



OpportunityDb

The Opportunity Zones Database

OZ Pitch Day Investor Deck
July 28, 2022

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TITLE PARTNER



DIAMOND PARTNERS



PLATINUM PARTNERS



Integrís
REAL ESTATE INVESTMENTS



OZONE
CAPITAL MARKETS
A Qualified Opportunity Zone Source

GOLD PARTNERS

NEST
OPPORTUNITY FUND.



MIT MODULAR
WE CAN BUILD THAT



OTHER PARTNERS



Pitch Summaries: Title and Diamond Partners

FUND NAME	FUND DESCRIPTION	MIN. INV.	FUND PITCH
Urban Catalyst Fund II	Urban Catalyst is a real estate equity fund focused on ground-up development projects in downtown San Jose. As both fund manager and local developer, they are in a unique position. They have experience creating ground-up development projects in San Jose.	\$250,000	Watch video
Xebec Realty 15191 Sylmar QOF	This fund will develop a state-of-the-art 120,401 SF sound stage building on an approximately 3.7-acre site located in Sylmar, CA.	\$250,000	Watch video
Caliber Tax Advantaged OZ Fund II	This fund will provide investors with diversified exposure to real estate and the potential for significant tax benefits. Caliber is recognized as a thought and market leader in OZ investments.	\$100,000	Watch video

Pitch Summaries: Platinum Partners

FUND NAME	FUND DESCRIPTION	MIN. INV.	VIDEO
Origin Investments QOZ Fund II	Origin QOZ Fund II will be a diversified portfolio of transformational ground-up Class A multifamily real estate developments located across fast-growing markets throughout the southwest and southeast U.S. The Fund is targeting a net equity multiple of 2.25-2.50x and a net IRR of 10-12%.	\$50,000	Watch
Nexus I OZ Fund	This fund will build a Pennsylvania facility to produce will build panels using Nexiite, a sustainable alternative to conventional concrete, comprised of sand, high-quality aggregate and a binder, with no ILFI Red List materials.	\$100,000	Watch
Integris DLV OZ Fund	Integris DLV Opportunity Zone Fund seeks up to \$25 million in investor capital for the development and ownership of the Dream Las Vegas, hotel and casino, located on a 5.25 acre site on the Las Vegas Strip.	\$100,000	Watch
Island Paradise QOF	Island Paradise is developing distressed assets in Puerto Rico -- where 98% of the island is in an Opportunity Zone -- into world class hotels, leveraging both the OZ incentive and additional tax credits.	\$100,000	Watch

Pitch Summaries: Gold Partners

FUND NAME	FUND DESCRIPTION	MIN. INV.	VIDEO
Nest Opportunity Fund	Nest Opportunity Fund is a positive impact investment fund focused on residential real estate in the single-family and multi-family asset classes in growing Midwest cities with favorable demographics.	\$200,000	Watch
Cbus OZ Fund III	Building value for investors while improving local neighborhoods in a dramatic and meaningful way with concentrated investment in distressed housing & mixed-use properties within the urban neighborhoods of Columbus, OH.	\$100,000	Watch
Aguadilla R&D Center	Industrial facility in Puerto Rico that is suited for government contractors, financial, banking, retail or food uses and consists of approximately 330,000 square feet.	\$250,000	Watch
MIT Modular	MIT Modular owns a 19,000 sq. ft. manufacturing facility and is dedicated to building affordable, sustainable housing and special-purpose structures. Our team of architects, engineers and developers is dedicated to providing solutions that provide solid foundations for investors and workers.	\$100,000	Watch

Urban Catalyst Fund II

Fund Overview

Urban Catalyst is a real estate equity fund focused on ground-up development projects in downtown San Jose. As both fund manager and local developer, they are in a unique position. They have experience creating ground-up development projects in downtown San Jose.

Minimum Investment

\$250,000

Fees and Target Returns

Contact the fund issuer for complete expense and target return information.



Contact Information

- Mo Obeid
- 408.502.4502
- mobeid@urbancatalyst.com

Fund Pitch Replay

[Click to watch](#)



Xebec Realty 15191 Sylmar QOF

Fund Overview

This single asset fund will develop a state-of-the-art 120,401 SF sound stage building on an approximately 3.7-acre site located in Sylmar, CA.

Minimum Investment

\$250,000

Fees and Target Returns

Contact the fund issuer for complete expense and target return information.



Contact Information

- Alex Virtue
- alexv@xebecrealty.com
- 310-926-3297

Fund Pitch Replay

[Click to watch](#)

A promotional graphic for a "LIVE OPPORTUNITY ZONE EVENT OZ PITCH DAY" held on Thursday, July 28, 2022, at OZPitchDay.com. The graphic features a portrait of Alex Virtue on the right. On the left, it lists "Xebec Realty 15191 Sylmar QOF" and notes it is "Presented By Alex Virtue". At the bottom, it includes the XEBEC logo and the OpportunityDb logo, which is described as "The Opportunity Zones Database".

LIVE OPPORTUNITY ZONE EVENT
OZ PITCH DAY
Thursday, July 28, 2022 - OZPitchDay.com

Xebec Realty
15191 Sylmar QOF
Presented By Alex Virtue

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Caliber Tax Advantaged OZ Fund

Fund Overview

This fund is specifically designed to invest in attractive commercial real estate projects located within Qualified Opportunity Zones in the greater Southwest region.

