



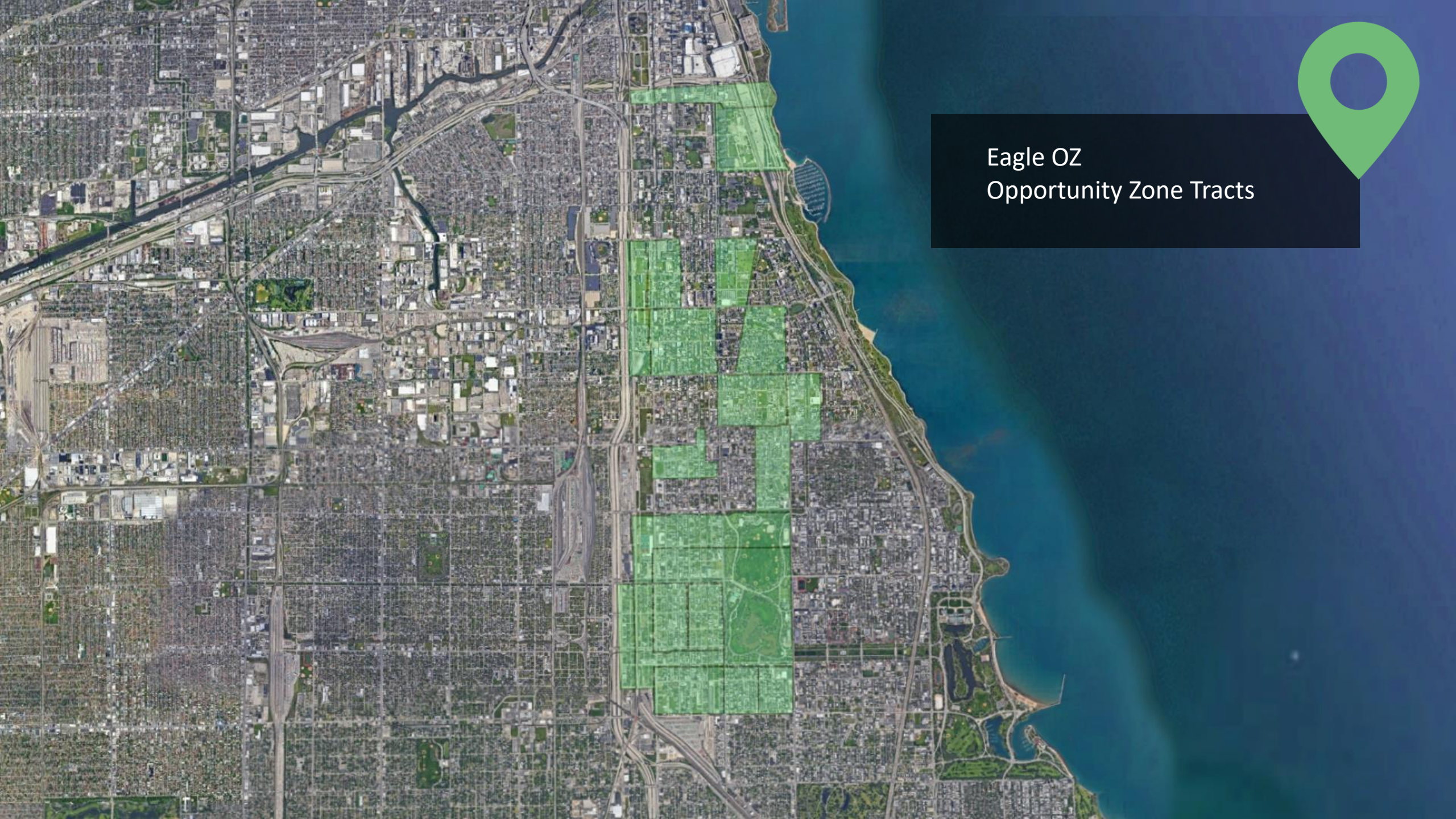
Bronzeville is an unusually
good investment opportunity



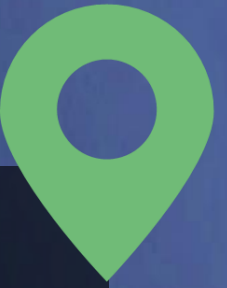


Eagle OZ

- 20% IRR post tax adjusted
- 6% holding period cash distribution
- 9% hurdle return
- 3-unit multi family buildings
- 264 units
- Construction underway
- \$300K cost/door, Market value \$350K
- Sale in 10 years at \$495K/door, 3.5% annual home price appreciation
- \$20M equity raise Fund II



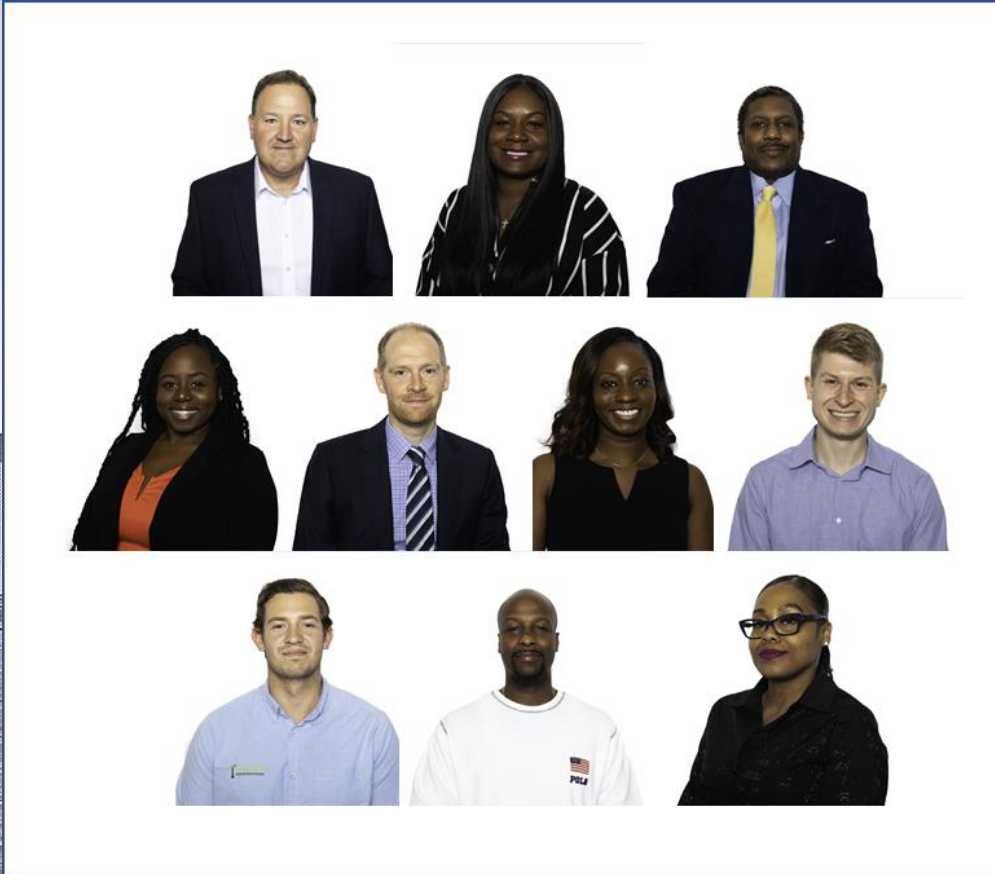
Eagle OZ
Opportunity Zone Tracts





Founders

- Local developers 30+ years experience in Chicago's OZ tracts
- Jamie Nahon, CFA – investment & fund management
- Scott Allbright, PE –Operator and General Contractor
- HQ with 15 local employees in market



OPPORTUNITYZONE.COM
PRESENTS

AMERICA'S TOP PROJECT 2021

Z OPPORTUNITY
ZONE.COM

MOST IMPACTFUL PROJECT

Winner
Opportunity Expo 2021





Bronzeville is an unusually
good investment opportunity





Obstacle or Opportunity?

