



OpportunityDb

The Opportunity Zones Database

OZ Pitch Day Investor Deck

November 3 & 4, 2021

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TITLE PARTNER



DIAMOND PARTNERS





PLATINUM PARTNERS



GOLD PARTNERS



OTHER PARTNERS



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Pitch Summaries: Title and Diamond Partners

FUND NAME	FUND DESCRIPTION	MIN. INV.	FUND PITCH
Urban Catalyst Opportunity Zone Fund II	Launched in January 2021, Fund II will build multifamily rental units and office space in downtown San Jose. Yards away from a future BART station, it is the epitome of a transit-oriented development.	\$250,000	Watch video
Caliber Tax Advantaged Opportunity Zone Fund	This fund is specifically designed to invest in attractive commercial real estate projects located within Qualified Opportunity Zones in the greater Southwest region.	A Shares: \$250,000 B Shares: \$1,000,000	Watch Video
Investors Choice OZ Fund	A unique Opportunity Zone Fund that allows the investor to choose their projects & investment amounts from a portfolio of recession-resilient mixed-asset-class development projects across the country.	\$50,000	Watch Video

Additional details on each fund, including a link to the fund pitch replay, are available on later pages.

Pitch Summaries: Title and Diamond Partners

FUND NAME	FUND DESCRIPTION	MIN. INV.	FUND PITCH
CRE Phoenix OZ Fund: CRE Mid-West Tax Advantage Fund: CRE US Opportunities Fund:	<p>A downtown Phoenix mixed use tower with a 225 key luxury hotel & 180 branded luxury condos.</p> <p>A multi-asset OZ fund focused primarily on Ohio.</p> <p>A multi-family ground up development project in Las Vegas.</p>	\$100,000	Watch Video
Origin QOZ Fund II	The Origin QOZ Fund II will be a diversified portfolio of transformational ground-up Class-A multifamily real estate developments located across fast-growing U.S. markets.	\$50,000	Watch Video
Grubb Properties 2021 Qualified Opportunity Fund	The Fund intends to invest in branded, moderate-priced rental essential housing under Grubb Properties' Link Apartments SM brand.	\$100,000	Watch Video

Additional details on each fund, including a link to the fund pitch replay, are available on later pages.

Pitch Summaries: Platinum and Gold Partners

FUND NAME	FUND DESCRIPTION	MIN.
Integris DLV Opportunity Zone Fund	Integris DLV OZ Fund is focused on construction and ownership of a luxury lifestyle branded resort on the Las Vegas Strip. Currently in preconstruction, the project is expected to be held for 10 years to realize full QOZ benefits.	\$100,000
2021 Riaz Capital Ozone Fund III	Ozone Fund III will raise \$100M to develop Riaz Capital's next round of urban workforce housing properties in the greater San Francisco Bay Area.	\$250,000
CSRA OZ Fund VI	CSRA Opportunity Zone Fund VI is a luxury, mixed-use, 297-unit multifamily and retail development located at 320 West South Street in the Warehouse District of Raleigh, North Carolina.	\$100,000
North Country Growers	This QOZ Fund will build two industrial sized greenhouses in Berlin, NH which will produce over 10 million lbs. of produce annually for the New England region. The facility will use proven technology that enables cheaper per pound growing costs.	\$250,000
StarPoint Locust OZ Fund	StarPoint is the sponsor of multiple single-asset QOFs backed by premiere real estate. The Locust OZ Fund owns a seven-story, 108-unit multifamily QOZ development project in downtown Long Beach, CA.	\$100,000

Additional details on each fund, including a link to the fund pitch replay, are available on later pages.

