

HEX PROPERTIES

QOF + QOZB

A growth-focused opportunity zone fund

WHAT IS HEX PROPERTIES?

2020 Performance

Isn't every opportunity zone fund is growth-focused?

Returned 14.17% to investors in 2020

We launched on Dec 15th

QOF

HEX Fund QOF, LLC



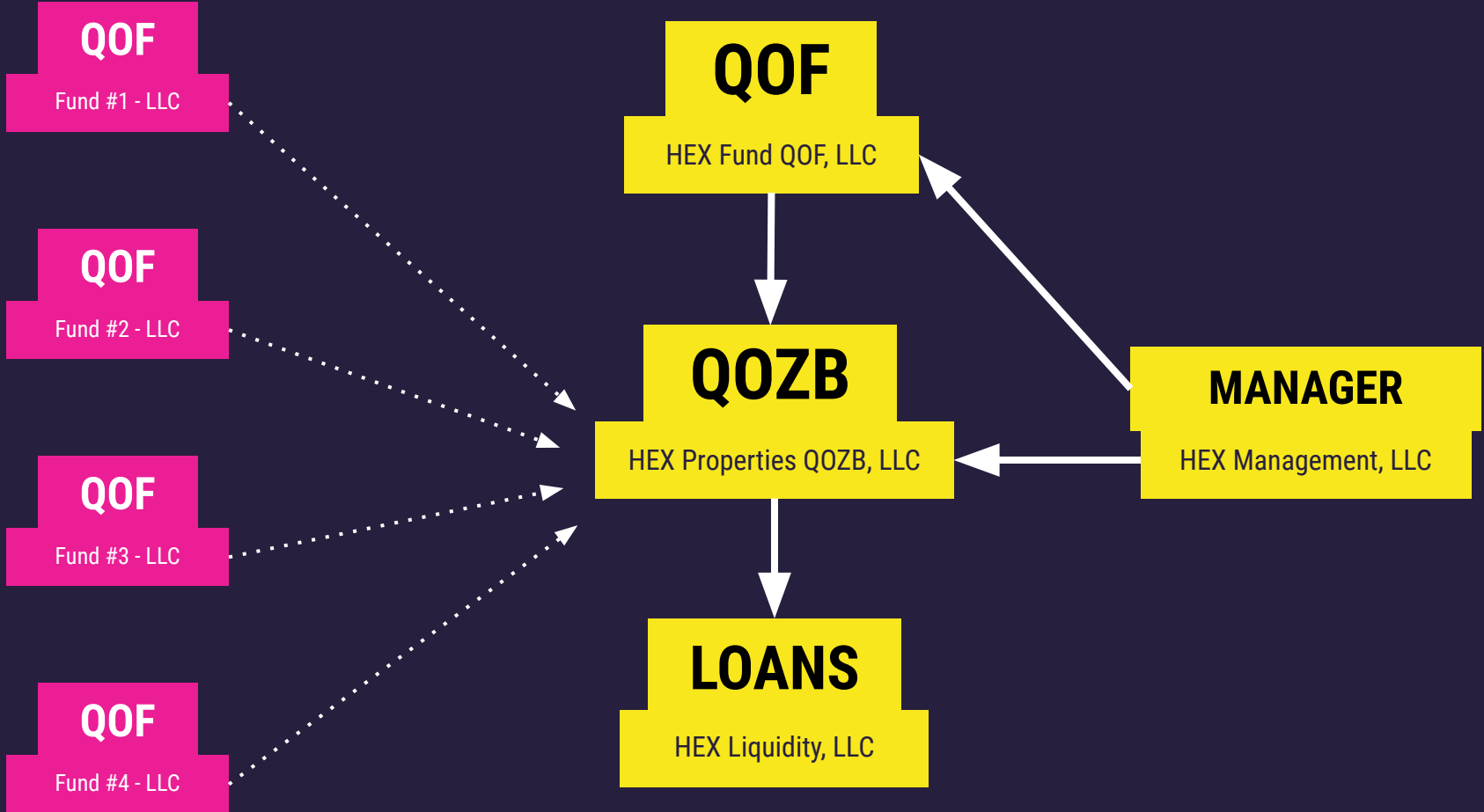
QOZB

HEX Properties QOZB, LLC

Management

HEX Management, LLC





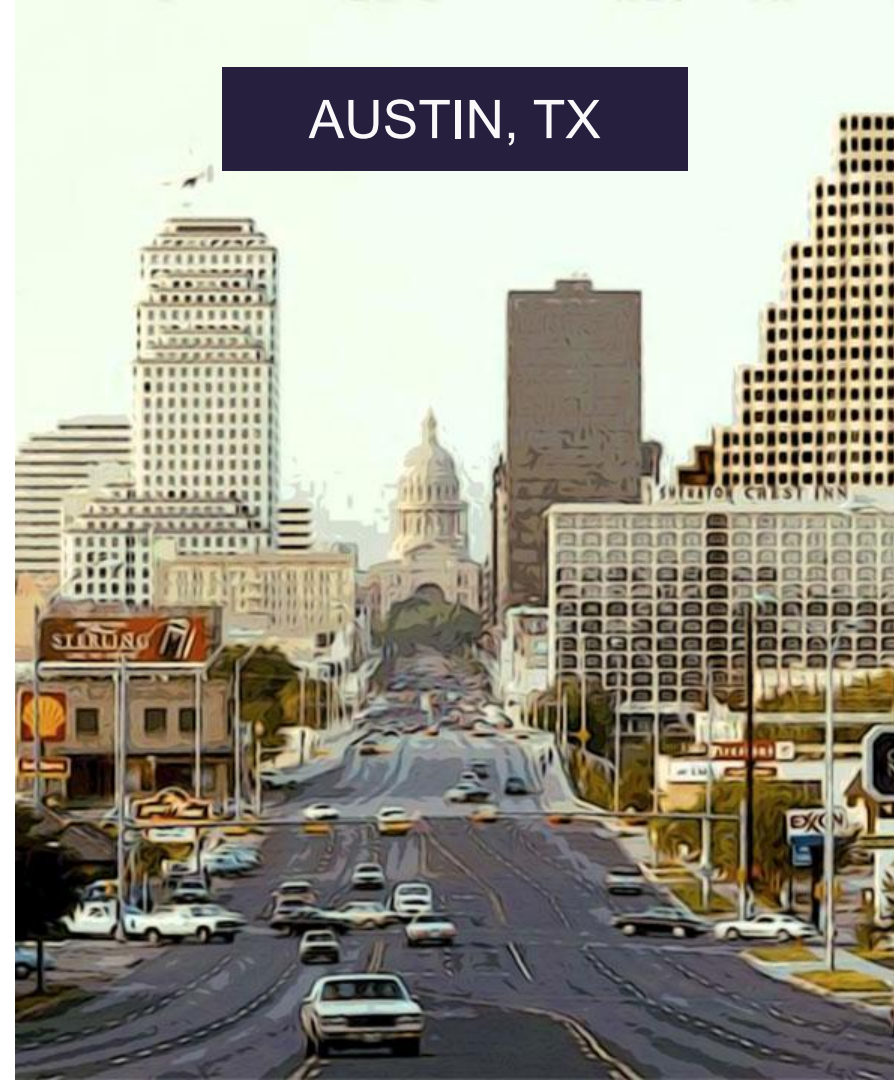
Location

#3 - Best Performing Cities

#1 - Housing Market in 2021

23% Growth in 2020

*Tesla, Samsung, Indeed, Facebook,
Google, Dell, IBM, Visa, Amazon*



Vision

1. Tax benefits of the opportunity zone program (defer, reduce, eliminate)
2. Income potential of blockchain assets (without the price volatility)
3. Stable growth of an Austin-based real estate portfolio (primarily new construction)

Objectives

1. Complete \$25M Round 1 Capital Raise
2. Return TEO capital contributions within four years*
3. Build a blockchain portfolio worth \$1B
4. Build a real estate portfolio worth \$1B
5. Return 20% annually to investors

