CALIBER
FUNDS

FOR INDIVIDUAL INVESTORS

INVESTMENTS IN CALIBER PRIVATE PLACEMENTS CAN LOSE THEIR ENTIRE VALUE, ARE ILLIQUID AND ARE SPECULATIVE.
REFER TO THE AMENDED AND RESTATED PRIVATE PLACEMENT MEMORANDUM (PPM) FOR MORE DETAILED DISCUSSION OF RISK FACTORS.
SECURITIES OFFERED THROUGH TOBIN & COMPANY SECURITIES LLC (MEMBER FINRA/SIPC)

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This presentation includes statements concerning the Company's expectations, beliefs, plans, objectives, goals, strategies, assumptions of future events, future financial performance, or growth and other statements that are not historical facts. These statements are "forward-looking statements" within the meaning of the Private Securities Litigation Reform Act of 1995. In some cases, readers and the audience can identify these forward-looking statements through the use of words or phrases such as "estimate,“"expect," "anticipate," "intend," "plan," "project," "believe," "forecast," "should," "could," and other similar expressions. Forward-looking statements involve risks and uncertainties that may cause actual results or outcomes to differ materially from those included in the forward-looking statements. The Company's expectations, beliefs, and projections are expressed in good faith and are believed by the Company to have a reasonable basis, but there can be no assurance that management's expectations, beliefs, or projections will result or be achieved or accomplished. Factors that may cause actual results to differ materially from those included in the forward-looking statements include, but are not limited to, factors affecting the Company's ability to successfully operate and manage its business, including, among others, title disputes, weather conditions, shortages, delays, or unavailability of equipment and services required in real estate development, property management, brokerage and investment and fund operations, the need to obtain governmental approvals and permits, and compliance with environmental laws and regulations; changes in costs of operations; loss of markets; volatility of real estate prices; imprecision of property valuations; environmental risks; fluctuations in weather patterns; competition; inability to access sufficient capital from internal and external sources; general economic conditions; litigation; changes in regulation and legislation; economic disruptions or uninsured losses resulting from major accidents, fires, severe weather, natural disasters, terrorist activities, acts of war, cyber attacks, or pest infestation; increasing costs of insurance, changes in coverage and the ability to obtain insurance; and other presently unknown or unforeseen factors. Other risk factors are detailed from time to time in the Company's reports filed with the Securities and Exchange Commission. Any forward-looking statement speaks only as of the date on which such statement is made, and the Company undertakes no obligation to update the information contained in any forward-looking statements to reflect developments or circumstances occurring after the statement is made or to reflect the occurrence of unanticipated events.

In addition to financial measures calculated in accordance with generally accepted accounting principles (“GAAP”), this presentation contains certain non-GAAP financial measures. The Company believes that such non-GAAP financial measures are useful because they provide an alternative method for assessing the Company's operating results in a manner that is focused on the performance of the Company's ongoing operations, for measuring the Company's cash flow and liquidity, and for comparing the Company's financial performance to other companies. The Company's management uses these non-GAAP financial measures for the same purpose, and for planning and forecasting purposes. The presentation of non-GAAP financial measures is not meant to be a substitute for financial measures prepared in accordance with GAAP.

This information does not constitute an offering of, nor does it constitute the solicitation of an offer to buy, securities of the Issuer. This information is provided solely to introduce the Issuer to the recipient and to determine whether the recipient would like additional information regarding the Issuer and its anticipated plans. Any investment in the Issuer or sale of its securities will only take place pursuant to an appropriate, private placement memorandum and a detailed subscription agreement. Some of the information contained herein is confidential and proprietary to the Issuer and the information is provided to the recipient with the express understanding that without the prior written permission of the Issuer, such recipient will not distribute or release the information contained herein, make reproductions of, or use it for any purpose other than, determining whether the recipient wishes additional information regarding the Issuer or its plans. By accepting delivery of this information, the recipient agrees to return same to the Issuer if the recipient does not wish any further information regarding the Issuer.

