Top Opportunity Zone Fund Picks for Investors

By OpportunityDb.com

As the founder of OpportunityDb, I get many requests from my readers to advise them on QOF picks. I'm pleased to say that OpportunityDb holds 3 OZ Pitch Day events every year, where we showcase some of the most exciting Opportunity Zone funds on the market that are currently accepting new investors.

Please read on to learn about the 12 QOFs that pitched at my most recent event.

and…
Click Here To Register For Our Upcoming OZ Pitch Day

Enjoy!
Signed: Jimmy Atkinson, Founder of OpportunityDb

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OpportunityDb

The Opportunity Zones Database

OZ Pitch Day Investor Deck

July 27, 2021

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TITLE PARTNER

URBAN CATALYST

DIAMOND PARTNERS

CALIBER FUNDS

USG OZI
THE OPPORTUNITY ZONE EXPERTS™

PLATINUM PARTNERS

SHOPOFF REALTY INVESTMENTS

RIAZ CAPITAL

CRE DEVELOPMENT CAPITAL

GOLD PARTNERS

NEST OPPORTUNITY FUND

Javelin

STARPOINT PROPERTIES®
Excellence in Real Estate

EAGLE OZ OPPORTUNITY FUND

CAPITAL SQUARE

CHICAGO MUSICTOWN
The Master Planned Opportunity Zone

Pitch Summaries: Title and Diamond Partners

FUND NAME	FUND DESCRIPTION	MIN. INV.	FUND PITCH
Urban Catalyst Fund II	Transit-oriented development in downtown San Jose, it consists of over 300 multifamily apartment units and 420,000 SF of office space. Yards away from a future BART Station & near key amenities.	$250,000	Watch video
Caliber Tax Advantaged Opportunity Zone Fund	This fund is specifically designed to invest in attractive commercial real estate projects located within Qualified Opportunity Zones in the greater Southwest region.	A Shares: $250,000 B Shares: $1,000,000	Watch video
Investors Choice OZ Fund	A unique Opportunity Zone Fund that allows the investor to choose their projects & investment amounts from a portfolio of recession-resilient mixed-asset-class development projects across the country.	$50,000	Watch video

Additional details on each fund, including a link to the fund pitch replay, are available on later pages.

Pitch Summaries: Platinum and Gold Partners

FUND NAME	FUND DESCRIPTION	MIN.
Shopoff DLV QOZ Fund	Shopoff DLV QOZ Fund formed for the development & ownership of the Dream Las Vegas, hotel and casino on the Vegas Strip. Currently in pre-construction, the partnership is expected to hold project for 10 years to realize full benefits of the QOZ.	$250,000
2021 Riaz Capital Ozone Fund III	Ozone Fund III will raise $100M to develop Riaz Capital's next round of urban workforce housing properties in the greater San Francisco Bay Area.	$250,000
CRE Development Capital	Cleveland OZ Fund: will invest in OZ real estate projects in Cleveland, OH and throughout the Midwest. Phoenix OZ Fund: mixed-use tower located in downtown Phoenix AZ which includes a 233 key Fairmont Hotel and 157 Fairmont branded condominiums.	$100,000
Nest Opportunity Fund	Nest 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
Starpoint Properties	Starpoint utilizes a build-to-core strategy with a particular emphasis on developing multifamily and specific types of industrial properties in QOZs located in the most attractive Tier 1 markets.	$50,000
Darwin Mining OZ Fund	Single asset QOZ fund restarting historic California mine which has 9 critical mineral deposits in addition to large quantities of Zinc, Silver and Gold. Located in California's Inyo county, Darwin was America's largest metals mining operation during WW1 and WW2.	$100,000
CSRA OZ Fund VI	CSRA Opportunity Zone Fund VI is a luxury, mixed-use, 297-unit multifamily and retail development located at 320 West South Street in the Warehouse District of Raleigh, North Carolina.	$100,000
Eagle OZ	Building multifamily in Chicago's Historic Bronzeville with 21% annual return (IRR) based on $10B local catalytic investment with 55K new jobs breaking ground 2021, voted Top Impact Project @ recent OZ Expo.	$50,000
Music Town Master Planned OZ	Chicago's West Side Entertainment District and First of Its Kind Master Planned Opportunity Zone: Music Town is being designed to tap into and grow Chicago's enormous tourism industry (60 million visitors, $16 Billion revenue annually)	TBD

Urban Catalyst Fund II

Fund Overview

Transit-oriented development in downtown San Jose, consisting of over 300 multifamily apartment units and 420,000 SF of office space. Yards away from a future BART Station & near key amenities.