Minimum Investment

\$100,000

Fees and Target Returns

Contact the fund issuer for complete expense and target return information.



CALIBER
FUNDS

Contact Information

- 480-295-7600
- invest@caliberfunds.co

Fund Pitch Replay

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LIVE OPPORTUNITY ZONE EVENT
OZ PITCH DAY
Thursday, July 28, 2022 - OZPitchDay.com

**Caliber Tax Advantaged
Opportunity Zone Fund II**

Presented By Chris Loeffler

CALIBER
THE WEALTH DEVELOPMENT
COMPANY

OpportunityDb
The Opportunity Zones Database

Origin QOZ Fund II

Fund Overview

Origin QOZ Fund II will be a diversified portfolio of transformational ground-up Class A multifamily real estate developments located across fast-growing markets throughout the southwest and southeast U.S. The Fund is targeting a net equity multiple of 2.25-2.50x and a target net IRR of 10-12%.

Minimum Investment

\$50,000

Fees and Target Returns

Contact the fund issuer for complete expense and target return information.



ORIGIN
INVESTMENTS

Contact Information

- Origin Investor Relations
- 800-628-8008
- investorrelations@origininvestments.com

Fund Pitch Replay

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LIVE OPPORTUNITY ZONE EVENT
OZ PITCH DAY
Thursday, July 28, 2022 - OZPitchDay.com

Origin Investments
QOZ Fund II
Presented By David Scherer

 **ORIGIN**
INVESTMENTS

 **OpportunityDb**
The Opportunity Zones Database

Nexus I OZ Fund

Fund Overview

This fund will build a Pennsylvania facility to produce will build panels using Nexiite, a sustainable alternative to conventional concrete, comprised of sand, high-quality aggregate and a binder, with no ILFI Red List materials.

Minimum Investment

\$100,000

Fees and Target Returns

Contact the fund issuer for complete expense and target return information.



Contact Information

- Wally Sullivan
- 617-240-6020
- Wally.Sullivan@thejavelin.com

Fund Pitch Replay

[Click for more information](#)



Integrís DLV QOF

Fund Overview

Integrís DLV Opportunity Zone Fund seeks up to \$25 million in investor capital for the development and ownership of the Dream Las Vegas, hotel and casino, located on a 5.25 acre site on the Las Vegas Strip.

Minimum Investment

\$100,000

Fees and Target Returns

Contact the fund issuer for complete expense and target return information.



Contact Information

- Ben Matheson
- (949) 769-6737
- bmatheson@integrisinv.com

Fund Pitch Replay

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Island Paradise QOF

Fund Overview

Island Paradise is developing distressed assets in Puerto Rico -- where 98% of the island is in an Opportunity Zone -- into world class hotels, leveraging both the OZ incentive and additional tax credits.

Minimum Investment

\$100,000

Fees and Target Returns

Contact the fund issuer for complete expense and target return information.



Contact Information

- Ari Kresch
- info@islandparadisepur.com

Fund Pitch Replay

[Click to watch](#)



Nest Opportunity Fund

Fund Overview

Nest Opportunity Fund is a positive impact investment fund focused on residential real estate in the single-family and multi-family asset classes in growing Midwest cities with favorable demographics.

Minimum Investment

\$200,000

Fees and Target Returns

Contact the fund issuer for complete expense and target return information.



Contact Information

- Clint Edgington
- Clint@NestOpportunityFund.com
- 614-905-6233

Fund Pitch Replay

[Click to watch](#)



Cbus OZ Fund III

Fund Overview

Building value for investors while improving local neighborhoods in a dramatic and meaningful way with concentrated investment in distressed housing & mixed-use properties within the urban neighborhoods of Columbus, OH.

Minimum Investment

\$100,000

Fees and Target Returns

Contact the fund issuer for complete expense and target return information.



Contact Information

- Chris Knoppe
- 614-333-0780
- ChrisK@NewCityOhio.com

Fund Pitch Replay

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Aguadilla International R&D Center

Fund Overview

Located just five miles from the Rafael Hernandez International Airport and kitty-corner to larger international businesses such as HP, Pratt and Whitney, and Honeywell Aerospace. The property is suited for government contractors, financial, banking, retail or food uses and consists of approximately 330,000 square feet.

Minimum Investment

\$250,000

Fees and Target Returns

Contact the fund issuer for complete expense and target return information.



Contact Information

- Kira Golden
- 720-517-2686
- kira@directsourcewealth.com

Fund Pitch Replay

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MIT Modular QOF

Fund Overview

MIT Modular owns a 19,000 sq. ft. manufacturing facility and is dedicated to building affordable, sustainable housing and special-purpose structures. Our team of architects, engineers and developers is dedicated to providing solutions that provide solid foundations for investors and workers.

Minimum Investment

\$100,000

Fees and Target Returns

Contact the fund issuer for complete expense and target return information.



MIT MODULAR

WE CAN BUILD THAT

Contact Information

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blake.christian@MITmodular.com

Fund Pitch Replay

[Click to watch](#)



OZ Pitch Day Fall 2022

Thursday November 10, 2022

Save the Date!

Contact **Michael Johnston** for
information about partnership
opportunities:
michael@opportunitydb.com



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