USG OZI

INVESTORS CHOICE OZ FUND

Investors Choice OZ Fund

America's Investor-Directed Qualified Opportunity Zone Fund

A Better Way to Invest in Opportunity Zone

Multiple Projects	National Demographics	Recession Resilient Asset Classes	**You Choose Your Investment Projects**

www.investorschoiceoz.com
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CONTACT US

Interested in connecting with us? Please reach out via phone, email, or leave your contact info below and we will be in touch shortly.

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THE OPPORTUNITY ZONE EXPERTS™

FOR ACCREDITED INVESTORS ONLY

This is not an offer to sell securities. An offer to sell units ("Units") in Investor Choice OZ Fund, LLC (the "Fund") may be made only pursuant to the Private Placement Memorandum of the Fund, as supplemented (the "Memorandum"). The information contained in this presentation is qualified in its entirety by the Memorandum, and in the event of any contradiction between this presentation and the Memorandum, the Memorandum governs. **The offering of Units (the "Offering") is being made by means of the Memorandum only to accredited investors who meet minimum accreditation requirements, as well as suitability standards as determined by a qualified broker-dealer or investment advisor.** All prospective investors must read the Memorandum, including the "Risk Factors," prior to investing.

The Offering will not be registered under the Securities Act of 1933 or the securities laws of any state and are being offered and sold in reliance on exemptions from the registration requirements of such laws. Certain disclosure requirements which would have been applicable if the Units were registered are not required to be met. Neither the Securities and Exchange Commission nor any other federal or state agency has passed upon the merits of or given their approval to the Units, the Offering or the Memorandum.

Statements and other analyses made by USG Realty Capital LLC, OZI Group LLC, or USG OZI LLC and its representatives in this presentation or video are statements of opinion as of the date they are expressed or statements of fact that are true to the knowledge of their representatives. Past performance of USG Realty Capital LLC, OZI Group LLC, or USG OZI LLC and its affiliates is not indicative of future results. There is no assurance that any of the objectives stated in this presentation of video will be achieved.

Securities offered through Pinnacle Capital Securities, LLC. Member FINRA, SIPC

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All investments involve risk. Risks associated with the Units include the following:

- an investment in the Units is speculative, illiquid and involves a high degree of risk and there is no guarantee that investors will receive any return;
- risks associated generally with the start-up nature of the Fund;
- the uncertain impact of the COVID-19 virus on the United States economy;
- the Fund is a newly formed entity with no operating history;
- lack of liquidity;
- uncertainty of the Fund’s qualification as a qualified opportunity fund;
- lack of permits necessary to develop the Fund’s projects;
- potential income tax liability of the Fund’s members in 2026;
- general risks associated with investments in real estate, including competition, environmental risks, operating risks, financing risks, construction risks and development risks;
- general risks associated with investments in and operating self-storage real property;

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KEY OFFERING DETAILS

OFFERING SIZE **$50,000,000**	**PREFERRED ANNUALIZED RETURNS** (per project) **10-12%**

