Monte Dei Globe Operations LLC

March 2024

Impact over Income

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A MISSION DRIVEN OPPORTUNITY ZONE INVESTMENT

Our Vision

1

Revitalization of Historic Downtown Globe, AZ

The state of Arizona has a 270,000 housing shortage crisis, and Globe is also in desperate need of new housing to support its growing economy. Multiple historic mixed-use buildings are ripe for rehabilitation.

2

Marigold Village

58-acre land for ground-up construction of 122 single family residences, 600 multi-family housing with commercial and retail spaces on the ground floor, 300 keys hotel and event space, chapel and bell tower.

3

Giving Back

In conjunction with Monte Dei, an Arizona 501 (c) (3), the QOF will tithe a portion of Marigold Village's profits to provide free housing for retired priests and religious.

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Fund Structure – Three-Tiered Approach

Initial Raise - $10 million

Timeframe

- Capital Raised by June 2024
- Project completed December 2025

Use of Funds – Globe Rehab

- Renovation of 3 historic buildings in Globe, AZ **($5 equity million)**
- Acquisition and Pre-Development Cost of Marigold Village **($5 million equity)**

Second Raise - $35 million

Timeframe

- Capital Raised by March 2025
- Project completed December 2027

Use of Funds – Project Marigold

- Ground up development of 58 acres to include Phase I (122 single-family) and Phase II 600 multi-family, multi-story mixed use residential and commercial spaces) and a chapel **($35 million equity)**

Final Raise - $55 million

Timeframe

- Capital Raised by March 2026
- Project completed December 2029

Use of Funds – Phase III Hotel and Event Space, Solar

- Ground up development of 300 key hotel with event space; Acquisition and installation throughout Marigold Village of solar, battery storage, and EV charging stations on site **($55 million equity)**

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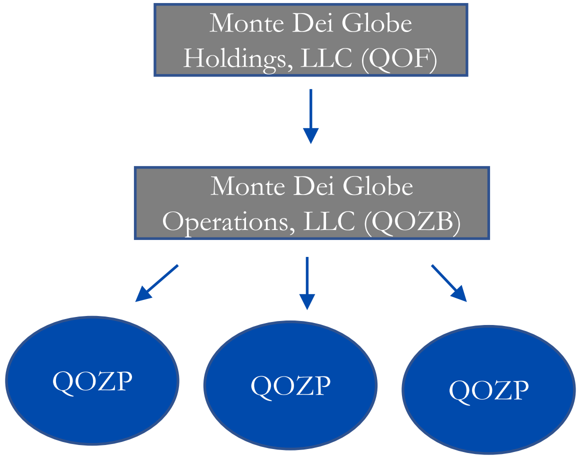
Monte Dei Globe Holdings LLC – QOF Structure

Multi Asset QOF | Accredited Investors Only | Offered Under Rule 506(c) of Regulation D

Total Equity Raise

- $10 million
- $100,000 Minimum Investment



Use of Proceeds

- Acquire and redevelop 3 historic buildings in Globe, Arizona
- Land acquisition and pre-development for Marigold Village (122 single family residences, 600 multi-family, multi-story residences with retail/commercial on top, 300 key hotel and event space, solar panel installation throughout.

Distribution Structure

- First - 100% to LPs until all invested capital returned;
- Second – 80% to LPs until they double their money
- Third – 50% to LPs until they triple their money
- Fourth – 20%to LPs thereafter

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Distribution Strategy & Expected Returns

- **Impact over income**: The Fund is designed to retain all revenue for reinvestment into growing the portfolio of asset value over a minimum ten-year time horizon.

- Our LPs prioritize **patient capital**: tax-free upside over periodic distributions of cash flow – Note We do plan to pay tax advance distributions so that our LPs are not paying out of pocket on retained/re-invested revenue.
- After **tenth anniversary**, LPs become eligible for tax-free exit by liquidating their QOF interest at fair market value.

