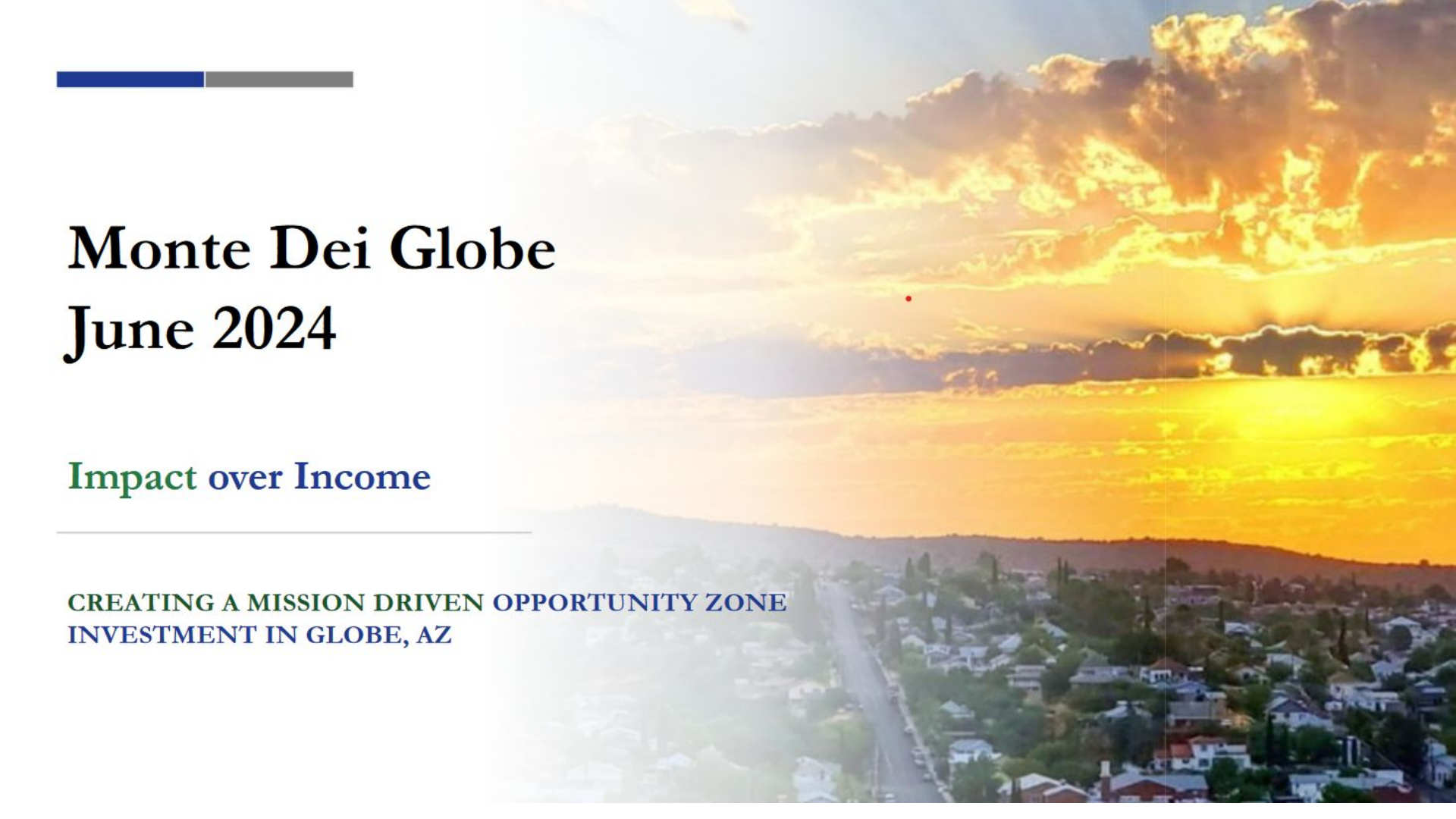


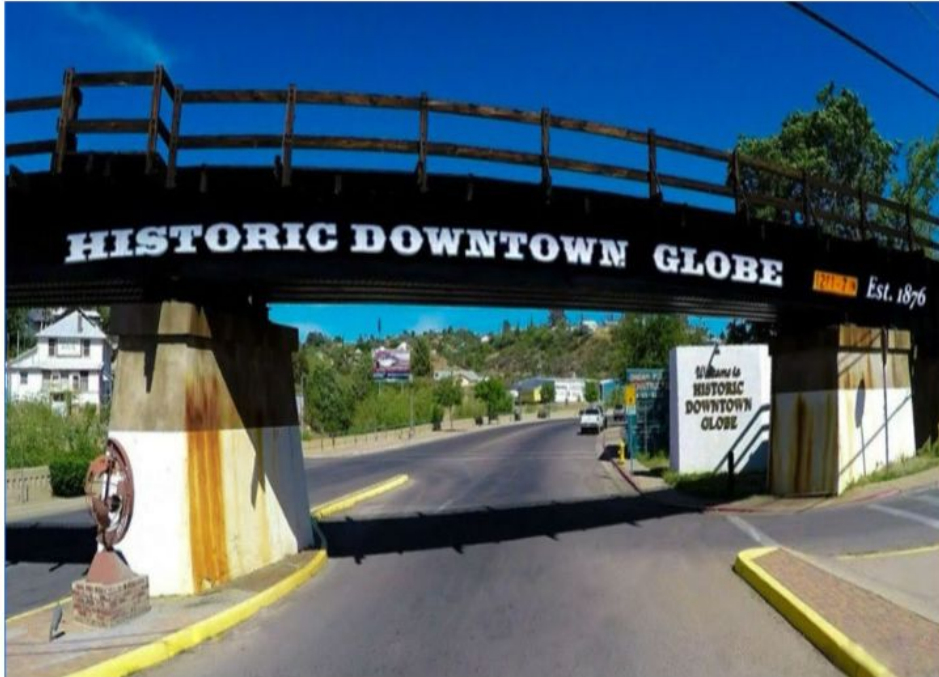


Monte Dei Globe June 2024

Impact over Income

**CREATING A MISSION DRIVEN OPPORTUNITY ZONE
INVESTMENT IN GLOBE, AZ**





Affordable Housing

Seeing communities struggle with too little affordable housing stock, Monte Dei makes it our mission to construct moderately-priced residential units in Globe and its surrounding area



Sustainable Building

Committed to environmental responsibility, Monte Dei utilizes solar power, electric vehicle charging stations, eco-friendly materials, smart water systems capturing rainwater, and energy-efficient appliances in all new construction



Giving Back

Believing those who devoted lives to service should live with dignity, Monte Dei allocates a portion of the Funds profits to create rent-free apartments for retired clergy facing financial constraints

IMPACT - From the ordinary to the sublime!

Zoom



Fund Structure – Three-Tiered Approach

Initial Raise - \$10 million

Timeframe

- ❖ Capital Raised by June 2024
- ❖ Project completed December 2025

Use of Funds – Globe Rehab

- Renovation of 3 historic buildings in Globe, AZ
(\$5 equity million)
- Acquisition and Pre-Development Cost of Marigold Village
(\$5 million equity)