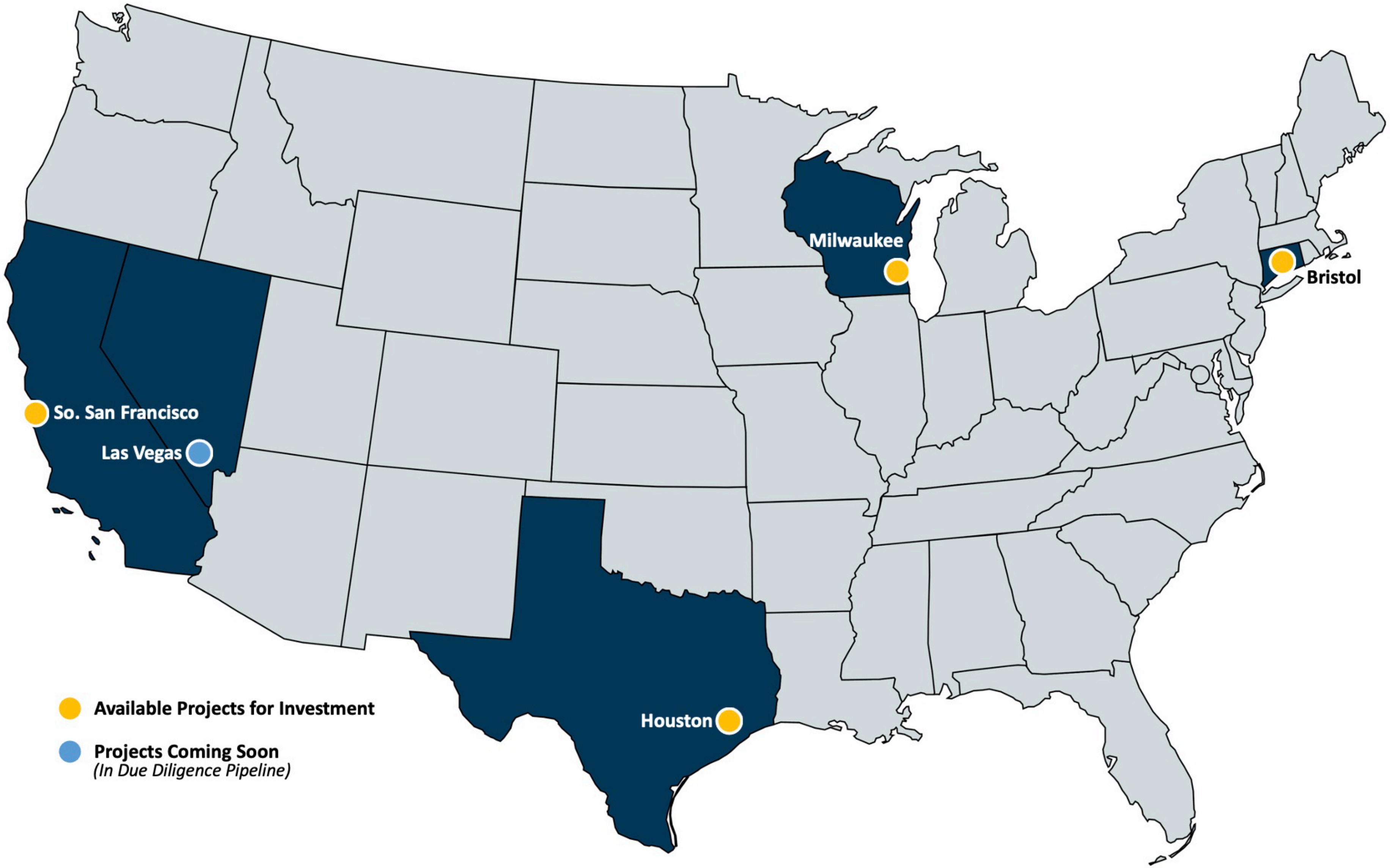
MINIMUM INVESTMENT

$50,000

RETURN DISTRIBUTION CHART

INVESTOR	SPONSOR	CRITERIA
100%	0%	Until returns Equal 100% Return of Capital
90%	10%	From 100%ROC till Preferred Returns are Met
80%	20%	From Pref Returns Onward

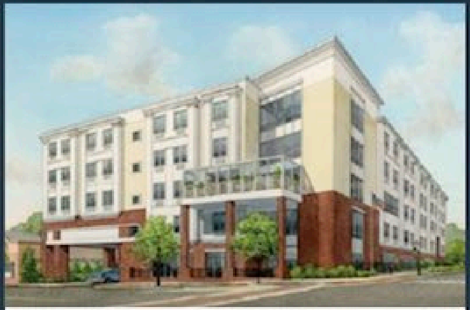
Current Projects & Pipeline



Available Fund Investment Assets

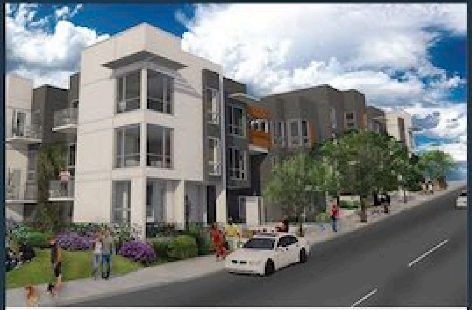
Elevation 1659
Milwaukee, WI

- Multifamily
- 76 units
- **Preferred Annualized Return 12%**[1]