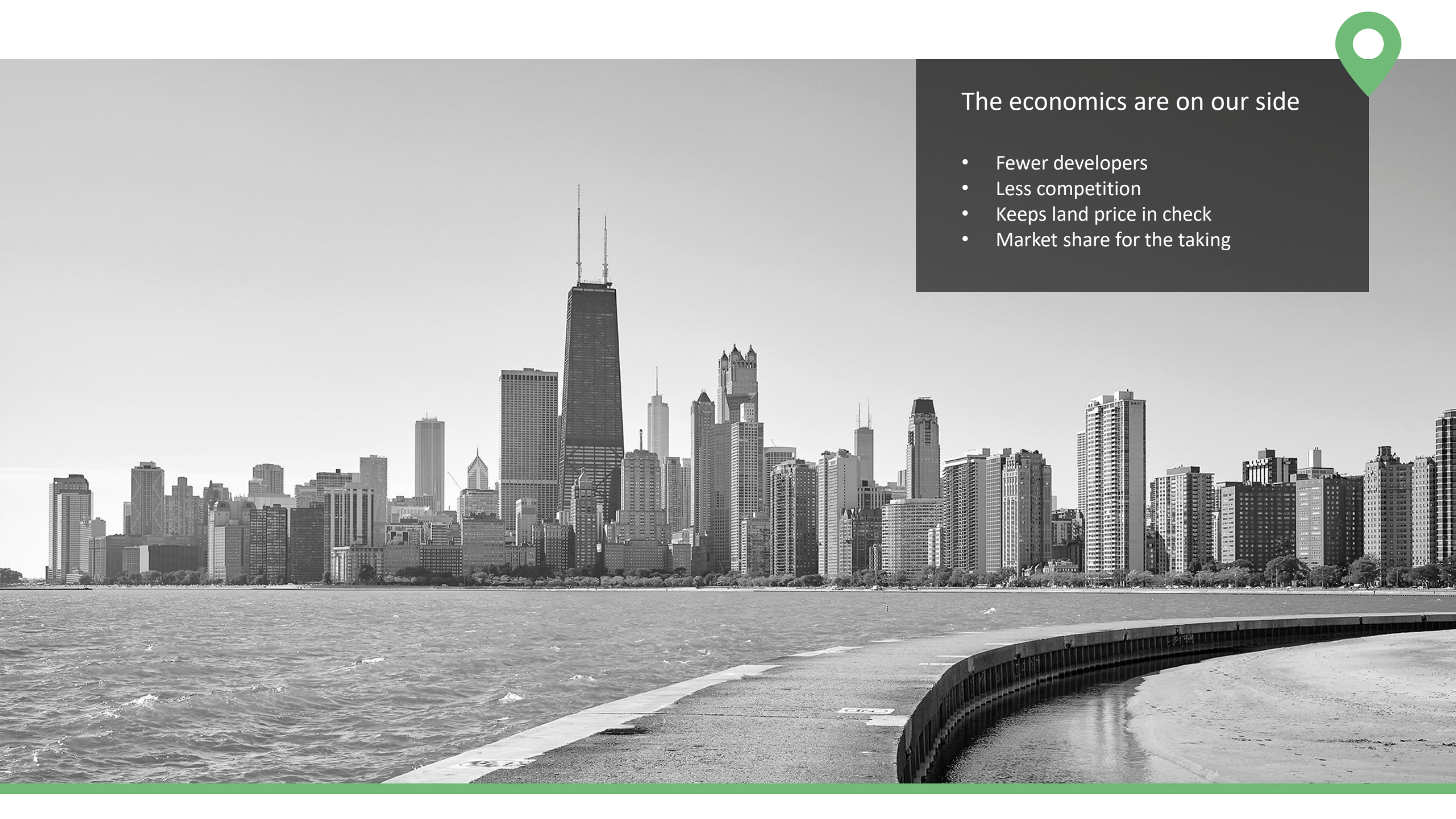
- No supply of large tracts of land
- Deters larger developers
- Limits new housing supply
- Eagle OZ overcomes obstacle with assembling multiple infill lots

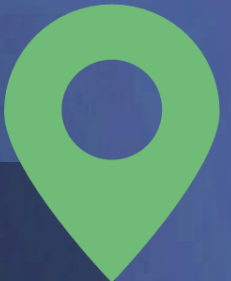
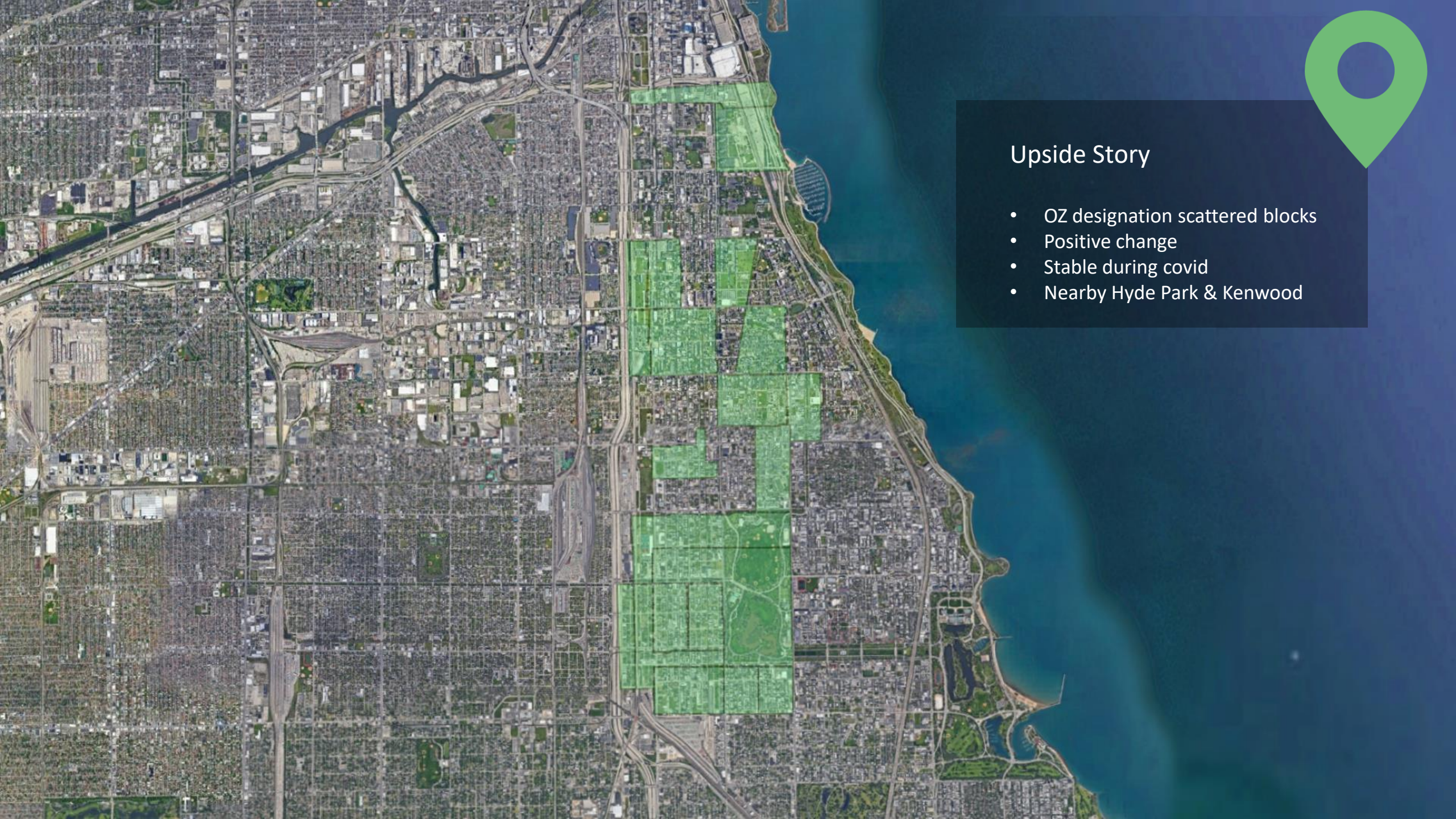