Second Raise - \$35 million

Timeframe

- ❖ Capital Raised by March 2025
- ❖ Project completed December 2027

Use of Funds – Marigold Village, Hotel

- Ground up development of 58 acres to include Phase I (120 single-family) and Phase II 300 key hotel and event space. Acquisition and installation of solar, battery storage and EV charging stations on site.

Final Raise - \$55 million

Timeframe

- ❖ Capital Raised by March 2026
- ❖ Project completed December 2029

Use of Funds – Phase III Hotel Phase III Marigold Village Multi-Story, Chapel

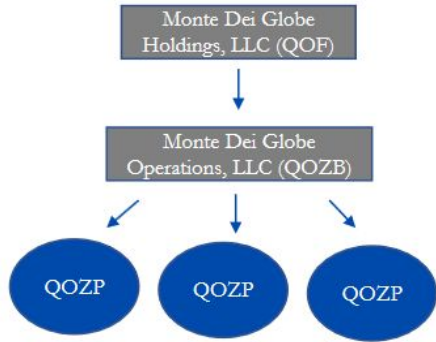
- Ground up development of Phase III 600 multi-family, multi-story, commercial/retail space, chapel. Acquisition and installation of solar, battery storage and EV charging stations on site.

Monte Dei Globe Holdings LLC – QOF Structure

Multi Asset QOF | Accredited Investors Only | Offered Under Rule 506(c) of Regulation D

Total Equity Raise

- \$10 million
- \$100,000 Minimum Investment



Use of Proceeds

- Acquire and redevelop 3 historic buildings in Globe, Arizona
- Land acquisition and pre-development for Marigold Village (122 single family residences, 600 multi-family, multi-story residences with retail/commercial on top, 300 key hotel and event space, solar panel installation throughout.