Pitch Summaries: Platinum and Gold Partners

FUND NAME	FUND DESCRIPTION	MIN.
Nest Opportunity Fund	Nest is a positive impact investment fund focused on residential real estate in the single-family and multi-family asset classes in growing Midwest cities with favorable demographics.	\$200,000
Cbus Opportunity Zone Fund III	Building value for investors while improving local neighborhoods in a dramatic and meaningful way with concentrated investment in distressed housing & mixed-use properties within the urban neighborhoods of Columbus, OH.	\$100,000
Eagle OZ Fund	Building multifamily in Chicago's Historic Bronzeville with 21% annual return (IRR) based on \$10B local catalytic investment with 55K new jobs breaking ground 2021, voted Top Impact Project @ recent OZ Expo.	\$50,000
Carlyle San Jose QOZB LLC	Carlyle San Jose QOZB LLC is a single asset fund with the focus of development and ownership to satisfy QOZ Fund requirements as set forth by the Internal Revenue Code and achieving financial performance metrics set forth in the Offering Memorandum. The Carlyle is a mix of for rent housing and Class A Office.	\$100,000
Hall Venture Partners Opportunity Zone Fund	Hall Labs is a modern-day Edison lab focused on solving global problems with science and engineering.	\$250,000

Additional details on each fund, including a link to the fund pitch replay, are available on later pages.

Urban Catalyst Fund II

Fund Overview

Launched in January 2021, Fund II will build multifamily rental units and office space in downtown San Jose. Yards away from a future BART station, it is the epitome of a transit-oriented development.

Minimum Investment

\$250,000

Fees and Expenses*

Please contact Urban Catalyst to learn more.

Target Returns*

Please contact Urban Catalyst to learn more.

* Contact the fund issuer for complete expense and target return information.

Contact Information

- Mohammad Obeid
- 408-502-4502
- [Email Mohammad](#)



Additional Information

- [Fund II Projects](#)
- [The Icon/Echo](#)
- [About Urban Catalyst](#)

Fund Pitch Replay

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Caliber Tax Advantaged Opportunity Zone Fund

Fund Overview

This fund is specifically designed to invest in attractive commercial real estate projects located within Qualified Opportunity Zones in the greater Southwest region.

Minimum Investment

A Shares: \$250,000

B Shares: \$1,000,000

Fees and Expenses*

Please contact fund manager for fee and expense information.

Target Returns*

Please contact fund manager for target return information.

* Contact the fund issuer for complete expense and target return information.

Contact Information

- Chris Loeffler
- 480-295-7600
- [Email Chris](#)



Additional Information

- Read more on CaliberFunds.co

Fund Pitch Replay

[Click to watch](#)



Investors Choice OZ Fund

Fund Overview

A unique Opportunity Zone Fund that allows the investor to choose their projects & investment amounts from a portfolio of recession-resilient mixed-asset-class development projects across the country.

Minimum Investment

\$50,000

Fees and Expenses*

Annual Management Fee: up to 1.25% of Annual Project Value

(Note: Asset Management fees do not begin until after project is fully constructed and stabilized. Typically, 3-12 months after project completion).

Performance Fee: Maximum of 20% based on Distribution Waterfall below.

Investor	Sponsor	Distribution Criteria
100%	0%	Until Returns = 100% Return of Capital
90%	10%	From 100% ROC until Pref. Ret. met
80%	20%	From Preferred Returns and greater

Target Returns*

Preferred Annualized Returns equal to 10-16% per project.

* Contact the fund issuer for complete expense and target return information.

Contact Information

- Nick DiRubio
- (877) 938-0888
- Email Nick



Additional Information

- Visit InvestorsChoiceOZ.com
- Visit USGRE.com
- [Pitch Deck \[PDF Download\]](#)

Fund Pitch Replay

[Click to watch](#)

A promotional graphic for 'OZ PITCH DAY'. It features a man in a dark suit, white shirt, and patterned tie, smiling. The text 'OZ PITCH DAY' is in large, bold, white letters. Below it, 'Hosted by Jimmy Atkinson — Nov 3-4, 2021' is in smaller white text. Further down, 'Investors Choice OZ Fund by USG/OZI' is in yellow and white text. Below that, 'Presented by Greg Genovese' is in white text. At the bottom, there are logos for 'USG | OZI' (with the tagline 'THE OPPORTUNITY ZONE EXPERTS™') and 'OpportunityDb' (with the tagline 'The Opportunity Zones Database'). The website 'OZPitchDay.com' is also listed at the bottom.

