



# Caliber Tax Advantaged Opportunity Zone Fund II, LLC

**March 2023**

**FOR INDIVIDUAL INVESTORS**

INVESTMENTS IN PRIVATE PLACEMENTS CAN LOSE THEIR ENTIRE VALUE, ARE ILLIQUID AND ARE SPECULATIVE.  
REFER TO THE AMENDED AND RESTATED PRIVATE PLACEMENT MEMORANDUM (PPM) FOR MORE DETAILED DISCUSSION OF RISK FACTORS.  
SECURITIES OFFERED THROUGH SKYWAY CAPITAL MARKETS, LLC ( MEMBER FINRA/SIPC )

This presentation includes statements concerning the Company's expectations, beliefs, plans, objectives, goals, strategies, assumptions of future events, future financial performance, or growth and other statements that are not historical facts. These statements are "forward-looking statements" within the meaning of the Private Securities Litigation Reform Act of 1995. In some cases, readers and the audience can identify these forward-looking statements through the use of words or phrases such as "estimate", "expect", "anticipate", "intend", "plan", "project", "believe", "forecast", "should", "could" and other similar expressions. Forward-looking statements involve risks and uncertainties that may cause actual results or outcomes to differ materially from those included in the forward-looking statements. The Company's expectations, beliefs, and projections are expressed in good faith and are believed by the Company to have a reasonable basis, but there can be no assurance that management's expectations, beliefs, or projections will result or be achieved or accomplished. Factors that may cause actual results to differ materially from those included in the forward-looking statements include, but are not limited to, factors affecting the Company's ability to successfully operate and manage its business, including, among others, title disputes, weather conditions, shortages, delays, or unavailability of equipment and services required in real estate development, property management, brokerage and investment and fund operations, the need to obtain governmental approvals and permits, and compliance with environmental laws and regulations; changes in costs of operations; loss of markets; volatility of real estate prices; imprecision of property valuations; environmental risks; fluctuations in weather patterns; competition; inability to access sufficient capital from internal and external sources; general economic conditions; litigation; changes in regulation and legislation; economic disruptions or uninsured losses resulting from major accidents, fires, severe weather, natural disasters, terrorist activities, acts of war, cyber attacks, or pest infestation; increasing costs of insurance, changes in coverage and the ability to obtain insurance; and other presently unknown or unforeseen factors. Other risk factors are detailed from time to time in the Company's reports filed with the Securities and Exchange Commission. Any forward-looking statement speaks only as of the date on which such statement is made, and the Company undertakes no obligation to update the information contained in any forward-looking statements to reflect developments or circumstances occurring after the statement is made or to reflect the occurrence of unanticipated events.

In addition to financial measures calculated in accordance with generally accepted accounting principles ("GAAP"), this presentation contains certain non-GAAP financial measures. The Company believes that such non-GAAP financial measures are useful because they provide an alternative method for assessing the Company's operating results in a manner that is focused on the performance of the Company's ongoing operations, for measuring the Company's cash flow and liquidity, and for comparing the Company's financial performance to other companies. The Company's management uses these non-GAAP financial measures for the same purpose, and for planning and forecasting purposes. The presentation of non-GAAP financial measures is not meant to be a substitute for financial measures prepared in accordance with GAAP.

This information does not constitute an offering of, nor does it constitute the solicitation of an offer to buy, securities of the Issuer. This information is provided solely to introduce the Issuer to the recipient and to determine whether the recipient would like additional information regarding the Issuer and its anticipated plans. Any investment in the Issuer or sale of its securities will only take place pursuant to an appropriate, private placement memorandum and a detailed subscription agreement. An investment is suitable only for persons of substantial net worth that are willing, and have the financial capability, to bear the economic risk of an investment for an indefinite period of time. Past performance is not necessarily indicative of future results and there is no assurance that the offering will achieve its objectives or avoid significant losses. There is no public market for the securities and the Issuer is not required to redeem the units. Investors should consult their own financial professional for advice specific to them. This information is confidential and may not be distributed to any other person without prior written consent.

