

INVESTORS CHOICE OZ FUND, LLC

By USG  ZI



FOR ACCREDITED INVESTORS ONLY

This is not an offer to sell securities. An offer to sell units (“Units”) in Investor Choice OZ Fund, LLC (the “Fund”) may be made only pursuant to the Private Placement Memorandum of the Fund, as supplemented (the “Memorandum”). The information contained in this presentation is qualified in its entirety by the Memorandum, and in the event of any contradiction between this presentation and the Memorandum, the Memorandum governs. **The offering of Units (the “Offering”) is being made by means of the Memorandum only to accredited investors who meet minimum accreditation requirements, as well as suitability standards as determined by a qualified broker-dealer or investment advisor.** All prospective investors must read the Memorandum, including the “Risk Factors,” prior to investing.

The Offering will not be registered under the Securities Act of 1933 or the securities laws of any state and are being offered and sold in reliance on exemptions from the registration requirements of such laws. Certain disclosure requirements which would have been applicable if the Units were registered are not required to be met. Neither the Securities and Exchange Commission nor any other federal or state agency has passed upon the merits of or given their approval to the Units, the Offering or the Memorandum.

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Securities offered through Pinnacle Capital Securities, LLC. Member FINRA, SIPC

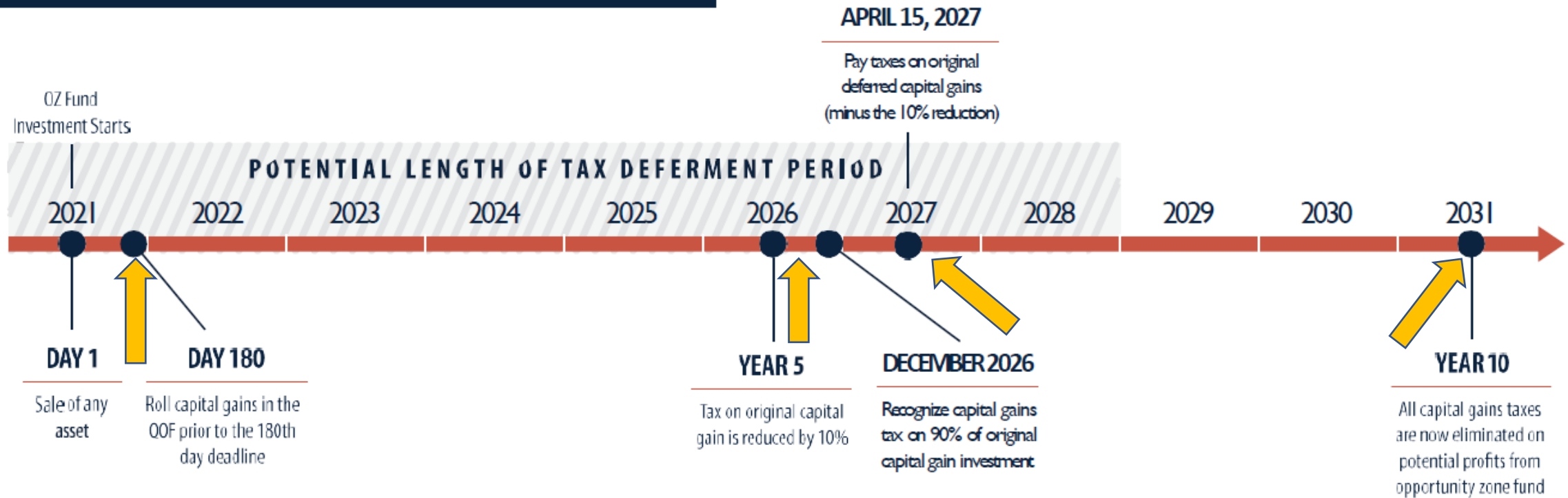


All investments involve risk. Risks associated with the Units include the following:

- an investment in the Units is speculative, illiquid and involves a high degree of risk and there is no guarantee that investors will receive any return;
 - risks associated generally with the start-up nature of the Fund;
 - the uncertain impact of the COVID-19 virus on the United States economy;
 - the Fund is a newly formed entity with no operating history;
 - lack of liquidity;
 - uncertainty of the Fund's qualification as a qualified opportunity fund;
 - lack of permits necessary to develop the Fund's projects;
 - potential income tax liability of the Fund's members in 2026;
 - general risks associated with investments in real estate, including competition, environmental risks, operating risks, financing risks, construction risks and development risks;
 - general risks associated with investments in and operating self-storage real property;
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TAX INCENTIVE TIMELINE



Please consult your attorney or accountant for tax advice.

Current Opportunity Zone Fund Types

BLIND POOLS

Sponsor Directed Investments

SPECIFIED MULTI-PROJECT

Sponsor Directed Investment

SINGLE-PROJECT

Sponsor Directed Investments

MULTI-PROJECT

Investor Directed

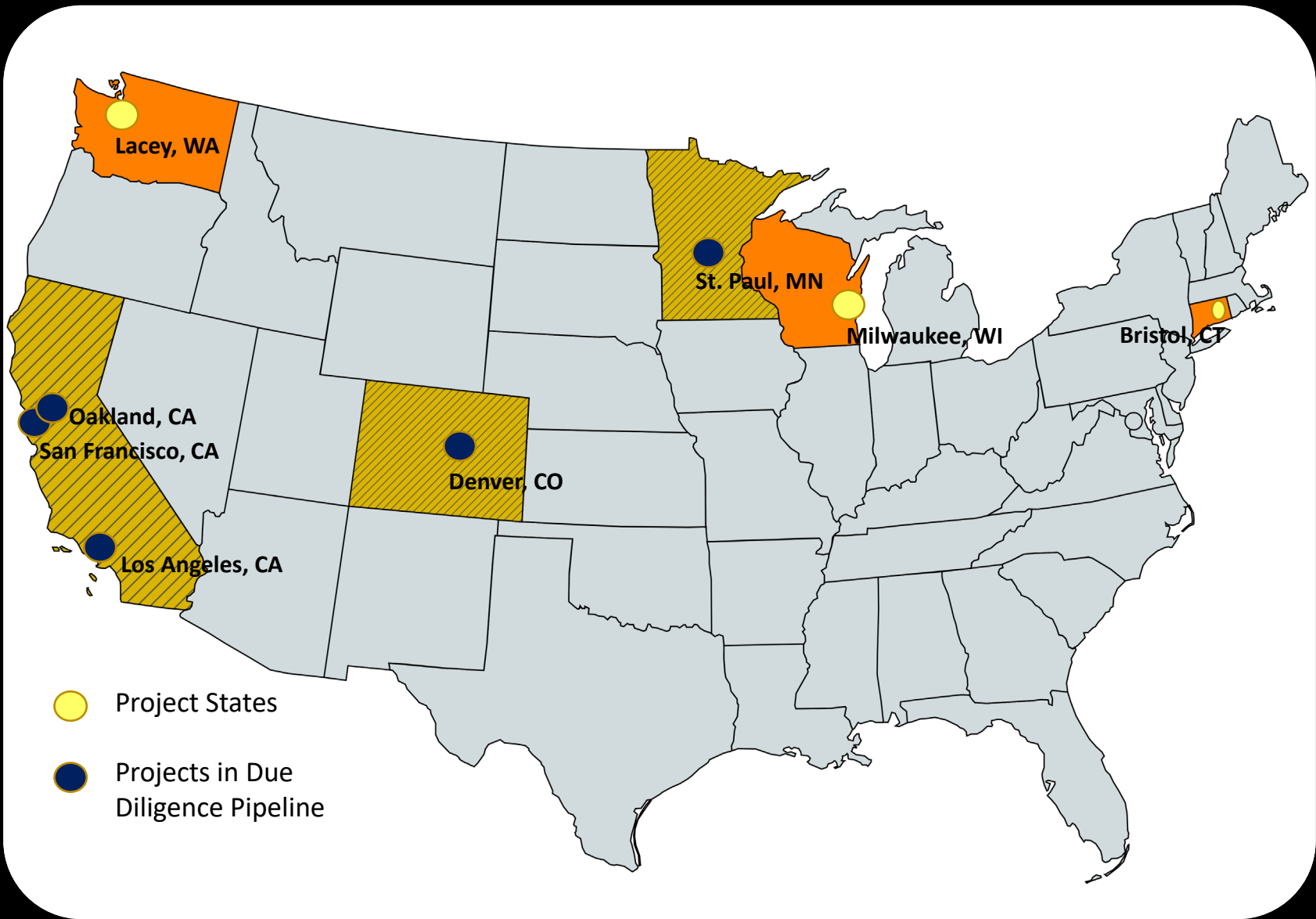
Investors Choice OZ Fund

A Better Way to Invest into Opportunity Zones

INVESTORS CHOICE OZ FUND, LLC

By USG |  OZI

An Investor Directed Qualified Opportunity Fund



Current Projects & Pipeline

Current Conditions



Post COVID-19

The Post-COVID 19 Investment Environment

- Historic High's for Property Prices
 - Greater Investment Return Risk
- Near the End of Real Estate Investment Cycle