Working Capital / Inventory Construction / Management

METHODOLOGY

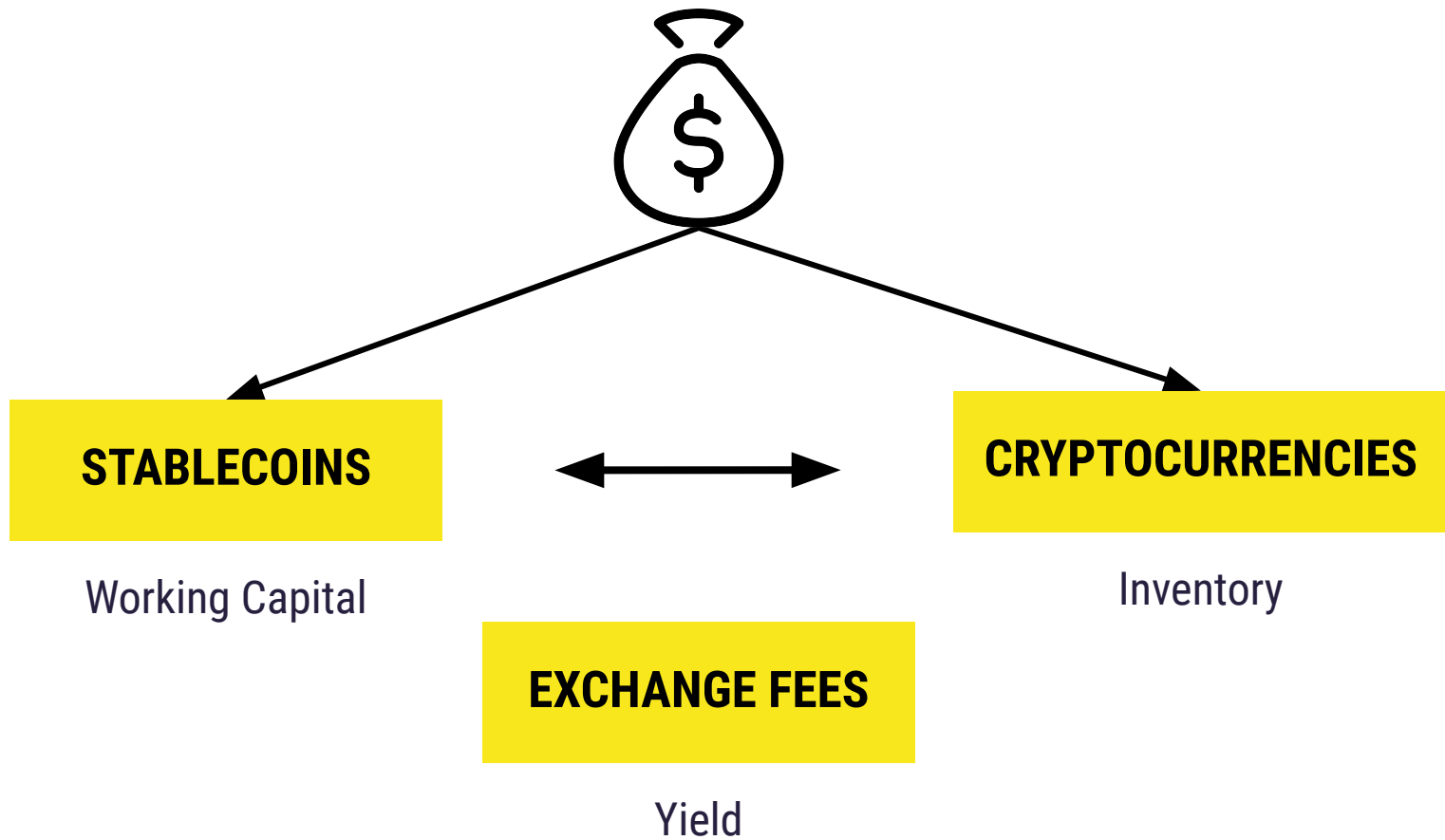
1.

