# OZ PITCH DAY

**JUNE 13TH, 2024**

CENTENNIAL ADVISERS

***CONTACT:***

**Axel Adler**
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**Justin White**
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# 2024 OZ CLOSINGS

CENTENNIAL ADVISERS

RENO-TAHOE, NV
CMC OPERATED

RAWLINS, WY
STARBUCKS

OKLAHOMA CITY, OK
CALIBER COLLISION

W. LAFAYETTE, IN
CALIBER COLLISION

WEST HAVEN, CT
7-11 OPERATED

DELANO, CA
CHIPOTLE OPERATED

OKLAHOMA CITY, OK
7-11 OPERATED

VINCENNES, IN
BURGER KING

ROANOKE, VA
CHIPOTLE OPERATED

BURLINGTON, NC
7-11 OPERATED

LONG BEACH, CA
LAND DEVELOPMENT

MESA, AZ
BUSINESS PARK

Gulf of California

BRYANT, TX
STARBUCKS

TEXARKANA, TX
CALIBER COLLISION

STATESBORO, GA
TIDAL WAVE

GREENVILLE, TX
HUNT COUNTY
MEDICAL CENTER

CLEVELAND, TX
WHITEWATER EXP

# OZ CASE STUDY

CENTENNIAL ADVISERS
TUSTIN LONG BEACH CENTURY CITY LAS VEGAS

| | CAPITAL GAIN EQUATION | PRICE | GAINS INVESTED | BASIS | CASH FLOW | 2022 DEPRECIATION | 2024 DEPRECIATION |
|---|---|---|---|---|---|---|---|
| Sale of Business | $40,000,000.00 | | | | | | |
| Capital Gains From Sale | $20,000,000.00 | | | | | | |
| Potential Capital Gains Tax | $7,420,000.00 | | | | | | |
| OZ 7/11 Burlington, NC | $(4,146,087.75) | $7,897,310.00 | $1,974,327.50 | $5,922,982.50 | $66,139.97 | $4,146,087.75 | $2,487,652.65 |
| OZ Caliber Collision, West Lafayette, IN | $(2,343,212.63) | $4,806,590.00 | $1,201,647.50 | $3,604,942.50 | $87,119.44 | $2,343,212.63 | $1,514,075.85 |
| OZ Tidal Wave Car Wash, Cleveland, TX | $(3,296,250.00) | $5,860,000.00 | $1,465,000.00 | $4,395,000.00 | $150,162.50 | $3,296,250.00 | $1,845,900.00 |
| OZ 7/11 Oklahoma City, OK | $(3,302,153.44) | $5,870,495.00 | $1,467,623.75 | $4,402,871.25 | $99,064.60 | $3,302,153.44 | $1,849,205.93 |
| Non-OZ 7/11 West Haven, CT | $(10,275,000.00) | $13,700,000.00 | $0.00 | $13,700,000.00 | $68,500.00 | $10,275,000.00 | $5,754,000.00 |
| **Remaining Capital Gains Basis** | | **$38,134,395.00** | **$6,108,598.75** | **$32,025,796.25** | **$470,986.52** | **$23,362,703.81** | **$13,450,834.43** |

| | |
|---|---|
| **Federal Capital Gain Tax Paid on Sale of Business** | $0.00 |
| **CA Capital Gain Tax Paid on Sale of Business** | $2,660,000.00 |

