



Origin QOZ Fund II

OpportunityDB Pitch Day, July 2022

ABOUT ORIGIN INVESTMENTS

Top Decile
Fund Manager¹



2.1x

AVERAGE
EQUITY MULTIPLE²

24%

AVERAGE
GROSS IRR²

0

REALIZED LOSSES

\$75M

PERSONAL CAPITAL
INVESTED BY PRINCIPALS

3,000+

INVESTMENT
PARTNERS

\$1B+

EQUITY UNDER
MANAGEMENT

1) Preqin provides financial data and information on the alternative assets market. As of July 2022, Origin tied for #17 out of 233 Preqin-ranked best performing global private real estate fund managers. Our performance was self-reported to Preqin for Origin Funds I, II and III and then rankings were determined using 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

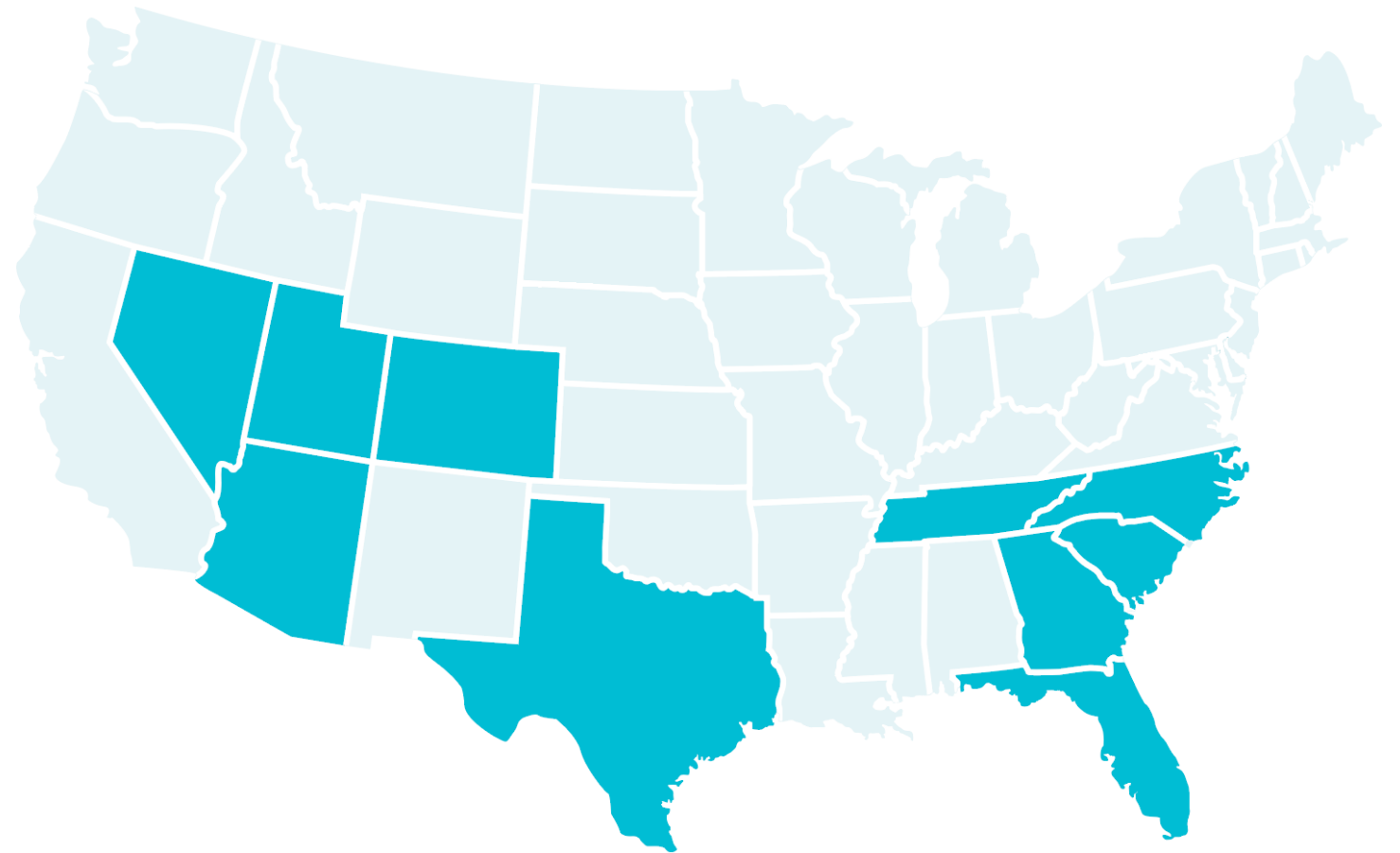
TARGET NET EQUITY MULTIPLE

QOZ FUND II OVERVIEW

Fund Strategy

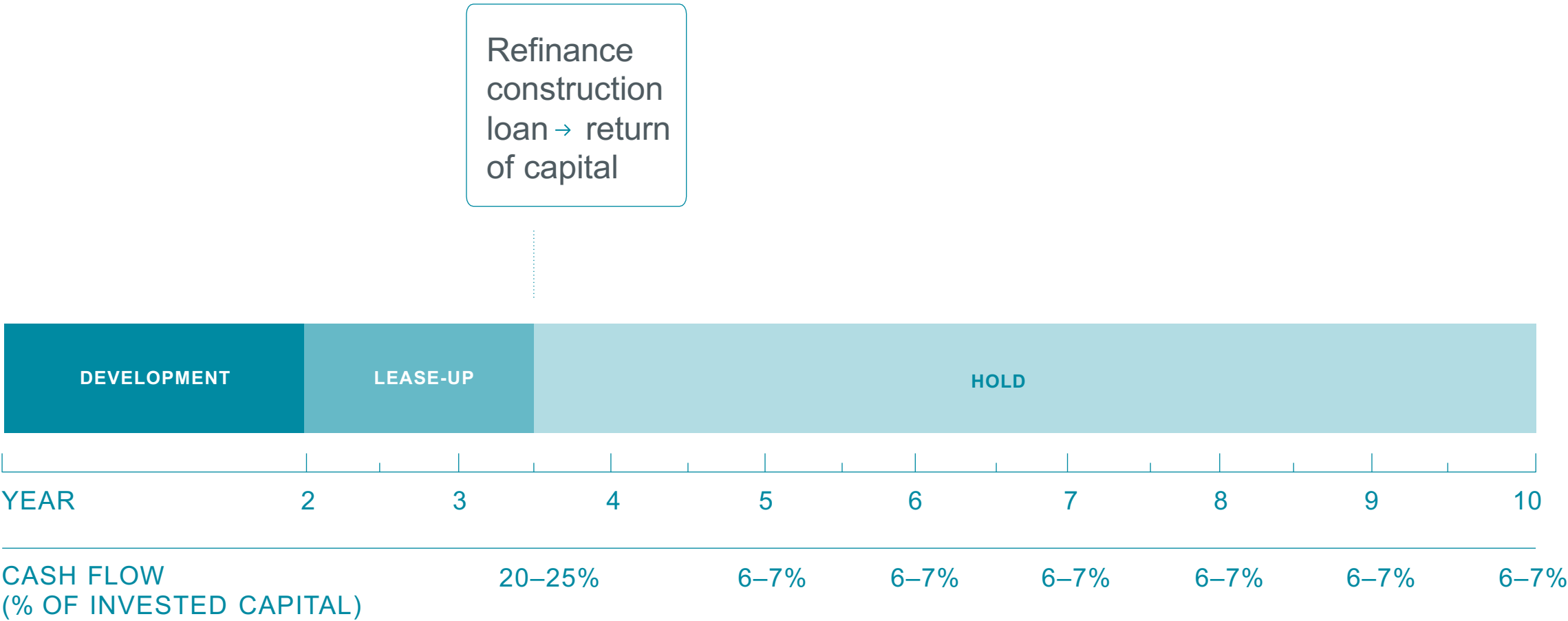
We target cities and submarkets across the southwest and southeast U.S. that are poised to experience outsized rent growth and demand.