Distribution Structure

- First - 100% to LPs until all invested capital returned;
- Second – 80% to LPs until they double their money
- Third – 50% to LPs until they triple their money
- Fourth – 20% to LPs thereafter

Distribution Strategy & Expected Returns



- ❖ Retain & Reinvest all revenue into **growing the portfolio of assets** over a minimum ten-year time horizon
- ❖ LPs prioritize **patient capital** – tax free upside over periodic distribution of cash flow*
- ❖ After the **10th anniversary**, LPs become eligible for tax-free exit by liquidating their QOF interest at fair market value

*Note: We do plan to pay tax advance distributions so our LPs are not paying out of pocket on retained/re invested revenue.

Monte Dei Globe QOF - \$100 Million Equity Raise



300 Key Hotel & Event Space



- ❖  April 9, 2024 - Approved Rezoning, Marigold PAD Ordinance# 888
- ❖ ___ July 2024 - Plat Approval
- ❖ ___ October 2024 - Construction Docs
- ❖ ___ November 2024 - Subdivision Report with ADRE/ Permitting
- ❖ ___ December 2024 - Break Ground - PHASE I of Marigold Village



This year, the pool will open on May 25 and will initially be open from 10 a.m. to 2 p.m. and from 4 p.m. to 8 p.m. On July 29, the hours will change for the school season. The pool will then be open Monday through Thursday, 4 p.m. to 8 p.m., and on Friday, Saturday, and Sunday 10 a.m. to 2 p.m. and 4 p.m. to 8 p.m.

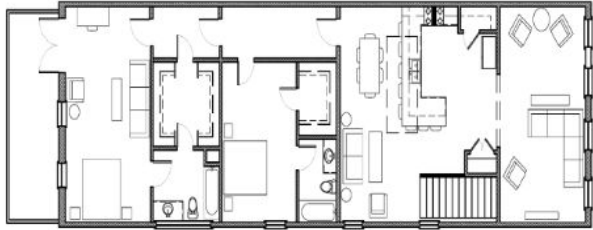


Zoning amendment approved for Marigold development near old drive-in

After a public hearing, Council approved a zoning change allowing the **Marigold development**, near the drive-in movie theater, to move forward.

<https://www.globemiamitimes.com/marigold-developmenttrsd-and-community-pool-top-city-agenda/>

286 N. Broad Street – 1st Historic Project



OPTION 1
2BED/2 BATH, 2025 SF, 186 SF BALCONY



OPTION 2
2BED/2 BATH ALLEY ENTRY, 1035 SF, 1BED/1 BATH BROAD ST. ENTRY, 994 SF

MONTE DEI GLOBE - 286 N. BROAD ST.
UPPER LEVEL OPTIONS

HARRISON
DESIGN



MONTE DEI GLOBE - 286 N. BROAD ST.
STREET FRONT RENOVATION OPTIONS

HARRISON
DESIGN

MARCH 1, 2024

MARCH 1, 2024

Projected Return Illustration

Year	Equity Contribution	Deferral Benefit	Distributions	Distributions From Sale	Tax Benefit/(Cost)	Tax Payments	Net Benefit / (Cost)
6/30/2024	(10,000,000)	2,380,000	0	0	0	0	(7,620,000)
6/30/2025	0	0	0	0	671	0	671
6/30/2026	0	0	0	0	70,106	(2,380,000)	(2,309,894)
6/30/2027	0	0	0	0	114,432	0	114,432
6/30/2028	0	0	0	0	114,432	0	114,432
6/30/2029	0	0	0	0	114,432	0	114,432
6/30/2030	0	0	0	0	114,432	0	114,432
6/30/2031	0	0	0	0	114,432	0	114,432
6/30/2032	0	0	0	0	114,432	0	114,432
6/30/2033	0	0	0	0	114,432	0	114,432
6/30/2034	0	0	0	24,920,319	114,432	0	25,034,751
Totals	(10,000,000)	2,380,000		24,920,319	986,233	(2,380,000)	15,906,552
					IRR		<u>10.7%</u>

Assumed 10 Year Assets

- ❖ **Globe Buildings** – Five rehabilitation projects have been modeled
- ❖ **Marigold Village** – While additional capital is expected to be raised to complete Marigold, current projections are based on the expected value of the project without future raises

For every \$100,000 invested in Monte Dei Globe QOF, at the end of the minimum 10-year hold...