WORKING CAPITAL / INVENTORY

Working Capital = Stablecoins

Inventory = Cryptocurrencies

Yield = Exchange Fees

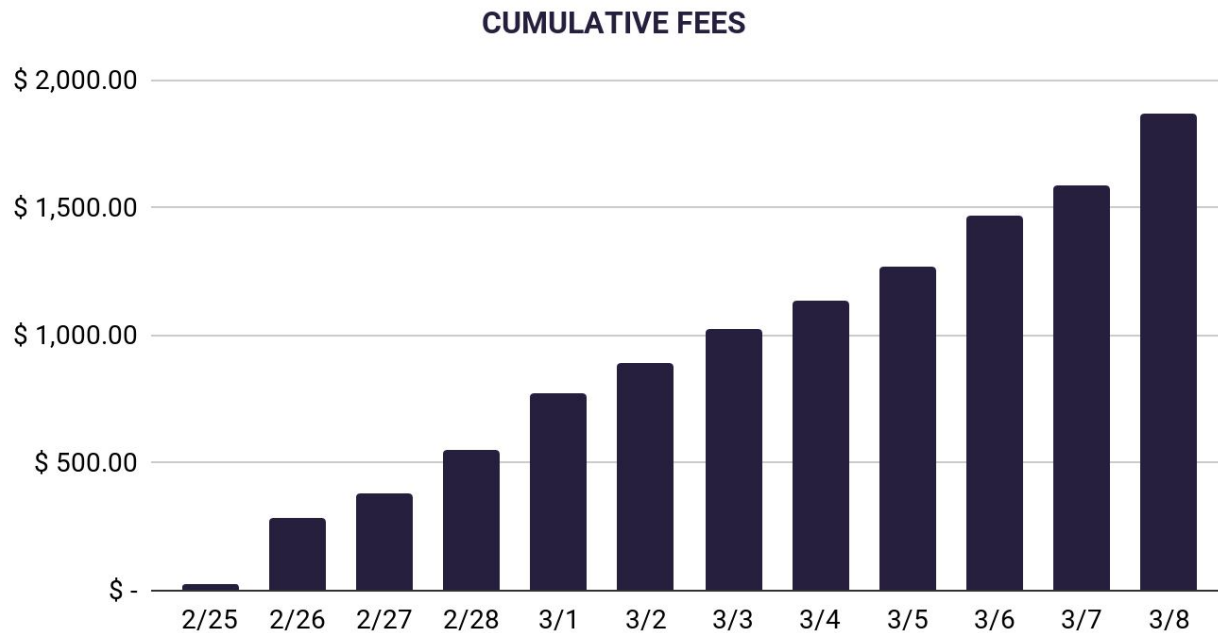




CURRENCY EXCHANGE

QOZB.exchange

\$103,737 in working capital / inventory



AVERAGE APY
59.05%

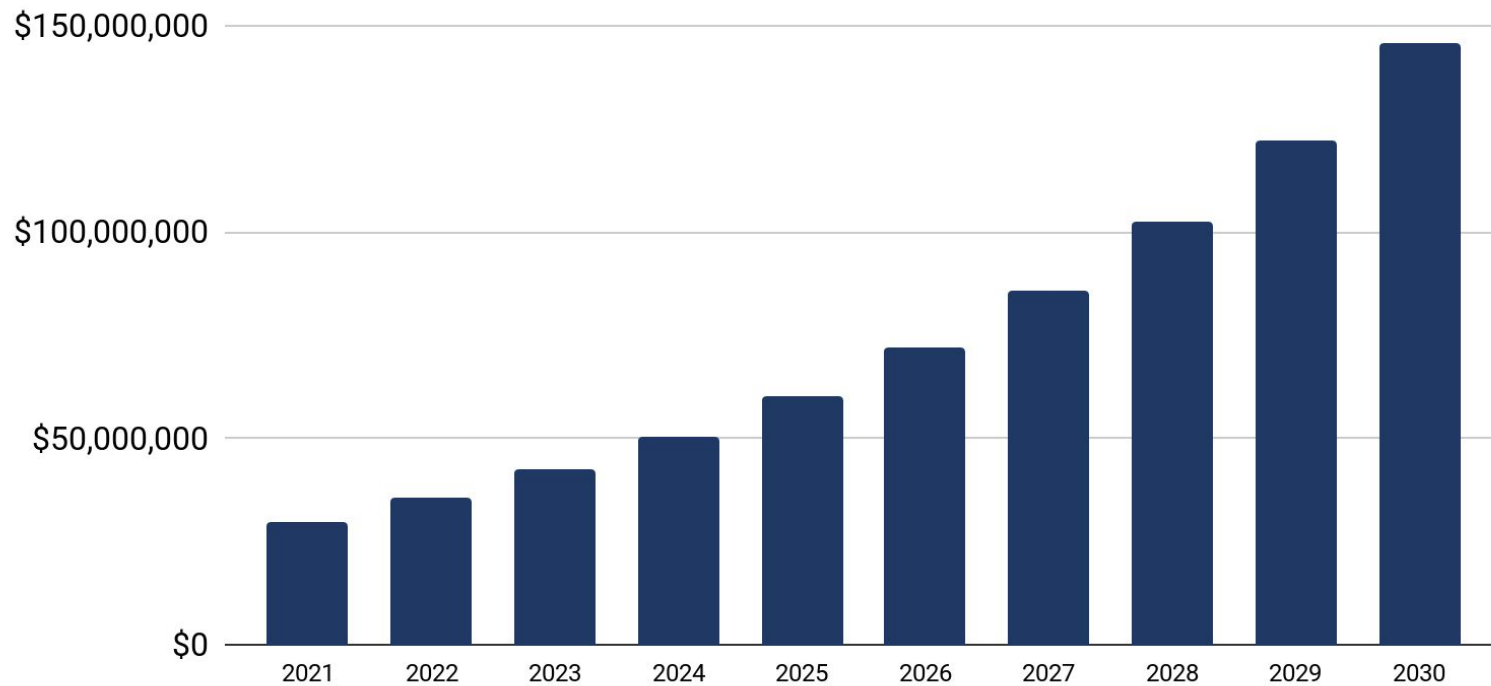
BLOCKCHAIN RISKS & RETURNS

Focusing on Yield minimizes risk and stabilizes returns

\$1,000,000 in ETH	Liquidity Exchange	Holding ETH
No Change	\$1,590,534 (59.05%)	\$1,000,000 (0%)
50% Decline	\$1,192,901 (19.29%)	\$500,000 (-50%)
50% Increase	\$1,988,168 (98.82%)	\$1,500,000 (+50%)