The economics are on our side

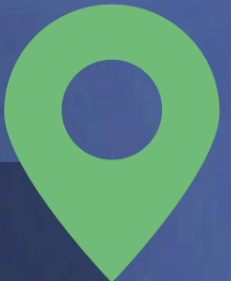
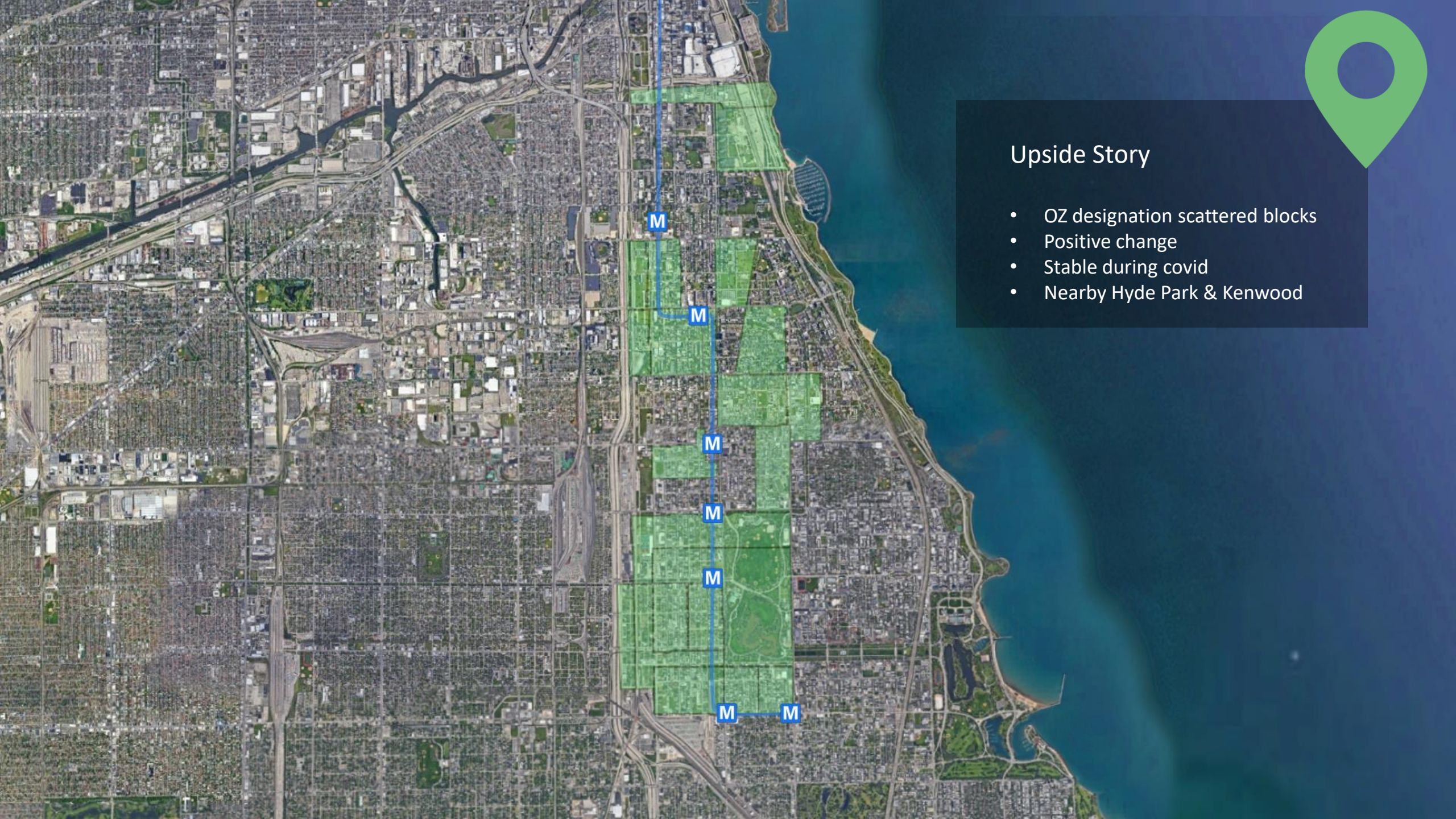
- Fewer developers
- Less competition
- Keeps land price in check
- Market share for the taking





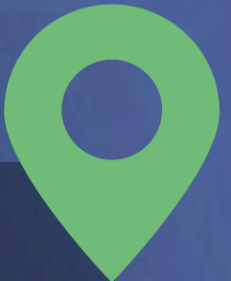
Upside Story

- OZ designation scattered blocks
- Positive change
- Stable during covid
- Nearby Hyde Park & Kenwood