Origin QOZ Fund II

Fund Overview

The Origin QOZ Fund II will be a diversified portfolio of transformational ground-up Class-A multifamily real estate developments located across fast-growing U.S. markets.

Minimum Investment

\$50,000

Fees and Expenses*

Annual Management Fee: 1.25% of NAV

Acquisition Fee: 0.5% of project cost

Performance Fee: 15% after 7% preferred return (50/50 catchup)

Target Returns*

Target Net IRR 10-12%. Target Net Equity Multiple 2.25-2.5x

* Contact the fund issuer for complete expense and target return information.

Contact Information

- Origin Investor Relations
- 800-628-8008
- [Email Origin](#)



Additional Information

- [QOF Landing Page](#)
- [QOZ Fund II Deck](#)
- [Origin Main Website](#)

Fund Pitch Replay

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A promotional graphic for "OZ PITCH DAY". It features a blue background. On the left, the text "OZ PITCH DAY" is in large white letters, followed by "Hosted by Jimmy Atkinson — Nov 3-4, 2021" in smaller white text. Below that, "Origin Investments" and "QOZ Fund II" are in yellow text, and "Presented by Michael Episcopo" is in white. At the bottom left are logos for "ORIGIN INVESTMENTS" and "OpportunityDb The Opportunity Zones Database", with the website "OZPitchDay.com" below them. On the right is a portrait of a man in a suit and blue shirt.

CRE Development Capital

Fund Overviews

Phoenix OZ Fund: Single asset QOF developing The Blue, a downtown Phoenix mixed use tower with a 225 key branded luxury hotel 180 branded luxury condos.

Mid-West Tax Advantage Fund: A multi-asset OZ fund focused primarily on Ohio and the Midwest states.

US Opportunities Fund: A multi-family ground up development project in Las Vegas.

Minimum Investment

\$100,000

Fees and Expenses*

Please contact fund manager.

Target Returns*

Please contact fund manager.

* Contact the fund issuer for complete expense and target return information.

Contact Information

- CRE Development Capital
- 480-442-2314
- [Email CRE](#)



Additional Information

- [CRE Development Capital Web Site](#)

Fund Pitch Replay

[Click to watch](#)

A promotional graphic for "OZ PITCH DAY". It features a blue background. On the right is a portrait of a smiling man with short brown hair, wearing a dark suit, white shirt, and a patterned tie. To the left of the portrait, the text "OZ PITCH DAY" is written in large, bold, white capital letters. Below this, in smaller white text, it says "Hosted by Jimmy Atkinson — Nov 3-4, 2021". Further down, "CRE Development Capital" and "Opportunity Zone Funds" are written in yellow. Below that, "Presented by Lawrence Jatsek" is in white. At the bottom left are the CRE Development Capital logo and the OpportunityDb logo (a circular icon with a person silhouette). Below the OpportunityDb logo is the text "The Opportunity Zones Database". At the very bottom left is the website "OZPitchDay.com".

Grubb Properties 2021 Qualified Opportunity Fund

Fund Overview

The Fund intends to invest in branded, moderate-priced rental essential housing under Grubb Properties' Link ApartmentsSM brand.

Minimum Investment

\$100,000

Fees and Expenses*

1.5% asset management fee, to be reduced to 1.25% upon the fund achieving a \$150 million total capital raise.

8% Preferred Return with 18% Carried Interest

Target Returns*

Please contact fund manager for target return information.

* Contact the fund issuer for complete expense and target return information.

