



OpportunityDb

The Opportunity Zones Database

OZ Pitch Day Investor Deck
November 9, 2022

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**TITLE
PARTNER**



U R B A N
C A T A L Y S T

**DIAMOND
PARTNERS**



P I N N A C L E
P A R T N E R S



C A L I B E R
F U N D S

PLATINUM PARTNERS



GOLD PARTNERS



OTHER PARTNERS



Pitch Summaries: Title and Diamond Partners

FUND NAME	FUND DESCRIPTION	MIN. INV.	FUND PITCH
Urban Catalyst Fund II	Urban Catalyst is a real estate equity fund focused on ground-up development projects in downtown San Jose. As both fund manager and local developer, they are in a unique position. They have experience creating ground-up development projects in San Jose.	\$250,000	Watch video
Pinnacle Partners	This fund will invest in multifamily development projects in carefully selected Opportunity Zones in high growth markets throughout the U.S., including Denver, Nashville, Austin, and Avondale, AZ.	\$250,000	Watch video
Caliber Tax Advantaged OZ Fund II	This fund will provide investors with diversified exposure to real estate and the potential for significant tax benefits. Caliber is recognized as a thought and market leader in OZ investments.	\$100,000	Watch video

Pitch Summaries: Platinum Partners

FUND NAME	FUND DESCRIPTION	MIN. INV.	VIDEO
Origin Investments QOZ Fund II	Origin QOZ Fund II will be a diversified portfolio of transformational ground-up Class A multifamily real estate developments located across fast-growing markets throughout the southwest and southeast U.S. The Fund is targeting a net equity multiple of 2.25-2.50x and a net IRR of 10-12%.	\$50,000	Watch
CBUS OZ Funds	The fund delivers value to investors while improving the urban neighborhoods of Columbus, Ohio by renovating and building housing and mixed-used properties. Building on the success of CBUS OZ Funds I and II, Fund III was launched in late 2021 to raise up to \$50 million.	\$100,000	Watch
Pintar Investment Company	Closed end build-to-rent project in Austin, Texas. Once completed project will consist of nearly 900 residential units with projected project cost to exceed \$300M.	\$100,000	Watch
Link Apartments OZ REIT	The Fund intends to invest in branded, moderate-priced rental essential housing under Grubb Properties' Link Apartments SM brand.	\$100,000	Watch

Pitch Summaries: Gold Partners

FUND NAME	FUND DESCRIPTION	MIN. INV.	VIDEO
Nest Opportunity Fund	Nest Opportunity Fund 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	Watch
Jackson Dearborn	<p>ONE Chandler: 291 Unit Mixed-Use Project in Downtown Chandler, AZ</p> <p>Revolve at Windler: 200 Unit Multi-Family Project in Aurora, CO</p> <p>The Artisan: 81 Unit Mixed-Use Project in Old Town Scottsdale, AZ</p>	\$100,000	Watch
Atlas Real Estate Partners AREP QOF 4 LLC	Boutique, direct-to-sponsor Multifamily-only fund focused on the Southeast and Texas that anticipates investing in four-to-six multifamily developments each generating a projected net IRR to investors of 12%-14% and net equity multiple of 2.3x-2.7x.	\$100,000	Watch
Puerto Rico OZ Fund	Developing in projects focusing on sustainable energy and infrastructure in Puerto Rico.	\$100,000	Watch
StarPoint Properties	<p>Lotus Point: 245-unit multifamily project adjacent to a light rail stop in high-growth Mesa, AZ.</p> <p>Point Central: 157K SF warehouse and distribution center on an infill site near major highways in North Denver.</p>	\$100,000	Watch

Urban Catalyst Fund II

Fund Overview

Urban Catalyst is a real estate equity fund focused on ground-up development projects in downtown San Jose. As both fund manager and local developer, they are in a unique position. They have experience creating ground-up development projects in downtown San Jose.

Minimum Investment

\$250,000

Fees and Target Returns

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



URBAN
CATALYST

Contact Information

- Mo Obeid
- 408.502.4502
- mobeid@urbancatalyst.com

Fund Pitch Replay

[Click to watch](#)

LIVE OPPORTUNITY ZONE EVENT
OZ PITCH DAY
Wednesday, November 9, 2022 - OZPitchDay.com

**Urban Catalyst
Opportunity Zone Fund II**

Presented By Erik Hayden

URBAN CATALYST
OpportunityDb
The Opportunity Zones Database



Pinnacle Partners OZ Fund VIII

Fund Overview

This fund will invest in multifamily development projects in carefully selected Opportunity Zones in high growth markets throughout the U.S., including Denver, Nashville, Austin, and Avondale, AZ.