 - Greater Bubble Risk
- Stock Market at an All-Time High
 - Greater Market Risk
- Interest Rates at Historic Low's
 - Greater Inflation Risk
- Inflation is Here! Greater Uncertainty
 - Move towards Tax- Advantaged Hard Assets



The Solution

Capture & Rebalance

- Harvest Capital Gains
 - Rebalance Portfolio to combat risk of:
 - Inflation
 - Recession
 - Hard Assets (i.e. Real Estate)
 - Maximize Tax-Advantages
-

Opportunity Zone Investing





COMPARING OZ FUNDS



THE OPPORTUNITY ZONE EXPERTS™

	BLIND POOL	MULTI-PROJECT	SINGLE-PROJECT	INVESTORS CHOICE
MULTI-PROJECT DIVERSIFICATION	X	X		X
SINGLE-PROJECT CONCENTRATION			X	X
ASSET MANAGEMENT DRIVEN OVER DEVELOPER DRIVEN	?	?	?	X
TAX OPINION			?	X
THIRD-PARTY REGULATORY/COMPLIANCE			?	X
SOCIAL IMPACT REPORTING		?	?	X
INVESTOR DIRECTED				X

YOU CHOOSE!

CURRENT PROJECTS	SMITH	%	JONES	%	PETERSEN	%	DESMOND	%
PROJECT 1	\$500,000	50	\$100,000	20			\$1,500,00	44
PROJECT 2	\$250,000	25	\$100,000	20			\$500,000	14
PROJECT 3			\$100,000	20	\$50,000	50		
PROJECT 4			\$100,000	20	\$50,000	50	\$750,000	21
PROJECT 5	\$250,000	25	\$100,000	20			\$750,000	21
TOTAL INVESTMENT	\$1,000,000	100	\$500,000	100	\$100,000	100	\$3,500,000	100



Highlighted Projects



Elevation 1659 Milwaukee, WI

- 76 Market Rate Units – Multi-Family
 - Developer: Ogden & Co
 - 1 Mile from downtown Milwaukee
 - **\$5 Million** in Equity Raise
 - \$20 Million in Project Costs
 - 221(d)(4) HUD Loan (Colliers International)
 - Preferred Annualized Returns 12%
-





Lake Michigan

Milwaukee Central Business District

Lincoln Center of the Arts

Milwaukee School of Engineering

SITE

Ogden HQ (Developer Partner)