Expected IRR

10.2%

MOIC

2.8x

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Use of Funds – Phase III Hotel Phase III Marigold Village Multi-Story, Chapel

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Key Legend	Gross SF
A. Chapel	3,000
B. Retired Community	53,000
C. The Mercer (Hotel)	151,000
D. Event Center	139,750
E. Amenities Center	24,000
F. Campanile	200
G. Playground	1,800
H. EMS/Fire Substation Parcel	30,600
I. Community Pool	2-4,000

Color Legend	Stories
■ Multi-Family Mixed-Use (500-1200 SF Unit)	5-7
■ Townhome (2000-4000 SF Unit)	2-3
■ Patio Home (1200-1500 SF Unit)	2
■ Single Family (1000-5500 SF Unit)	1-3
■ Public Buildings	Var.

Land Use Calculations	
Phase I (Parcel 3,4)	15.5 Acres Req.
Phase II (Parcel 1)	17.19 Acres Req.
Total Required	32.69
Total Site	48.51 Acres

Overall Site Open Space Area	
Building Footprint	430,620 SF
Building Footprint	9.89 Acres
Site Area	58.02 Acres
Clear Space	82.96%



Projected Return Illustration – Phase II & III

Year	Equity		Distributions	Distributions From Sale	Tax Benefit/(Cost)	Tax Payments	Net Benefit / (Cost)
	Contribution	Deferral Benefit					
3/31/2025	(35,000,000)	8,330,000	0	0	0	0	(26,670,000)
3/31/2026	(55,000,000)	13,090,000	0	0	0	0	(41,910,000)
3/31/2027	0	0	0	0	0	(21,420,000)	(21,420,000)
3/31/2028	0	0	0	0	1,035,146	0	1,035,146
3/31/2029	0	0	0	0	1,035,146	0	1,035,146
3/31/2030	0	0	0	0	1,035,146	0	1,035,146
3/31/2031	0	0	0	0	1,035,146	0	1,035,146
3/31/2032	0	0	0	0	1,035,146	0	1,035,146
3/31/2033	0	0	0	0	1,035,146	0	1,035,146
3/31/2034	0	0	0	0	1,035,146	0	1,035,146
3/31/2035	0	0	0	217,621,451	1,035,146	0	218,656,597
Totals	(90,000,000)	21,420,000		217,621,451	8,281,169	(21,420,000)	135,902,620
					IRR		<u>10.9%</u>

Assumed 10 Year Assets

❖ Hotel & Event Center & The Plaza (211 units)

❖ Monte Dei will continue to reinvest the profits from real estate sales over the entire ten year period

Management Team



Tess Young
CEO – Co-Founder

Seasoned Real Estate
Developer

Tess has over 25 years of experience in real estate brokerage and development. Tess channels her real estate and entrepreneurial expertise into creative land development and other ventures - seeking high-impact projects that can both turn a profit and provide care for those in need.



Brian England
COO – Co-Founder

Experienced Local Real
Estate Professional

Brian leverages decades of real estate experience to give back to his native town Globe. His deep roots, working with the town's Economic Team, and supporting nonprofits like Monte Dei through advisory roles display his commitment to uplifting vulnerable community members.



Cathy Pedersen
Property Manager

Major Transaction
Experience

Cathy has served in leadership roles in Arizona real estate for over 30 years. Feeling called to leverage her expertise helping low-income communities, Cathy now focuses on Opportunity Zone projects in her hometown of Globe while simultaneously trying to assist retired clergy members.



Matthew Grimm
Project Manager

Experienced Builder
in Arizona

Matthew utilizes his civil engineering experience across multiple industries to expertly manage complex developments on time and on budget for Jones and Jones Construction. Matthew was also a Lieutenant in the Army National Guard where he led a platoon of 37 soldiers.



Ashley Tyson
QOF Advisor

Opportunity Zone
Expert

Ashley is an attorney and industry leader within Opportunity Zones. He is the Founder and President of OZ Pros and Founder and CEO of Opportunity Zone Consultants. He has been involved in the formation of over 900 OZ entities and is asked to speak often on the OZ Program.

Giving Back: Funding Free Housing For Retired Religious



	1980	Today
Total Active Priests	53,000	34,000
Total Religious Sisters	127,000	36,000
% of Priests Over 60	~43%	~62%
% of Sisters Over 60	~27%	~95%

Please Contact Us To Share More About This Project



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COO

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480-773-2370

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