Contact Information

- James Holleman
- 704.340.0022 C
- 704.405.1646 O
- [Email James](#)



Additional Information

- [Grubb QOF Landing Page](#)
- [Pitch Deck \[PDF Download\]](#)

Fund Pitch Replay

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A promotional banner for 'OZ PITCH DAY'. It features a portrait of a man in a suit on the right. The text on the left reads: 'OZ PITCH DAY' in large white letters, 'Hosted by Jimmy Atkinson — Nov 3-4, 2021' in smaller white letters, 'Grubb Properties 2021 Qualified Opportunity Fund' in yellow letters, 'Presented by James Holleman & Clark Spencer' in white letters, and logos for 'GRUBB PROPERTIES' and 'OpportunityDb The Opportunity Zones Database'. At the bottom, it says 'OZPitchDay.com'.

Integrus DLV Opportunity Zone Fund

Fund Overview

Integrus DLV OZ Fund is focused on construction and ownership of a luxury lifestyle branded resort on the Las Vegas Strip. Currently in preconstruction, the project is expected to be held for 10 years to realize full QOZ benefits.

Minimum Investment

\$100,000

Fees and Expenses*

Please contact fund manager for fee and expense information.

Target Returns*

Please contact fund manager for target return information.

* Contact the fund issuer for complete expense and target return information.

Contact Information

- Ben Matheson
- 844-474-6763
- [Email Ben](#)

Integrus
REAL ESTATE INVESTMENTS

Additional Information

- Visit IntegrusInv.com
- [Pitch Deck \[PDF Download\]](#)

Fund Pitch Replay

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OZ PITCH DAY
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**Integrus DLV
Opportunity Zone Fund**

Presented by Bill Shopoff

Integrus REAL ESTATE INVESTMENTS
OpportunityDb The Opportunity Zones Database
OZPitchDay.com

Bill Shopoff, a man with glasses and a red tie, is smiling.

North Country Growers OZ Fund

Fund Overview

This QOZ Fund will build two industrial sized greenhouses in Berlin, NH which will produce over 10 million lbs. of produce annually for the New England region. The facility will use proven technology that enables cheaper per pound growing cost when compared to other vertical grow houses.

Minimum Investment

\$250,000

Fees and Expenses*

Please contact fund manager for fee and expense information.

Target Returns*

Target IRR of 26.8%

* Contact the fund issuer for complete expense and target return information.

Contact Information

- Wally Sullivan
- 617-240-6020
- [Email Wally](#)



Additional Information

- [Pitch Deck \[PDF Download\]](#)
- [Project Overview](#)

Fund Pitch Replay

[Click to watch](#)

A promotional graphic for 'OZ PITCH DAY'. It features a blue background with white and yellow text. On the right is a portrait of a man in a suit. The text includes: 'OZ PITCH DAY' in large white letters, 'Hosted by Jimmy Atkinson — Nov 3-4, 2021' in smaller white letters, 'North Country Growers Opportunity Zone Fund' in yellow, 'Presented by Wally Sullivan & Richard Rosen' in white, and logos for OpportunityDb, Javelin, and AmericanAgEnergy at the bottom.

OZ PITCH DAY
Hosted by Jimmy Atkinson — Nov 3-4, 2021
**North Country Growers
Opportunity Zone Fund**
Presented by
Wally Sullivan & Richard Rosen
OpportunityDb
OZPitchDay.com
javelin
AmericanAgEnergy

Riaz Capital Ozone Fund III

Fund Overview

Ozone Fund III will raise \$100M to develop Riaz Capital's next round of urban workforce housing properties in the greater San Francisco Bay Area.

Minimum Investment

\$250,000

Fees and Expenses*

8% Preferred Return

75% to Investors thereafter

1.5% blended Asset Management fee

Target Returns*

Target investor return of 15% (21.3% post tax), 3.2x net investor equity multiple (5.0x post tax), 11% target average cash-on-cash and ~\$110k average annual distributions per \$1 million invested.

* Contact the fund issuer for complete expense and target return information.

