



DO WELL *BY DOING GOOD*



*"This is our second year investing in the **Nest Fund**. Our initial goal was to reduce taxes, and we liked the idea of being part of an effort to develop high quality affordable homes for families in urban areas... the team at Nest communicates regularly and gives us succinct, straightforward updates on the fund... and are business partners that feel like family."*

Sandy Murray, Investor

AS SEEN IN:

EIG



COLUMBUS
BUSINESS FIRST



ADISA



REALASSETS
ADVISER



DO WELL BY DOING GOOD



“This is a really great story... with Nest Opportunity Fund.. That long-term hold that investors are shooting for, is actually encouraging a higher standard of construction.”

Rachel Reilly, Director of Impact Strategy,
Economic Innovation Group

AS SEEN IN:



FORWARD-LOOKING STATEMENTS

This document contains forward-looking statements that are not historical in nature and are based on current expectations and subject to risks and uncertainties. Although management of Nest Opportunity Fund, LLC (the “Fund”) and its qualified opportunity zone subsidiaries (the “Companies”) believe that the forward-looking statements are reasonable, neither the Fund nor the Companies can provide any assurance that such forward-looking statements will prove to have been correct. These statements involve known and unknown risks, uncertainties, and other factors that may cause our or our industry’s actual results, level of activity, performance, or achievements to be materially different from any future results, levels of activity, performance, or achievements expressed or implied by these forward-looking statements. Actual financial condition, operating results, business performance, and tax treatment may differ materially from that projected. The differences may be caused by a variety of factors, including but not limited to changes in general economic conditions, competition, business interruptions, government regulatory changes, changes in key personnel, lack of sources of additional financing, and other factors.

Words such as “anticipate,” “believe,” “expect,” “intend,” “may,” “might,” “plan,” “estimate,” “project,” “should,” “will,” “result,” and other similar expressions, which do not relate solely to historical matters, are intended to identify forward-looking statements. Such statements are subject to risks, uncertainties, and assumptions and are not guarantees of future performance, which may be affected by known and unknown risks, trends, uncertainties, and factors beyond our control. Should one or more of these risks or uncertainties materialize, or should underlying assumptions prove incorrect, actual results may vary materially from those anticipated, estimated, or projected.

The pages contained herein are made for informational purposes only and all local laws apply. Any use or misuse of this information is solely the responsibility of the reader. Nest GP, LLC, their principals, and affiliated entities (the “Manager”), disclaims all such representations and warranties. In addition, the Manager does not represent or warrant that the information in this report is accurate, complete, or current. This information was gathered from sources believed to be reliable but cannot be guaranteed insofar as they apply to any individual.

Neither the Manager, nor any of its directors, officers, employees, other representatives or advertisers will be liable for damages arising out of or in connection with the use of this document. This is a comprehensive limitation of liability that applies to all damages of any kind, including (without limitation) compensatory, direct, indirect, or consequential damages, loss of data, income or profit, loss of or damage to property, and claims of third parties.