Minimum Investment

\$250,000

Fees and Target Returns

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



Contact Information

- Jeff Feinstein
- jeff@pinnacleoz.com
- 206-369-2380

Fund Pitch Replay

[Click to watch](#)

A promotional graphic for the "LIVE OPPORTUNITY ZONE EVENT OZ PITCH DAY" held on Wednesday, November 9, 2022. The graphic features a portrait of Jeff Feinstein on the right side. The text includes the event title, date, and presenters: Jeff Feinstein, Jill Homan, Mollie Fadule, and Chris Cheng. Logos for Pinnacle Partners and OpportunityDb are also present at the bottom.

LIVE OPPORTUNITY ZONE EVENT
OZ PITCH DAY
Wednesday, November 9, 2022 - OZPitchDay.com

Pinnacle Partners
Opportunity Zone Fund VIII

Presented By Jeff Feinstein, Jill Homan,
Mollie Fadule, & Chris Cheng

PINNACLE PARTNERS OpportunityDb
The Opportunity Zones Database

Caliber Tax Advantaged OZ Fund II

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

\$100,000

Fees and Target Returns

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



CALIBER
FUNDS

Contact Information

- 480-295-7600
- invest@caliberfunds.co

Fund Pitch Replay

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LIVE OPPORTUNITY ZONE EVENT
OZ PITCH DAY
Wednesday, November 9, 2022 - OZPitchDay.com

**Caliber Tax Advantaged
Opportunity Zone Fund II**

Presented By Chris Loeffler

CALIBER
THE WEALTH DEVELOPMENT
COMPANY

OpportunityDb
The Opportunity Zones Database



Origin QOZ Fund II

Fund Overview

Origin QOZ Fund II will be a diversified portfolio of transformational ground-up Class A multifamily real estate developments located across fast-growing markets throughout the southwest and southeast U.S. The Fund is targeting a net equity multiple of 2.25-2.50x and a target net IRR of 10-12%.

Minimum Investment

\$50,000

Fees and Target Returns

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



ORIGIN
INVESTMENTS

Contact Information

- Origin Investor Relations
- 800-628-8008
- investorrelations@origininvestments.com

Fund Pitch Replay

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LIVE OPPORTUNITY ZONE EVENT
OZ PITCH DAY
Wednesday, November 9, 2022 - OZPitchDay.com

Origin Investments
QOZ Fund II

Presented By Michael Episcopo

 **ORIGIN**
INVESTMENTS

 **OpportunityDb**
The Opportunity Zones Database



Link Apartments OZ REIT

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 Target Returns

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



Contact Information

- James Holleman
- 704.340.0022
- jholleman@grubbproperties.com

Fund Pitch Replay

[Click to watch](#)

A graphic for a 'LIVE OPPORTUNITY ZONE EVENT OZ PITCH DAY' held on Wednesday, November 9, 2022, at OZPitchDay.com. The event is presented by James Holleman and features Grubb Properties Link Apartments OZ REIT. The graphic includes the Grubb Properties logo and the OpportunityDb logo (The Opportunity Zones Database). A portrait of James Holleman is shown on the right side of the graphic.

LIVE OPPORTUNITY ZONE EVENT
OZ PITCH DAY
Wednesday, November 9, 2022 - OZPitchDay.com

Grubb Properties
Link Apartments OZ REIT

Presented By James Holleman

GRUBB PROPERTIES OpportunityDb
The Opportunity Zones Database

Cbus OZ 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 Target Returns

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



Contact Information

- Chris Knoppe
- 614-333-0780
- Invest@CbusOZFunds.com

Fund Pitch Replay

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LIVE OPPORTUNITY ZONE EVENT
OZ PITCH DAY
Wednesday, November 9, 2022 - OZPitchDay.com

CBUS OZ Fund III
Presented By Chris Knoppe

 

The Lane in Austin, Texas

Fund Overview

Closed end build-to-rent project in Austin, Texas. Once completed project will consist of nearly 900 residential units with projected project cost to exceed \$300M.

Minimum Investment

\$100,000

Fees and Target Returns

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



Contact Information

- Jeff Pintar
- 949-276-4166
- investorrelations@pintarinvestco.com

Fund Pitch Replay

[Click to watch](#)

A promotional graphic for a pitch replay event. It features a blue background with white and yellow text. On the right side, there is a portrait of a man with grey hair, smiling, wearing a grey suit jacket over a light blue shirt. The text on the left reads: "LIVE OPPORTUNITY ZONE EVENT" in yellow, "OZ PITCH DAY" in large white letters, "Wednesday, November 9, 2022 - OZPitchDay.com" in smaller white text, "The Lane OZ Build To Rent Development" in yellow, and "Presented By Jeff Pintar & Mitch Huffman" in white. At the bottom left, there are logos for "PINTAR INVESTMENT COMPANY" and "OpportunityDb The Opportunity Zones Database".