Contact Information

- Garrick Monaghan
- 510-462-2846
- [Email Garrick](mailto:garrick@riazcapital.com)



Additional Information

- Visit RiazCapital.com
- [Pitch Deck \[PDF Download\]](#)

Fund Pitch Replay

[Click to watch](#)

A promotional banner for "OZ PITCH DAY". The text "OZ PITCH DAY" is in large, bold, white letters. Below it, in smaller white text, is "Hosted by Jimmy Atkinson — Nov 3-4, 2021". Further down, "Riaz Capital" is in yellow and "Ozone Fund III" is in white. Below that, "Presented by Riaz Taplin" is in white. At the bottom left are the "RIAZ CAPITAL" logo and the "OpportunityDb The Opportunity Zones Database" logo. At the bottom right is the website "OZPitchDay.com". On the right side of the banner is a portrait of Garrick Monaghan, a man in a suit and tie.

CSRA Opportunity Zone Fund VI

Fund Overviews

Luxury, mixed-use, 297-unit multifamily and retail development located at 320 West South Street in the Warehouse District of Raleigh, North Carolina.

Minimum Investment

\$100,000

Fees and Expenses*

Please review offering documents.

Target Returns*

7% preferred return

14.24% net IRR pre-tax target

2.37 EQM

50% cash-out refinance at stabilization

Quarterly distributions at stabilization

* Contact the fund issuer for complete expense and target return information.

Contact Information

- Marc Slavny
- 404.229.5645
- [Email Marc](#)



Additional Information

- [Tax Advantages of OZs](#)
- [Capital Square Developments](#)
- [Pitch Deck \[PDF Download\]](#)

Fund Pitch Replay

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A promotional banner for 'OZ PITCH DAY'. It features a smiling man in a suit (James Brunger) on the right. The text on the left reads: 'OZ PITCH DAY', 'Hosted by Jimmy Atkinson — Nov 3-4, 2021', 'Capital Square Opportunity Zone Funds', 'Presented by James Brunger', 'CAPITAL SQUARE' (with logo), 'OpportunityDb The Opportunity Zones Database' (with logo), and 'OZPitchDay.com'.

Nest Opportunity Fund

Fund Overview

Nest is a positive impact investment fund focused on residential real estate in the single-family and multi-family asset classes in growing Midwest cities with favorable demographics.

Minimum Investment

\$200,000

Fees and Expenses*

\$1.5% Management Fee with 15% carry. No reimbursements for marketing or overhead.

Target Returns*

Please contact the fund manager for target return information.

* Contact the fund issuer for complete expense and target return information.

Contact Information

- Clint Edgington
- 614-905-6233
- [Email Clint](#)



Additional Information

- [Nest Opportunity Fund Deck](#)
- [Nest Opportunity Fund PPM](#)
- [Personalized Cost/Benefit OZ Calculator](#)

Fund Pitch Replay

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StarPoint Locust OZ Fund

Fund Overview

StarPoint is the sponsor of multiple single-asset QOFs backed by premiere real estate. The Locust OZ Fund owns a seven-story, 108-unit multifamily QOZ development project in downtown Long Beach, CA.

Minimum Investment

\$100,000

Fees and Expenses*

Please contact fund manager for fee and expense information.

Target Returns*

~15% IRR (including an 8% preferred return)

* Contact the fund issuer for complete expense and target return information.

Contact Information

- Neil Sherlock
- 310-651-2111
- [Email Neil](#)



Additional Information

- [Pitch Deck \[PDF Download\]](#)
- [Locust OZ Fund Overview](#)
- [Neil on the Opportunity Zones Podcast](#)

Fund Pitch Replay

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Cbus Opportunity Zone Fund III

Fund Overview

Building value for investors while improving local neighborhoods in a dramatic and meaningful way with concentrated investment in distressed housing & mixed-use properties within the urban neighborhoods of Columbus, OH.

Minimum Investment

\$100,000

Fees and Expenses*

1% fund administration.