CALIBER COLLISION

# OPPORTUNITY ZONE LISTINGS / 516 N FRIES AVE, WILMINGTON, CA

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Justin White | Managing Director
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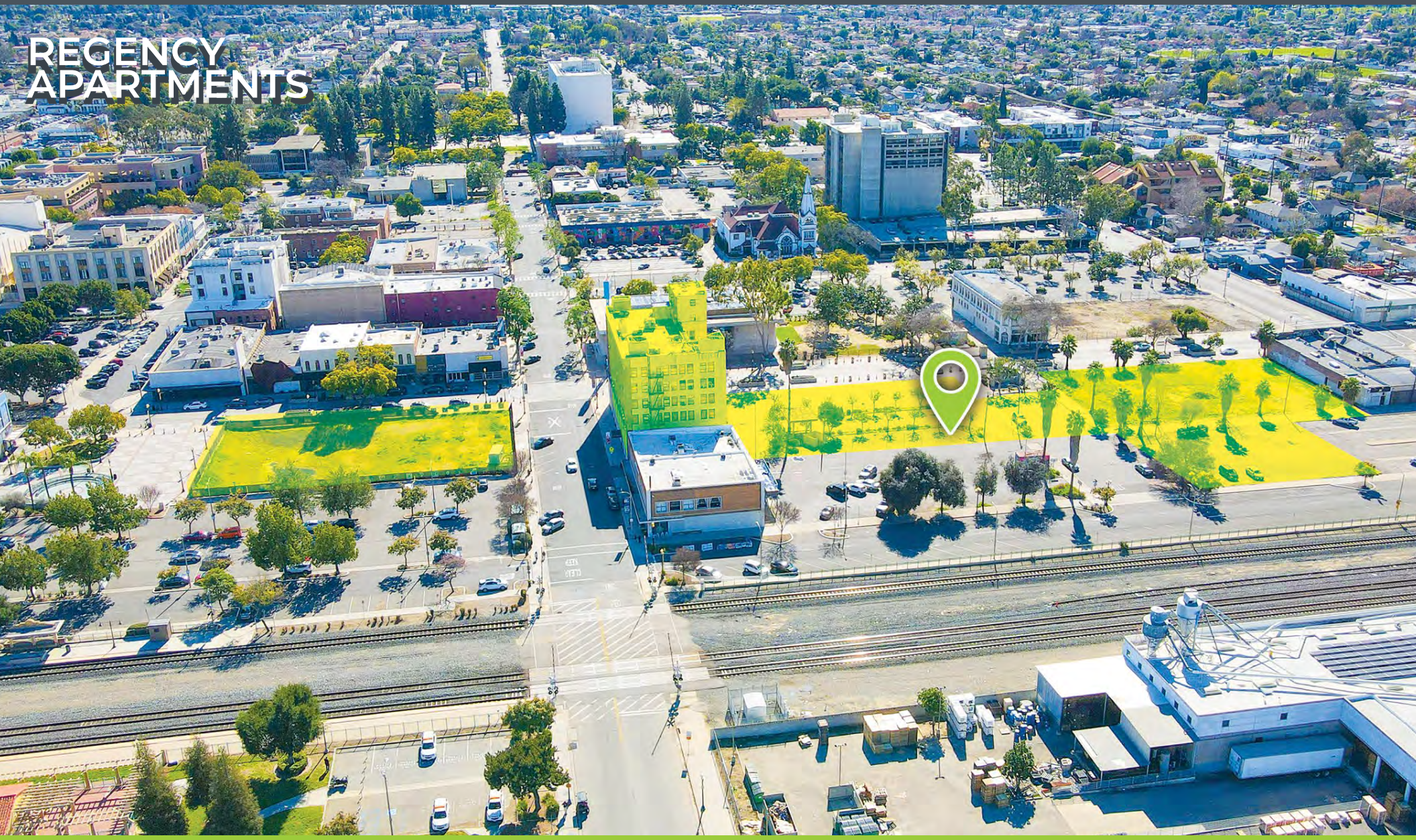
# OPPORTUNITY ZONE LISTINGS / 409-227 W 2ND ST, POMONA, CA

