



Introduction

Powers Miller

- Founder USA Income Properties Inc. Over 20 Years as a Turnkey Provider
- Founding Sponsor of the Music Town Master Plan Opportunity Zone and Music Town Aligned Unity Fund
- Founder Music Town Development Group LLC and MTD Partners LLC
- General Contractor/Developer of the Chicago Music Experience and Hall of Fame



Agenda

- Opportunity Zones – New Industry – Paradigm Shift
- What is the Solution to a Disinvested community?
- Music Town – Master Planned Opportunity Zone
- Income Property Examples
- Questions and Answers



Opportunity Zones

It is likely, before it's all said and done; Opportunity Zones will attract **hundreds of billions of dollars in private capital**, making this one of the largest economic development initiatives in U.S. history.



Opportunity Zones

The broad objective of this new tax incentive – expanding economic opportunities for people and places left behind – cannot be achieved by the market and outside investors alone.



Opportunity Zones – Aligned Interests

- Cities
- local governments
- universities,
- philanthropies,
- employers,
- local financial institutions,
- cultural groups,
- community development organizations



Aligning Our Interests

- Our business model is very simple and unique and MAKES SO MUCH SENSE
- Typical Developer on Big Project – City down to the Community
- Our Business Model is Community UP
- Joint Venture Partners with the City
- Community Benefit Agreements – Sustainable Business Model whereby the community as residual passive income on an ongoing basis



The Challenge with Opportunity Zones is not in raising money

- Over \$6 Trillion in eligible capital gains
- Tens of Billions of Dollars per year for the next several years into Opportunity Zones



Paradigm Shift

The challenge with Opportunity Zones is not raising money.

The challenge is finding enough qualified investment opportunities to satisfy the demand.



Paradigm Shift

Other programs meant to drive community development, such as tax credits, work on a smaller, project-by project scale, whereas this effort was designed to steer \$100B a year into a vast stretch of areas that cities and state governments consider underserved.



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Paradigm Shift

The creation of Opportunity Zones is not just another community development program; **it's a whole new industry.**



What is the Solution to a Disinvested Community?



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The Solution is Everything

Every Other Opportunity or Amenity any Other
Community Has Access to:

The Solution is Everything



The First and Only Master Planned Opportunity Zone

- Music Town stands out from all other Opportunity Zones because its Focus and Foundation is based on creating an Economic Engine that Creates/Attracts Business and Jobs and New Residents
- History has shown us that simply building housing in areas with no local economy does not solve the root of the problem
- Location/Area/Zone you invest in should have a localized solution for the economic inequities that have created/contributed to the Disinvestment within the community
- **The most successful projects will create value through new economies that produce jobs and businesses within the Community.**



Music Town - The Master Planned Opportunity Zone

- The objective of the Music Town Master Plan is to maximize the impact of Opportunity Fund Investment Dollars.
- An MPOZ will achieve this objective by looking at the entire community as whole and creating a Blueprint for comprehensive revitalization rather than a few individual residential projects on a project by project basis.



Go With the Money

- QOF – Qualified Opportunity Zone Funds
- Venture Capital
- Banks – Community Reinvestment Act
- Government/NFPs
- Corporate Contributions and Job Skills Training
- Over \$2 Billion Dollars in Private Investment Capital – No Limit



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North Lawndale – The Holy City

- **Population of 124, 937 in 1950**
- Eisenhower Expressway
- FHA Largest Wealth Creation in US History
- Redlining – Contract Sales
- 1966 Martin Luther King Jr. – Chicago Freedom Movement
- 1968 Assassination - 210 Buildings Burned
- City Promises
- **Population of 33,854 in 2018**



Location Location Location

- 15 Minutes from Michigan Avenue and the Magnificent Mile
- Adjacent to The Largest Urban Medical District in the United States – and Expanding
- Route 66
- Douglas Park
- 2 CTA Trains

West Side Residents:

Working To Redesign Sears Sunken Garden: We're "Bringing It Back To Its Beautiful State"

The Sunken Gardens are more than a century old. Their redesign will be a walk back in history that will allow residents to envision the transformation Manifesting itself throughout their community, organizers said.





Movie, TV, and Music Business

Building on the success of Cinespace Film Studios, (the 2nd largest film studio in the country), Chicago is a Studio City on the rise! The Entertainment industry is changing rapidly, the State of Illinois and the city of Chicago have created a business environment conducive to rapid expansion in and around Music Town.



The Chicago Music Experience and Chicago Music Hall of Fame

A State-of-the-Art Interactive Museum showcasing Chicago's Rich Musical History and Homegrown Stars in every Genre including Gospel, Jazz, Blues, Rock, Hip Hop, Pop, R&B and Soul.



Walk-able Entertainment and Nightlife District

Featuring dozens of live music, entertainment, and eating establishments – A modern day French Quarter (New Orleans) or Beale Street (Memphis) covering multiple genres and appealing to Music Omnivores from all the world.



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Music Town Investments

- Construction and/or Redevelopment 2-4 Unit Income Properties, MF – Qualifies for Tax Incentive 10%+ CAP RATES – WHOLESALE OFFER TODAY
- Retail Turnkey, Professionally Managed 2-4 Unit Income Properties 7% CAP Rates
- Turnkey, Professionally Managed Multi Family Income Properties 7%+ CAP Rates
- “Flipping Funds” buying, redeveloping, and flipping to owner occupied buyers. Non-Accredited Investors OK - \$10,000 Minimum. 18% ROI (6 months)
- **Turnkey Airbnb, Corporate, Medical Stay Furnished Income Properties – We have Corporate Tenants willing to sign long term leases to sublet short term furnished or a we offer a shared success program.**
- **All Property Owners will be eligible for invitation to participate in all Music Town Funds, - Pre-IPO – Entertainment and Casino**



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Music Town Investments

- A. **Building Price** – For a two to four (2-4) Unit apartment building, the acquisition price paid by Purchaser will be between \$50,000 and \$125,000
- B. **Redevelopment Costs** – Estimated to be between \$50 and \$80 per square foot
- C. **Replacement Costs for Comparable Properties** – New Construction Replacement Cost in North Lawndale is approximately \$200 per square foot.
- D. **Rental Amounts:**
 - I. **Studio Apartment: \$500-\$650 per month**
 - II. **1 Bedroom Apartment: \$700-\$900 per month**
 - III. **2 Bedroom Apartment: \$950-\$1150 per month**
 - IV. **3 Bedroom Apartment: \$1200-\$1550 per month**
 - V. **4 Bedroom Apartment \$1500-\$2000 per month**

Please Note: Each building contains between two and four apartments



Today's WHOLESAL OPPORTUNITY

- 10% + CAP RATES
- Acquire a 2-4 Unit Apartment Building for less than \$100K
- AFTER REPAIR VALUE provides \$50,000 to \$100,000 INSTANT EQUITY
- Total Cash Invested as little \$50K
- Cash on Cash Return 25%+
- Total ROI 5 Years (Cash Flow + Equity) 350%+
- Cash Out Refinance in 6 months for 100% Leverage



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Today's Turnkey Opportunity



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Major Announcements



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Questions and Answers

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PLEASE TYPE **MORE INFO** IN BOX IF YOU WANT
A DEAL PACKET — RESERVATION AGREEMENT
SENT!