Minimum Investment

$250,000

Fees and Expenses*

Please contact Urban Catalyst to learn more.

Target Returns*

Please contact Urban Catalyst to learn more.

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

Contact Information

- Nicolas Lam
- 415-301-9747
- Email Nicholas

URBAN CATALYST

Additional Information

- Fund II Projects
- The Icon/Echo
- About Urban Catalyst

Fund Pitch Replay

Click to watch



Caliber Tax Advantaged Opportunity Zone Fund

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

A Shares: $250,000
B Shares: $1,000,000

Fees and Expenses*

Please contact fund manager for fee and expense information.

Target Returns*

Please contact fund manager for target return information.

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

Contact Information

- Chris Loeffler
- 480-295-7600
- Email Chris

CALIBER FUNDS

Additional Information

- Read more on CaliberFunds.co
- Pitch Deck [PDF Download]

Fund Pitch Replay

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Investors Choice OZ Fund

Fund Overview

A unique Opportunity Zone Fund that allows the investor to choose their projects & investment amounts from a portfolio of recession-resilient mixed-asset-class development projects across the country.

Minimum Investment

$50,000

Fees and Expenses*

5.90% [1]

Target Returns*

Preferred Annualized Returns equal to 10-16% per project.

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

[1] Per Estimated Use of Proceeds, Page 35 of the fund's private placement memorandum.

Contact Information

- Danielle Ewing
- (877) 938-0888
- Email Danielle

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THE OPPORTUNITY ZONE EXPERTS™

Additional Information

- Visit InvestorsChoiceOZ.com
- Visit USGRE.com
- Pitch Deck [PDF Download]

Fund Pitch Replay

Click to watch



Shopoff DLV QOZ Fund

Fund Overview

Shopoff DLV QOZ Fund formed for the development & ownership of the Dream Las Vegas, hotel and casino on the Vegas Strip. Currently in pre-construction, the partnership is expected to hold project for 10 years to realize full benefits of the QOZ.

Minimum Investment

$250,000

Fees and Expenses*

Please contact fund manager for fee and expense information.

Target Returns*

Please contact fund manager for target return information.

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

Contact Information

- 844-4-SHOPOFF
- Email Shopoff

SHOPOFF | REALTY INVESTMENTS

Additional Information

- Visit Shopoff.com
- Pitch Deck [PDF Download]

Fund Pitch Replay

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Riaz Capital Ozone Fund III

Fund Overview

Ozone Fund III will raise $100M to develop Riaz Capital's next round of urban workforce housing properties in the greater San Francisco Bay Area.

Minimum Investment

$250,000

Fees and Expenses*

8% Preferred Return
75% to Investors thereafter
1.5% blended Asset Management fee

Target Returns*

Target investor return of 15% (21.3% post tax), 3.2x net investor equity multiple (5.0x post tax), 11% target average cash-on-cash and ~$110k average annual distributions per $1 million invested.

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

Contact Information

- Garrick Monaghan
- 510-462-2846
- Email Garrick

RIAZ CAPITAL

Additional Information

- Visit RiazCapital.com

Fund Pitch Replay

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CRE Development Capital

Fund Overview

Cleveland OZ Fund: The Fund will invest in opportunity zone real estate projects primarily in Cleveland OH and throughout the Midwest. This includes ground up development, value add and conversion opportunities.

Phoenix OZ Fund: The fund is a single asset fund and invites investors to invest in a mixed-use tower located in downtown Phoenix AZ which includes a 233 key Fairmont Hotel and 157 Fairmont branded condominiums.

Minimum Investment

$100,000

Fees and Expenses*

Please contact fund manager.

Target Returns*

Please contact fund manager.

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

Contact Information

- Lawrence Jatsek
- 415-323-6575
- Email CRE

Additional Information

- CRE Development Capital Web Site

Fund Pitch Replay

Click to watch



Nest Opportunity Fund

Fund Overview

Nest 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 Expenses*

$1.5% Management Fee with 15% carry. No reimbursements for marketing or overhead.