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**CALIBERFUNDS.CO** | 8901 E MOUNTAIN VIEW RD, STE 150, SCOTTSDALE, AZ 85258 | 480.295.7600



**CALIBER**

THE WEALTH DEVELOPMENT  
COMPANY

# **The Caliber Tax Advantaged Opportunity Zone Fund, II LLC**

## **FUND SPONSOR OVERVIEW**

INVESTMENTS IN PRIVATE PLACEMENTS CAN LOSE THEIR ENTIRE VALUE, ARE ILLIQUID AND ARE SPECULATIVE.  
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# Fund Sponsor Overview

Headquarters: Scottsdale, Arizona

Year Founded: 2009

Employees: 82

Caliber provides high net-worth individuals and the investment advisers who serve them access to sophisticated, private real estate investments that have been traditionally reserved for institutions. It is Caliber's mission to build wealth for and with our clients while transforming the assets and communities we touch.

Caliber strives to achieve this mission by providing well-structured residential, commercial, and hospitality real estate investments, utilizing, to the extent beneficial to the investment project as a whole, a vertically integrated business model that includes acquisitions, development, construction, asset management and disposition.



# Fund Sponsor Overview



7th consecutive  
**INC 5000**  
**Honoree\***  
( 2014, 2015, 2016, 2017,  
2018, 2019, 2020 )



**14 Years**  
**in Business**  
Scottsdale, AZ  
Founded in 2009



**Fund**  
**Sponsor**  
(3) FULLY FUNDED  
(3) FUNDRAISING  
(1) LAUNCHING SOON

\*To be eligible for the Inc. 5000, a company must be privately owned, US-based, and independent. To qualify for 2020, revenue must have started by March 31, 2016, with revenue no less than \$100,000 in 2016 and revenue no less than \$2MM in 2019, with 2019 revenue exceeding 2016 revenue. To view a list of the official rules visit [www.inc.com/inc5000/apply/guide](http://www.inc.com/inc5000/apply/guide)

# Executive Leadership

A cohesive, established team with a history of successful execution



**Chris Loeffler**  
CHIEF EXECUTIVE OFFICER

Raised over \$375M in investor equity

PwC Public Accounting background. Clients included Honeywell, Verizon and the AZ Diamondbacks

Board director for Qwick, Inc., a venture-funded hospitality marketplace



**Jennifer Schrader**  
PRESIDENT

Former Managing Partner of First United Equities, LLC

Served as Designated Broker for Caliber Realty; managed purchase & sale of over \$50M in investment property

On the Colangelo College of Business Advisory Board for Grand Canyon University



**Jade Leung**  
CHIEF FINANCIAL OFFICER

Former Sr. Manager at PwC; Auditing Fortune 500 clients

Participated in over \$1B of public market transactions for companies that include First Solar, American Express and Mitsubishi

Public Accounting experience in US, Canada, & Japan



**Roy Bade**  
CHIEF DEVELOPMENT OFFICER

Owned two development, construction & property management businesses over the course of 30 years

Constructed & owned more than 750,000 square feet of property

Contributed family-owned business to build Caliber's commercial investment and development platform



**John Hartman**  
CHIEF INVESTMENT OFFICER

Former managing director of a commercial real estate merchant bank.

Served as CEO of a publicly traded real estate company, and President and CEO of a publicly-traded real estate finance company.

Was managing director of a private equity real estate fund.

**LEGAL PARTNER:** Snell & Wilmer  
Committed to being your perfect fit.®

**AUDITOR:** Deloitte.

# About the Fund

Own a Tax-Advantaged, Diversified Portfolio

The Fund has been formed to invest in a diversified portfolio of real estate properties, real estate-related equity investments and other real estate-related assets, each of which the Managing Member believes are compelling from a risk-return perspective. The Fund is offering two separate classes of limited liability company units in accordance with the terms set forth herein. The Fund will be operated by the Managing Member in a manner intended to comply with the Opportunity Zone Provisions (and any corresponding regulations and guidance).

The Fund will select markets for acquisitions based on simple criteria we've defined as "growth markets." In choosing specific geographic areas, the Fund seeks a long-term trend toward population growth, evidenced by a recent track record that extends a minimum of 10 years.

An investment in the Fund is suitable only for persons of financial means who have no need for liquidity, no need for regular current income, and can afford to lose all of their investment - an investment in the Fund does not comprise a comprehensive investment strategy; investors must understand the unique complexity of the investment.

