



# Origin QOZ Fund II

## ABOUT ORIGIN INVESTMENTS

# Top Decile Fund Manager<sup>1</sup>



**2.1x**  
AVERAGE EQUITY MULTIPLE<sup>2</sup>

**24%**  
AVERAGE GROSS IRR<sup>2</sup>

**0**  
REALIZED LOSSES

**\$60M**  
PERSONAL CAPITAL  
INVESTED BY PRINCIPALS

**2,000+**  
INVESTMENT  
PARTNERS

**\$1.4B**  
ASSETS UNDER  
MANAGEMENT

1) Preqin provides financial data and information on the alternative assets market. As of September 2021, Origin tied for #9 out of 234 Preqin-ranked best performing global private real estate fund managers. Our performance was self-reported to Preqin for Origin Funds I, II and III and then rankings were determined using by Preqin using a combination of net IRR and equity multiple. 2) Weighted Across 32 Realized Deals Since 2014.

## QOZ FUND II OVERVIEW

# Fund Strategy

- ✓ Ground-Up Development
- ✓ Path of Growth
- ✓ Build-to-Core

**10–12%**

TARGET NET IRR

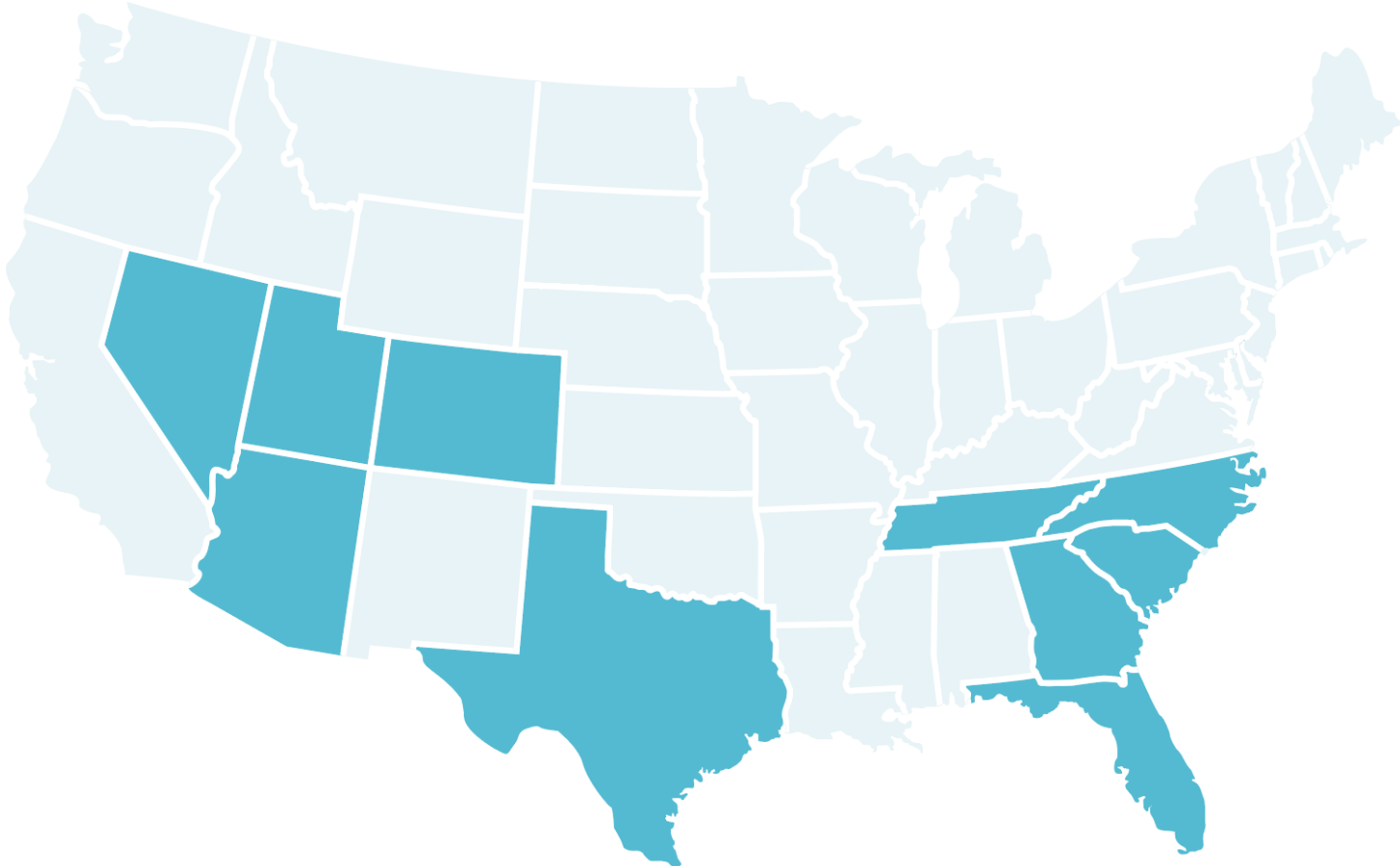
**2.25–2.5x**

TARGET NET EQUITY MULTIPLE

