
Blissful Blue Spa
BLUE
ZONE
Resort
TM
coastalbendozfund.com

Experienced Financial Fiduciary Advisor

John Berlet
Fund Manager, Coastal Bend OZ LLC
Rockport, Texas

- 40+ years in Financial Services- Austin TX
- CEO of Tandem Trust Financial LLC, Investment Advisory Firm – 1987-2023
- March 2021, Sold $50,000,000+ FIA book of business, resulting in an eligible Capital Gain.
- Traveled to 100’s of QOF locations in 17 states.
- Selected Rockport Texas August 2021; closed on The Oleander Courts in the Hotel District

In The Beginning


"The Blue City"
Chefchaouen

Oleander Court


Demolition

COASTAL BEND OZ

REBUILD STRONGER

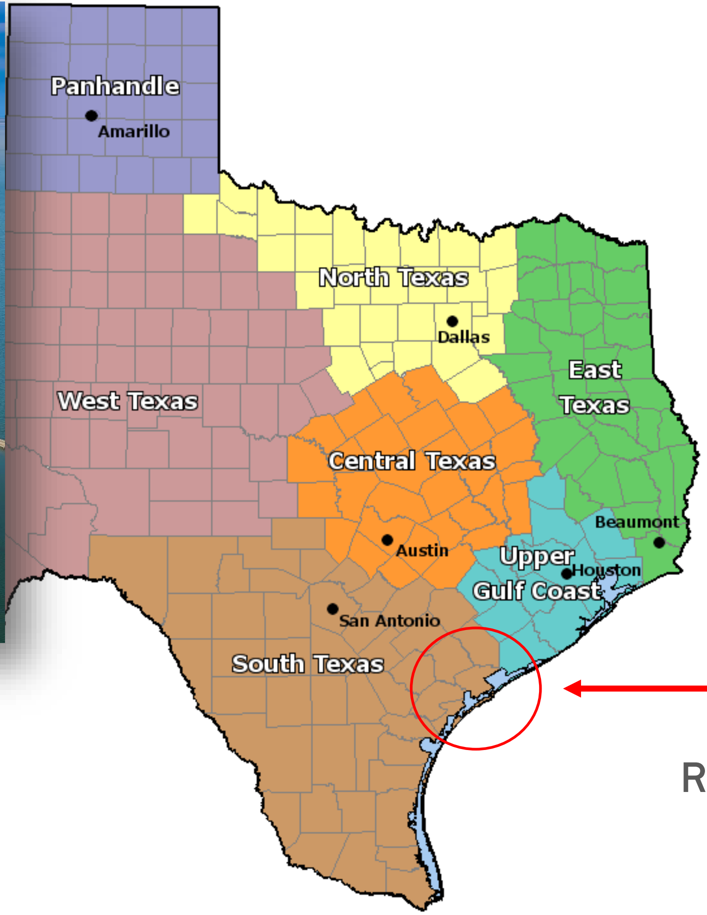
Hurricane Harvey Made Landfall in Rockport, Texas

August 25, 2017

Thousands of homes were destroyed, but Rockport is a resilient town, and we are rebuilding even stronger than before.

TARGETMARKET

Private Capital, Public Good



Central Texas OZ

We know Austin and believe its over heated market has peaked. We keep a finger on the pulse and have vast experience here.

Corpus Christi OZ

Corpus Christi and the surrounding waterfront communities are becoming a hot spot for remote workforce relocation.

Coastal Bend Region

Rockport, Texas named one of the Top 5 Small Coastal Towns in America by USA Today 5 years running.
The #1 fishing destination in Texas.