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# OFFERING MEMORANDUM

## 2112 Jefferson Ave | Tacoma, WA 98402

Prepared By

Axel Adler | Investment Adviser
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Tom Watkins | Regional Director
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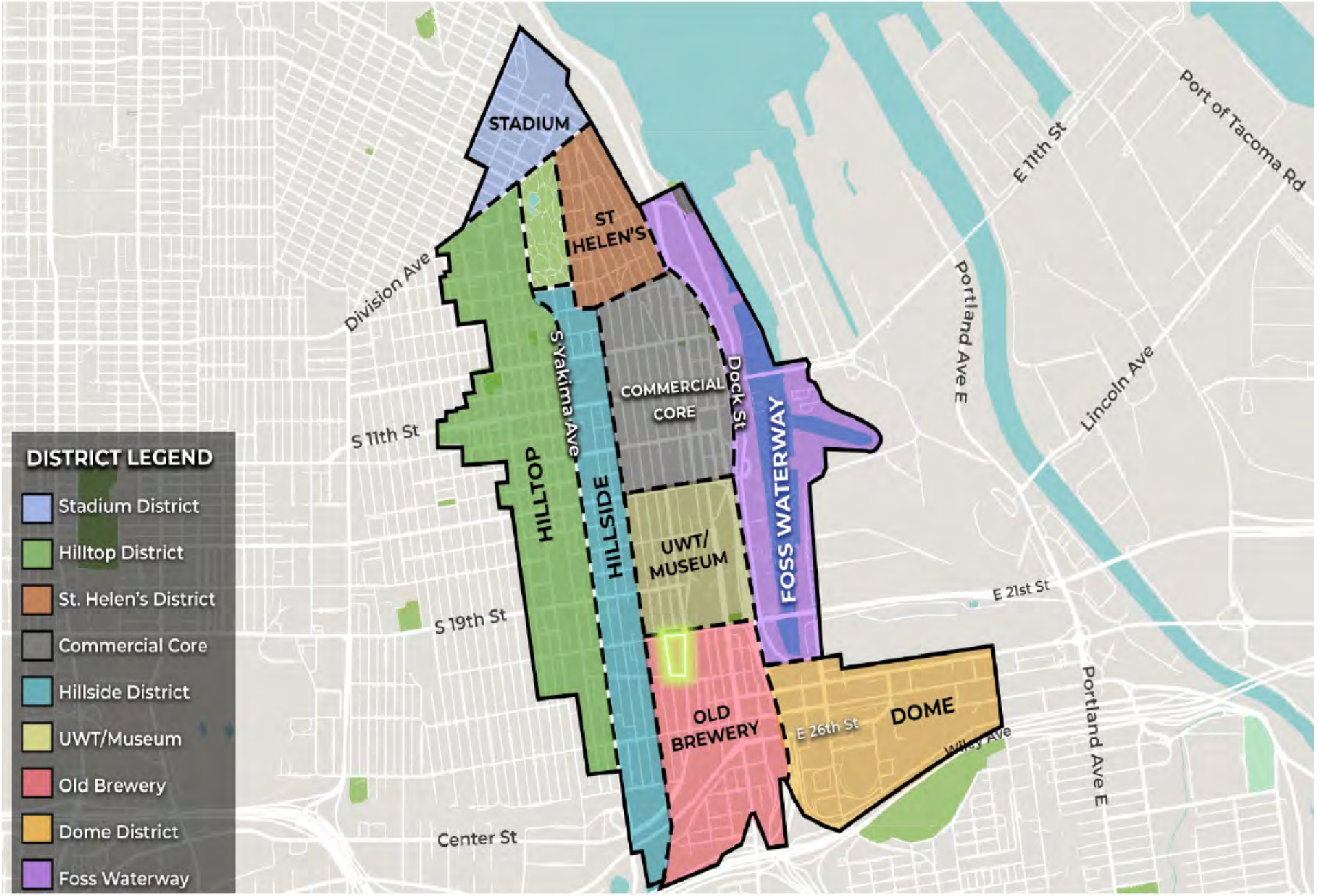
# DISTRICT MAP