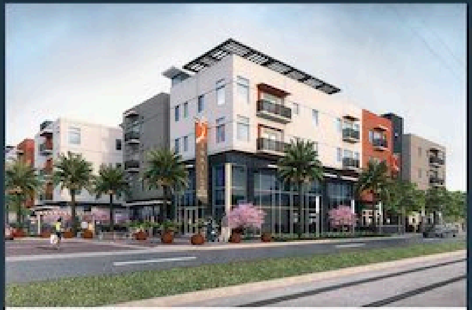
KindCare
Bristol, CT

- Senior Living
- 117 units
- **Preferred Annualized Return 11%**[1]



Enclave at Candlestick
South San Francisco, CA

- Multifamily
- 97 units
- **Preferred Annualized Return 12%**[1]



Oasis Springs
Houston, TX

- Multifamily
- 115 units
- **Preferred Annualized Return 12%**[1]

1. Per Project preferred returns are set by the fund manager, ICOZ Manager, LLC. The preferred returns are contractual in nature as they are displayed here. There is no guarantee that investors will receive the preferred returns represented here.

The ICOZ Difference

I. Who You're Investing *With* is as Important as What You're Investing *In*.

III. National Projects. Partnering with Local and Regional Developer Experts

II. Investor-First Fund Structure & Investor-Focused Asset Management

IV. Execution of Pro Forma & Business Plan with 3rd Party Oversight

The ICOZ Difference

Investor Advocacy

Asset Management

Elimination of Potential Conflicts of Interest

GlobeSt.com™
Real estate is our domain

Why USG Is Taking a New Approach to Opportunity Zone Investing

The firm's new investor-directed fund focuses on investor-advocacy asset management.

By **Kelsi Maree Borland (/author/profile/Kelsi-Maree-Borland/)** | March 24, 2021 at 02:00 PM

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USG Realty Capital and OZI Group have partnered to launch a multi asset opportunity zone fund. The fund is unique in that it is investor drive with a focus on asset management, rather than a developer directed fund, as most opportunity zone funds are. The innovative structure comes with a wealth of benefits for investors looking to gain exposure to opportunity zone investment, along with all of the tax perks.

"Ours is an asset management driven platform versus a developer driven platform. Most opportunity zone investing platforms have developers with projects they are trying to fund," **Greg Genovese**, founder & CEO of USG Realty Capital, tells GlobeSt.com. "Conversely, our platform employs a best in class project due diligence filter with our own proprietary protocols in place where candidate projects and potential development partners are extensively reviewed and only if they meet all strict criteria are the projects offered to investors."

As a result, the projects in the fund undergo a rigorous vetting process. "We start with the idea that a development project must fit within our protocols as asset managers," says Genovese. "We have a great number of development partners now and all have not only embraced this concept, but have seen the benefits of partnering with us at the project level, which in turn allows them to concentrate on the project development only, while we focus on the fund equity raising, compliance, and oversight of the project."

This isn't to say that the fund doesn't work closely with developers—it does. But the fund's primary role is to support investors. "It's about being a collegial partner with our development partners, while also being squarely on the side of investors as their advocate," adds Genovese. "We work well with our development partners at the project level, but our primary role is asset manager for the fund, itself. We believe that investors are better served with that structure."