COASTAL BEND OZ

Aransas County EDC Summit
January 27, 2023

Panelist Texas A&M - Corpus Christi Economic Professor Dr Jim Lee on Rockport's Future:

The Rockport Pilot
Aransas County's Community Newspaper Since 1869
MIDWEEK | Wednesday, February 22, 2023 | Volume 154 • No. 6 | www.rockportpilot.com

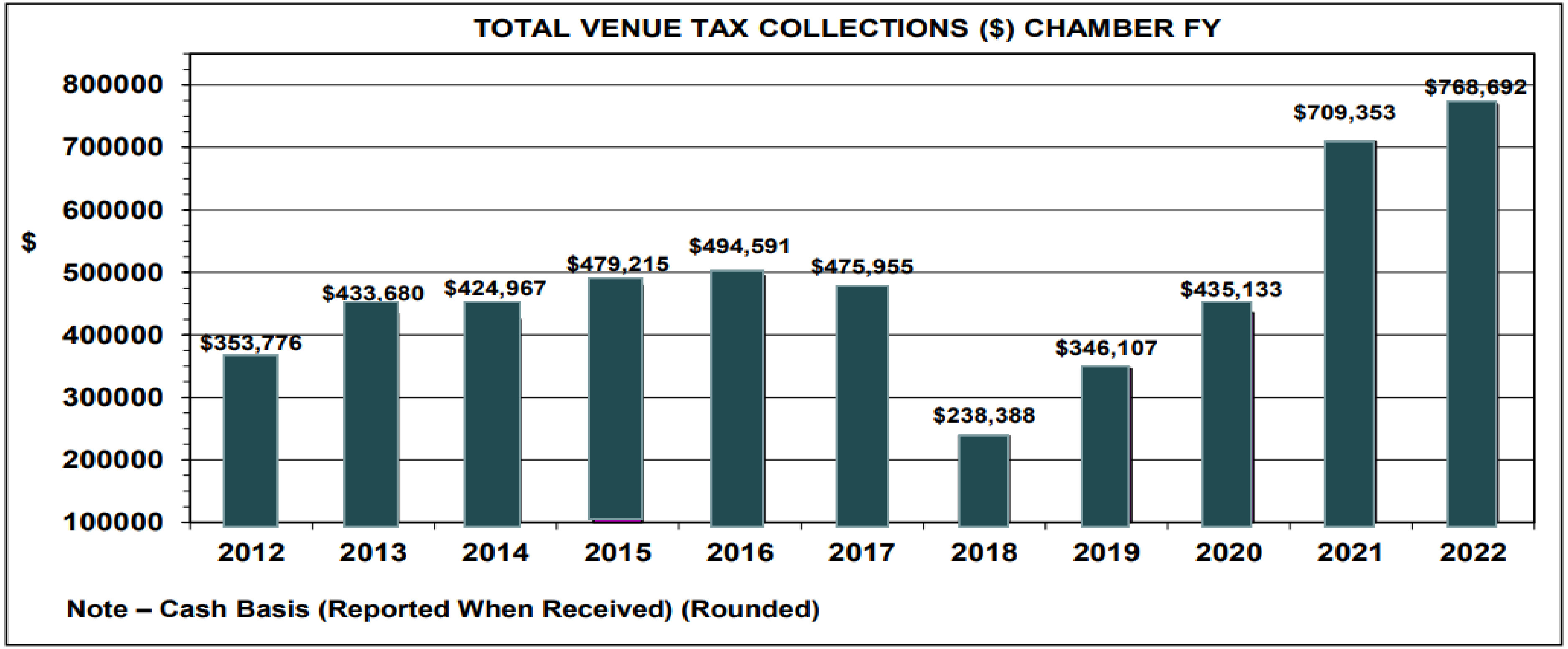
"Addressing all the talk about a pending recession, it's possible, but it won't be felt in Rockport."

"Rockport will do better than the rest of the Coastal Bend and South Texas (in a recession)" said Dr Lee.

