



Origin QOZ Fund II

OpportunityDB Pitch Day, March 2022

ABOUT ORIGIN INVESTMENTS

Top Decile Fund Manager¹



2.1x

AVERAGE
EQUITY MULTIPLE²

24%

AVERAGE
GROSS IRR²

0

REALIZED LOSSES

\$65M

PERSONAL CAPITAL
INVESTED BY PRINCIPALS

2,600+

INVESTMENT
PARTNERS

\$1.4B

ASSETS UNDER
MANAGEMENT

1) As of March 2022, Origin tied for sixth out of 181 Preqin-ranked best-performing private real estate fund managers in the nation and tied for 11th out of 249 Preqin-ranked best-performing private real estate fund managers globally. Our performance was self-reported to Preqin for Origin Funds I, II and III, and then rankings were determined by Preqin using a combination of net IRR and equity multiple. 2) Weighted across 33 realized deals since 2014.

QOZ FUND II OVERVIEW

Fund Strategy

- ✓ **Ground-Up Development**
- ✓ **Path of Growth**
- ✓ **Build-to-Core**

10%–12%

TARGET NET IRR

2.25–2.50x

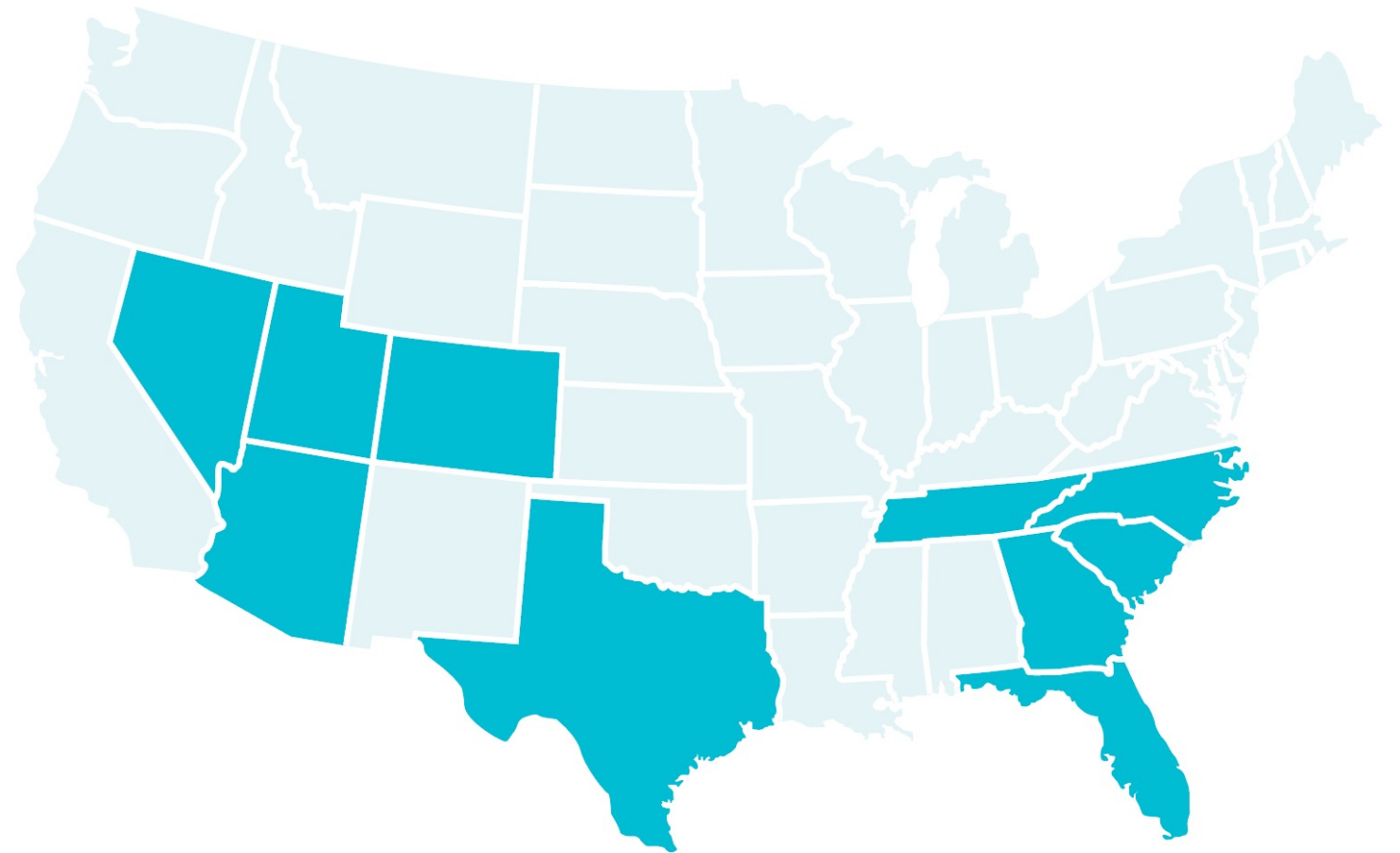
TARGET NET EQUITY MULTIPLE

QOZ FUND II OVERVIEW

Fund Strategy

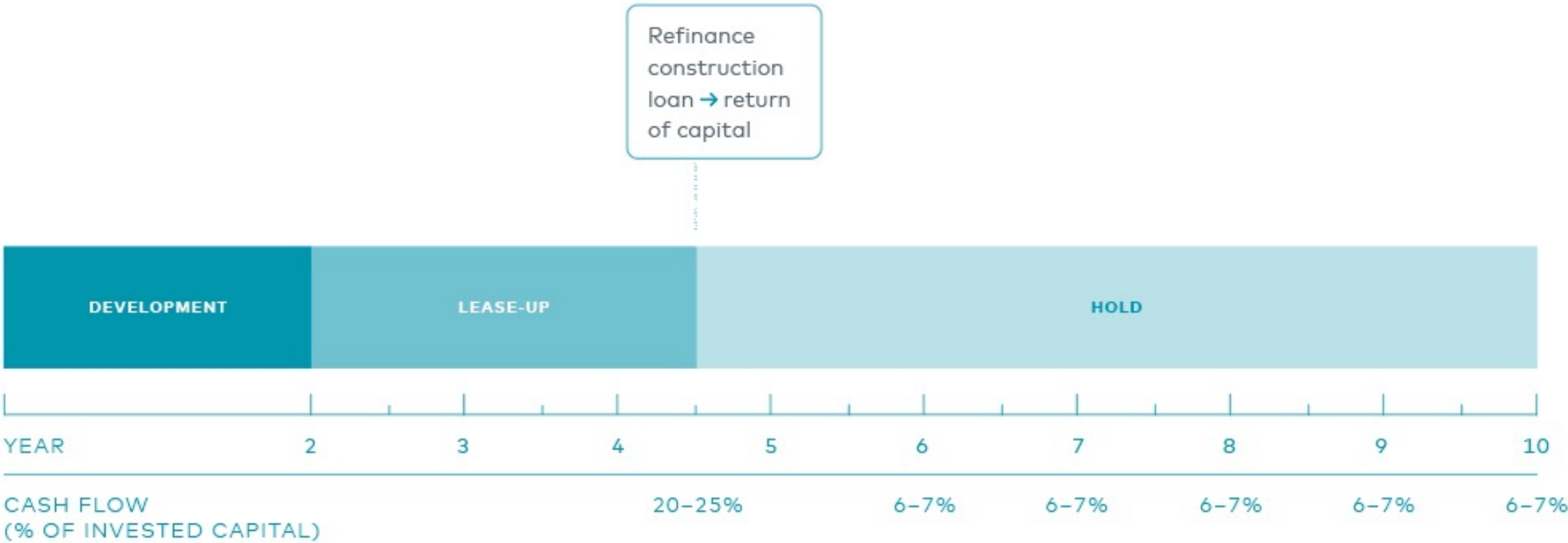
We target cities and submarkets across the southwest and southeast U.S. that are poised to experience outsized rent growth and demand.