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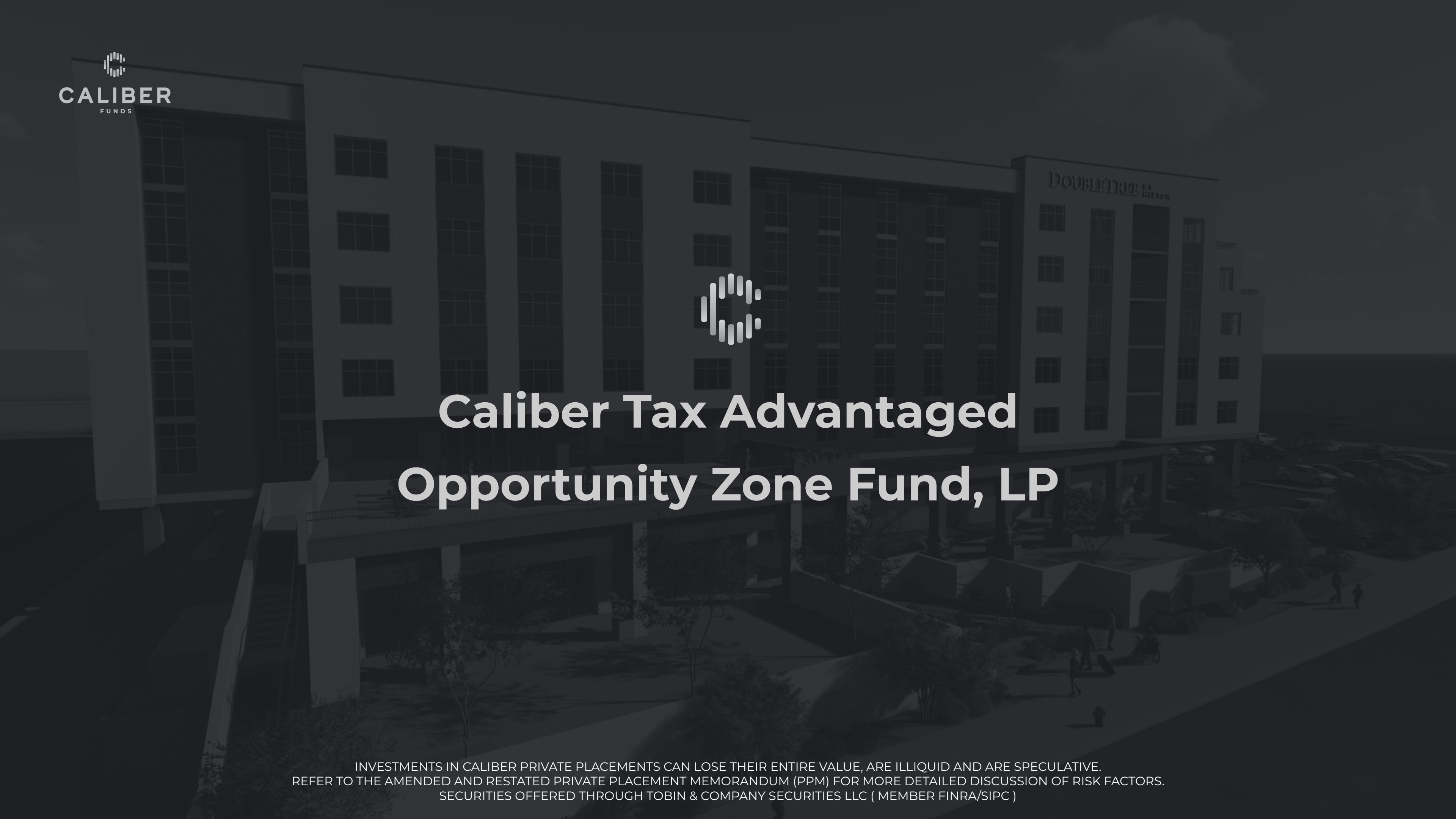

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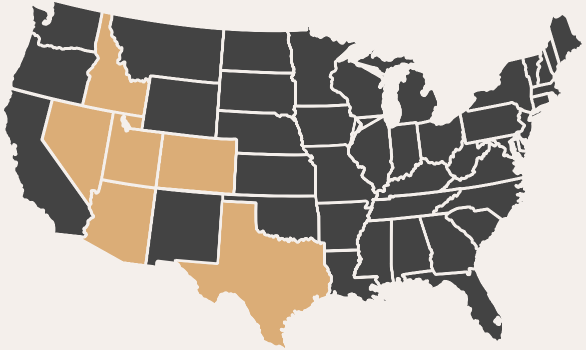
Caliber Tax Advantaged Opportunity Zone Fund, LP

About the Fund

Own a Tax-Advantaged, Diversified Portfolio

Caliber is designed to acquire, redevelop, and manage a portfolio of diversified commercial properties located in federally designated Qualified Opportunity Zones (QOZ).