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Upside Story

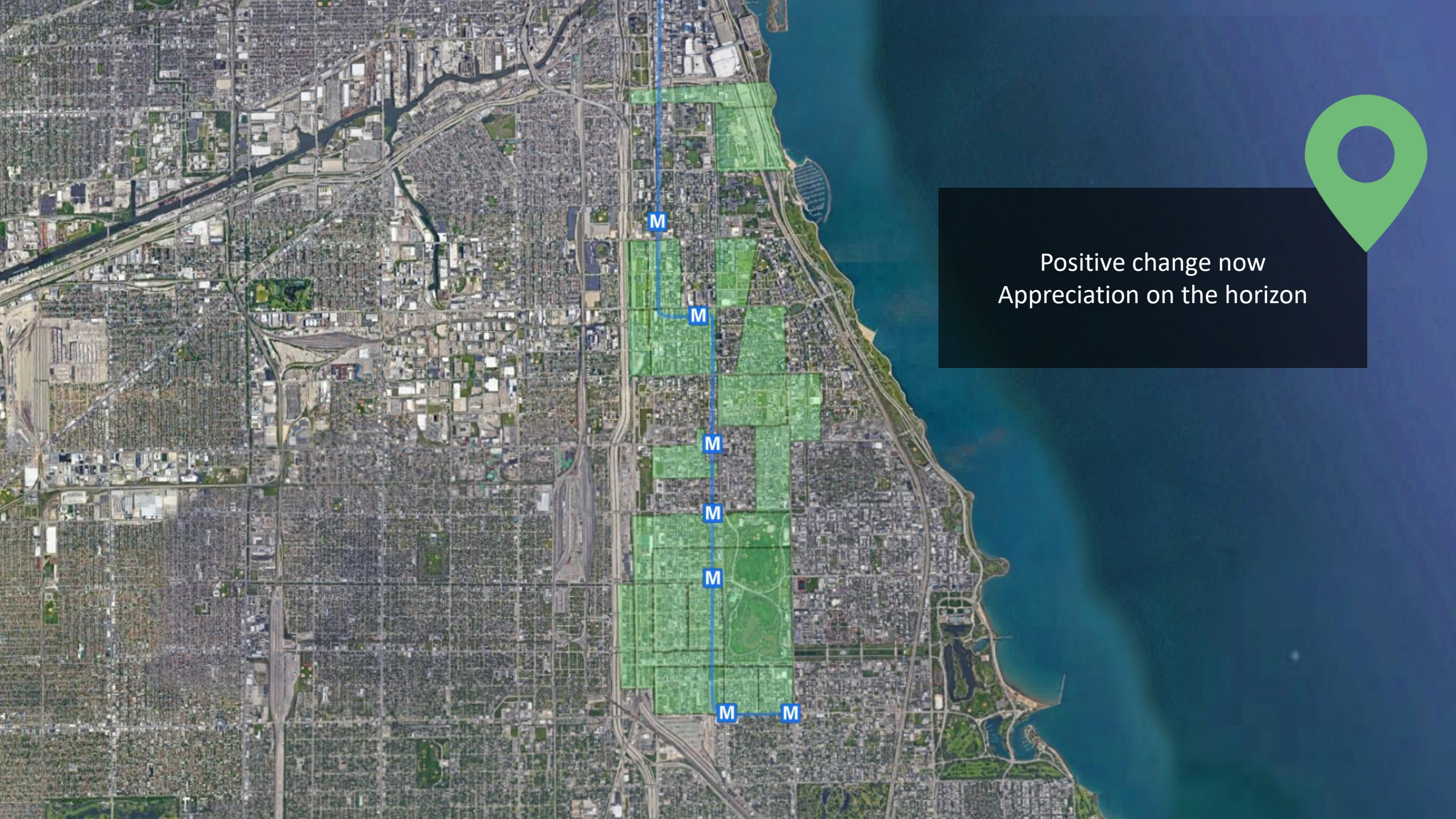
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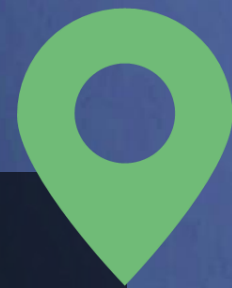
Catalytic Growth

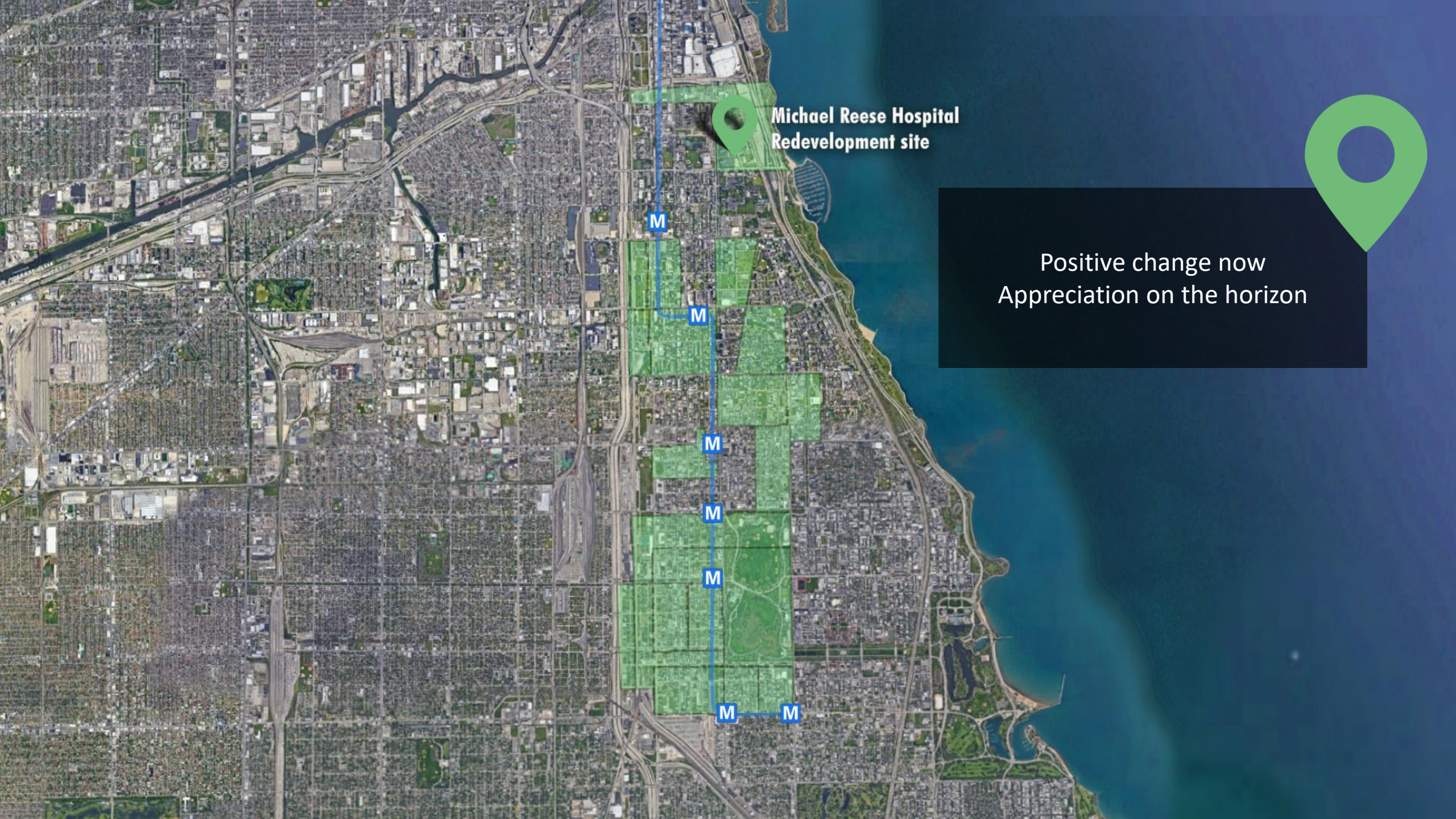
- \$10,000,000,000 economic development
- 55,000 new jobs
- Ground breaking 2021