A Unique Investor-First / Developer Partner Approach

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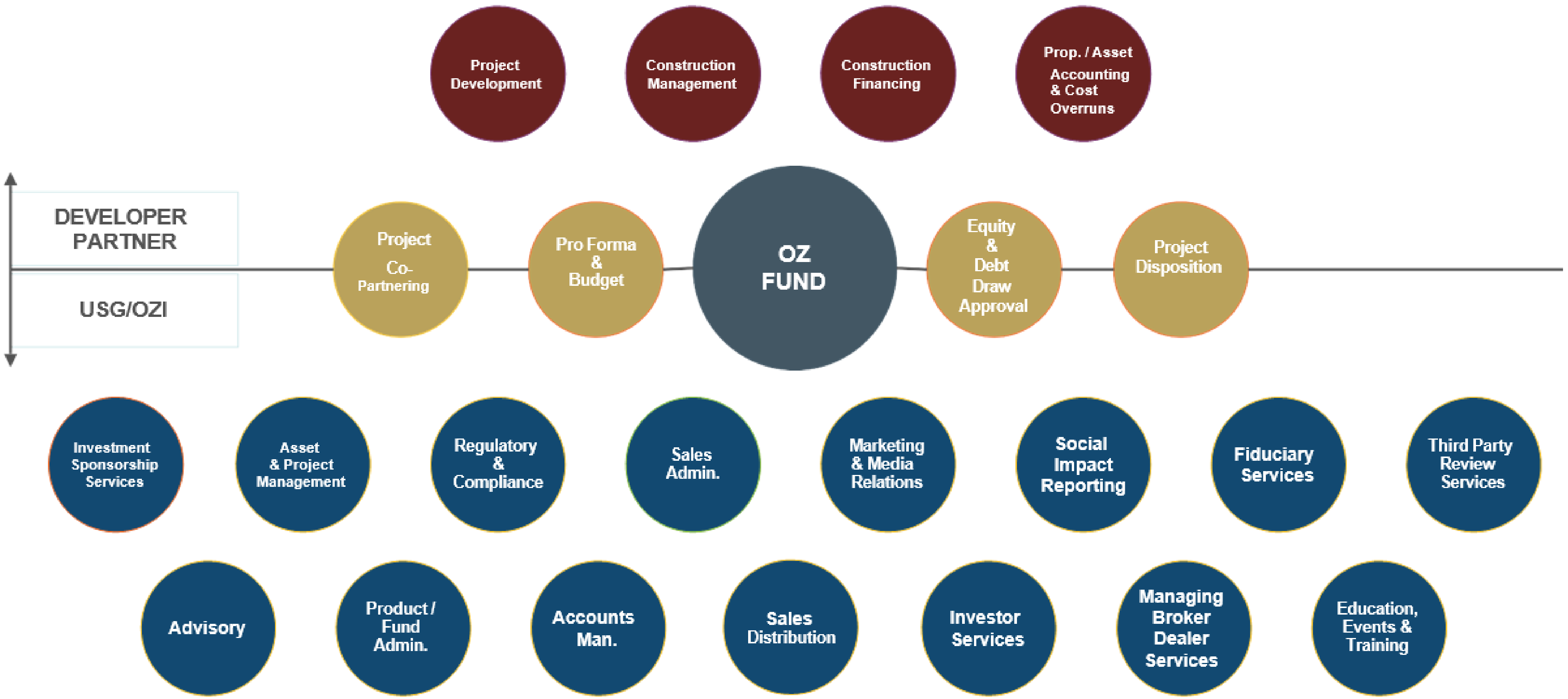
The Opportunity Zone Experts™



Post COVID – 19 Investment Environment

The Post-COVID 19 Investment Environment

- Historic High's for Property Prices
  - Greater Investment Return Risk

- Near the End of Real Estate Investment Cycle
  - Greater Bubble Risk

- Stock Market at an All-Time High (Jan 2022)
  - Greater Market Risk
  - Down 5% (March 28, 2022)

- Interest Rates at Historic Low's (till 3/15/22)
  - Greater Inflation Risk
  - Increased 0.25% on 3/16/22
  - 6 more increases expected in 2022

- Inflation is Here! Greater Uncertainty
  - Move towards Tax- Advantaged Hard Assets

The Solution

Capture & Rebalance

- Harvest Capital Gains
- Rebalance Portfolio to combat risk of:
  - Inflation
  - Recession
    - Hard Assets (i.e. Real Estate)
- Maximize Tax-Advantages