The Opportunity Zone Provisions are technical and complicated. This is a new program and some facets of the law are vague, uncertain and subject to further refinement by the IRS. Investors intending to qualify for opportunity zone incentive tax benefits must be mindful of meeting all requirements; investors are urged to consult their personal tax advisors regarding an investment in the Fund.



**Investments in private placements can lose their entire value, are illiquid and are speculative.**

**Refer to the amended and restated private placement memorandum (PPM) for more detailed discussion of risk factors. Securities offered through Skyway Capital Markets, LLC ( Member FINRA/SIPC )**

# About the Program

Own a Tax-Advantaged, Diversified Portfolio

The federal government designated 8,700 census tracts in the United States as opportunity zones following the Tax Cuts & Jobs Act of 2017, a bipartisan bill established to spur economic development in second- and third-tier markets. Investors in the Caliber Tax Advantaged Opportunity Zone Fund II may be able to defer payment of capital gains taxes until April 2027. The invested funds can unlock compounding potential, while giving the investor its material benefit of tax-free appreciation of deferred gains for as long as the investment remains in the fund for 10-years, or longer. In addition to these tax benefits, limited partners will utilize the expertise of a professionally managed and diversified private real estate portfolio that aims to acquire \$10-50 million commercial real estate projects. We believe the firm's deep experience as a developer and the investment relationships previously established in QOZ markets serve to support the launch of the Caliber Tax Advantaged Opportunity Zone Fund II, LLC.

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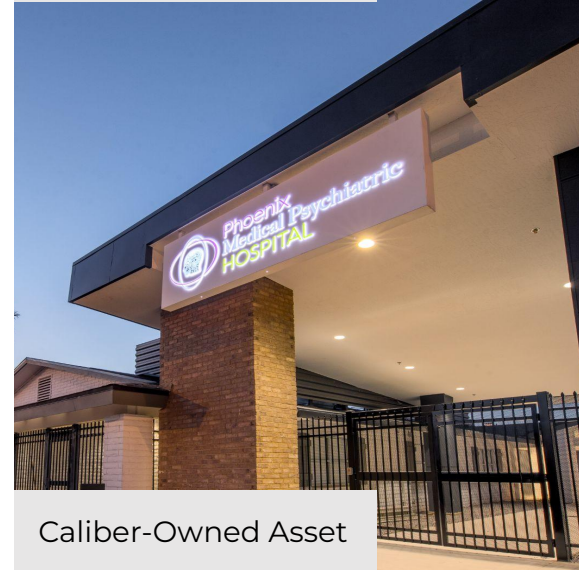
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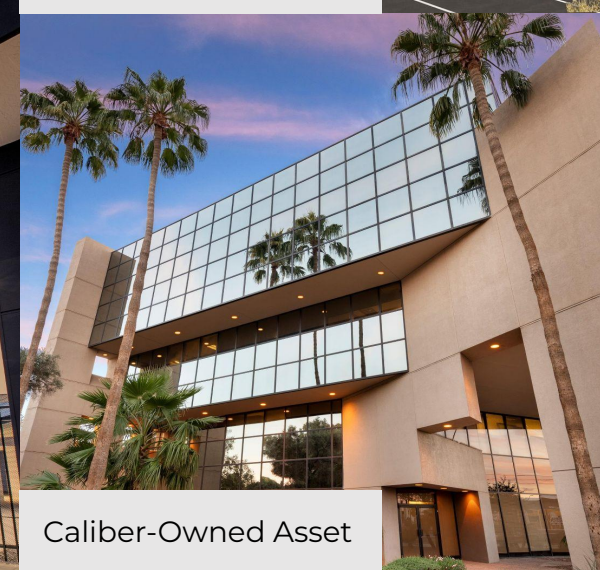
Caliber-Owned Asset



Caliber-Owned Asset



Caliber-Owned Asset



Caliber-Owned Asset

Assets owned by Caliber Tax Advantaged Opportunity Zone Fund, LP ("CTAF I")