# SITE PHOTOS

# VERO BEACH INDUSTRIAL CENTER

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**PREPARED BY:**

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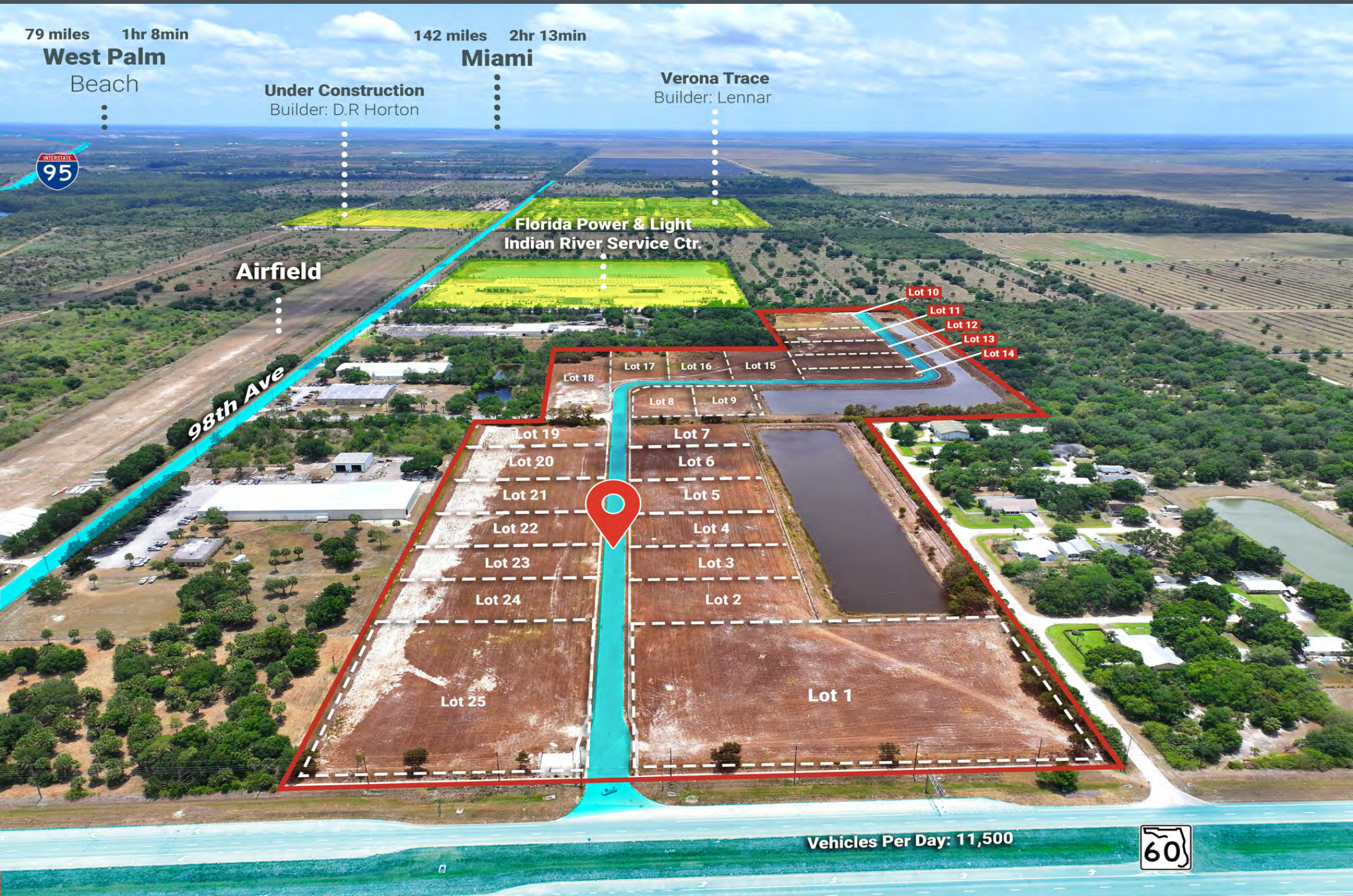
# VERO BEACH, FLORIDA /