# Fund Strategy

We target cities and submarkets across the southwest and southeast U.S. that are poised to experience outsized rent growth and demand.

- ✓ **Boots-on-the-Ground Investment Experience**
- ✓ **Proprietary Selection Process**



## WHY ORIGIN INVESTMENTS

# QOZ Fund I Experience

Deal Name	Market	Units	Total Deal Size	Origin Invested Equity
Trailside NoDa	Charlotte	330	\$71,616,267	\$31,043,693
The Rosie	Chicago	202	\$64,502,407	\$15,959,914
Fiona	Colorado Springs	321	\$95,083,422	\$16,925,682
Forth @ Navigation	Houston	300	\$80,951,392	\$20,093,823
Union @ Roosevelt	Phoenix	110	\$33,000,000	\$17,890,832
The Ensley	Colorado Springs	277	\$89,087,364	\$29,621,548
Dallas Multifamily	Dallas	266	\$49,748,807	\$15,670,874
Phoenix Multifamily	Phoenix	343	\$95,905,857	\$32,897,081
Nashville Mixed Use	Nashville	720	\$50,000,000	\$30,000,000
Raleigh Multifamily	Raleigh	288	\$72,293,420	\$26,364,078
Orlando Multifamily	Orlando	247	\$52,547,437	\$18,720,024
		<b>3,404</b>	<b>\$754,736,373</b>	<b>\$255,187,549</b>