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# Caliber's Track Record

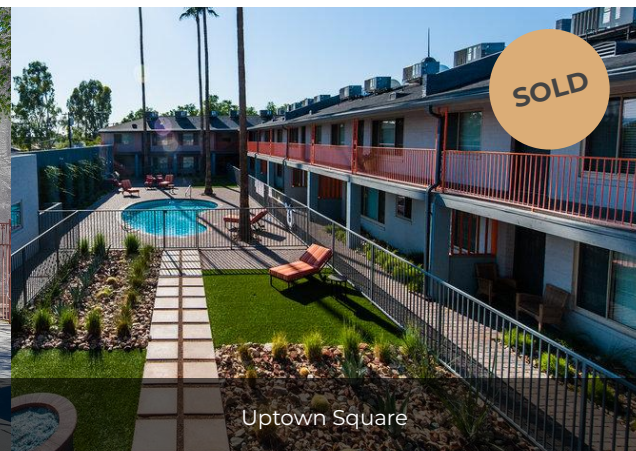
Owned & Sold Properties and Open & Closed Funds

**17.7%**  
**IRR**

**1.84x**  
**Deal**  
**Multiple**

**5 years**  
**Average**  
**Hold Period**

**\$71,752,270**  
**Total**  
**Profit**



To view the complete Track Record document, please reach out to your Wealth Development Representative.

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We create strategic investments that **build generational wealth** for our investors, community and team.

## Caliber's Core Values

Authenticity & Transparency | Compassion & Service | Vision & Agility

# Caliber Tax Advantaged Opportunity Zone Fund, LP (CTAF I)








Closed - June 2022

CTAF II is Caliber's second iteration of the Tax Advantaged Opportunity Zone Fund. The first fund ("CTAF I") closed on June 30, 2022 to new investments.

- CTAF I raised over \$182M
- CTAF I opened October of 2018
- The fund consists of 16 properties and one business
- CTAF I primary geographical focus was Arizona and Texas
- CTAF I represented a diversified portfolio of real estate assets and an equity investment in ZenniHome, a cutting-edge manufactured home company

# CTAF I Assets, Fund Now Closed to New Investors

A selection of Assets offered in the previous Fund,  
Caliber Tax Advantaged Opportunity Zone Fund, LP (CTAF I)

	Asset		Asset
	Doubletree Tucson		Second Avenue Commons*
	Phoenix Medical Behavioral Hospital		ZenniHome*
	Roosevelt Townhomes		Jordan Lofts*
	Riverwalk		

\*Conceptual Rendering

# Caliber Tax Advantaged Opportunity Zone Fund II, LLC

Opened - July 2022

CTAF II is Caliber's second iteration of the Tax Advantaged Opportunity Zone Fund. The second fund ("CTAF II") opened for new investments in July 2022

- CTAF II will seek a greater geographic diversification across the southwestern US than its predecessor which was primarily focused in Arizona.
- CTAF II adjusts its investment strategy as needed for changing legislation
- CTAF II has already identified its first project; The Riverwalk Vertical Development in Scottsdale, AZ, nearly 80 acre mixed-use commercial development in one of the most desirable locations in the state

# Caliber Tax Advantaged Opportunity Zone Fund II, LLC

## Selected fund terms & advisors

<b>General Partner</b>	Caliber O-Zone Fund II Manager, LLC
<b>Maximum Offering</b>	\$250 Million
<b>Expected Hold Period</b>	Minimum of 10 years from close
<b>Management Fee</b>	Annually, 1.5% of aggregate capital contributions
<b>Carry Amount</b>	Class A Units: 75/25, Class B Units: 80/20**
<b>Minimum Investment</b>	Class A Units: \$100K, Class B Units: \$1M
<b>Fund Attorney</b>	Snell & Wilmer, LLP
<b>Fund Tax Counsel</b>	Marc Schultz, Esq.
<b>Fund Auditor</b>	Deloitte

\*\*The applicable carry amount is dependent on whether the LP holds Class A Units or Class B Units. By way of example and assuming an LP's applicable carry amount is equal to 25%, if the LP's pro rata share of distributions is equal to \$100 (before assessing the applicable carry amount), then \$75 will be distributed to the LP and \$25 will be distributed the GP.

Distribution payments are not guaranteed and may be modified at the GP's discretion.