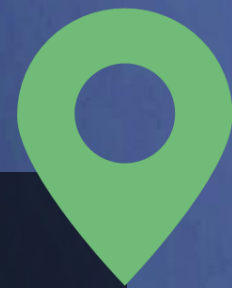
Positive change now
Appreciation on the horizon





Michael Reese Hospital
Redevelopment site

Positive change now
Appreciation on the horizon





Michael Reese Hospital
Redevelopment site

Positive change now
Appreciation on the horizon

Obama
Presidential Center



**Michael Reese Hospital
Redevelopment site**

Positive change now
Appreciation on the horizon

**Obama
Presidential Center**

**Tiger Woods
PGA golf course**



**Michael Reese Hospital
Redevelopment site**

Positive change now
Appreciation on the horizon

**The University
of Chicago**

**Obama
Presidential Center**

**Tiger Woods
PGA golf course**



McCormick Place

Michael Reese Hospital
Redevelopment site

Illinois Institute
of Technology

Illinois College
of Optometry

M

M

M

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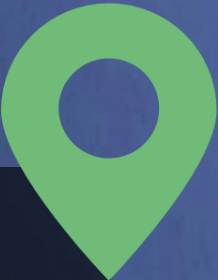
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The University
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Appreciation on the horizon





Illinois Institute of Technology

McCormick Place

Michael Reese Hospital Redevelopment site

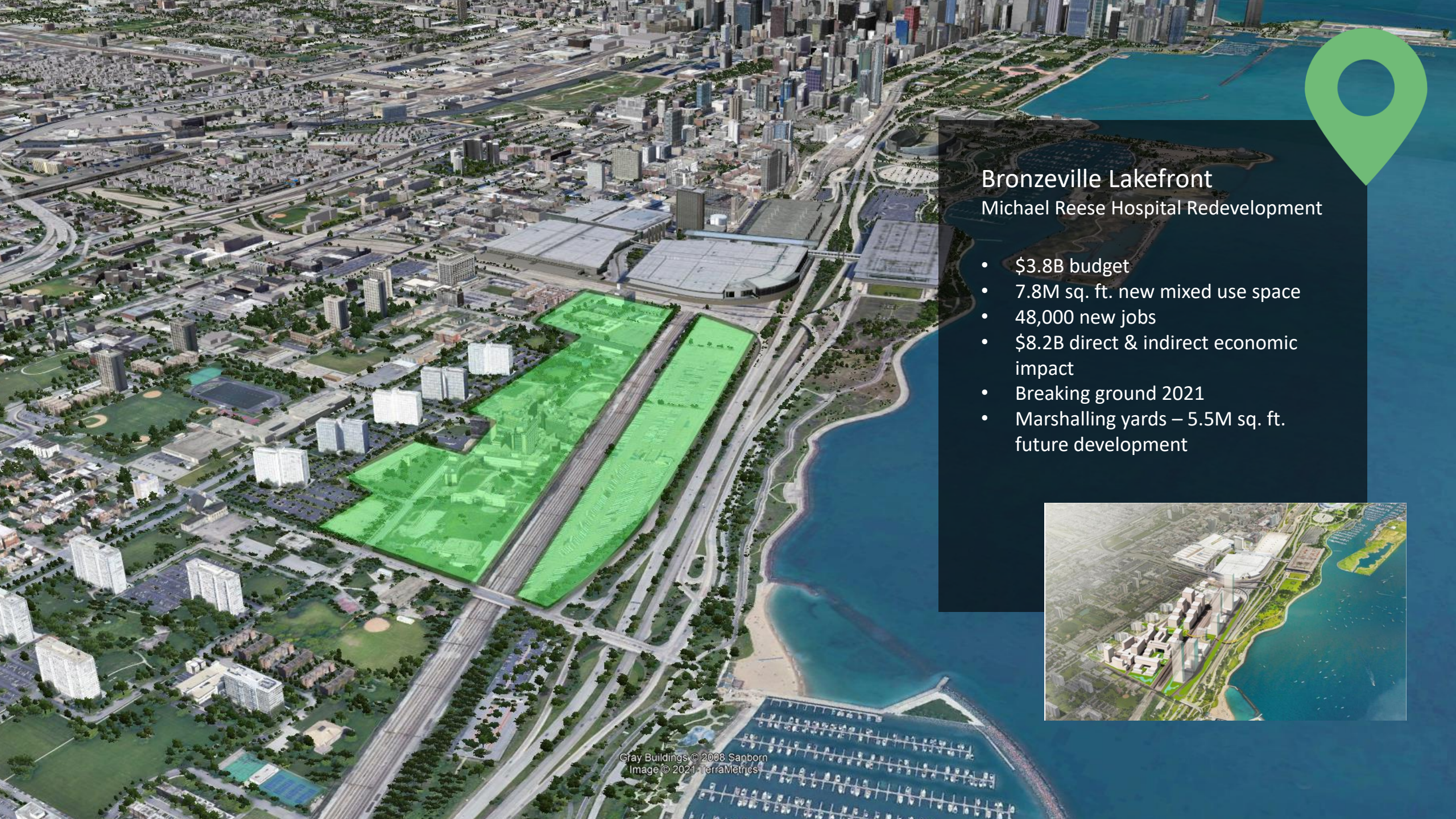
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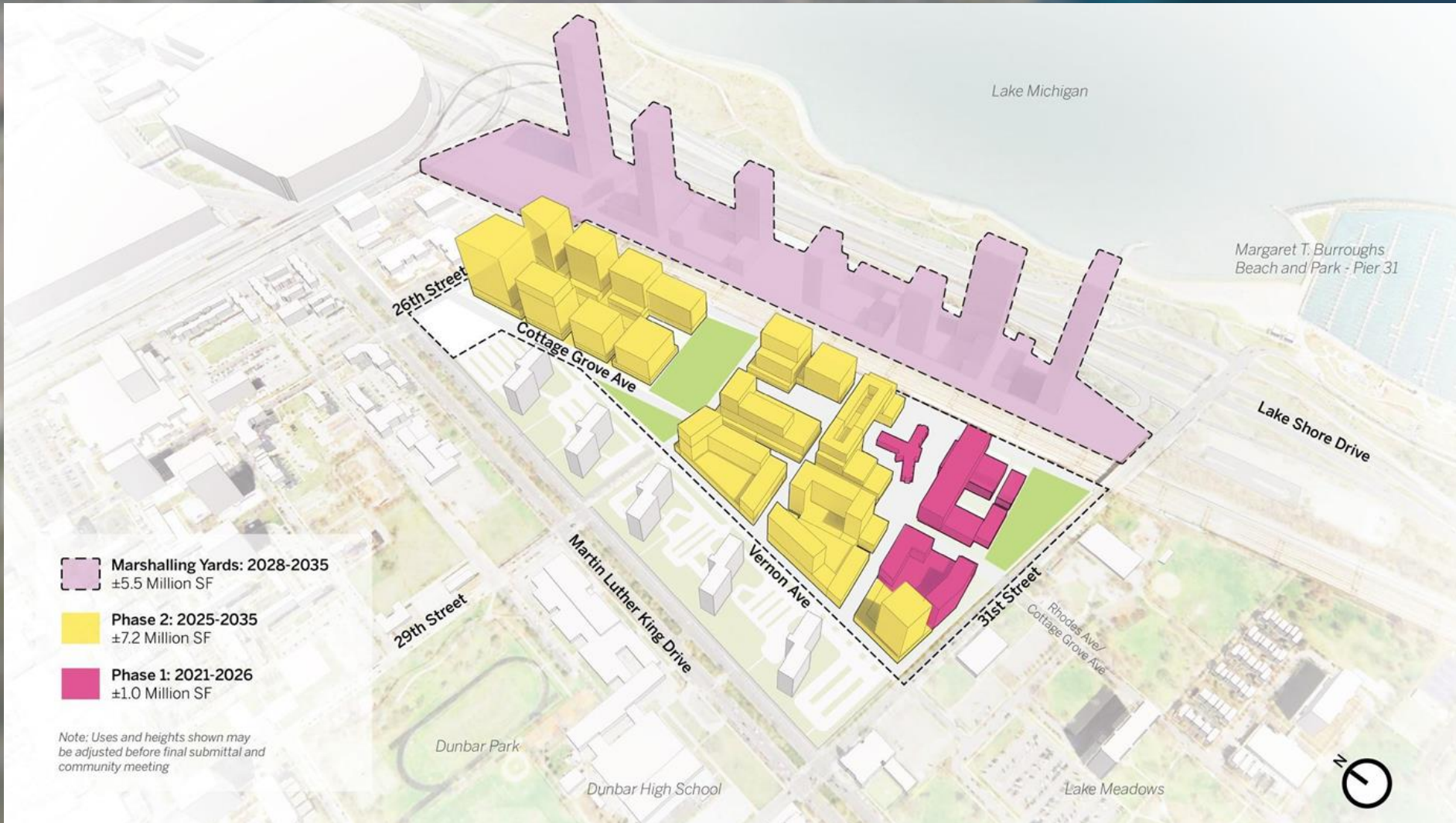