DO WELL BY DOING GOOD



Road to Recovery

Clint Capelle; Columbus Operations



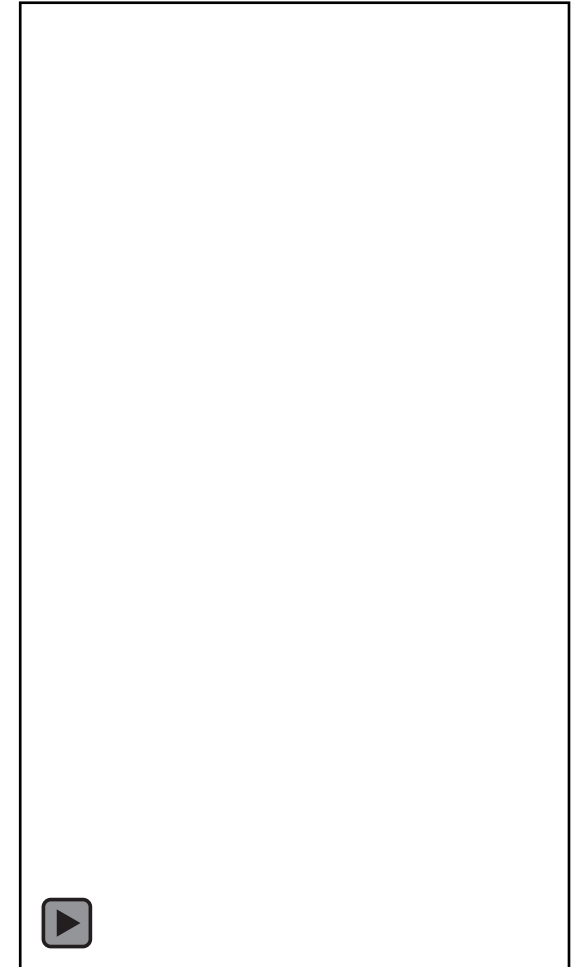
Path to Homeownership & Middle-Class

Clint Edgington

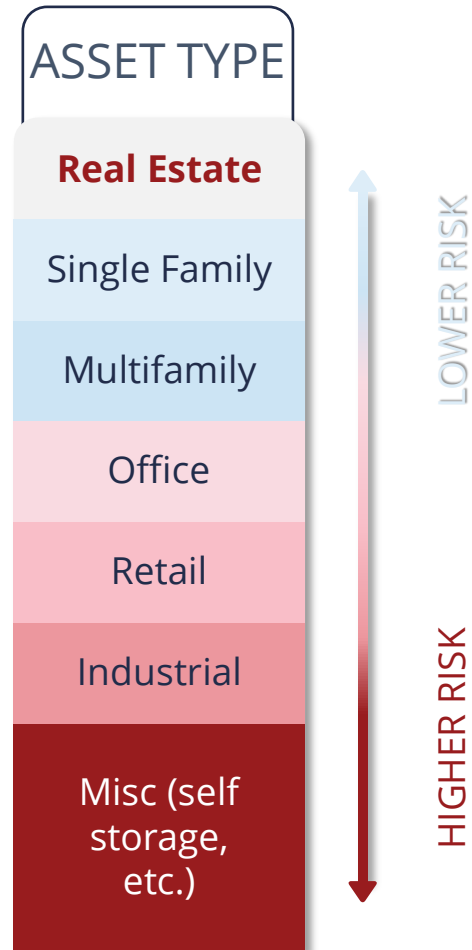
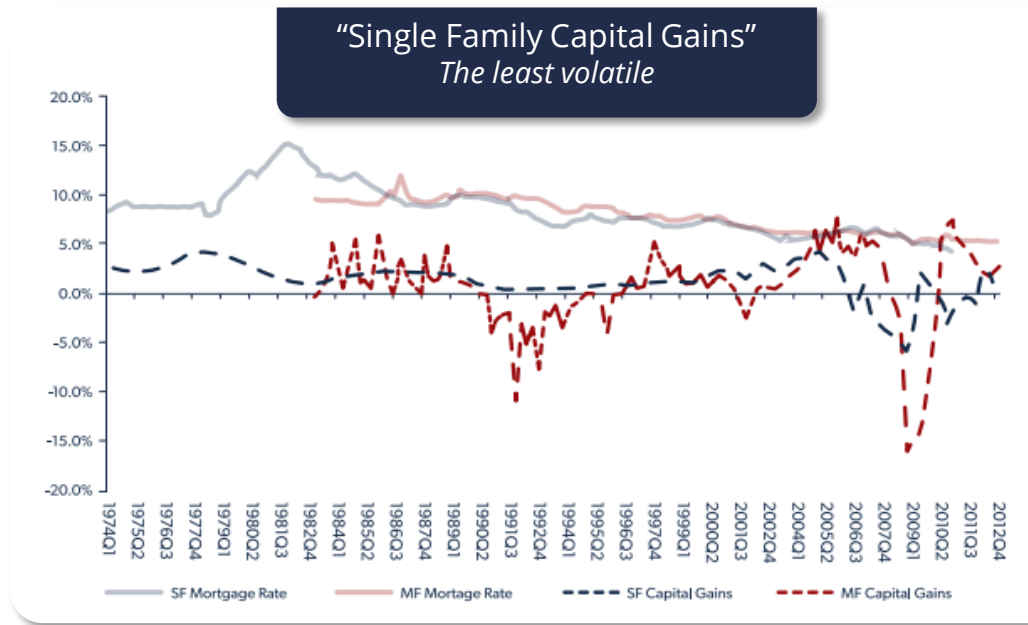


Neighborhood Revitalization & Affordability

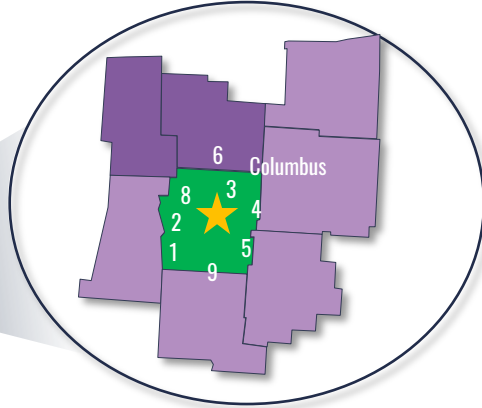
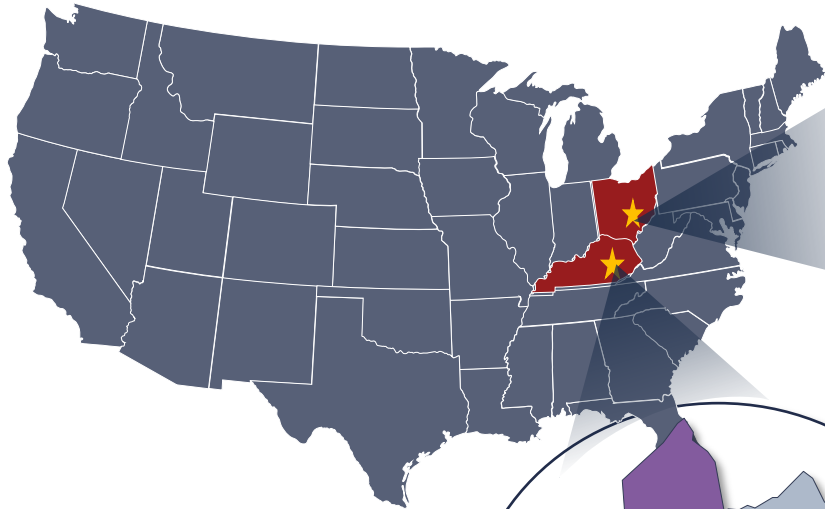
Jeff Moore; Lexington Operations