LIQUIDITY PROJECTIONS

10 YEARS @ 19.29%



DEPLOYMENT AND REPAYMENT

Return equivalent of capital contributions **within four years?**

At 19.29% ----> \$50.6 M

At 59.09% ----> \$160 M

At 98.82% ----> \$391 M

BEHIND THE SCENES

Regional Banking Partners

Fiat to Blockchain On-boarding - \$1,000,000 / Day

No-Knowledge Security

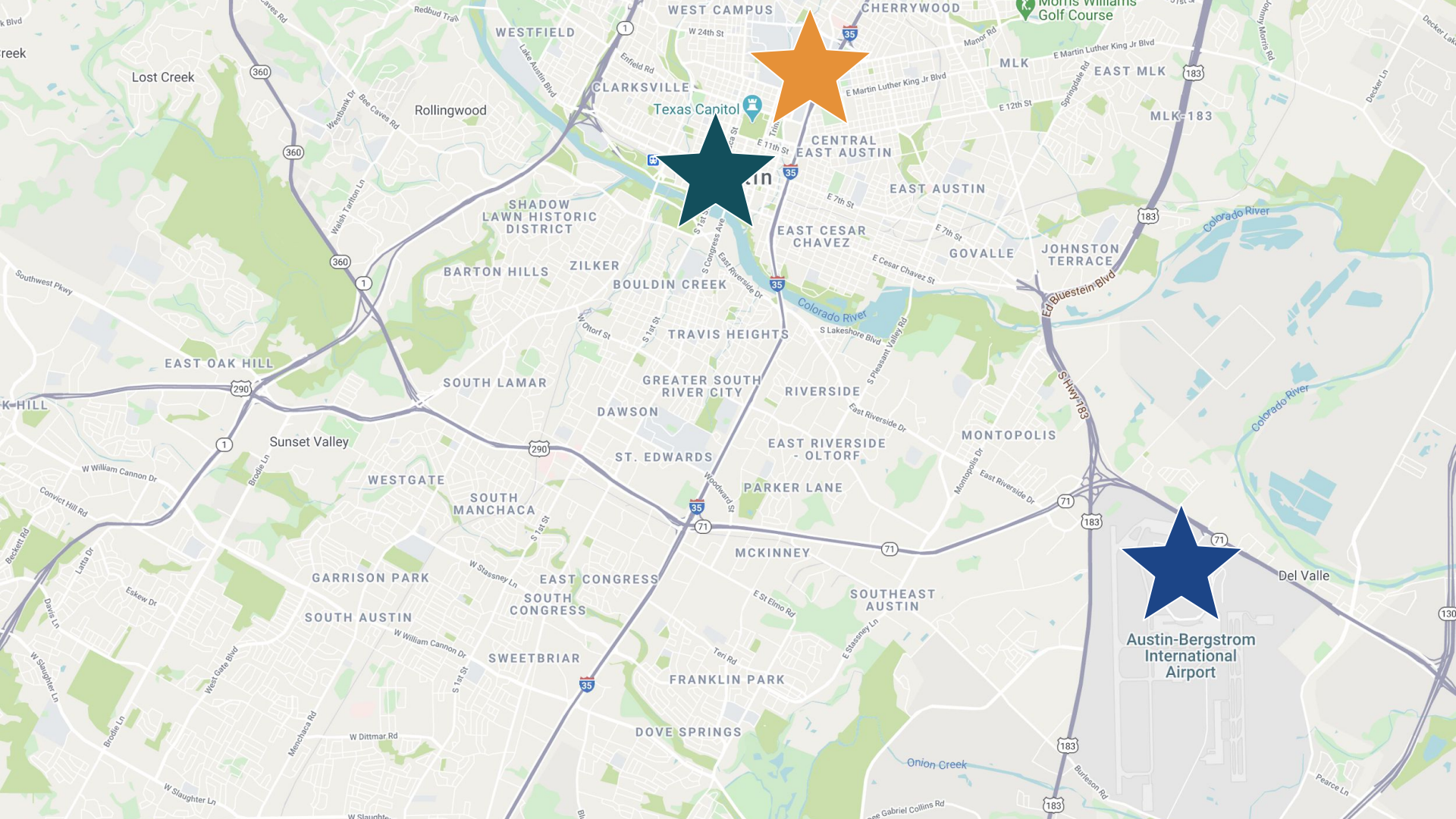
Stablecoin Development

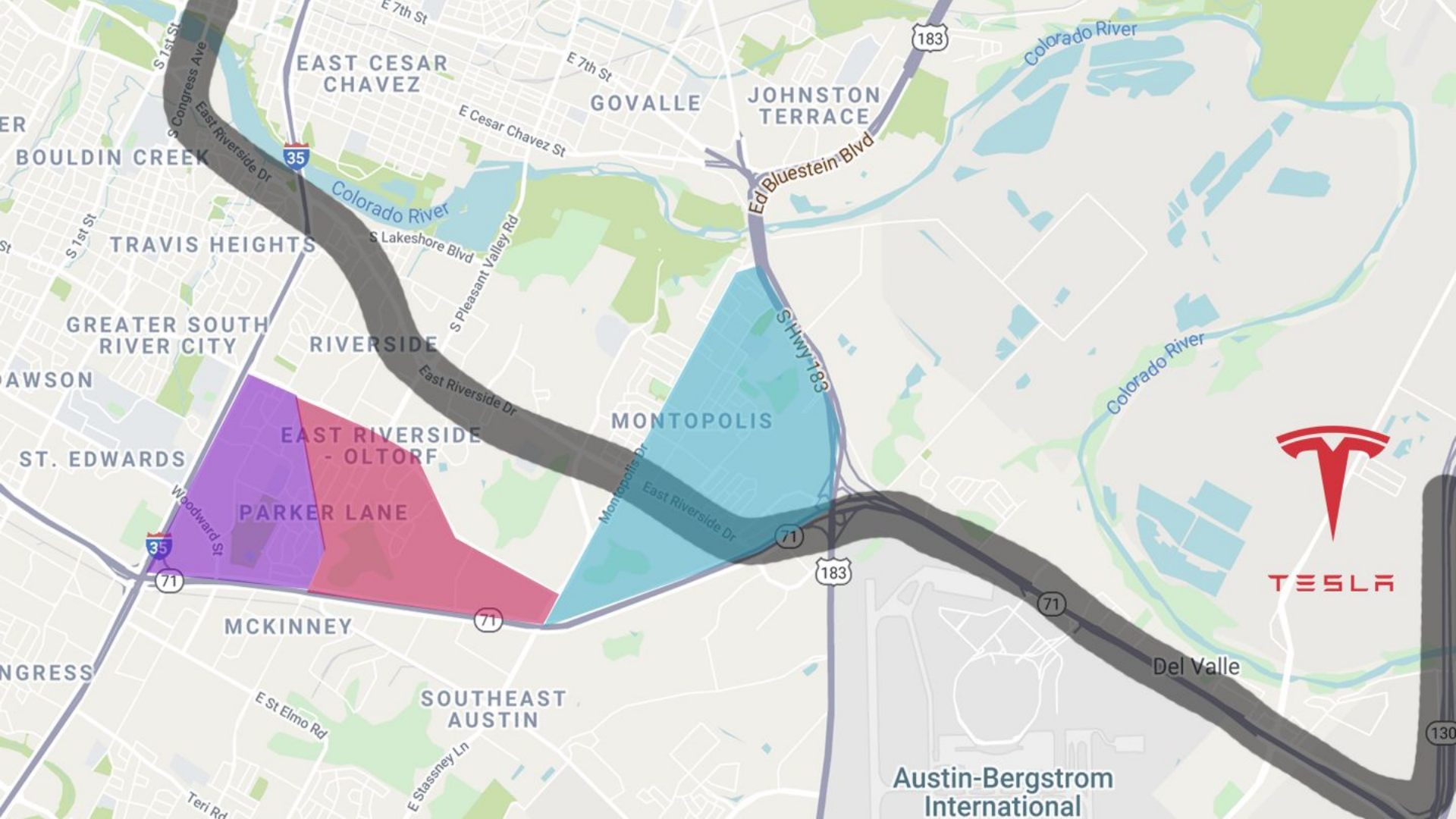
Productized Working Capital / Inventory Process (QOZB Capital)

2.

REAL ESTATE CONSTRUCTION / MANAGEMENT

Location





TESLA

Construction

CONSTRUCTION PARTNERS



BLACKDOT

developing central texas



Management

MANAGEMENT PARTNER



40 years in the Austin real estate market, primarily focused on the beltway (areas surrounding the downtown core). Leasing and management division will handle all property management services for HEX Properties.



3.

FUND STRUCTURE & RETURNS

WATERFALL

100% Repayment of Capital Contributions

8% Preferred Return

80/20 up to 10%

70/30 up to 15%

60/40 up to 20%

50/50 over 20%

OPERATING INCOME

HEX Properties is already cash-flow positive

Pay corporate taxes on operating income

2%+ Quarterly Investor Dividends

4.

COMMUNITY IMPACT

AUSTIN RUGBY CLUB



RUGBY CLUBS

Fastest growing sport in America

Provide a critical community for young men 18-40

Physical, mental and social health

Fewer than a dozen clubs with their own facilities

Commitment: 20% of all Manager fees earned

1,000 Rugby Clubs across the USA

5.

DEVELOPMENT TIMELINE

TIMELINE

March 15th - Complete PPM / Subscription agreement

March 21st - Begin accepting investor capital

March 31st - IRS Deadline for 2019 Capital Gains

April 1st - Deploy into liquidity pools

May 1st - Launch QOZB Capital

Do You Want Growth?

GROW WITH US

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