Dr. Jim Lee

ANNUAL VENUE TAX COLLECTIONS ($) BY ROCKPORT – FULTON CHAMBER

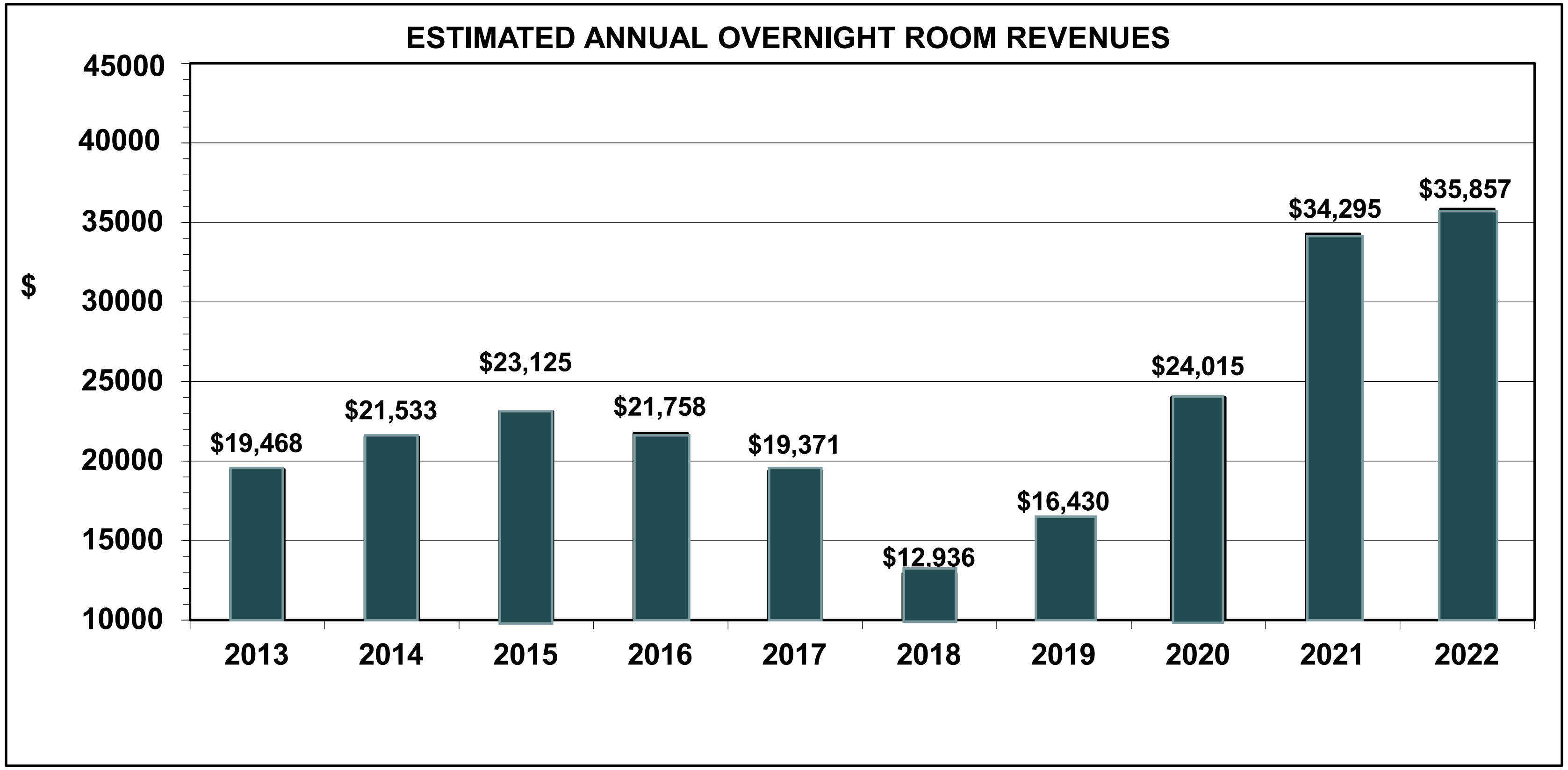
- The data below is presented based on the Rockport – Fulton Chamber Fiscal Year (Annual time frame is October – September)



SOURCE: Aranssas County Treasurer Data

CITIES OF ROCKPORT – FULTON ESTIMATE ANNUAL OVERNIGHT ROOM REVENUES ($)

Overnight Room Revenues in the Cities of Rockport and Fulton reached the bellwether level estimated at almost $36 Million in 2022. This calculates into about a 4.6% increase in Room Revenues versus 2021.



SOURCE: Interpolation of Aransas County Treasurer, Texas Comptroller, and Source Strategies Data

FIND YOURSELF IN ROCKPORT FULTON

PROST MARKETING, INC.