Milwaukee River

KindCare Bristol, CT

- 117 Units – Assisted Living & Memory Care
 - Developer: KindCare (SLD)
 - Operator: Charter Senior Living
 - Home of ESPN, Xerox & 12 Fortune 500 Companies.
 - **\$10 Million** in Equity Raise
 - **\$26 Million** in Project Costs
 - Preferred Annualized Returns 11%
-





**ESPN
Headquarters**

Bristol Hospital

**Downtown
& City Hall**

CVS & Pharmacy

SITE

Martin Village

Lacey, WA
(Suburb of Olympia)

- 180 Market Rate Units – Multi-Family
 - Developer: DragonWheel Dev. Co
 - Ranked #2, Best Place to Live in Washington.
 - 5 Miles from Olympia, the State Capitol
 - **\$5 Million** in Equity
 - 3 Phases of approx. \$5M each
 - \$15 Million in Project Costs
 - Preferred Annualized Returns 12%
-





The Evergreen State College

South Puget Sound Community College

State Capitol

Olympia

Port of Olympia

Hospital & Medical Services

Lacey

Martin Village – Site Location

Saint Martin's University

Meridian Industrial Campus

Elizan Beach

Sunrise Beach

Sunset Beach

Edgewater Beach

Carlyon Beach

Rignall

Boston Harbor

North Olympia

South Bay

Puget

Tanglewilde-Thompson Place

Union Mill

Kellys Korner

Fir Tree

Plumb

Bush

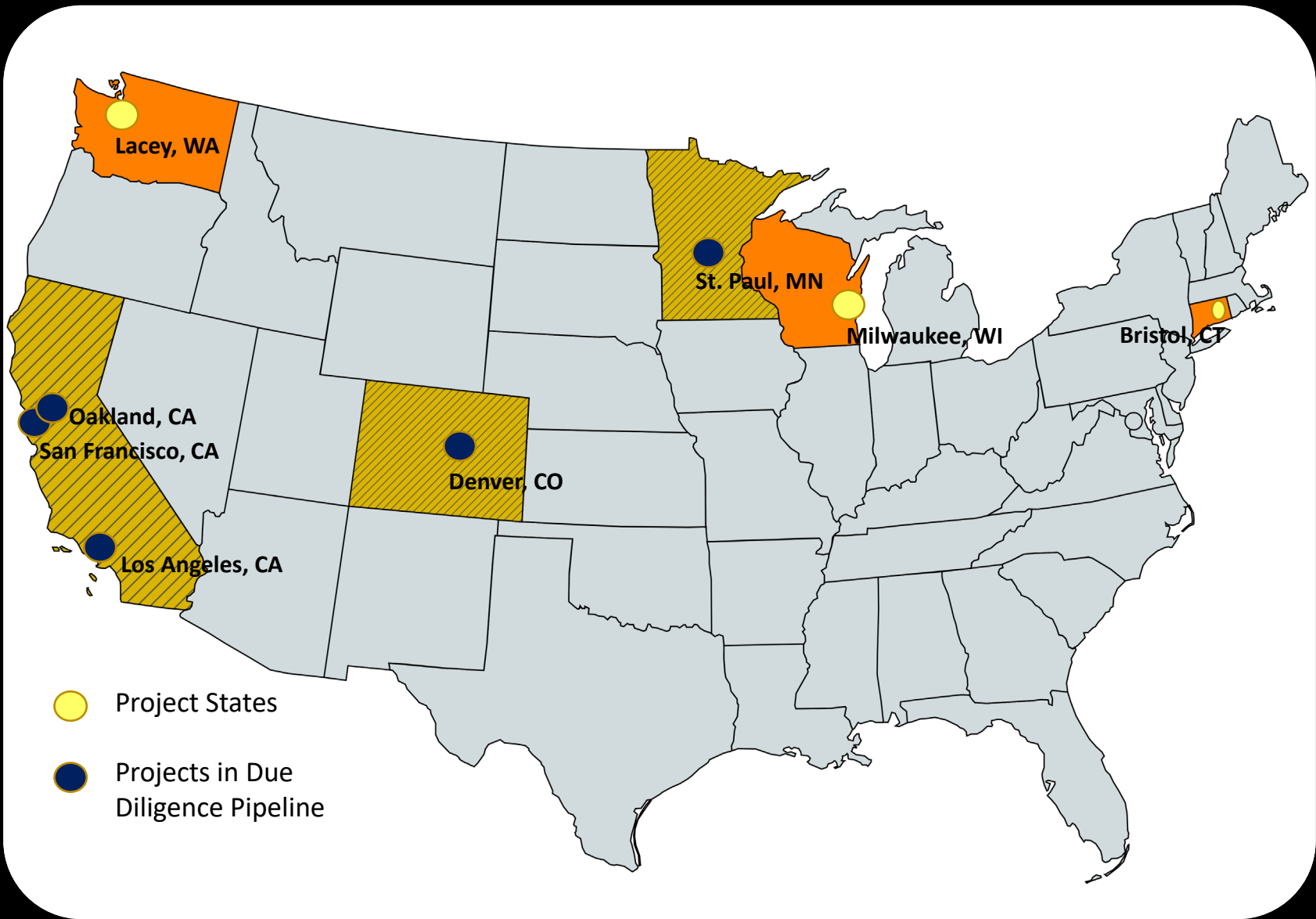
South Union

Tumwater

Belmore
Lamberts Corner

Laytown

Nisqually



Current Projects & Pipeline

SUMMARY OF CURRENTLY IDENTIFIED PROJECTS

No.	Project Name	Location	Asset Type	Project Cost	Maximum Equity Offering	Current Equity Reservations	AVAILABLE INVESTMENT EQUITY	Land Close	Land Cost	Development Partner	Anticipated Construction Start	Anticipated Construction Completion ²