- ✓ **Boots-on-the-Ground Investment Experience**
- ✓ **Origin Multilytics™**



QOZ FUND II OVERVIEW

How much cash flow will each property produce for you?



Portfolio Overview

Project	Market	Units	Total Equity Invested Fund 1	Target Stabilization Date	Expected Value @ Stabilization
Trailside NoDa Phase 1	Charlotte	330	\$22.5M	Q3 2024	\$36.5M
Trailside NoDa Phase 2	Charlotte	210	\$24.8M	Q3 2025	\$40.0M
The Rosie	Chicago	202	\$16.0M	Q3 2022	\$27.8M
Fiona	Colorado Springs	321	\$17.0M	Q2 2024	\$34.5M
Forth @ Navigation	Houston	300	\$20.1M	Q3 2022	\$34.3M
Union @ Roosevelt	Phoenix	190	\$20.0M	Q3 2024	\$27.5M
The Ensley	Colorado Springs	277	\$29.6M	Q1 2025	\$56.7M
The Hendricks	Dallas	266	\$19.2M	Q2 2025	\$30.8M
Haven @ Washington	Phoenix	343	\$11.2M	Q2 2025	\$20.3M
Edgehill Commons	Nashville	720	\$25.0M	Q3 2025	\$40.0M
Gateway Raleigh	Raleigh	288	\$26.6M	Q4 2024	\$41.3M
District West	Orlando	247	\$22.1M	Q3 2024	\$32.2M
Fees & Working Capital			\$10M		
		3,694	\$264.3M		\$421.7M