Target Returns*

Please contact the fund manager for target return information.

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

Contact Information

- Clint Edgington
- 614-905-6233
- Email Clint

NEST OPPORTUNITY FUND.

Additional Information

- Nest Opportunity Fund Deck
- Nest Opportunity Fund PPM
- Personalized Cost/Benefit OZ Calculator

Fund Pitch Replay

Click to watch



Starpoint Properties

Fund Overview

Starpoint utilizes a build-to-core strategy with a particular emphasis on developing multifamily and specific types of industrial properties in QOZs located in the most attractive Tier 1 markets.

Minimum Investment

$50,000

Fees and Expenses*

Please contact fund manager for fee and expense information.

Target Returns*

Please contact fund manager for target return information.

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

Contact Information

- Neil Sherlock
- 310-651-2111
- Email Neil

STARPOINT PROPERTIES®
Excellence in Real Estate

Additional Information

- Pitch Deck [PDF Download]
- Visit StarpointProperties.com

Fund Pitch Replay

Click to watch



Darwin Mining / Inyoag OZ Fund

Fund Overview

Single asset QOZ fund restarting historic California mine which has 9 critical mineral deposits in addition to large quantities of Zinc, Silver and Gold. Located in California's Inyo county, Darwin was America's largest metals mining operation during WW1 and WW2.

Minimum Investment

$100,000

Fees and Expenses*

Please contact fund manager for fee and expense information.

Target Returns*

5 year MOIC of 4.3x. Projected IRR 40%+

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

Contact Information

- Wally Sullivan
- 617-240-6020
- Email Wally

Additional Information

- Pitch Deck [PDF Download]
- Darwin Mine Overview

Fund Pitch Replay

Click to watch



CSRA Opportunity Zone Fund VI

Fund Overview

Luxury, mixed-use, 297-unit multifamily and retail development located at 320 West South Street in the Warehouse District of Raleigh, North Carolina.

Minimum Investment

$100,000

Fees and Expenses*

Please review offering documents.

Target Returns*

7% preferred return
14.24% net IRR pre-tax target
2.37 EQM
50% cash-out refinance at stabilization
Quarterly distributions at stabilization

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

Contact Information

- Marc Slavny
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- Email Marc

CAPITAL SQUARE

Additional Information

- Tax Advantages of Opportunity Zones
- Capital Square Developments

Fund Pitch Replay

Click to watch



Eagle OZ

Fund Overview

Building multifamily in Chicago's Historic Bronzeville with 21% annual return (IRR) based on $10B local catalytic investment with 55K new jobs breaking ground 2021, voted Top Impact Project @ recent OZ Expo.

Minimum Investment

$50,000

Fees and Expenses*

2% annual fee only paid after investors are paid 6% cash distributions. 25% incentive kicks in after 9% IRR hurdle is achieved. 4.5% one-time upfront Developer Fee .

Target Returns*

20% post tax equiv. IRR. 17% pre adjusted IRR. 9% IRR hurdle before management incentive. 6% pref. interim cash return before annual fee.

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

Contact Information

- Jamie Nahon
- 312-392-1910
- Email Jamie

EAGLE OZ
OPPORTUNITY FUND

Additional Information

- Pitch Deck [PDF Download]
- EagleOZ.com | Eagle OZ Fund II
- Eagle OZ II Investment Summary

Fund Pitch Replay

Click to watch



Music Town Master Planned OZ

Fund Overview

Chicago's West Side Entertainment District and First of Its Kind Master Planned Opportunity Zone: Music Town is being designed to tap into and grow Chicago's enormous tourism industry (60 million visitors, $16 Billion revenue annually).

Minimum Investment

TBD

Fees and Expenses*

Please contact the fund manager.

Target Returns*

Please contact the fund manager.

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

Contact Information

- Powers Miller
- 312-723-7475
- Email Powers

CHICAGO MUSICTOWN
The Master Planned Opportunity Zone

Additional Information

- Pitch Deck [PDF Download]
- ChicagoMusicTown.com

Fund Pitch Replay

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OZ Pitch Day Fall 2021

November 3-4, 2021

Register now at OZPitchDay.com

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



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