Jackson Dearborn Partners

Project Overview

ONE Chandler: 291 Unit Mixed-Use Project in Downtown Chandler, AZ

Revolve at Windler: 200 Unit Multi-Family Project in Aurora, CO

The Artisan: 81 Unit Mixed-Use Project in Old Town Scottsdale, AZ

Minimum Investment

\$100,000

Fees and Target Returns

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



Contact Information

- Ryan Tobias
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Fund Pitch Replay

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LIVE OPPORTUNITY ZONE EVENT
OZ PITCH DAY
Wednesday, November 9, 2022 - OZPitchDay.com

**Jackson Dearborn
Partners**

Presented By Ryan Tobias

 

Nest Opportunity Fund

Fund Overview

Nest Opportunity Fund 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 Target Returns

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



Contact Information

- Clint Edgington
- Clint@NestOpportunityFund.com
- 614-469-4685

Fund Pitch Replay

[Click to watch](#)

A promotional graphic for a "LIVE OPPORTUNITY ZONE EVENT OZ PITCH DAY" held on Wednesday, November 9, 2022. The graphic features a portrait of Clint Edgington, a man in a dark suit and orange tie, smiling. Text on the graphic includes "LIVE OPPORTUNITY ZONE EVENT", "OZ PITCH DAY", "Wednesday, November 9, 2022 - OZPitchDay.com", "Nest Opportunity Fund", and "Presented By Clint Edgington". Logos for "NEST OPPORTUNITY FUND." and "OpportunityDb The Opportunity Zones Database" are also present at the bottom.

Puerto Rico OZ Fund

Fund Overview

Private equity fund investing in real estate and operating businesses in Puerto Rico.

Minimum Investment

\$100,000

Fees and Target Returns

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



PUERTO RICO OPPORTUNITY ZONE FUND

Contact Information

- Jose Torres Monllor
- 303-263-5331
- info@monllorcapital.com

Fund Pitch Replay

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A promotional card for a live event. The background is dark blue. At the top, it says 'LIVE OPPORTUNITY ZONE EVENT' in yellow. Below that, 'OZ PITCH DAY' is written in large white letters. Underneath, 'Wednesday, November 9, 2022 - OZPitchDay.com' is written in white. The main title 'Puerto Rico Opportunity Zone Fund' is in yellow. Below that, 'Presented By Jose Torres' is in white. At the bottom left, there are logos for 'PR OZ' and 'OpportunityDb'. On the right side, there is a portrait of Jose Torres, a man in a suit and tie.

LIVE OPPORTUNITY ZONE EVENT
OZ PITCH DAY
Wednesday, November 9, 2022 - OZPitchDay.com

**Puerto Rico
Opportunity Zone Fund**

Presented By Jose Torres

PR OZ
PUERTO RICO OPPORTUNITY ZONE FUND

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The Opportunity Zones Database



Atlas Real Estate Partners OZ Fund

Fund Overview

Boutique, direct-to-sponsor Multifamily-only fund focused on the Southeast and Texas that anticipates investing in four-to-six multifamily developments each generating a projected net IRR to investors of 12%-14% and net equity multiple of 2.3x-2.7x.

Minimum Investment

\$100,000

Fees and Target Returns

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

ATLAS

REAL ESTATE PARTNERS

Contact Information

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Fund Pitch Replay

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LIVE OPPORTUNITY ZONE EVENT
OZ PITCH DAY
Wednesday, November 9, 2022 - OZPitchDay.com

Atlas Multifamily Opportunity Zone Fund

Presented By
Joe Stampone & Noah Weiss

ATLAS
REAL ESTATE PARTNERS

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The Opportunity Zones Database



StarPoint Properties OZ Projects

Fund Overview

Lotus Point: 245-unit multifamily project adjacent to a light rail stop in high-growth Mesa, AZ.

Point Central: 157K SF warehouse and distribution center on an infill site near major highways in North Denver.

Minimum Investment

\$100,000

Fees and Target Returns

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



STARPOINT PROPERTIES®
Excellence in Real Estate

Contact Information

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Fund Pitch Replay

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LIVE OPPORTUNITY ZONE EVENT
OZ PITCH DAY
Wednesday, November 9, 2022 - OZPitchDay.com

StarPoint Properties
Prime & Prime OZ Program

Presented By Sandy Schmid

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OpportunityDb
The Opportunity Zones Database

OZ Pitch Day Spring 2023

Thursday March 23, 2023

Save the Date!

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



OpportunityDb

The Opportunity Zones Database