CONSERVATIVE ASSET CLASS



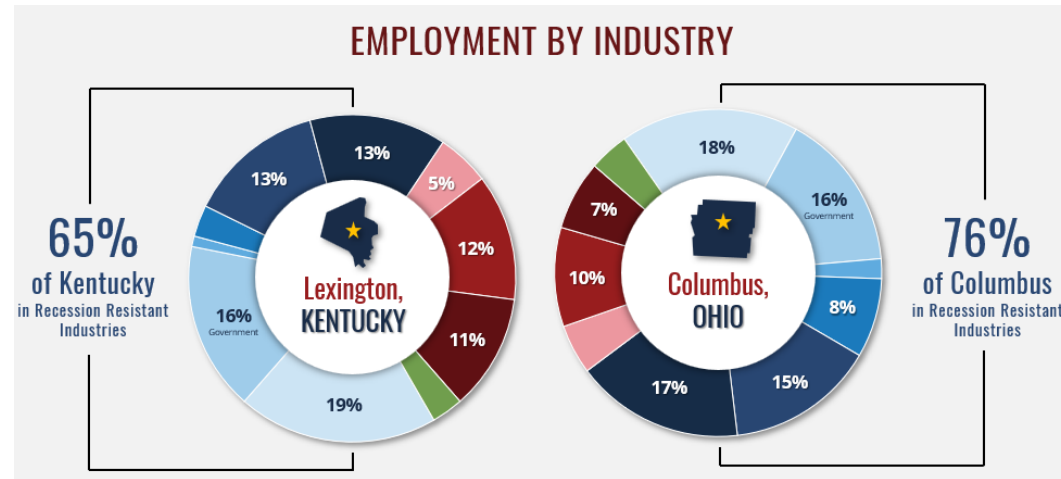
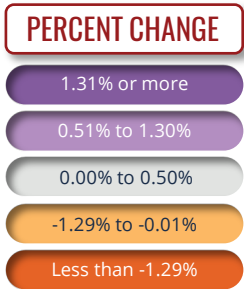
CONSERVATIVE LOCATION



Local Growth:
8 of top 10
 cities in Ohio in
 Columbus MSA



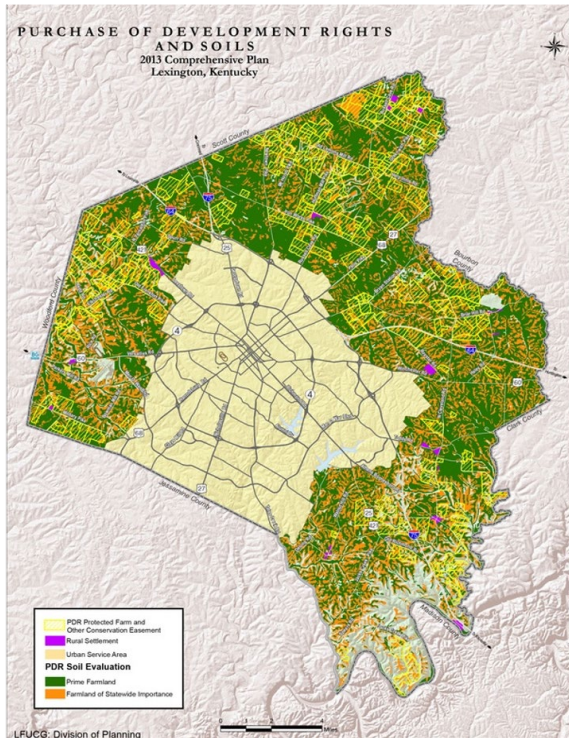
5 out of top 8
 Fastest Growing
 cities in Kentucky
 in Lexington area



CONSERVATIVE LOCATION: Supply Constraints and Growth

LEXINGTON, KY

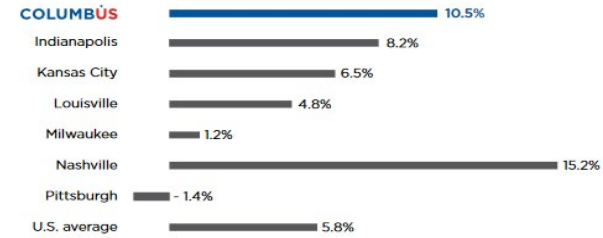
- Supply Constrained
- Urban Growth Boundary



COLUMBUS, OH

- # 1 large Midwest City in Population growth
- #1 large Midwest City in Private sector job growth

POPULATION CHANGE, 2010-2018



TOP LARGE U.S. METROS FOR MILLENNIAL CONCENTRATION (AGED 25-34)



Source: U.S. Census Population Estimates, 2018; U.S. Census American Community Survey 1-year estimates, 2018. Metro areas over one million in population.