Opportunity Zone Investing

INVESTORS CHOICE OZ FUND, LLC

By USG OZI

- ❑ Investors Select their Projects
- ❑ Smaller In-Fill Projects with Local & Regional Developers
- ❑ Project Co-Management with our Developer Partners
- ❑ Recession Resilient Asset Classes, Locations, and Demographics
- ❑ Social Impact Reporting (Ongoing)
- ❑ Realistic Pro Forma based on Current Economic Conditions
  - ❑ Assumptions based on Current Real Estate Investment Cycle
  - ❑ Return Profile based on Decompressing Cap Rates
  - ❑ Risk-Adjusted Debt (i.e. Low to Moderate LTV on Permanent Financing
- ❑ Targeted Multiple Distribution Events throughout the Life of the Program
- ❑ Higher than average Preferred Returns to Investors from 10% to 12%
- ❑ Investor Favored Return Distribution Waterfall

Investor	Sponsor	Distribution Criteria
100%	0%	Until Returns Equal to 100% Return of Capital
90%	10%	From 100% ROC until Preferred Returns Met
80%	20%	From Preferred Returns and Greater



Current Available Projects
A Deeper Dive



Elevation 1659
Milwaukee, WI

- 76 Market Rate Units – Multi-Family
- Developer: Ogden & Co
- 1 Mile from downtown Milwaukee
- **$6.0M in ICOZ Equity Raise**
  - **$6.5M Total Project Equity**
- $24.5M in Project Costs
- $18M Loan Proceeds
- Preferred Annualized Returns 12%

Ogden
Real Estate without Boundary®

Milwaukee, WI

KindCare
Bristol, CT

- 117 Units – Assisted Living & Memory Care
- Developer: KindCare (SLD)
- Operator: Charter Senior Living
- Home of ESPN, Xerox & 12 Fortune 500 Companies.
- **$6.1M in ICOZ Fund Equity Raise**
  - **$11.2M Total Project Equity**
- $27.6M in Project Costs
- $16.4M Loan Proceeds
- Preferred Annualized Returns 11%

SLD
SENIOR LIVING DEVELOPMENT

Bristol, CT


ESPN
Headquarters
Bristol Hospital
Downtown
& City Hall
CVS & Pharmacy
SITE

Enclave at Candlestick
So. San Francisco, CA

- 97 Market Rate Units – Multi-Family
- Developer: Eagle Environmental Construction & Lennar Homes
- 4 miles to SF Financial District (Facebook & Salesforce headquarters)
- 15 Miles to Oracle headquarters
- **$10.0M in ICOZ Fund Equity Raise**
  - **$17.0M Total Equity**
- $31.6M Loan Proceeds
- $48.6M Total Project Costs
- Preferred Annualized Returns 11%

EEC
EAGLE ENVIRONMENTAL CONSTRUCTION
"Your Environmental Specialists"

LENNAR
The Home of Everything's Included.

So. San Francisco, CA

Oasis Springs
Houston, TX

- 115 Market Rate Units – Multi-Family
- Developer: AIRE Ventures
- 2 miles to University of Houston
  - Desirable Student Housing Location
- Headquarters for ExxonMobil, JP Morgan Chase, and many other Fortune 500 companies
- **$4.9M in Total ICOZ Fund Equity Raise**
- $18M in Project Costs
- $13.5M Loan Proceeds (HUD Financing)
- Preferred Annualized Returns 12%

Houston, TX


Downtown Houston
Texas Southern University
University of Houston
SITE

INVESTORS CHOICE OZ FUND, LLC

By USG OZI

Summary of Current Identified Projects[1]

USG/OZI, working with its Development Partners, has identified properties it intends to develop in the Investors Choice Fund, LLC.