Bronzeville Lakefront Michael Reese Hospital Redevelopment

- \$3.8B budget
- 7.8M sq. ft. new mixed use space
- 48,000 new jobs
- \$8.2B direct & indirect economic impact
- Breaking ground 2021
- Marshalling yards – 5.5M sq. ft. future development



Economic Engine Ground Breaking 2021

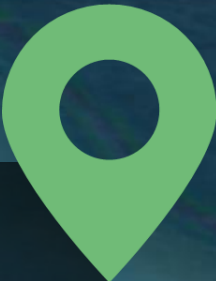


7.8M sq. ft.
48,000 new jobs



\$8,200,000,000
Economic Impact





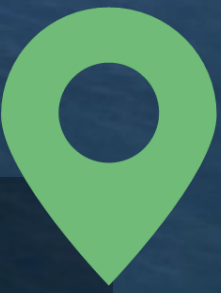
Obama Presidential Center

- \$700M construction budget
- 7,500 new jobs
- 700K annual visitors
- \$3B economic development
- Breaking ground 2021



\$3B Economic Development
Ground Breaking 2021

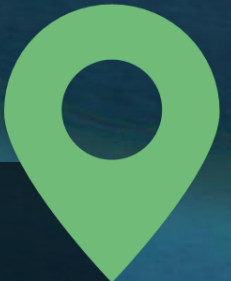




Tiger Woods PGA Golf Course

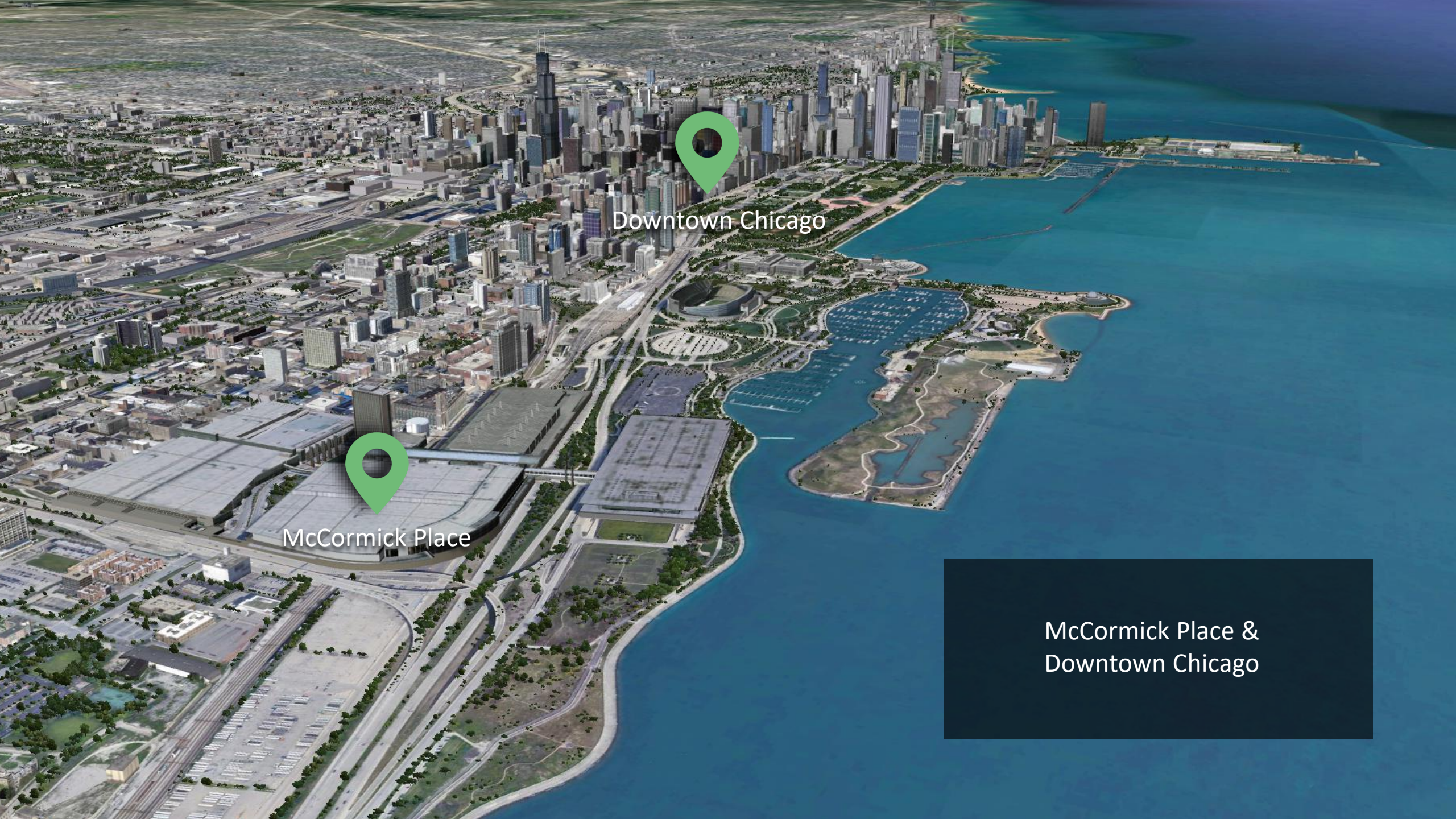
- \$30M budget
- \$150M annual economic impact
- PGA tournaments





