



OpportunityDb

The Opportunity Zones Database

OZ Pitch Day Investor Deck
March 29, 2022

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TITLE PARTNER



ORIGIN
INVESTMENTS

DIAMOND PARTNERS





PLATINUM PARTNERS



GOLD PARTNERS



OTHER PARTNERS



Pitch Summaries: Title and Diamond Partners

FUND NAME	FUND DESCRIPTION	MIN. INV.	FUND PITCH
Urban Catalyst Fund II	Urban Catalyst is a real estate equity fund focused on ground-up development projects in downtown San Jose. As both fund manager and local developer, they are in a unique position. They have experience creating ground-up development projects in downtown San Jose.	\$250,000	Watch video
Investors Choice OZ Fund by USG/OZI	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
Caliber Tax Advantaged OZ Fund	This fund is specifically designed to invest in attractive commercial real estate projects located within Qualified Opportunity Zones in the greater Southwest region.	\$250,000	Watch video
Origin Investments QOZ Fund II	Diversified portfolio of transformational ground-up Class A multifamily developments located across fast-growing markets in the southwest and southeast U.S. Targeting a net equity multiple of 2.25-2.50x and a target net IRR of 10-12%.	\$50,000	Watch video

Pitch Summaries: Platinum and Gold Partners

FUND NAME	FUND DESCRIPTION	MIN. INV.	VIDEO
828 Studios OZ Fund	This QOZ Fund will created a movie studio in addition to provide financing for firm projects.	\$250,000	Watch
CRE Development Capital	Phoenix OZ Fund: Developing The Blue in Phoenix, a mixed use tower with a 225 key branded luxury hotel plus luxury condos. US Opportunities Fund: A multi-family ground up development project in Las Vegas.	\$100,000	Watch
Grubb Link Apartments OZ REIT	The Link Apartments OZ REIT launches with total AUM of \$350 million, comprising 19 properties in resilient and high-growth markets nationwide, including NYC, Oakland, LA, Denver, and Charlotte.	\$100,000	Watch
Nest Opportunity Fund	Nest Opportunity Fund 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	Watch
Veterans Victory Fund	VVOF will purchase, construct and renovate a mixed-use property marketed to Veterans, resulting in ADA-accessible, green multifamily apartments, business offices and programs for Veterans that create above-market returns for the investor.	\$10,000	Watch
Integrus DLV OZ Fund	Hospitality asset in a top travel destination.	\$100,000	Watch
Cbus OZ Fund III	Building value for investors while improving local neighborhoods in a dramatic and meaningful way with concentrated investment in distressed housing & mixed-use properties within the urban neighborhoods of Columbus, OH.	\$100,000	Watch
Aguadilla R&D Center	Industrial facility in Puerto Rico that is suited for government contractors, financial, banking, retail or food uses and consists of approximately 330,000 square feet.	\$250,000	Watch

Urban Catalyst Fund II

Fund Overview

Urban Catalyst is a real estate equity fund focused on ground-up development projects in downtown San Jose. As both fund manager and local developer, they are in a unique position. They have experience creating ground-up development projects in downtown San Jose.

Minimum Investment

\$250,000

Fees and Target Returns

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



Contact Information

- Mo Obeid
- 408.502.4502
- mobeid@urbancatalyst.com

Fund Pitch Replay

[Click to watch](#)



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 Target Returns

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



Contact Information

- Greg Genovese
- (877) 938-0888
- greg@usgre.com

Fund Pitch Replay

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Caliber Tax Advantaged OZ 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

\$250,000

Fees and Target Returns

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



CALIBER
FUNDS

Contact Information

- George Pace
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- george.pace@caliberfunds.co

Fund Pitch Replay

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OZ PITCH DAY

Hosted by Jimmy Atkinson — Mar 29, 2022

**Caliber Tax Advantaged
Opportunity Zone Fund**

Presented by Conor Donohue



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Origin QOZ Fund II

Fund Overview

Origin QOZ Fund II will be a diversified portfolio of transformational ground-up Class A multifamily real estate developments located across fast-growing markets throughout the southwest and southeast U.S. The Fund is targeting a net equity multiple of 2.25-2.50x and a target net IRR of 10-12%.