Summaries of these projects are included in the table below and following pages.*

No.	Location	Project Name	Asset Type	Project Added to Portfolio on	Maximum Fund Equity per Project	Current Investor Equity Investments & Reservations	INVESTMENT EQUITY CURRENTLY AVAILABLE	Development Partner	Anticipated Construction Start	Anticipated Construction Completion[2]	Preferred Annual Investor Return	Current Annual Pro-Forma Investor Return[3]
1	Milwaukee, WI	Elevation 1659	MF	May-21	$ 5,800,000	$ 4,479,000	**$ 1,321,000**	Ogden & Co.	Mar-22	July 2023	**12%**	**13.80%**
2	Bristol, CT	KindCare @ Bristol	SL	Jun-21	$ 5,900,000	$ 5,425,000	**$ 475,000**	Senior Living Dev. Co.	Feb-22	Apr-23	**11%**	**13.33%**
3	So. San Francisco, CA	Enclave at Candlestick	MF	Oct-21	$ 10,000,000	$ 2,800,000	**$ 7,200,000**	Eagle Environmental Construction / Lennar Corp.	Jun-22	Nov-23	**11%**	**12.01%**
4	Houston, TX *(open for investment soon)*	Oasis Springs[4]	MF	Jan-22	$ 4,900,000	$ 500,000	**$ 4,400,000**	AIRE Ventures	Jun-22	Nov-23	**12%**	**13.20%**
5+	*More Projects Coming Soon!* *(Note: There can be no assurance these objectives will be achieved.)*											
Totals					$26,600,000	$ 13,204,000	**$13,396,000**					

All data as of February 2022 unless otherwise noted.

1. All statistics included herein are estimates provided to the Fund by the Fund's development partners as of December 2021. There can be no assurance that these objectives will be achieved.
2. Date shown is the date of scheduled completion. Projects may be completed prior to or following the scheduled date.
3. Pro-Forma Return is based on currently available data; all figures are estimates and subject to change.
4. Oasis Springs is in final due diligence. All quoted figures are estimates and subject to change.

* The purchases of these properties are subject to satisfactory completion of agreed upon closing conditions and negotiation and execution of definitive documentation between the Fund and the applicable development partner for each property. The Fund's ability to close on these properties is contingent upon the Fund's ability to raise sufficient proceeds in this Offering and to obtain sufficient amounts of debt on attractive terms to acquire the properties; satisfactory completion of entitlements and due diligence on the properties and the respective sellers of the properties; satisfaction of the conditions to the acquisition in accordance with the purchase agreements; and no material adverse change relating to the properties, the respective sellers of the properties, or certain economic conditions. There can be no assurance that the acquisition of these properties will be completed. Other properties may be identified in the future that we may acquire prior to, instead of, and/or subsequent to these properties. Due to the considerable conditions required to acquire these properties, not make any assurances that the closing of these properties will occur.

YOU CHOOSE! – One Fund, Multiple Project Choices

(Sample Portfolios)

CURRENT PROJECTS	SMITH	%	JONES	%	HANSEN	%	DOMKE	%
Milwaukee, WI - Elevation 1659	$500,000	50	$100,000	25			$1,250,000	50
Bristol, CT – KindCare	$250,000	25	$100,000	25			$500,000	20
Houston, TX – Oasis Springs			$100,000	25	$50,000	50		
So. San Francisco, CA – Enclave	$250,000	25	$100,000	25	$50,000	50	$750,000	30
TOTAL INVESTMENT	**$1,000,000**	100	**$400,000**	100	**$100,000**	100	**$2,500,000**	100

COMPARING OZ FUNDS

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	BLIND POOL	MULTI-PROJECT	SINGLE-PROJECT	INVESTORS CHOICE
MULTI-PROJECT DIVERSIFICATION	X	X		X
SINGLE-PROJECT CONCENTRATION			X	X
ASSET MANAGEMENT OVERSIGHT OF DEVELOPER & PROJECT	?	?	?	X
TAX OPINION			?	X
THIRD-PARTY REGULATORY/COMPLIANCE			?	X
SOCIAL IMPACT REPORTING		?	?	X
INVESTOR DIRECTED				X

Strategic Partners

USG REALTY CAPITAL
The Opportunity Zone Experts™

OZI OPPORTUNITY ZONE INVESTMENTS

DLA PIPER

UMB BANK

UMB Fund Services

First Federal

The Mosaic Financial Group LLC
Your Wealth Management Partner

PINNACLE CAPITAL GROUP

DRC IMPACT REPORTING

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