CONSERVATIVE LOCATION: Supply Constraints and Growth



An initial investment of **\$20B+** for **2** new fab modules

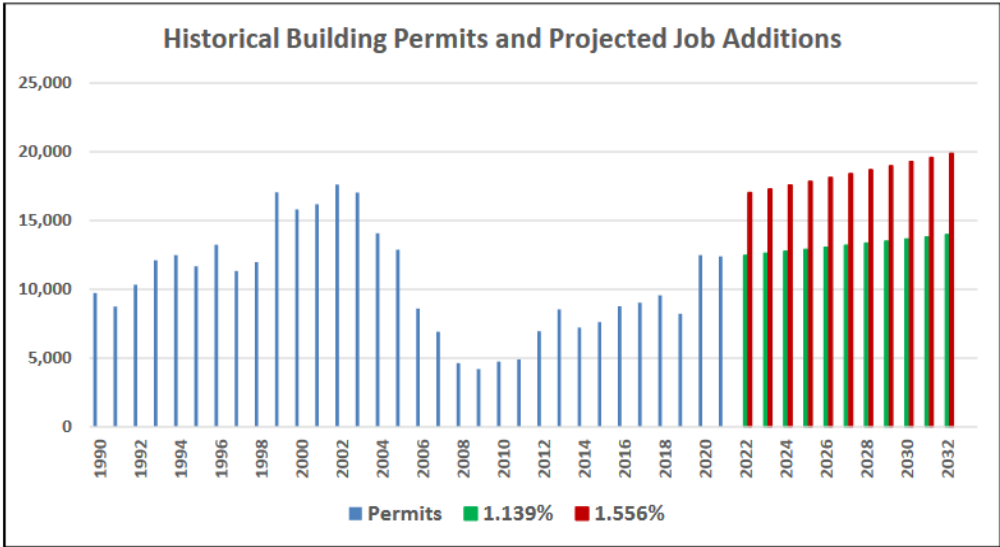
more than **3,000** high-tech, high-wage Intel jobs created

A potential investment up to **\$100B** at full site buildout for **8** total fab modules

more than **7,000** new construction jobs for Ohioans

Intel: "...the **largest silicon manufacturing location on the planet**," "We helped to establish the Silicon Valley. Now we're going to do the Silicon Heartland."
 - Pat Gelsinger, Intel CEO

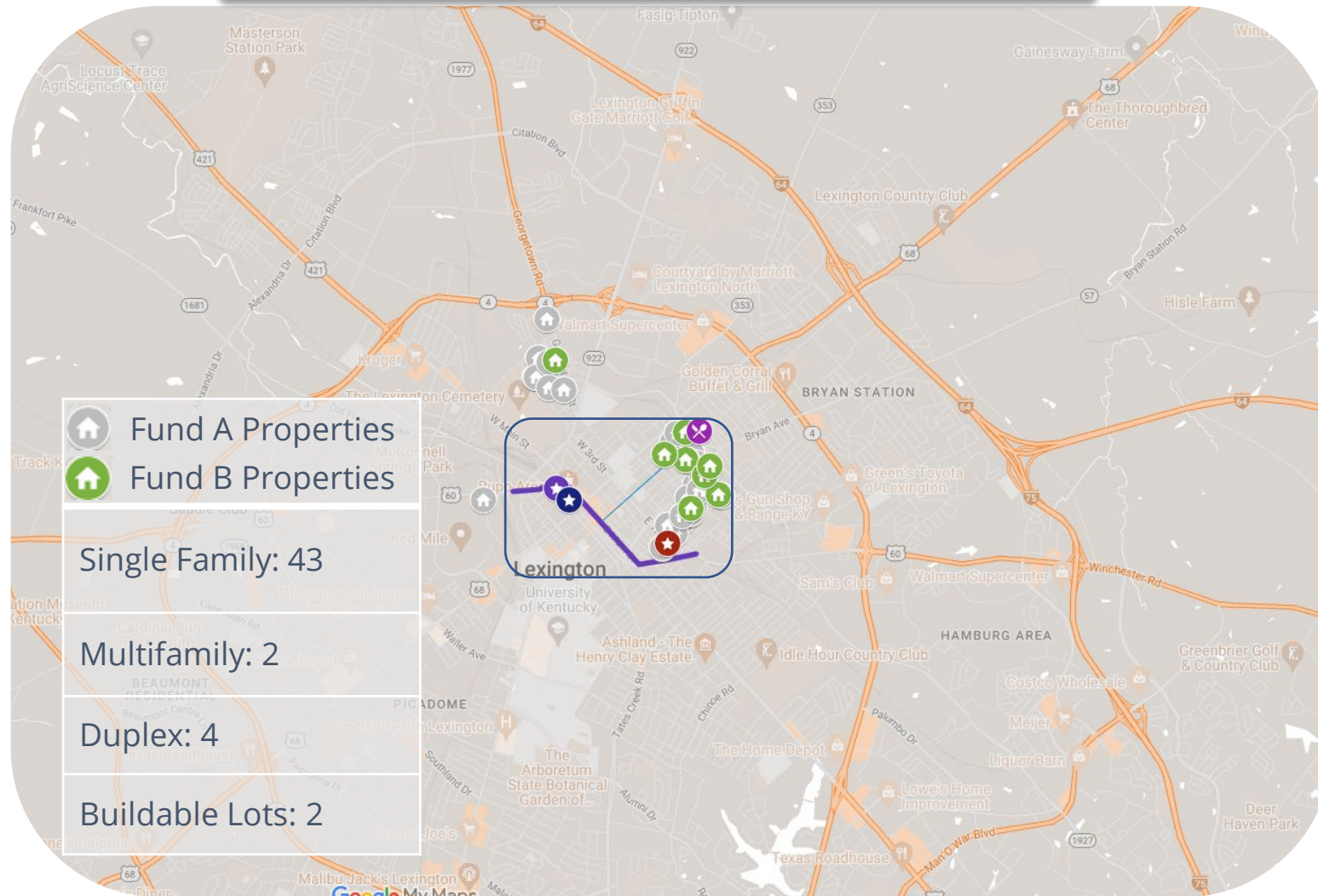
Hyperscale Data Centers



Source: Vogt Strategic Insights; Department of Labor Statistics; Ohio Department of Job and Family Services; State of the Cities Data Systems (SOCDS)