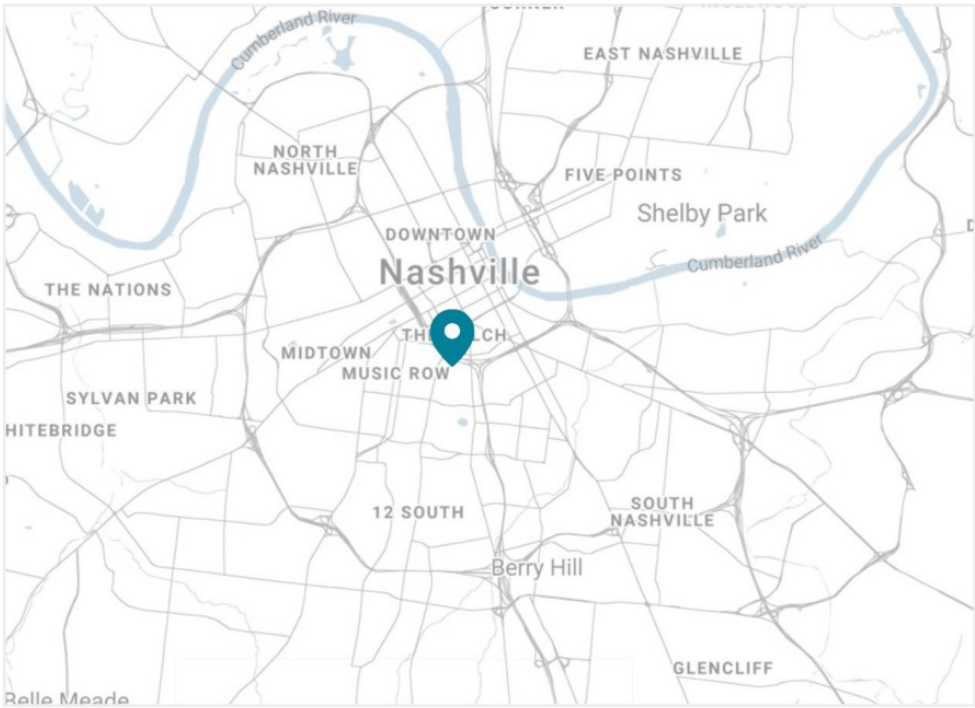
QOZ FUND II DEALS

Edgehill Commons

Nashville, TN

Edgehill Commons is a re-imagining of a former automotive services facility into a sustainable live, work and play district spanning 6.79 acres in one of the best Qualified Opportunity Zones in the country, the historic Edgehill neighborhood in flourishing Nashville, Tennessee.

Projected IRR	17.00%
Estimated Origin Equity	\$92M
Estimated Total Deal Size	\$250M



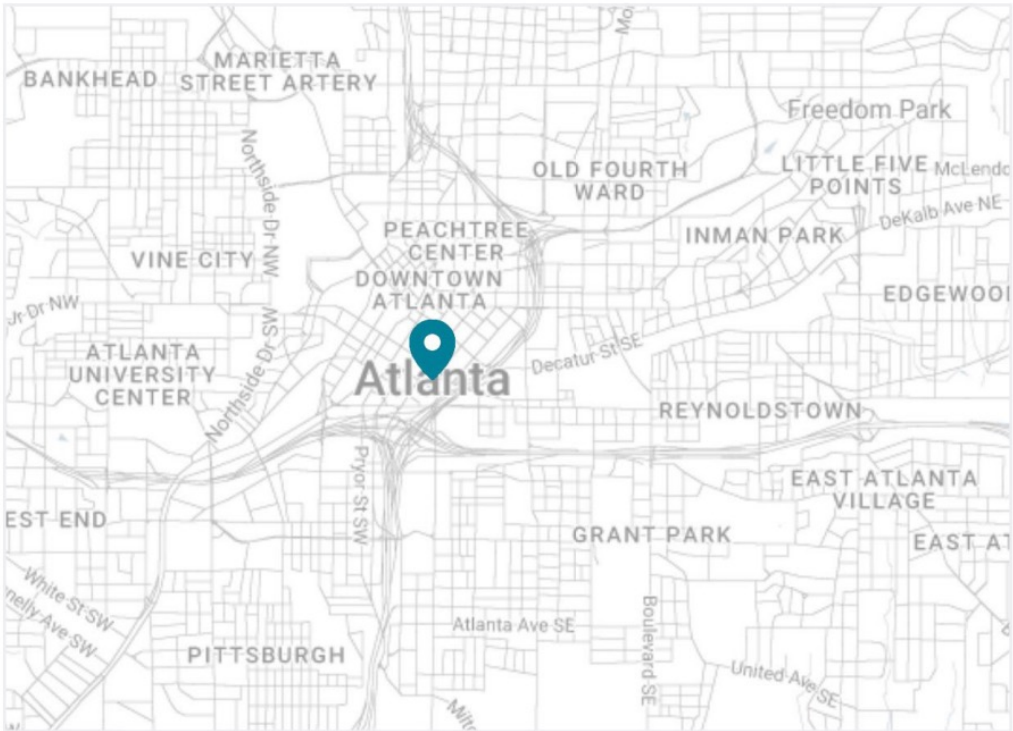
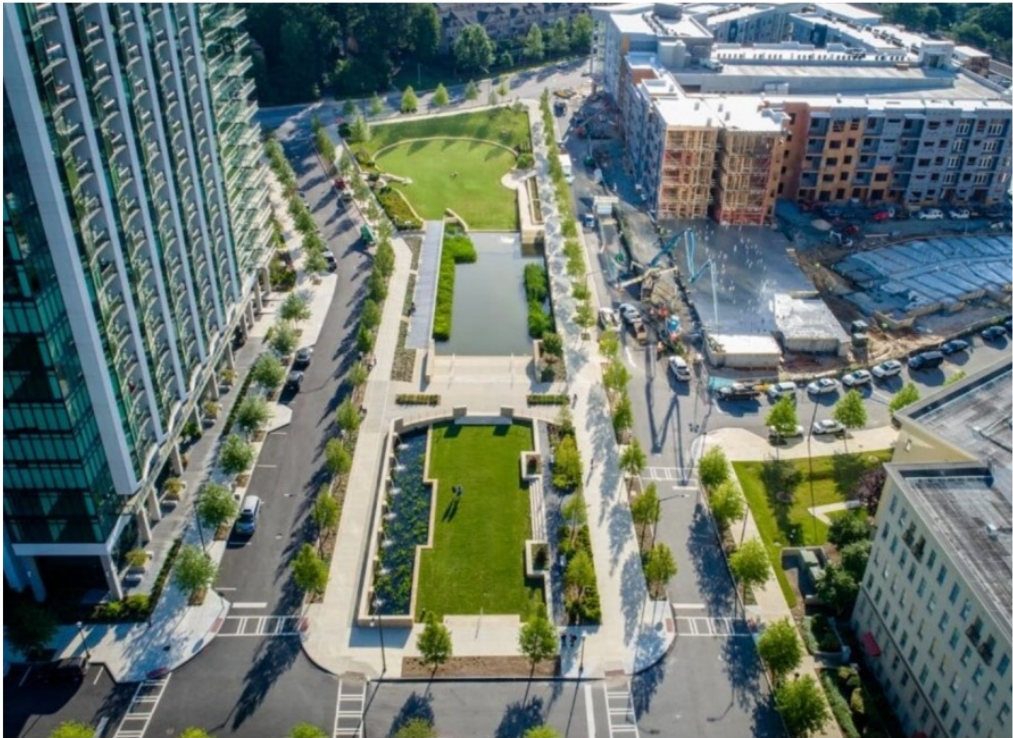
QOZ FUND II DEALS