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



QOZ FUND II OVERVIEW

What are the Fund-level projected cash flows?



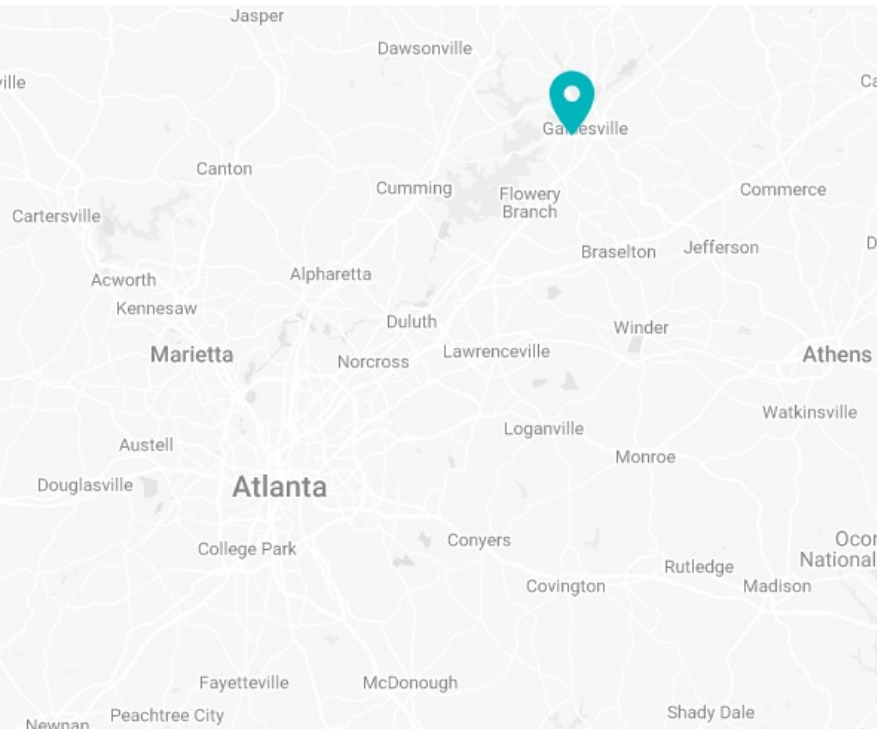
QOZ FUND II DEAL UPDATE

AVA Gainesville

Atlanta, GA

AVA Gainesville will be one of two build for rent opportunities in the Southeast with Atlanta-based TWO Capital Partners. This project is a 231-unit community comprised of build-for-rent townhomes and single-family rental homes on a 25-acre parcel. The project benefits from its location that is approximately one-mile from charming suburban downtown Gainesville and tax credits are likely to be secured that will provide \$10M in benefits over the life of the investment.

Asset Type	Build-for-Rent Homes
Target IRR	18.90%
Estimated Origin Equity	\$29M
Estimated Total Deal Size	\$86.7M



Seed Deals

(As of July 2022)

Project	Market	Estimated QOZ II Equity	Stabilized Yield	Origin AI 5-Year AVG Submarket Rent Growth (Recession)
Edgehill Commons ¹	Nashville	\$40M	5.3%	2.5%–3.0%
Two Rivers Ranch	Tampa	\$22M	5.4%	2.5%–3.0%
Sawtell, Multiphase ¹	Atlanta	\$60M	5.6%	2.5%–3.0%
Elan Rio Grande	Colorado Springs	\$26M	6.0% ²	4.0%–4.5%
Solace at Ballpark North	Phoenix	\$32M	5.6%	4.5%–5.0%
Lofts at Eastland	Charlotte	\$22M	5.6%	3.0%–3.5%
AVA Gainesville	Atlanta	\$29M	6.1% ²	2.5%–3.0%
AVA Madison	Nashville	\$28M	5.5%	2.5%–3.0%
Haven at Washington	Phoenix	\$21M	5.7%	3.5%–4.0%
TOTAL		\$280M		

1) Sidecar opportunities available

2) Inclusive of Tax Abatements

Next Steps

Visit Our Site to Learn More

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

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