"Columbus #1 in Nation for Fast Sales." [Zillow](#)

LEXINGTON ASSET BREAKDOWN

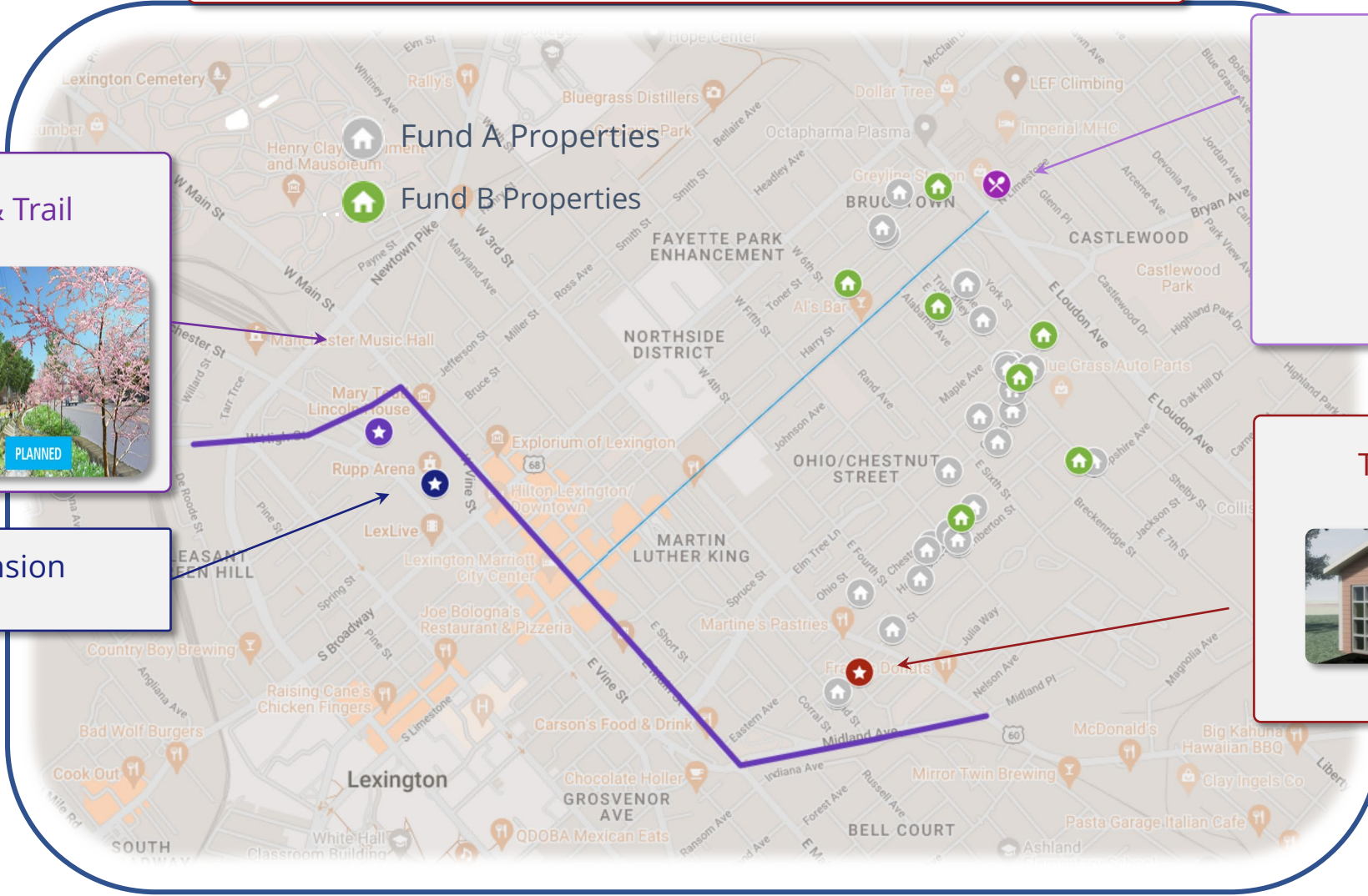


LEXINGTON MAJOR REDEVELOPMENTS

Town Branch Park & Trail



Rupp Arena Expansion



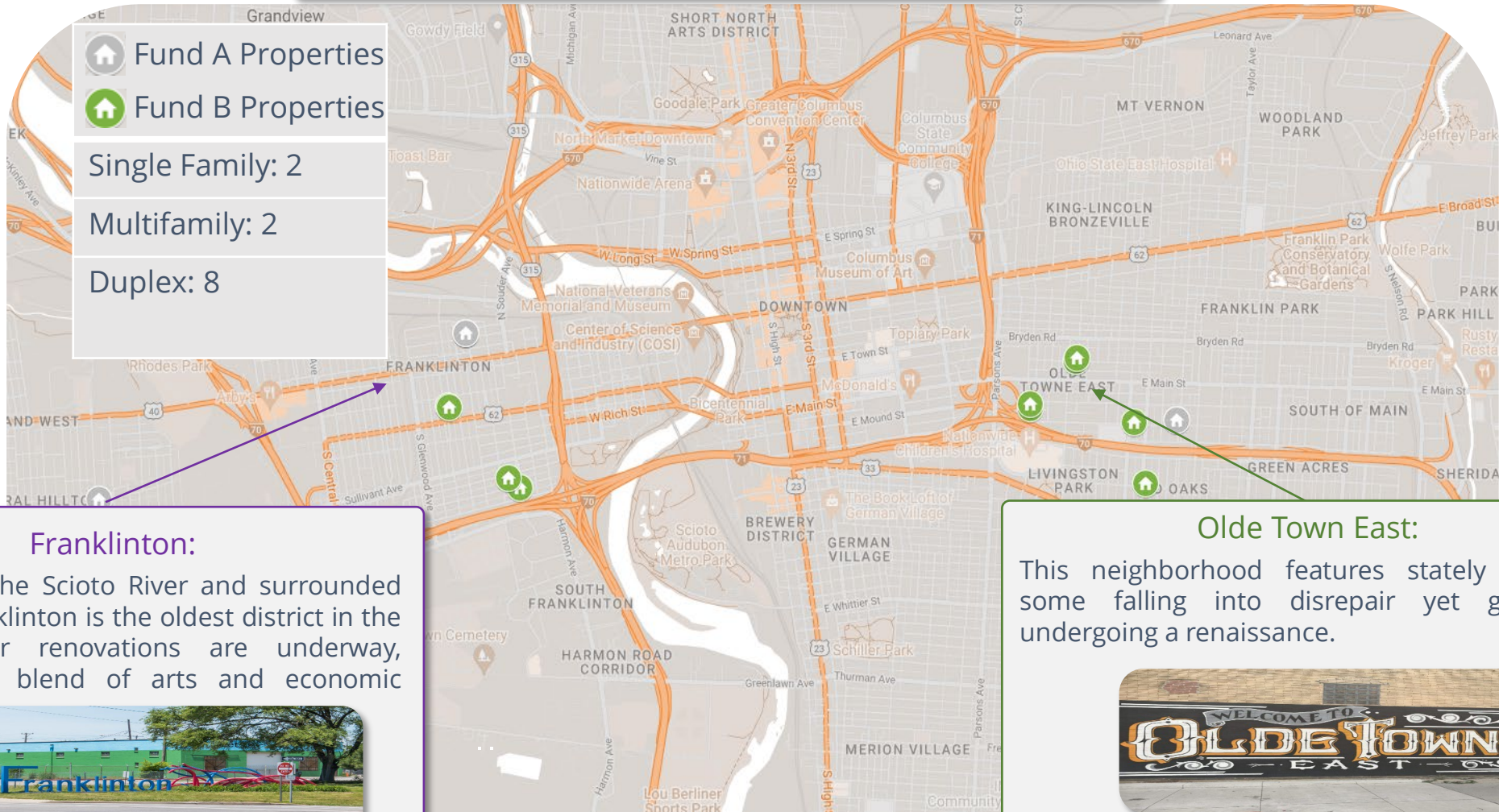
Greyline Station



The Artist's Village



COLUMBUS ASSET BREAKDOWN



Franklinton:

Bordered by the Scioto River and surrounded by parks, Franklinton is the oldest district in the county. Major renovations are underway, aiming for a blend of arts and economic success.



Olde Towne East:

This neighborhood features stately homes, some falling into disrepair yet generally undergoing a renaissance.



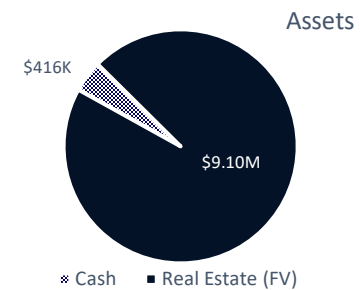
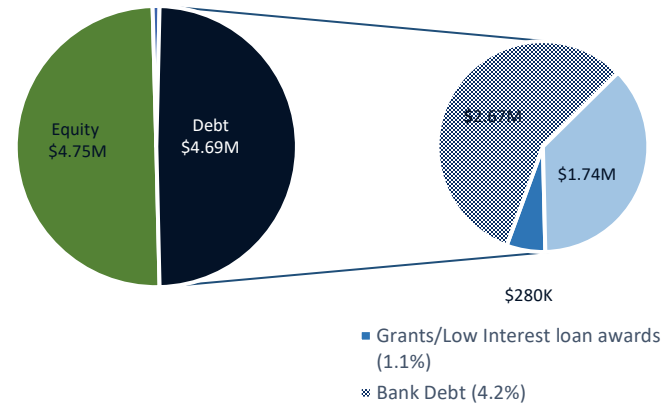
NEST FUND A (Closed)

