO HAS AN INSURANCE BACKGROUND AS CO-FOUNDER OF GARRETT EASTON ASSOCIATES AGENCY INC., A FAMILY OWNED INSURANCE BROKERAGE PROVIDING PROPERTY AND CASUALTY INSURANCE. JOHN GRADUATED FROM THE UNIVERSITY OF MICHIGAN.

MANAGING DIRECTOR CLIENT FIRST ADVISORS LLC

CFA IS A FAMILY RUN BUSINESS REGISTERED INVESTMENT ADVISORY FIRM, MAINTAINING THE HIGHEST STANDARDS OF PROFESSIONALISM.

WE BRING OVER 50 YEARS OF EXPERIENCE NAVIGATING THROUGH BULL AND BEAR MARKETS DURING INFLATIONARY AND DEFLATIONARY CYCLES.

WEALTH MANAGEMENT ADVISOR MERRILL LYNCH

WEALTH MANAGEMENT ADVISER FOR HIGH NET INDIVIDUALS, LABOR UNIONS AND CORPORATE ACCOUNTS INCLUDING 401K'S AND DEFINED BENEFIT PLANS.

SENIOR PORTFOLIO MANAGER SANO INVESTMENTS

INDIVIDUALLY MANAGED A GLOBAL MACRO BOOK WITH 50% AVERAGE YEARLY RETURN OVER TENURE. THIS ACTIVE PORTFOLIO OF REAL ESTATE, STOCKS AND VARIOUS DERIVATIVES HAD 9 CONSECUTIVE YEARS OF OUTPERFORMING S&P 500. RESPONSIBLE FOR FORMULATED INVESTMENT AND TRADING STRATEGIES. RESEARCHED AND ANALYZED BOTH TECHNICAL AND FUNDAMENTAL CHARACTERISTICS OF REAL ESTATE, EQUITIES AND COMMODITIES. MANAGED FULL RISK ASSESSMENT PROCESS.

CO-FOUNDER/CFO GARRETT EASTON ASSOCIATES

CEO AND FOUNDER OF P & C INSURANCE BROKERAGE SPECIALIZING IN COMMERCIAL REAL ESTATE, SMALL TO LARGE BUSINESSES INSURANCE AND RESIDENTIAL PROPERTIES

INVESTMENT COMMITTEE

COMPRISED OF FUND MANAGER AND A GROUP OF INDEPENDENT INDUSTRY PROFESSIONALS

- **John J Coppola: General Partner of the Charleston O Fund, LP**
  Refer to Bio on Previous Page

- **Large Construction Company CEO**
  One of the fastest growing construction management and general contracting firms on the east coast with more than $2.2 billion of construction projects completed for a very diverse portfolio of clients.

- **Forensic Accounting Firm CEO**
  CPA Emeritus with special emphasis on forensic accounting, financial fraud expert, master of taxation, estates, gifts and business valuations. Serving midsize businesses. Local and regional accounting and tax consultant serving high net worth individuals and businesses with less than $100 million in assets.

- **Commercial Real Estate Firm CEO**
  Oversees the general day-to-day operations of the company which include general brokerage, property management and the management of in-house development projects..

- **Real Estate Attorney Law Firm**
  Providing professional advice and guidance on regulations pertaining to local variances and Federal Tax code.

" Out of clutter, find simplicity. Out of discord find harmony.   In the middle of difficulty lies opportunity "

-Albert Einstein"

DISCLAIMERS

Investing in the Fund involves risks, including the risk that you may receive little or no return on your investment or that you may lose part or all of your investment. The ability of the Fund to achieve its investment objective depends, in part, on the ability of the Advisor to allocate effectively the Fund's assets in which it invests. There can be no assurance that the actual allocations will be effective in achieving the Fund's investment objective or delivering positive returns.

The Fund's investments may be negatively affected by the broad investment environment in the real estate market, the debt market and/or the equity securities market. The value of the Fund's investments will increase or decrease based on changes in the prices of the investments it holds. This will cause the value of the Fund's shares to increase or decrease. The Fund is "non-diversified" under the Investment Company Act of 1940 since changes in the financial condition or market value of a single issuer may cause a greater fluctuation in the Fund's net asset value than in a "diversified" fund. The Fund is not intended to be a complete investment program.

Limited liquidity is provided to shareholders only through the Fund's quarterly repurchase offers for no less than 5% of the Fund's shares outstanding at net asset value. There is no guarantee that shareholders will be able to sell all of the shares they desire in a quarterly repurchase offer. Quarterly repurchases by the Fund of its shares typically will be funded from available cash or sales of portfolio securities. The sale of securities to fund repurchases could reduce the market price of those securities, which in turn would reduce the Fund's net asset value.

Investing in the Fund's shares involves substantial risks, including the risks set forth in the "Risk Factors" section of this prospectus, which include, but are not limited to the following: the Fund may invest in convertible securities which are subject to risks associated with both debt securities and equity securities; correlation risk such as in down markets when the prices of securities and asset classes can also fall in tandem; credit risk related to the securities held by the Fund which may be lowered if an issuer's financial condition changes which could negatively impact the Fund's returns on investment in such securities; interest rate risk including a rise in interest rates which could negatively impact the value of fixed income securities.

The Fund's investment in Institutional Investment Funds will require it to bear a pro rata share of the vehicles' expenses, including management and performance fees; Issuer and non-diversification risk including the value of an issuer's securities that are held in the Fund's portfolio may decline for a number of reasons which directly relate to the issue and as a non-diversified fund.