Expected IRR	**10.2%**
Expected MOIC	**2.8x**

286 N. Broad Street – 1st Historic Project

MARCH 6, 2024	MONTE DEI GLOBE - 286 N. BROAD ST. PROPOSED FRONT ELEVATION	HARRISON DESIGN

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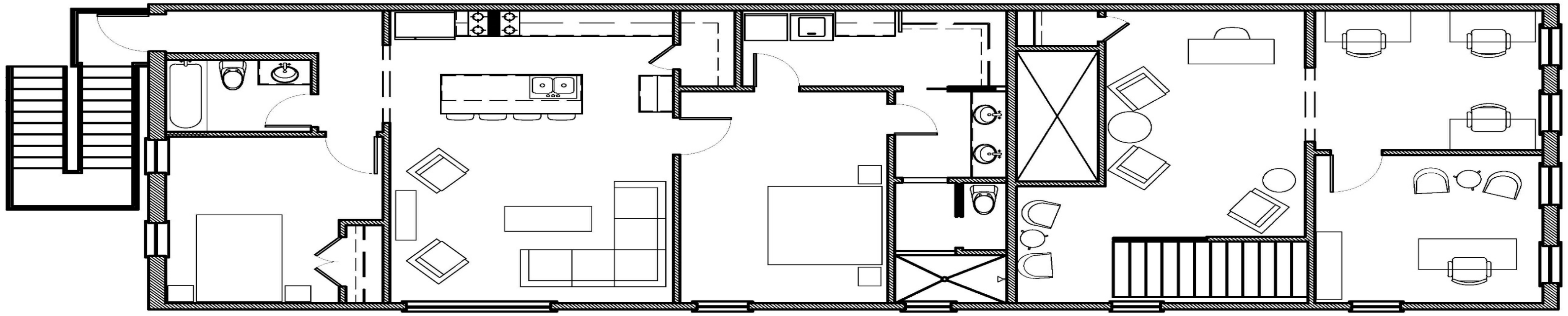
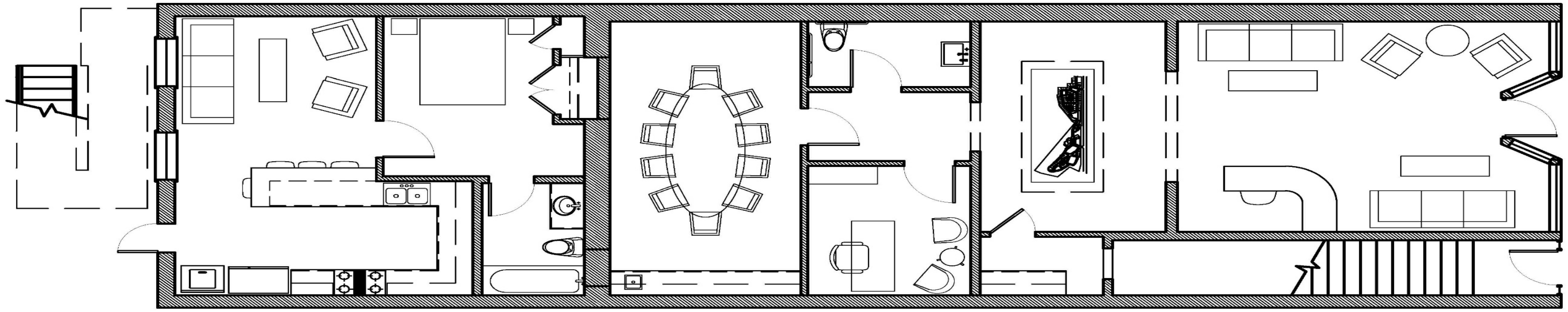
286 N. Broad Street – 1st Historic Project



UPPER FLOOR

2 BED/2 BATH, 1242 SF;
LEASABLE OFFICE SPACE, 787 SF



GROUND FLOOR

1 BED/1 BATH, 637 SF;
LEASABLE OFFICE SPACE, 1377 SF

SQUARE FOOTAGE BY USE		
UPPER FLOOR		
COMMERCIAL	787	
RESIDENTIAL	1,242	
GROUND FLOOR		
COMMERCIAL	1,377	
RESIDENTIAL	637	
TOTAL		
COMMERCIAL	2,164	54%
RESIDENTIAL	1,879	46%
TOTAL LSF	4,043	100%

MARCH 7, 2024

MONTE DEI GLOBE - 286 N. BROAD ST.

PROPOSED FLOOR PLANS

HARRISON DESIGN

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Marigold Village

Marigold Village

Marigold Village

Marigold Village

Current Situation

- The number of active Catholic priests in the United states has dropped 34% since 1990 while religious sisters have dropped 65%
- Recent studies indicate priests have about $3k per month in retirement income while religious sisters have only $1.5k per month
- Annual living costs in the US for retired people in their seventies is between $4-6k per month on average
- As most priests reach retirement age the problem will become worse as the US ordains only 500 priest per year and less than 15 nuns per annum

	1980	Today
Total Active Priests	53,000	34,000
Total Religious Sisters	127,000	36,000
% of Priests Over 60	~43%	~62%
% of Sisters Over 60	~27%	~95%

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Please Contact Us To Share More About This Project

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