Multi Family

New Renovation

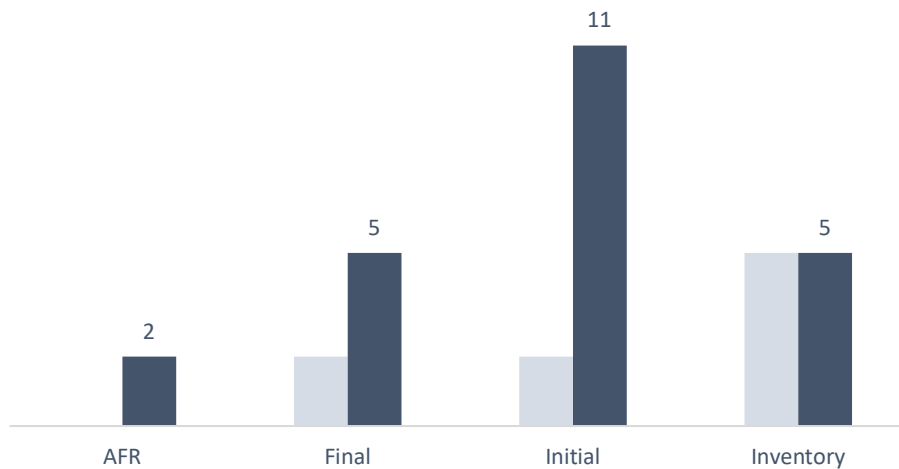


COMPLETED PROPERTIES



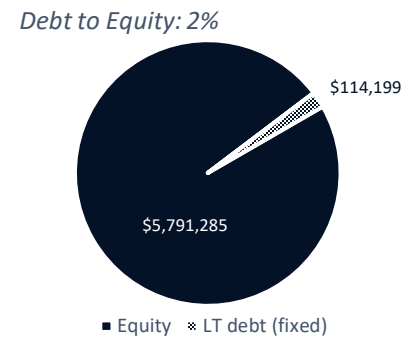
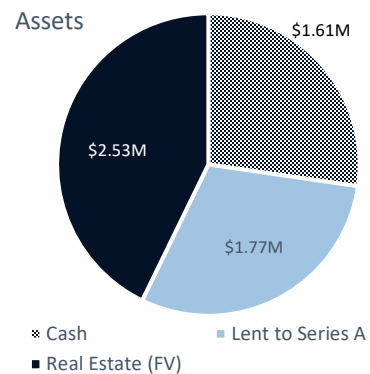
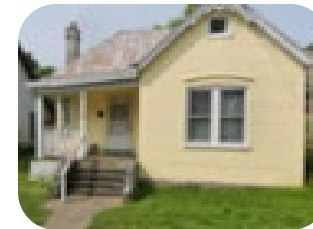
NEST FUND B (*Open*)

Rehab Status (year over year)