Sawtell

Atlanta, GA

Origin will join repeat partner Kaplan Residential in the development of this 40-acre master-planned project in the Chosewood Park neighborhood of Atlanta, GA. Sawtell will create a neighborhood village that celebrates community and connectivity, weaving in adaptive re-use components to preserve the charm and originality of the site.

Projected IRR	15.50%
Estimate Origin Equity	\$60M
Estimated Total Deal Size	\$380M



QOZ FUND II DEAL UPDATE

Deal Pipeline

As of March 2022

Project	Market	Current Status	Project Total Cost	Origin Equity
Phoenix Multifamily	Phoenix	Due Diligence	\$100M	\$32M
Colorado Springs Multifamily	Colorado Springs	Due Diligence	\$72M	\$24M
Phoenix Multifamily	Phoenix	Bidding	\$133M	\$40M
Charlotte Multifamily	Charlotte	Bidding	\$55M	\$19M

QOZ FUND II OVERVIEW

Summary
of Terms

General		
Fund Structure	LLC/Partnership	
Investment Period	Through December 31, 2023	
Investor Redemption Option	Quarterly, subsequent to 1-year lockup period*	
Target Return	2.25-2.5x net equity multiple	
Tax Equivalent Return**	2.64-3.00x net equity multiple	
External Legal Counsel	Neil Gerber & Eisenberg	
Fund Administrator	SS&C Technologies Inc.	
Terms		
Annual Management Fee	1.25% of net asset value	
Acquisition Fee	0.5% of project cost	
Performance Fee	15% after 7% preferred return (50/50 catchup)	
One-time, Upfront Setup Fee	Commitment	Fee
	\$50,000 – \$249,999	2.0%
	\$250,000 – \$999,999	1.0%
	\$1,000,000 – \$4,999,999	0.5%
	\$5,000,000 or more	0.0%

Next Steps

Visit Our Site to Learn More

origininvestments.com/offerings/qoz-fund-ii/

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