**\$265M**

EQUITY RAISED FOR  
ORIGIN QOZ FUND I

**\$767M**

TOTAL COST OF ORIGIN  
QOZ FUND I PROJECTS\*

**11**

PROJECTS IN ORIGIN  
QOZ FUND I\*

**Top 2%**

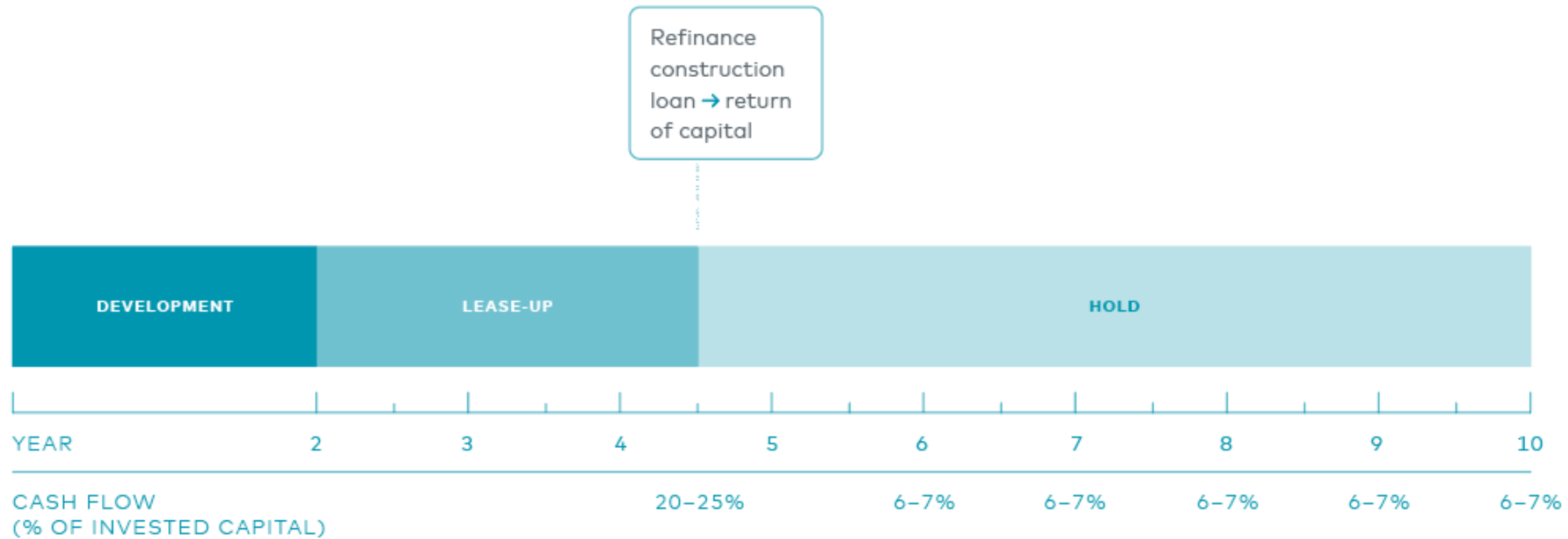
OF QOZ FUND I  
EQUITY RAISED\*\*

\*Includes the estimated total costs of six closed deals and five deals currently completing due diligence and, as of September 2021, are expected to close.

\*\*Origin QOZ Fund I was in the top 12 out of 853 Qualified Opportunity Zone Funds, in terms of the amount of equity raised, from the Novogradac Opportunity Zones Investment Report, data through June 30, 2021.

# QOZ FUND II OVERVIEW

## How much cash flow will each property produce for you?



## QOZ FUND II OVERVIEW

# Deal Pipeline

As of November 2021

Project	Market	Current Status	Project Total Cost	Origin Equity	Estimated Close Date
Nashville Mixed-Use	Nashville	Due Diligence	\$96M	\$22M	Dec 2021
Atlanta Multifamily	Atlanta	Due Diligence	\$281M	\$32M	Apr 2022
Phoenix Multifamily	Phoenix	Due Diligence	\$76M	\$24M	May 2022
Colorado Multifamily	Colorado	Due Diligence	\$72M	\$24M	Jul 2022
Charlotte Multifamily	Charlotte	Due Diligence	\$41M	\$11M	Jul 2022
Phoenix Multifamily	Phoenix	Bidding	\$85M	\$31M	Nov 2021
Phoenix Multifamily	Phoenix	Bidding	\$133M	\$40M	Apr 2022

## QOZ FUND II OVERVIEW

# Summary of Terms

### General

Investment Period	Through December 31, 2023
Investor Redemption Option	Quarterly, subsequent to 1-year lockup period*
Target Return	2.25-2.5x net equity multiple
Counsel	Neil Gerber & Eisenberg
Fund Administrator	SS&C Technologies, Inc

### Terms

Annual Management Fee	1.25% of net asset value	
Minimum Investment	\$50,000	
Acquisition Fee	0.5% of project cost	
Performance Fee	15% after 7% preferred return (50/50 catchup)	
One-time, Upfront Setup Fee	Commitment	Fee
	\$50,000 – \$249,999	2.0%
	\$250,000 – \$999,999	1.0%
	\$1,000,000 – \$4,999,999	0.5%
	\$5,000,000 or more	0.0%

\* See PPM for full redemption policy.



# Next Steps

**Visit Our Site to Learn More**

<https://origininvestments.com/offerings/qoz-fund-ii/>

**Email Origin Investor Relations**

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