The Caliber Tax Advantaged Opportunity Zone Fund has acquired holdings in Arizona, and is targeting additional holdings in Colorado, Texas, Nevada, and Utah; Caliber believes these states have the potential to possess some of the top qualified opportunity zones due to long-term population and job growth trends.



An investment in the Fund is suitable only for persons of financial means who have no need for liquidity, no need for regular current income, and can afford to lose all of their investment - an investment in the Fund does not comprise a comprehensive investment strategy; investors must understand the unique complexity of the investment.

The Opportunity Zone Provisions are technical and complicated. This is a new program and some facets of the law are vague, uncertain and subject to further refinement by the IRS. Investors intending to qualify for opportunity zone incentive tax benefits must be mindful of meeting all requirements; investors are urged to consult their personal tax advisors regarding an investment in the Fund.

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About the Fund

Own a Tax-Advantaged, Diversified Portfolio

The federal government designated 8,700 census tracts in the United States as opportunity zones following the Tax Cuts & Jobs Act of 2017, a bipartisan bill established to spur economic development in second- and third-tier markets. Investors in the Caliber Tax Advantaged Opportunity Zone Fund may be able to defer payment of capital gains taxes until April 2027. The invested funds can unlock compounding potential, while giving the investor its material benefit of tax-free appreciation of deferred gains for as long as the investment remains in the fund for 10-years, or longer. In addition to these tax benefits, limited partners will utilize the expertise of a professionally managed and diversified private real estate portfolio that aims to acquire $10-50 million commercial real estate projects. We believe the firm's deep experience as a developer and the investment relationships previously established in QOZ markets serve to support the launch of the Caliber Tax Advantaged Opportunity Zone Fund, LP.

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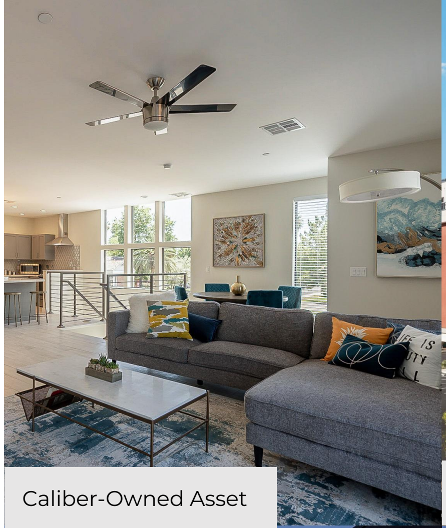
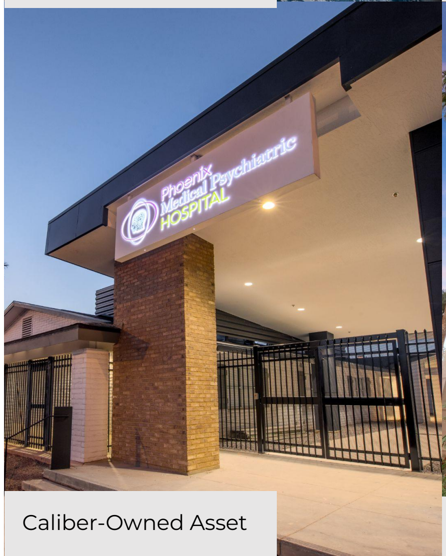