# VERO BEACH, FLORIDA /

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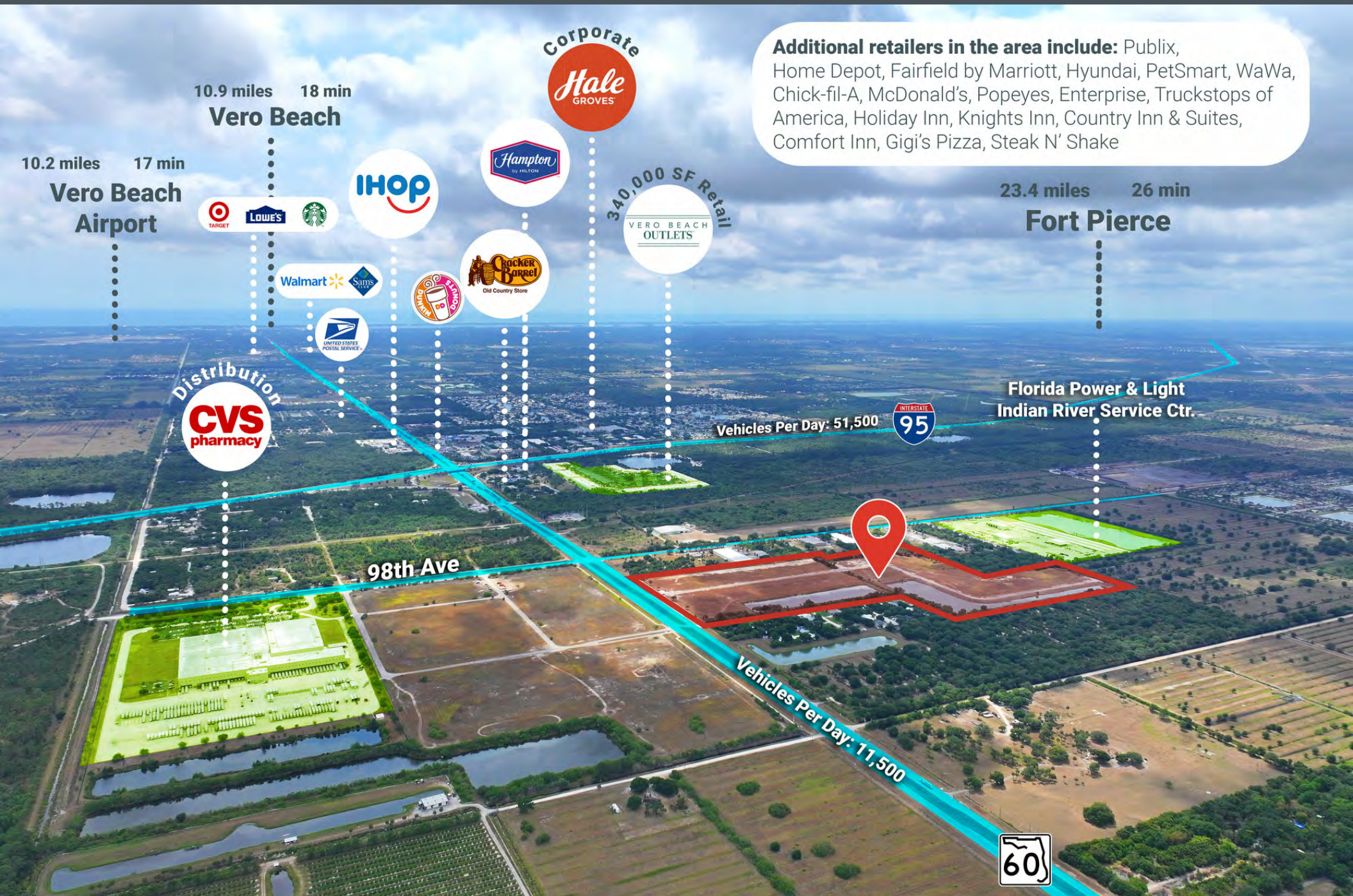

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