Target Returns*

3.1x equity multiple in 10 years, 8% preferred return with total return of 12% compounded annually

* Contact the fund issuer for complete expense and target return information.

Contact Information

- Chris Knoppe
- 614-333-0780
- [Email Chris](mailto:chris@cbusozfunds.com)



Additional Information

- CbusOZFunds.com
- [Pitch Deck \[PDF Download\]](#)

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Cbus OZ Fund III
Presented by Chris Knoppe

CBUS OZ FUNDS OpportunityDb The Opportunity Zones Database OZPitchDay.com

Eagle OZ

Fund Overview

Building multifamily in Chicago's Historic Bronzeville with 21% annual return (IRR) based on \$10B local catalytic investment with 55K new jobs breaking ground 2021, voted Top Impact Project @ recent OZ Expo.

Minimum Investment

\$50,000

Fees and Expenses*

1.25% annual fee only paid after investors are paid 6% cash distributions.

3.0% one-time upfront Developer Fee

Discounted Manager incentive 15% for subscriptions prior to year end 2021, increasing to 20% for subscriptions in 2022.

Target Returns*

20.5% post tax equivalent IRR

16.9% pre adjusted IRR

9% IRR hurdle before management incentive

6% preferred interim cash return before 1.25% annual fee is paid

* Contact the fund issuer for complete expense and target return information.

Contact Information

- Jamie Nahon
- 312-392-1910
- [Email Jamie](mailto:jamie@eagleoz.com)



Additional Information

- [America's Most Impactful Project](#)
- [Emerging Middle Class in Bronzeville](#)
- [Virtual Tour | EagleOZ.com](#)
- [Pitch Deck \[PDF Download\]](#)

Fund Pitch Replay

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Carlyslle San Jose

Fund Overview

Carlyslle San Jose QOZB LLC is a single asset fund with the focus of development and ownership to satisfy QOZ Fund requirements as set forth by the Internal Revenue Code and achieving financial performance metrics set forth in the Offering Memorandum. The Carlyslle is a mix of for rent housing and Class A Office.

Minimum Investment

\$100,000

Fees and Expenses*

No “Fund Level” fees are charged. The only fees charged are market-based real estate development and management related fees. Please see the OM for further detail.

Target Returns*

16.2% IRR, 2.8x Equity Multiple

* Contact the fund issuer for complete expense and target return information.

Contact Information

- Tony Bozzini
- 669-244-8639
- [Email Tony](#)



Additional Information

Please contact Acquity Realty for access to the Offering Memorandum.
info@acquityrealty.com

Fund Pitch Replay

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Acquity Realty
Presented by Dennis Randall

 **ACQUITY**
REALTY, INC.

 **OpportunityDb**
The Opportunity Zones Database

OZPitchDay.com



Hall Venture Partners OZ Fund

Fund Overview

Hall Labs is a modern-day Edison lab focused on solving global problems with science and engineering. Hall has a 60+ year proven track record of innovation, utilizing proprietary IP and a process driven infrastructure to unlock company value resulting in high multiple exits.

Minimum Investment

\$250,000

Fees and Expenses*

Please contact fund manager for fee and expense information

Target Returns*

Our 20-year track record has an 8.3x return

* Contact the fund issuer for complete expense and target return information.

Contact Information

- Will Walker
- 760-583-7277
- [Email Will](#)



HALL LABS

Additional Information

- Visit [HallVP.com](#)
- [Pitch Deck \[PDF Download\]](#)

Fund Pitch Replay

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**Hall Venture Partners
Hall Opportunity Fund 1A**

Presented by Will Walker

 **HVP**
HALL VENTURE PARTNERS

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OZ Pitch Day Spring 2022

March 2022

Register now at OZPitchDay.com

Contact **Michael Johnston** for
information about partnership
opportunities:
michael@opportunitydb.com



OpportunityDb

The Opportunity Zones Database