



# Origin QOZ Fund II

*OpportunityDB Pitch Day, November 2022*

## ABOUT ORIGIN INVESTMENTS

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

@preqin

**2.02x**

AVERAGE  
EQUITY MULTIPLE<sup>2</sup>

**22.65%**

AVERAGE  
GROSS IRR<sup>2</sup>

**\$1.8B**

ASSETS UNDER  
MANAGEMENT

**\$75M**

PERSONAL CAPITAL  
INVESTED BY PRINCIPALS

**3,000+**

INVESTMENT  
PARTNERS

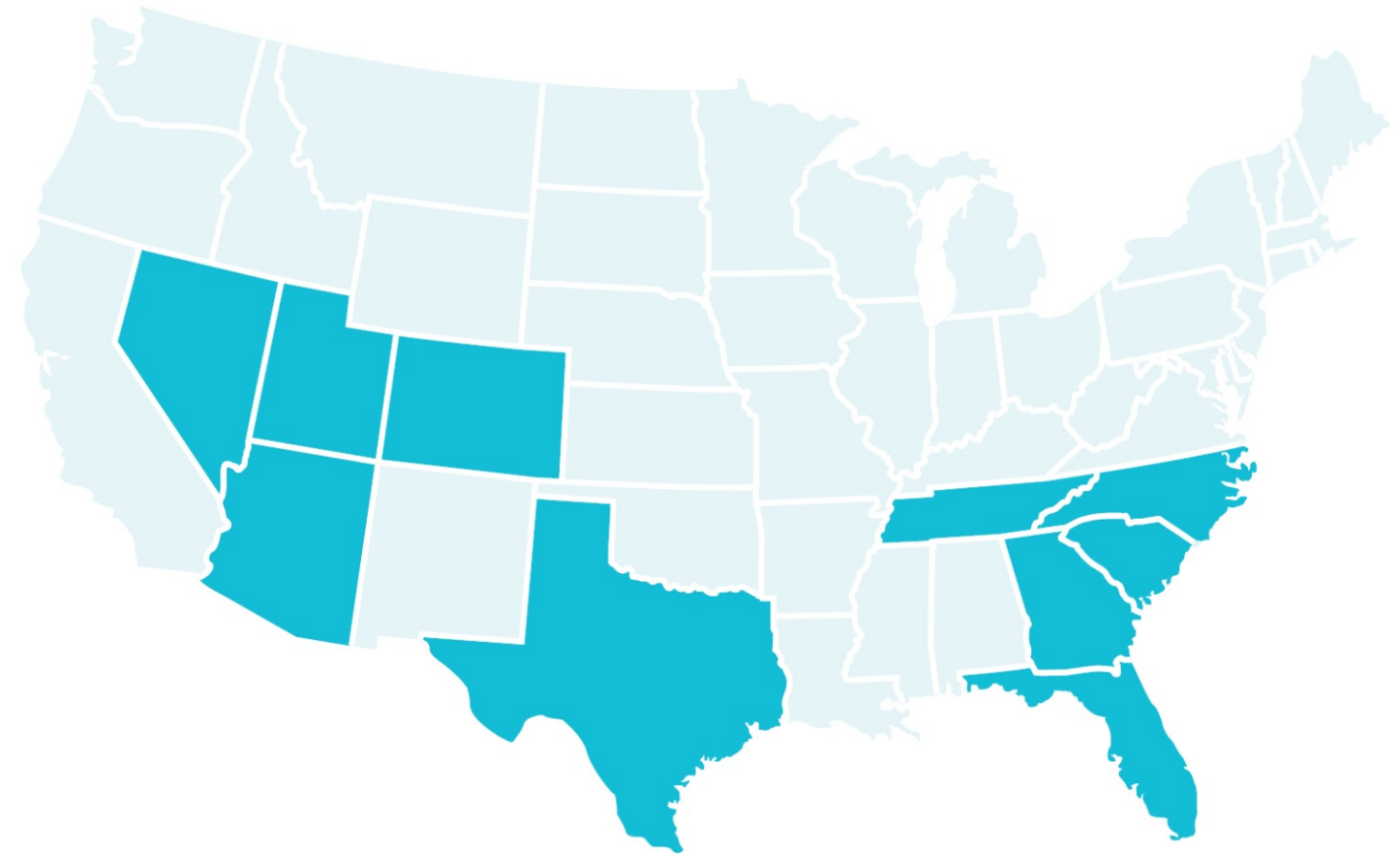
**\$1B+**

EQUITY UNDER  
MANAGEMENT

1. Preqin provides financial data and information on the alternative assets market. As of September 2022, Origin tied for 11th out of 250 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 42 realized deals since 2014.

# About Origin QOZ Fund II

- ✓ Ground-up development
- ✓ Path of growth
- ✓ Build-to-core



**10%–12%**

TARGET NET IRR

**2.25x–2.50x**

TARGET NET EQUITY MULTIPLE

## QOZ FUND II DEAL PIPELINE

# Seed Deals (As of October 2022)

Project	Market	Estimated QOZ II Equity	Stabilized Yield	Origin AI 5-Year AVG Submarket Rent Growth (Recession)
Edgehill Commons <sup>1</sup>	Nashville	\$45M	5.3%	1.5%–2.0%
Two Rivers Ranch	Tampa	\$23M	5.4%	3.0%–3.5%
Sawtell, Multiphase <sup>1</sup>	Atlanta	\$45M	5.6%	2.5%–3.0%
Elan Rio Grande	Colorado Springs	\$27M	6.0% <sup>2</sup>	4.0%–4.5%
Solace at Ballpark North	Phoenix	\$40M	5.6%	4.0%–4.5%
Lofts at Eastland	Charlotte	\$21M	5.6%	3.0%–3.5%
AVA Gainesville	Atlanta	\$29M	5.8% <sup>2</sup>	2.0%–2.5%
AVA Nashville	Nashville	\$28M	5.5%	2.5%–3.0%
Haven at Washington	Phoenix	\$32M	5.7%	3.5%–4.0%
<b>TOTAL</b>		<b>\$290M</b>		

1) Sidecar opportunities available

2) Inclusive of tax abatements





Haven at Washington - Phoenix AZ



Edgehill Commons - Nashville, TN



500 Sawtell - Atlanta, GA



AVA Gainesville - Atlanta, GA



QOZ FUND II DEAL UPDATE

# Lofts at Eastland

Charlotte, NC

Lofts at Eastland will be a 269-unit multifamily development, located in Charlotte, NC. The project represents Phase I of a master redevelopment plan of the former Eastland Mall site, an 80-acre site located 6 miles east of Uptown Charlotte. The development will also include a 2.8-acre central park and 22-acre multi-sport facility.

Asset Type	<b>Multifamily</b>
Estimated Origin Equity	<b>\$21M</b>
Estimated Total Deal Size	<b>\$62M</b>





# Next Steps

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