University of Chicago

- 16,500 enrollment
- 19,000 staff
- \$10,000,000,000 endowment
- World University Rankings 2021-22:
 - 8th World rank
 - 6th National rank



Downtown Chicago

McCormick Place

McCormick Place &
Downtown Chicago



McCormick Place

Michael Reese Hospital
Redevelopment site

Illinois Institute
of Technology

Illinois College
of Optometry

BRONZEVILLE
Join the Billions

The University
of Chicago

Obama
Presidential Center

Tiger Woods
PGA golf course



Exit Options

- Sale to investors OR homebuyers
- Built to condo grade
- All 3 bed / 2 bath units
- Enclosed parking
- Nestled among houses & condos





10 year sale Options

- Sale to individual homebuyers at \$495K/door based on 3.5% annual home price appreciation from today's market value of \$350K /door





Impact

- Affordability – 20% projection
- 1,320 net additional individuals housed
- 283,000 sq. ft. of new living space
- IRIS+ measurement





Job Creation

- 150 new construction jobs
- 10 new permanent employees
- All from LMI communities
- 25% target neighborhood
- 10%+ construction work subcontracted to minority owned businesses
- Veteran Owned Small Business



Green Commitment

- Energy efficient all brick buildings with top R-Value insulation
- High efficiency furnaces & A/Cs
- Tankless water heaters
- Triple pane low E, argon gas filled windows
- Green non toxic materials & paints
- LED lighting throughout
- Smart buildings with NEST thermostat
- Water conservation with low flow toilets & faucets





Improving Housing Quality

- Commercial grade materials for minimal long term maintenance
- All brick means lower utility costs for tenants & owners
- No basements, no floods
- Highly secured buildings
- Enclosed parking





National Heritage Area

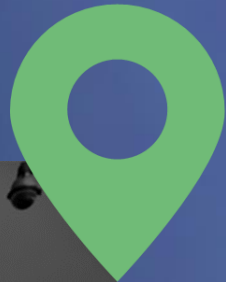
- Bronzeville before Congress as National Heritage Area
- Hub of Black Culture with lasting footprint on America
- Nat King Cole, Gwendolyn Brooks and Louis Armstrong started here





Wabash Ave YMCA – Black
History Month started Here

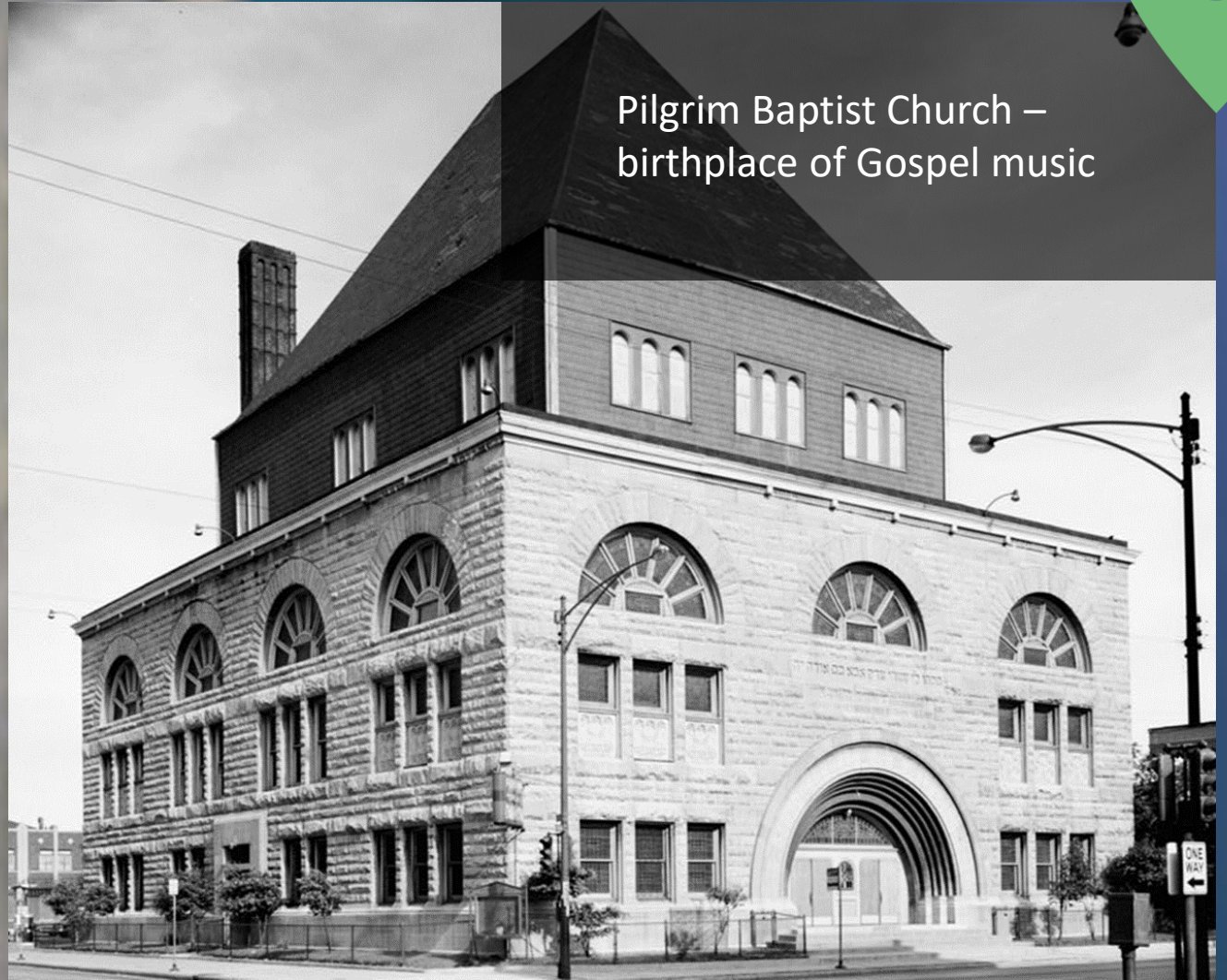




Buddy Guy founded the
Checkboard lounge



Pilgrim Baptist Church –
birthplace of Gospel music



The Black Metropolis

- Bronzeville-Black Metropolis National Heritage Area Act
- National Park Service \$10M to maintain & “tell nationally important stories”