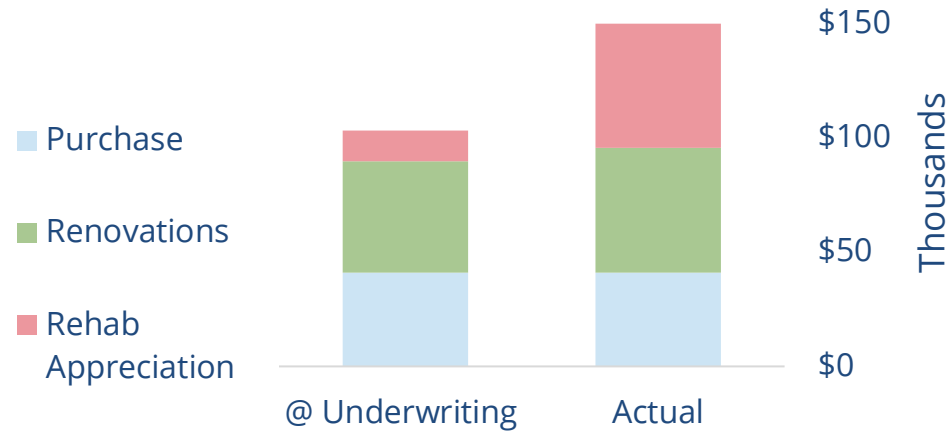
Completed Single Family

Before and After 3D tour



SINGLE FAMILY FINANCIALS

Rehab Projections v. Actuals

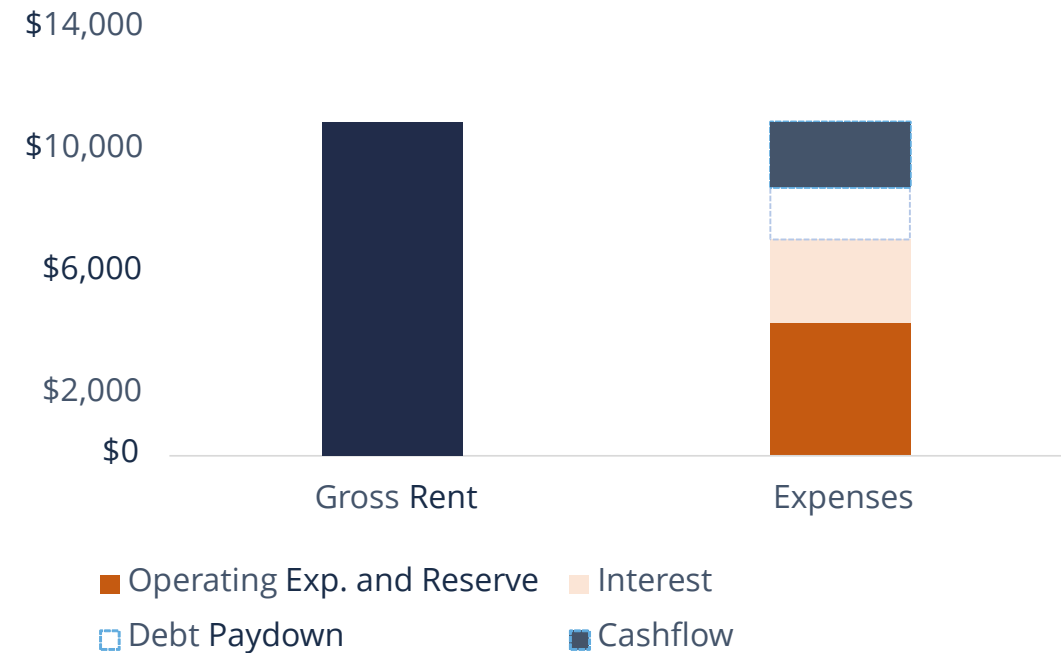


Growth in Metrics
(2020 purchase/rehab)

Gross Rent Yield: 11% → 13%

Project Level IRR*: 20% → 22%

Rent and cash flow growth



**Please see PPM for full list of terms, fees, and risks.*

FINANCIAL

Operations	
LP Communication:	Quarterly
Audited:	Yes
Target Leverage:	65%

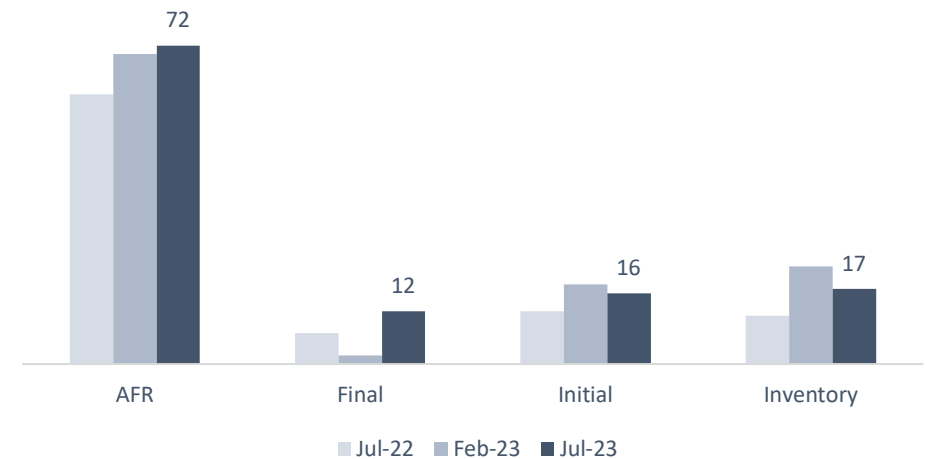
Capital Commitments	
Contributed Capital:	\$11.2M
Sponsor Investment:	\$945k
Grant received:	\$164k

Fees/Waterfall	
Management Fee:	1.5% Net assets
Preferred Distribution:	4%/year
Investor Profit %:	85%
Management Profit %:	15%

Economics	
Projected post-tax IRR*: (w/OZ benefits)	12%

January 2020 (initial opening to L.P.'s): 23 units; \$470k sponsor
March 2021 (initial opening of Nest B): **82 units; \$570k sponsor**
Today 2023: **117 units; \$945k sponsor**

Total Nest A & B



***Please see PPM for full list of terms, fees, and risks.**

BEFORE



AFTER

BEFORE



AFTER

For more information view our **NEST OPPORTUNITY FUND™ Resource Flyer**



Contact:
team@nestopportunityfund.com
614-469-4685 (office)

DOWNLOAD OUR Full Deck & PPM



CONTACT US






Website/Newsletter Signup: <https://nestopportunityfund.com/>

Advisor Whitepaper: <https://nestopportunityfund.com/white-papers/>

Podcasts: [Conquering Columbus](#) *featuring Clint Edgington*
[Mapables USA](#) *featuring Clint Edgington*

Social:

-  [Twitter.com/NestOpportunity](https://twitter.com/NestOpportunity)
-  [Facebook.com/NestOpportunityFund](https://facebook.com/NestOpportunityFund)
-  [Linkedin.com/company/nest-opportunity-fund](https://linkedin.com/company/nest-opportunity-fund)

Contact: Team@NestOpportunityFund.com
614-469-4685 (office)



Clint Edgington, CFA
Co-Founder
*Acquisitions, Rehab Management,
Contractor Relations*



Samantha Jankowski
Investor Liaison



Anne Zavaglia, CFP®
**Tax Planning
OZ Compliance**



Mark Fissel, CFP®, AIF
Co-Founder
Financial Controls



Clint Capelle
Operations Manager



Jeff Moore
Operations Manager

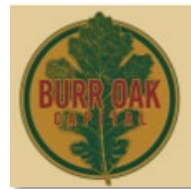
LEGAL



FINANCIAL PLANNING



CONSTRUCTION



TAX/AUDIT



PROPERTY MANAGEMENT