1	Elevation 1659	Milwaukee, WI	MF	\$26,753,000	\$5,632,120	\$2,350,000	\$3,282,120	Apr-18, Aug-19 Two Parcels	\$1,520,000	Ogden & Co.	Mar-22	Jul-23
2	KindCare at Bristol	Bristol, CT	SL	\$25,880,365	\$5,882,866	\$1,400,000	\$4,482,866	Jul-20	\$3,500,000	Senior Living Development	Feb-22	Apr-23
3	Martin Village	Lacey, WA	MF	\$45,000,000	\$16,125,000	\$800,000.00	\$15,325,000	Jun-20	\$2,700,000	Dragon Wheel	Mar-22	Jul-23
4+	<i>More Projects Coming Soon!</i> <i>(Note: There can be no assurance these objectives will be achieved.)</i>											
Totals				\$97,633,365	\$27,639,986	\$4,550,000	\$23,089,986		\$7,720,000			

Strategic Partners



KEY OFFERING DETAILS

<p>OFFERING SIZE</p> <p style="font-size: 1.2em; font-weight: bold;">\$50,000,000</p> <p>Expandable to \$100M</p>	<p>PREFERRED ANNUALIZED RETURNS (per project)</p> <p style="font-size: 1.5em; font-weight: bold;">10-15%</p>		
<p>MINIMUM INVESTMENT</p> <p style="font-size: 1.2em; font-weight: bold;">\$50,000</p>	RETURN DISTRIBUTION CHART		
	INVESTOR	SPONSOR	CRITERIA
	100%	0%	Until returns Equal 100% Return of Capital
	90%	10%	From 100%ROC till Preferred Returns are Met
70%	30%	From Pref. Returns Met to 115% of Pref. Return Goal	
50%	50%	From 115% of Pref. Returns or Greater	

Q&A with Greg Genovese

CEO, USG | OZI

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Join me after this for a breakout session if you have more questions or would like more info!



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