Caliber-Owned Asset

Caliber-Owned Asset



Caliber-Owned Asset


Caliber-Owned Asset

Caliber Tax Advantaged Opportunity Zone Fund, LP

SELECTED FUND TERMS & ADVISORS

General Partner	Caliber O-Zone Fund Manager, LLC
Maximum Offering	$500 Million
Expected Hold Period	Minimum of 10 years from close
Management Fee	Annually, 1.5% of aggregate capital contributions
Distributions	Class A Units: 75/25, Class B Units: 80/20**
Minimum Investment	Class A Units: $250K, Class B Units: $1M
Fund Attorney	Snell & Wilmer, LLP
Fund Tax Counsel	Marc Schultz, Esq.
Fund Auditor	Deloitte

**The applicable carry amount is dependent on whether the LP holds Class A Units or Class B Units. By way of example and assuming an LP's applicable carry amount is equal to 25%, if the LP's pro rata share of distributions is equal to $100 (before assessing the applicable carry amount), then $75 will be distributed to the LP and $25 will be distributed the GP.

Distribution payments are not guaranteed and may be modified at the GP's discretion.

Caliber Tax Advantaged Opportunity Zone Fund, LP

The Benefits of Investing into Qualified Opportunity Zone Funds

Eliminating the Capital Gains Tax – Additionally, if you hold the Opportunity Zone Fund investment for at least 10 years, any capital gain appreciation earned from the Opportunity Zone Fund investment is not taxed upon disposition. This is the most significant tax benefit provided by Opportunity Zones.

Unlocking Compounding Potential – Capital gains held in this fund have the ability to generate earnings, which can than be reinvested or remain invested with the goal of creating its own earnings. Essentially, you can potentially generate earnings from your previous capital gains.

Tax Deferral – You defer taxes from the original sale through December 31, 2026, or when the investment in the Opportunity Zone Fund is sold, whichever comes earlier.

Community Impact – Funds support the building and revitalization of underserved communities throughout the country, thanks to the Tax Cuts and Jobs Act of 2017. This fund injects capital into these areas through commercial real estate projects, potentially bringing in new businesses, jobs, and people to stimulate socio and economic growth.

Given the potential use of leverage in the operation of the funds, Caliber advises potential investors that the use of leverage can magnify potential losses suffered by the funds.

Caliber Tax Advantaged Opportunity Zone Fund, LP

What is a Qualified Opportunity Zone Fund?

To spur investment, the federal government gives investors the ability to temporarily defer any capital gains on the sale of a stock, business, or partnership interests that are reinvested into a designated Qualified Opportunity Zone Fund (QOF).

Caliber Tax Advantaged Opportunity Zone Fund, LP

What is a Qualified Opportunity Zone Fund?

Investors holding the fund longer than 10 years will receive their capital gains from the growth of their QOF investment tax free. Similar to a ROTH IRA, investors who are concerned about a higher tax environment in the future are more inclined to invest where future distributions are tax free. This is by far the biggest benefit of investing into Opportunity Zones.

To capture these tax benefits, investors must contribute a portion, or all their capital gains into a QOF. The QOF then invests in one or more of the 8760 Qualified Opportunity Zones around the US. The investment comes in the form of real estate development, as well as investing directly into a Qualified Opportunity Zone Business (QOZB).

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Selected Fund Assets

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DOUBLETREE BY HILTON TUCSON CONVENTION CENTER (TCC)

Selected Fund Asset

Purchase Date: 2018
Asset Class: Hospitality
Sub-Market: Downtown Tucson
Rooms: 175
Strategy: New Construction

Construction Completed | Opened March 2021

Caliber-Owned Asset

ROOSEVELT TOWNHOMES

Selected Fund Asset

Purchase Date: 2018

Asset Class: Multi-Family

Sub-Market: Downtown Tempe

Units: 39

Strategy: New Construction

Phase 1 Complete | Fully Open January 2022

Caliber-Owned Asset

The fund is a "blind pool" and investors will not be able to evaluate the economic merit of the Fund's investments until after the investments have been made.