The Fund may invest more than 5% of its total assets in the securities of one or more issuers; lack of control over institutional private investment funds and other portfolio investments; leverage risk which could cause the Fund to incur additional expenses and may significantly magnify the Fund's losses in the event of adverse performance of the Fund's underlying investments; management risk including the judgments of the Advisor or Sub-Advisor about the attractiveness, value and potential appreciation of particular real estate segment and securities in which the Fund invests may prove to be incorrect and may not produce the desired results; market risk; a risk that the amount of capital actually raised by the Fund through the offering of its shares may be insufficient to achieve profitability or allow the Fund to realize its investment objectives; option writing risk; possible competition between underlying funds and between the fund and the underlying funds; preferred securities risk which are subject to credit risk and interest rate risk.

The Fund will concentrate its investments in real estate and, as such, its portfolio will be significantly impacted by the performance of the real estate market; real estate development issues; insurance risk including certain of the companies in the Fund's portfolio may fail to carry adequate insurance; dependence on tenants to pay rent; companies in the real estate industry in which the Fund may invest may be highly leveraged and financial covenants may affect their ability to operate effectively; environmental issues; current conditions including recent instability in the United States, European and other credit markets; REIT risk including the value of investments in REIT shares may decline because of adverse developments affecting the real estate industry and real property values; underlying funds risk, use of leverage by underlying funds; and valuation of Institutional Investment Funds as of a specific date may vary from the actual sale price that may be obtained if such Investments were sold to a third party.

Investors should carefully consider the investment objectives, risks, charges and expenses of the Total Income+ Real Estate Fund.

Disclaimers

General Disclaimer

As of July 2, 2018, there is uncertainty regarding the Opportunity Zone program, as the US Department of the Treasury has not released guidance on many of the questions left open by the Tax Cuts and Jobs Act of 2017. These open questions include, but are not limited to: (a) what kinds of gains, other than capital gains, if any, can be properly rolled into an Opportunity Fund, (b) how much time an opportunity fund will have to deploy the capital it has raised, (c) tax treatment of gains in an opportunity fund pass-through partnership, etc. Accordingly, the foregoing discussion of the various aspects of the Opportunity Zone program is based upon positions that we believe to be reasonable given the statute as currently written and prior Treasury and IRS precedent; however, there can be no assurance that the forgoing discussion will ultimately prove to be correct as Treasury begins issuing guidance and regulations on the Opportunity Zone program. Given such uncertainty, each prospective investor should consult with their personal tax advisors before making any investment into an opportunity fund, including the Charleston O Fund.

Overview

The Tax Cuts and Jobs Act (TCJA) provides that, for investors who have rolled capital gains into an opportunity fund and hold that investment in the opportunity fund for a period of ten years or more, that any additional gain realized by such investor from liquidating such investment will not incur additional federal capital gains taxes. However, please note that, given the uncertainty regarding future Treasury Department guidance, each prospective investor should consult with their personal tax advisors before making any investment into an opportunity fund, including the Charleston O Fund.

Defer Capital Gains

Section 1400Z-2(b)(1) states that capital gains rolled into an opportunity fund within 180 days of being realized shall be included in taxable income for the year ended December 31, 2026.

Reduce Tax You Owe

Section 1400Z-2(b)(2)(B) states that an investor's basis in the capital gain rolled into an opportunity fund will have a step-up in basis of 10% if held for at least five years, and a step-up in basis of an additional 5% if held for at least seven years. Note, however, that as the deferred capital gain will be taxed on December 31, 2026, we expect that these holding periods would need to be satisfied prior to that date in order to receive the benefits described herein.

Disclaimer on Illustrative Scenario on Potential After Tax Returns

The TCJA provides that, for investors who have rolled capital gains into an opportunity fund and hold that investment in the opportunity fund for a period of ten years or more, that any additional gain realized by such investor from liquidating such investment will not incur additional federal capital gains tax. However, please note that, given the uncertainty regarding future Treasury Department guidance, prospective investors should consult with their tax advisor before making any investment into an opportunity fund, including the Charleston O Fund.

*The calculations show an investor's potential after-tax returns under different scenarios, assuming an investment of capital gains prior to December 31, 2019, a 10 year holding, annual investment appreciation of 7%, and a long-term capital gains tax rate of 23.8% (federal capital gains tax of 20% and net investment income tax of 3.8%), only taking into account tax at a federal level (not state). Note, however, that the performance assumptions shown are for illustrative purposes only, and are not intended to reflect the actual experience of any individual investor. The calculations for the standard stock portfolio are based on rolling over capital gains equal to $100,000, at an initial tax of 23.8% (using the same assumptions described above), into a standard stock portfolio, the remaining $76,200 of which then appreciates at a com- pounding return of 7%. At the end of each holding period, the investment in the standard stock portfolio is assumed to be sold and long-term capital gains at a tax rate of 23.8% paid on the capital gains from the investment in the standard stock portfolio. The ten-year hold calculations for the Opportunity Fund are based on rolling over gains of $100,000, at an initially deferred tax of 0%, into an Opportunity Fund, with the entirety of the $100,000 then appreciating at a compounding return of 7%, until December 31, 2026, at which time the initially deferred tax is reduced by 15% and the net amount is taxed at a rate of 23.8%, effectively reducing the principal invested in the opportunity fund accordingly. Thereafter, returns continue to compound at the same initial rate selected by the user of 7%. At the end of the tenth year of the holding period, the investment in the Opportunity Fund is sold and the capital gains on the investment in the Opportunity Fund itself is taxed at a rate of 0%.