# Caliber Tax Advantaged Opportunity Zone Fund II, LLC

The benefits of investing into qualified opportunity zone funds

**Eliminating the Capital Gains Tax** – Additionally, if you hold the Opportunity Zone Fund investment for at least 10 years, any capital gain appreciation earned from the Opportunity Zone Fund investment is not taxed upon disposition. This is the most significant tax benefit provided by Opportunity Zones.

**Unlocking Compounding Potential** – Capital gains held in this fund have the ability to generate earnings, which can then be reinvested or remain invested in an Opportunity Zone Fund with the goal of creating its own earnings. Essentially, you can potentially generate earnings from your previous capital gains.

**Tax Deferral** – You defer taxes from the original sale through December 31, 2026, or when the investment in the Opportunity Zone Fund is sold, whichever comes earlier.

**Community Impact** – Funds support the building and revitalization of underserved communities throughout the country, thanks to the Tax Cuts and Jobs Act of 2017. This fund injects capital into these areas through commercial real estate projects, potentially bringing in new businesses, jobs, and people to stimulate socio and economic growth.

***Given the potential use of leverage in the operation of the funds, Caliber advises potential investors that the use of leverage can magnify potential losses suffered by the funds.***



# Caliber Tax Advantaged Opportunity Zone Fund II, LLC

## CURRENT ASSET AND POTENTIAL ASSET PIPELINE

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# Second Avenue Commons

Current Asset in CTAF II

- 144-unit workforce apartment community
- Located on 2nd Avenue, between S. Robson and S. MacDonald
- 12 three-story buildings
  - 48 one-bedroom units
  - 96 two-bedroom units
- Caliber is acting as a co-developer alongside Cardinal Capital Management
- Broke ground January 31, 2022
- Construction is estimated to take 12-14 months



Conceptual Rendering

# Caliber Mesa Properties

- Caliber Properties
- Local Landmarks
- Upcoming Developments



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# Properties in our Portfolio

Downtown Mesa



## 18 W Main

Sonoran Rows  
Executed Lease  
Open: Q1 2024



## 48 W Main

Level 1 Arcade Bar  
Executed Lease  
Open: 4/20/23



## 114 W Main

Expansive Mesa at  
Newberry Station  
(shared workspaces)  
Open for operations



## 120 W Main

Suite A: (restaurant)  
Tortoise & Hare  
Executed Lease  
Suite B: vacant, being  
marketed  
Open: Q1 2024



## 137 W Main

Working with Retail Concept



## 155 W Main

Copper City Spirits  
Executed Lease  
Open: 6/23



## 202 W Main

Goldwater Brewing  
Lease in process



## 206 W Main

Goldwater Brewing  
Lease in process



## 305 E Main

Ste 100:  
Wells Fargo Bank Branch  
Ste 200: Southwest Institute  
of Montessori Studies



# 29 W. Main St.

Downtown Mesa

**Purchase Date:** 2022

**Asset Class:** Qualified Opportunity Zone  
Business (QOZB)

**Strategy:** Opportunistic

CTAF is an investor in the Zennihome business. Zennihome designs and manufactures modular, factory-built homes that are easily transported, have a minimal environmental footprint, and are stacked in multi-family configurations. (Zennihome units will be used in Caliber's project, ZenCity 29 West in Mesa, AZ including a 90-unit apartment complex on top of existing basement and ground level commercial spaces.)

Street Corner Market executed LOI for Retail Space on bottom level | Anticipated Opening Q2 2023



Current Building



Conceptual Rendering

# Riverwalk Development Vertical

Proposed Asset for CTAF II

## Business Plan by Parcel

Parcel 1	Anticipated to be a large user deal.	*
Parcel 2	Parcel 2 is expected to be sold by Caliber within 12-24 months after closing on the parcel.	
Parcel 3	Parcel 3 is expected to be part of the newly developed entertainment district at Riverwalk. Potential venues include a boutique hotel and car museum, along with a number of bars and restaurants. The parcel will be sold into a new partnership providing proceeds for the repayment of the land loan.	
Parcel 4	Parcel 4 is expected to be included in the entertainment district at Riverwalk. The parcel will be sold into a new partnership providing proceeds for the repayment of the land loan.	
Parcel 5	Parcel 5 is expected to be included in the entertainment district at Riverwalk. The parcel will be sold into a new partnership providing proceeds for the repayment of the land loan.	