Minimum Investment

\$50,000

Fees and Target Returns

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



ORIGIN
INVESTMENTS

Contact Information

- Origin Investor Relations
- 800-628-8008
- investorrelations@origininvestments.com

Fund Pitch Replay

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OZ PITCH DAY

Hosted by Jimmy Atkinson — Mar 29, 2022

Origin Investments
QOZ Fund II

Presented by Michael Episcopo



OZPitchDay.com



828 Studios OZ Fund

Fund Overview

This QOZ Fund will create a movie studio in addition to provide financing for film projects. The movie studio will consist of 100,000 square feet of buildings that include sound stages, offices and post production facilities amongst other venues.

Minimum Investment

\$250,000

Fees and Target Returns

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



Contact Information

- Wally Sullivan
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- info@thejavelin.com

Fund Pitch Replay

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CRE Development Capital

Fund Overview

Phoenix OZ Fund: Single asset QOF developing The Blue, a downtown Phoenix mixed use tower with a 225 key branded luxury hotel 180 branded luxury condos.

US Opportunities Fund: A multi-family ground up development project in Las Vegas.

Minimum Investment

\$100,000+

Fees and Target Returns

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



Contact Information

- Lawrence Jatsek
- 480-442-2314
- info@credevelopmentcapital.com

Fund Pitch Replay

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A promotional graphic for "OZ PITCH DAY" on a blue background. The text "OZ PITCH DAY" is in large, bold, white letters. Below it, "Hosted by Jimmy Atkinson — Mar 29, 2022" is in smaller white text. The main title "CRE Development Capital Phoenix & Las Vegas OZs" is in yellow. Below that, "Presented by John Cerne" is in white. At the bottom left are the CRE Development Capital logo and the OpportunityDb logo (a globe icon with the text "OpportunityDb The Opportunity Zones Database"). Below the OpportunityDb logo is the website "OZPitchDay.com". On the right side of the graphic is a tall, modern skyscraper with a glass facade, identified as "The Blue" by a sign at its base.

Link Apartments OZ REIT

Fund Overview

Our new Link Apartments OZ REIT launches with total assets under management of \$350 million. comprising 19 properties in resilient and high-growth markets nationwide, including NYC, Oakland, LA, Denver, and Charlotte. The Link Apartments Opportunity Zone REIT will fundraise through the end of 2023.

Minimum Investment

\$100,000

Fees and Target Returns

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



Contact Information

- James Holleman
- (704) 405-1636
- jholleman@grubbproperties.com

Fund Pitch Replay

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Nest Opportunity Fund

Fund Overview

Nest Opportunity Fund 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 Target Returns

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



Contact Information

- Clint Edgington
- Clint@NestOpportunityFund.com
- 614-469-4685

Fund Pitch Replay

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Veterans Victory Housing & Small Business Center

Fund Overview

VVOF is a private-equity real estate QOF. Funds will be used to purchase, construct and renovate a mixed-use property marketed to Veterans, resulting in ADA-accessible, green multifamily apartments, business offices and programs for Veterans that create above-market returns for the investor.

Minimum Investment

\$10,000

Fees and Target Returns

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



Contact Information

- Kim Kuhle
- Kim.Kuhle@vvsbc.com

Fund Pitch Replay

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Integrís DLV QOF

Fund Overview

Hospitality assets in a top travel destination.

Minimum Investment

\$100,000

Fees and Target Returns

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



Contact Information

- Ben Matheson
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- bmatheson@integrisinv.com

Fund Pitch Replay

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Cbus OZ Fund III

Fund Overview

Building value for investors while improving local neighborhoods in a dramatic and meaningful way with concentrated investment in distressed housing & mixed-use properties within the urban neighborhoods of Columbus, OH.

Minimum Investment

\$100,000

Fees and Target Returns

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



Contact Information

- Chris Knoppe
- 614-333-0780
- ChrisK@NewCityOhio.com

Fund Pitch Replay

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Aguadilla International R&D Center

Fund Overview

Located just five miles from the Rafael Hernandez International Airport and kitty-corner to larger international businesses such as HP, Pratt and Whitney, and Honeywell Aerospace. The property is suited for government contractors, financial, banking, retail or food uses and consists of approximately 330,000 square feet.

Minimum Investment

\$250,000

Fees and Target Returns

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



Contact Information

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Fund Pitch Replay

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OZ Pitch Day Summer 2022

Thursday July 28, 2022

Save the Date!

Contact **Michael Johnston** for
information about partnership
opportunities:
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OpportunityDb

The Opportunity Zones Database