Eagle OZ Program

	Fund I	Fund II
# Units	66	198
# Buildings	22	66
Total Cost	\$19.2M	\$59.4M

Eagle OZ Program

	Fund I	Fund II	Total
# Units	66	198	264
# Buildings	22	66	88
Total Cost	\$19.2M	\$59.4M	\$78.6M

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Holding Period
Proforma

	Fund I	Fund II
# Units	66	198
# Buildings	22	66
Total Cost	\$19.2M	\$59.4M
Equity after Refi (A)	\$5.4M	\$16.9M
Gross Rents Y1*	\$1.8M	\$5.5M
NOI	\$1.2M	\$3.7M
Cash Distribution \$ (B)	\$327K	\$1.03M
Cash Distribution % (B/A)	6.1%	6.1%
Annual fee	2%	2%
Annual fee deferred until Preferred Interim Cash Distribution 6% is paid up to date		

* Y1 is first year of tenant occupancy

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* Y1 is first year of tenant occupancy

10 year Exit Proforma

	Fund I	Fund II
Gross Sale Price	\$32.7M	\$98.0M
Profit before OZ benefits	\$13.4M	\$42.5M
IRR before OZ benefits	17%	17%
IRR post tax equivalent	20%	20%
Preferred Return (IRR pre OZ benefits)	9%	9%
Manager Incentive (25%) only kicks in after Preferred Return 9% IRR is achieved		
All profit numbers and metrics are NET of the Managers 25% incentive		

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Capital Raise

	Fund I	Fund II
Equity Raise	\$6.5M	\$20.0M
Construction Finance	\$12.7M	\$39.4M
Total Cost	\$19.2M	\$59.4M
Refi Surplus	\$1.1M	\$3.1M
Net Equity	\$5.4M	\$16.9M
Manager Buy In	20%	10%
Minimum Investment	\$50K	\$100K

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Boutique

- Focused one small submarket
- Not big national institutional fund
- Our cash is invested
- We are the people on the ground
- We live & work here

INVESTOR RESOURCES

Important OZ investment dates: www.eagleoz.com/keydates

Sample OZ tax savings: www.eagleoz.com/taxsavings



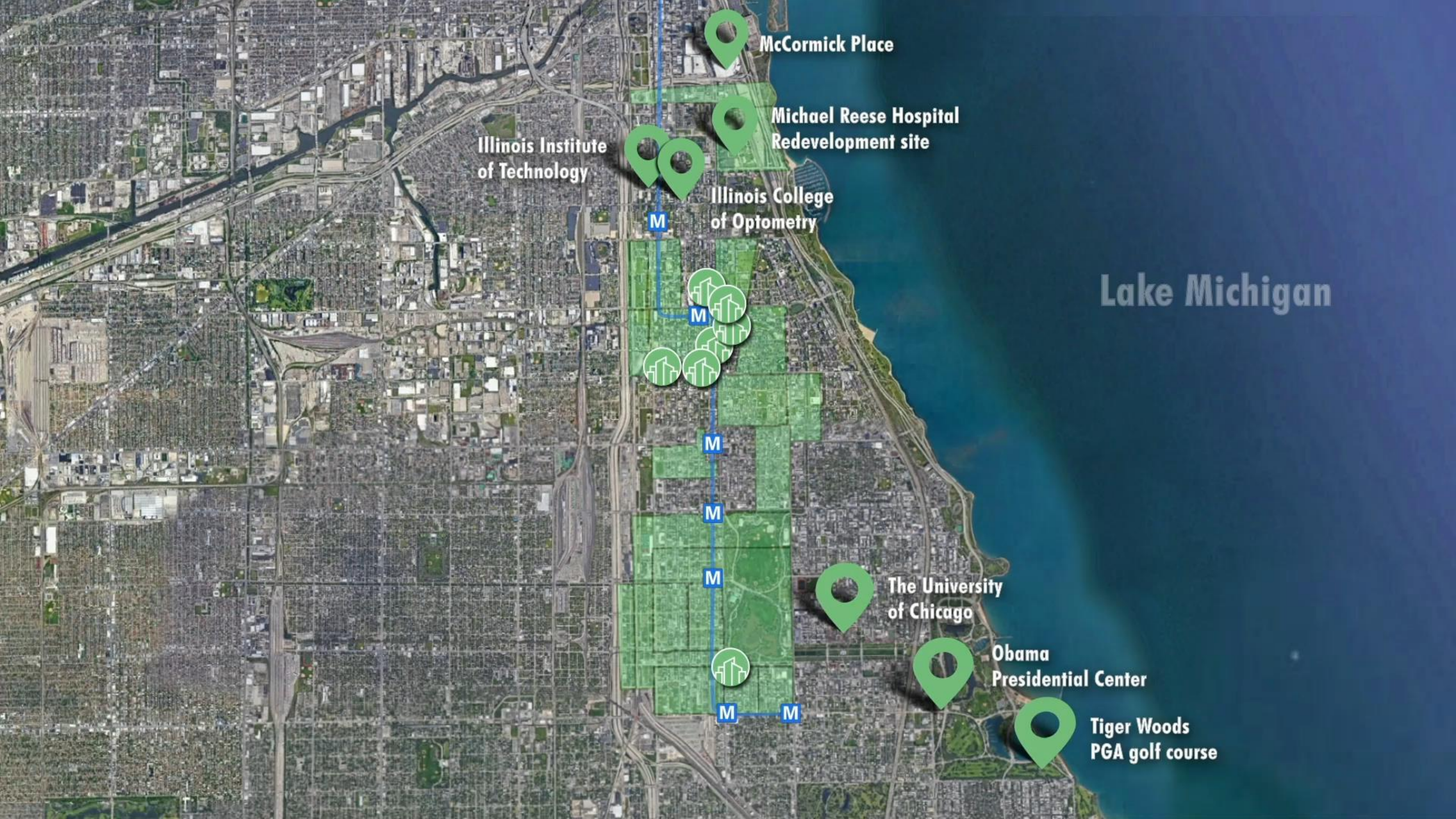
Summary

- 20%+ IRR
- 6% holding period cash distribution
- 9% IRR hurdle
- Local executive team
- Heart of 3rd largest city

INVESTOR RESOURCES

Important OZ investment dates: www.eagleoz.com/keydates

Sample OZ tax savings: www.eagleoz.com/taxsavings



McCormick Place

Michael Reese Hospital
Redevelopment site

Illinois Institute
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Lake Michigan

The University
of Chicago

Obama
Presidential Center

Tiger Woods
PGA golf course



Unusually Good OZ Investment

- Economic on our side
- Revitalization underway
- \$10B catalyst driven growth with 55,000 new jobs



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	Fund I	Fund II
Offering	\$6.5M	\$20M
Rental Units	66	198
Cost	\$19M	\$59M
Construction Start	06/21	TBD
IRR Hurdle	9%	9%
Pref Distribution	6%	6%
Manager Buy-in	✓	✓
Affordability	✓	✓
IRIS+ Impact	✓	✓

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Investment Dollars*

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