PARCEL AREAS		
NO.	TITLE	±(SF)
1	Riverwalk 1	1,433,017
2	Riverwalk 2	598,853
3	Riverwalk 3	905,387
4	Riverwalk 4	415,167
5	Riverwalk 5	70,685



\* These are proposed uses for each parcel. These plans are subject to change.

#### ADDITIONAL RISK FACTORS/SUITABILITY

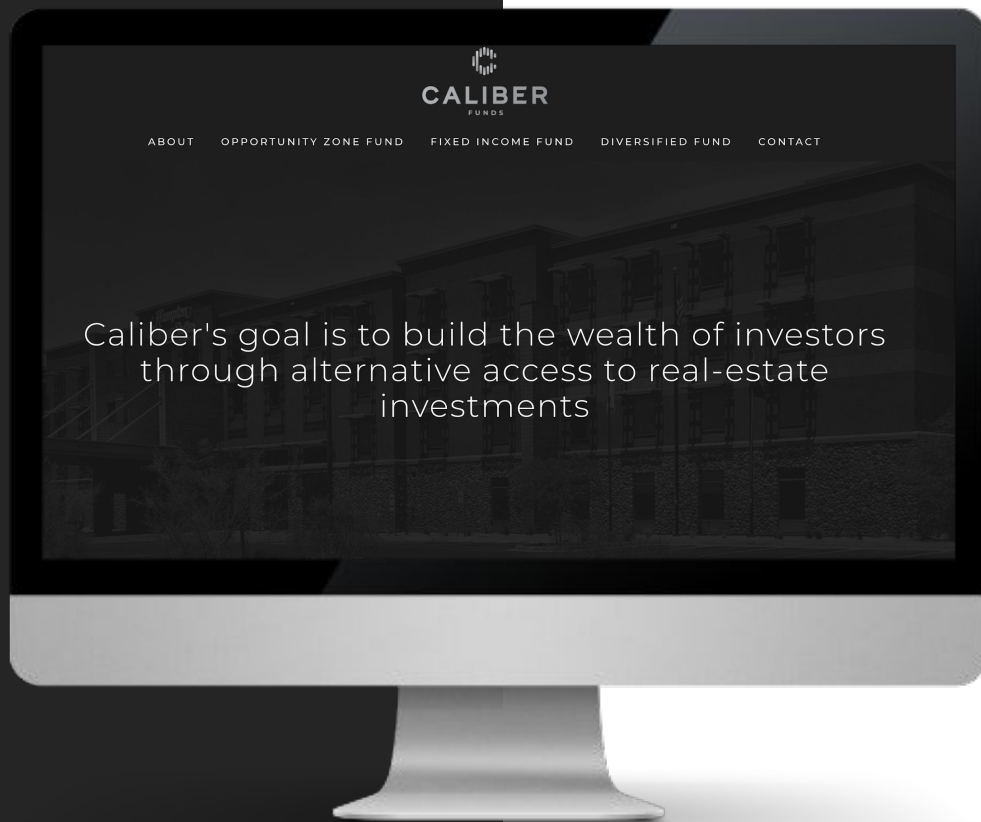
The Fund's investment strategy is speculative and there can be no assurance that the investment objectives of the Fund will be achieved, that the requirements of Opportunity Zone Provisions will be met or sustained or that the Manager's investment strategy will be successful. The Fund's operating results will be affected by economic and regulatory changes that impact the real estate market in general, including interest rate risk, occupancy issues, extended vacancies, the ability to attract tenants, insurance risks, etc. The offering is not contingent on a minimum capital raise in order to close and the General Partner may conduct a closing at any time; the Fund may not raise substantial amounts that would allow diversified holdings or achieve investment objectives.

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# Caliberco.com

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Securities offered through Skyway Capital Markets, LLC ( Member FINRA/SIPC )

Check the background of this firm and its registered representatives at <https://brokercheck.finra.org/>

\*George Pace is a Fund Manager and Director of the Fund Sponsor, CaliberCos Inc.