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PHOENIX MEDICAL BEHAVIORAL HOSPITAL

Selected Fund Asset

Purchase Date: 2019

Asset Class: Medical Office

Sub-Market: Phoenix University Medical Center Campus

Beds: 96

Strategy: Adaptive Reuse

Construction Completed | Opened September 2020

Caliber-Owned Asset

PIMA CENTER

Selected Fund Asset

Purchase Date: 2021
Asset Class: Educational
Sub-Market: Scottsdale
SQ. FT.: 26,646
Strategy: New Construction

Expected to Break Ground Q4 2021

The fund is a “blind pool” and investors will not be able to evaluate the economic merit of the Fund’s investments until after the investments have been made.

*For illustrative purposes, this is a conceptual rendering of the planned construction.

Conceptual Rendering*

DOWNTOWN MESA PORTFOLIO

Selected Fund Asset

Purchase Date: 2017-2019

Asset Class: Mixed Use

Sub-Market: Downtown Mesa

SQ. FT.: 160,000**

Strategy: Value-Add Renovation and Adaptive Reuse

Tenant Improvements (TI) Ongoing

The fund is a “blind pool” and investors will not be able to evaluate the economic merit of the Fund’s investments until after the investments have been made.

**This portfolio has been partially acquired with the remainder in escrow to be acquired.

Caliber-Owned Asset

CALIBER

THE WEALTH DEVELOPMENT COMPANY

The Caliber Tax Advantaged Opportunity Zone Fund, LP

FUND SPONSOR OVERVIEW

ADDITIONAL RISK FACTORS/SUITABILITY

The Fund's investment strategy is speculative and there can be no assurance that the investment objectives of the Fund will be achieved, that the requirements of Opportunity Zone Provisions will be met or sustained or that the Manager's investment strategy will be successful. The Fund's operating results will be affected by economic and regulatory changes that impact the real estate market in general, including interest rate risk, occupancy issues, extended vacancies, the ability to attract tenants, insurance risks, etc. The offering is not contingent on a minimum capital raise in order to close and the General Partner may conduct a closing at any time; the Fund may not raise substantial amounts that would allow diversified holdings or achieve investment objectives.

This information does not constitute an offering of, nor does it constitute the solicitation of an offer to buy securities of any issuer. This information is provided solely to introduce the issuer to the recipient and to enable the recipient to determine whether the recipient would like additional information regarding this type of product. Any investment or sale of securities will only take place pursuant to appropriate, detailed private placement memorandum, subscription agreement and/or other documentation. Financial information or projections that may be contained in this summary are provided for illustrative purposes only and based on the fund's internal calculations and assumptions which have not been verified or audited by a third party. There can be no guarantee that the anticipated performance of the investment described herein will be achieved. This is a speculative and complex strategy and suitable only for accredited investors that are financially sophisticated.

CALIBER
THE WEALTH DEVELOPMENT COMPANY

Fund Sponsor Overview

Headquarters: Scottsdale, Arizona
Year Founded: 2009
Employees: 66

Caliber provides high net-worth individuals and the investment advisers who serve them access to sophisticated, private real estate investments that have been traditionally reserved for institutions. It is Caliber's mission to build wealth for and with our clients while transforming the assets and communities we touch.

Caliber strives to achieve this mission by providing well-structured residential, commercial, and hospitality real estate investments, utilizing, to the extent beneficial to the investment project as a whole, a vertically integrated business model that includes acquisitions, development, construction, asset management and disposition.

ROOSEVELT TOWNHOMES
Owned Asset - Completed Phase 1 | Tempe, Arizona

CALIBER
THE WEALTH DEVELOPMENT COMPANY

Fund Sponsor Overview

7th consecutive
INC 5000 Honoree*
(2014, 2015, 2016, 2017, 2018, 2019, 2020)

12 Years in Business
Scottsdale, AZ
Founded in 2009

Fund Sponsor
(3) FULLY FUNDED
(3) FUNDRAISING
(1) LAUNCHING SOON

*To be eligible for the Inc. 5000, a company must be privately owned, US-based, and independent. To qualify for 2020, revenue must have started by March 31, 2016, with revenue no less than $100,000 in 2016 and revenue no less than $2MM in 2019, with 2019 revenue exceeding 2016 revenue. To view a list of the official rules visit www.inc.com/inc5000/apply/guide

CaliberFunds.co

For inquiries please contact:

Conor Donohue

Telephone: (480) 295-7600

Email: conor.donohue@caliberfunds.co