COASTAL BEND OZ

BLUE ZONE Resort™

coastalbendozfund.com

COASTAL BEND OZ FUND, LLC- $16,000,000

Blue Zone Resort-Rockport Tx

Offering Terms

- Regulation D Rule 506 (c)
- Accredited Investors Only
- Issuer has self-certified as Qualified Opportunity Fund (QOF)
- Available to OZ Investors and non-OZ Investors
- Total Equity Raise Sought: $8,000,000 (1); (2)
- Minimum Investment: $50,000 (3)

Distribution Waterfall

- Investor Preferred Return: 8.0% non-cumulative, non-compounded on unreturned capital contributions
- Investor Sale or Refinance Preference: 100% until return of all Investor capital contributions
- Sharing after Investor Payback: 70% to Investors (Class A Interests) and 30% to Sponsor (Class B Interests)

Notes:

(1) Amount sought is for Blue Zone Resort Project Only (*although PPM authorizes up to maximum of $25,000,000, including for other Projects*).
(2) Includes already raised Class A Interests of $780,000, which includes Founder Contributions of $180,000 and Management affiliate Contributions of $200,000.
(3) Manager may authorize lesser investment amount.

ESTIMATED SOURCES AND USES OF FUNDS

Sources of Funds

	Amount	%
Equity **(1)**	8,000,000	49.4%
C-PACE **(2)**	4,000,000	24.7%
Senior Debt **(3)**	4,200,000	25.9%
Solar Tax Credits **(4)**	*TBD*	
Totals	16,200,000	100%

Uses of Funds (5)

	Amount	%
Equity Costs	473,900	2.9%
Debt Costs and Reserves	1,200,000	7.4%
Land Acquisition & Development	375,000	2.3%
Building Improvements (6)	12,543,600	77.4%
Solar	975,000	6.0%
Furniture & Fixtures	500,000	3.1%
Equipment	50,000	0.3%
Working Capital	82,500	0.5%
Totals	16,200,000	100.0%

NOTES:

(1) Includes $780,000 raised to date; $380,000 from Founder & Management affiliates.
(2) Amount to be determined by energy and “as built” audits.
(3) May be USDA B&I debt or separate construction debt
(4) Potential monetized Solar Tax Credits to be determined.
(5) Substantially all Proceeds of Offering in CBOZ Fund (QOF) will be used to purchase membership interests in CB Short-Term, the Qualified Opportunity Business (QOZB), established to develop and operate The Blue Zone Resort & Conference Center. CBOZ Fund will ground lease the land to CB Short-Term under a Co-Development Ground Lease. Both entities will be Co-Borrowers on all Debt for the Project.
(6) Includes contingency reserves.

INVESTOR RETURN ILLUSTRATIONS (1)

Investment	**$100,000**
Debt Refinancing	December 2026
Debt Refi Distribution	$52,371
Exit Sale	Year 11 (December 2033)
Exit Sale Distribution	$118,547
Total IRR	18.83%
Payback Multiple (*cash on cash*)	3.22
Tax Savings on OZ Gain Exclusion *(assume 20% cap gain rate for 2026*)	$44,452
Payback Multiple with OZ Tax Savings	3.67

Notes:

(1) This information is based on the Sponsor's Financial illustrations for the Offering and the Project. Actual results will vary and be subject to various risks and uncertainties, including those described in the PPM.

Leadership Team

John Berlet

GENERAL PARTNER

Stormy Johnson

INVESTOR RELATIONS

Patrick Sughroue Esq

LEGAL AND BUSINESS COUNSEL

Project Development Team

Management has assembled a talented group of professionals including…

a2z Architects

3SO YOUR TRUSTED DESIGN PARTNER

THE BUSINESS LAW GROUP

CURRENT CARE BUILDER

str

Griffith & Brundrett Surveying & Engineering, Inc.

J&C JOHNSON & CREEKMORE CERTIFIED PUBLIC ACCOUNTANTS

FIND YOURSELF IN ROCKPORT FULTON

For more information

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Scan to Schedule
a Call with Stormy

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