

ELLAVOZ SHARED VALUES OPPORTUNITY FUNDS

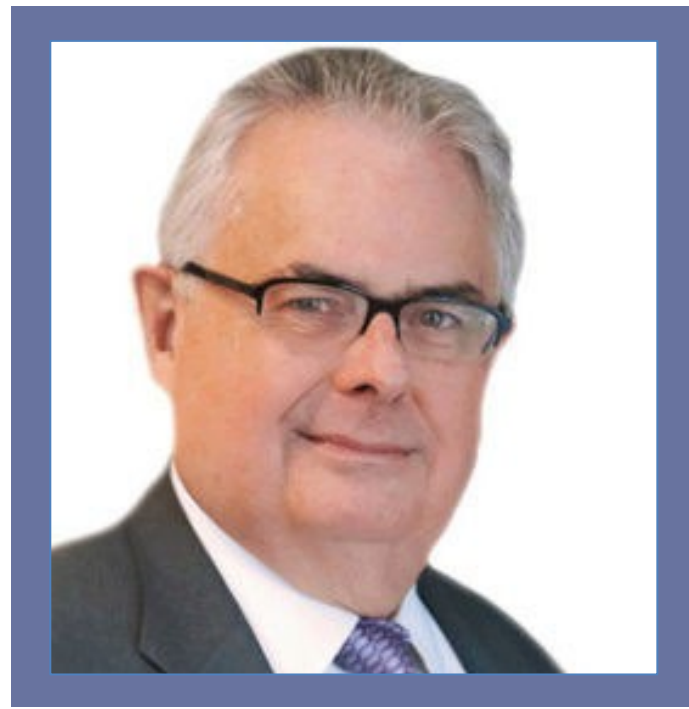


Ellavoz Impact Capital Mission Statement

**“PLACE
BASED
SOCIAL
VALUE
CREATION”**

is helping private sector impact investors participate in building Sustainable Communities that create dignified affordable homes and decent work for everyone. We do this with the ***best in class, low fee, transparent, direct impact investment asset class*** that represents our shared values of financial and impact returns.

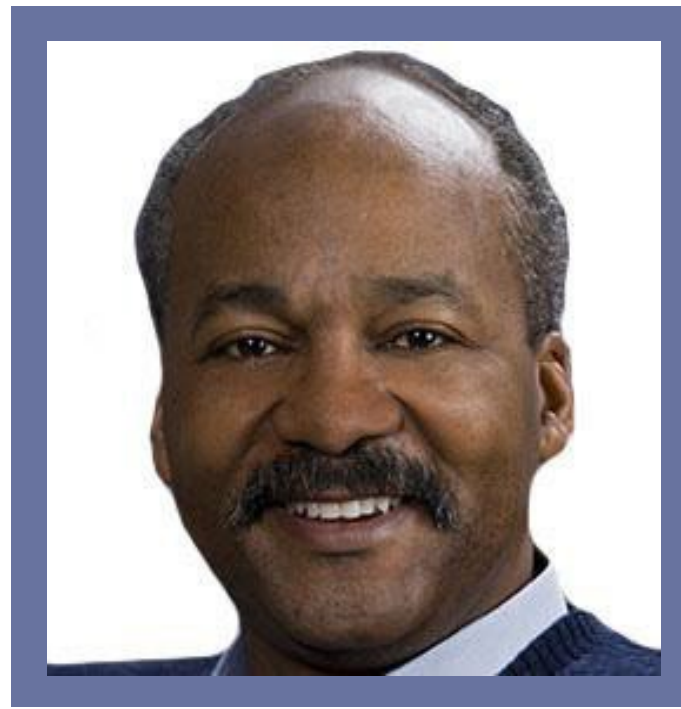




Robert Hutchins

Chief Executive Officer, Ellavoz Impact Capital

Mr. Hutchins is a Certified Public Accountant and Certified Valuation Analyst. He was cofounder and chairman of Biofortis, Inc. and a tax Partner of WithumSmith+Brown. Mr. Hutchins is founder and chairman of Ocean Housing Alliance Inc., cofounder and treasurer of Joan Dancy & P.A.L.S, co-chairman of the American Cancer Society's Grant Research Council and trustee of Georgian Court College. He is also an advisor to Ultra High Net-Worth individuals and family offices on private equity investments. He is a recognized thought leader on impact investing strategies.



George F. A. Parnell

Chief Legal Officer, Ellavoz Impact Capital

Mr. Parnell, J.D., has more than 35 years of legal transactions experience. He has previously served as a Partner in the Corporate practice of the law firm Schiff Hardin LLP and as a Member of Norris McLaughlin, P.A. Mr. Parnell is the Managing Partner of Parnell Law, PLLC. His expertise includes M&A transactions, '34 Act, Registration D, private equity, and venture capital, transactional matters and organizational governance matters. Mr. Parnell is responsible for oversight of legal and administrative matters.



Wayne Meyer

President, Ellavoz Impact Capital

Wayne Meyer has thirty plus years of experience in real estate and community development. Mr. Meyer led New Jersey Community Capital (NJCC) for twelve years growing the nonprofit from a small community loan fund to a national organization with multiple lines of business and over \$750 million in assets under management. Under his leadership the nationally recognized ReStart program was created, which acquired, and third party managed over 5000 nonperforming loans. In 2009 he led the creation of the Community Asset Preservation Corporation, New Jersey's largest affordable housing developer with over 2,100 affordable housing units created.





Scott Fergus

President & Chief Operating Officer, Ellavoz Impact Management

Scott Fergus has thirty plus years of experience in real estate development, finance, construction and distressed note management. Mr. Fergus has managed more than \$2.5 Billion in asset values and most recently led NJCC's ReStart program, which acquired more than 5,000 distressed mortgage notes with values exceeding \$1 Billion which helped thousands of families retain homeownership and repurposing units into LMI homeownership and rental opportunities. He has led partnerships that acquired, repaired and sold to owner occupied buyers over 1,200 REOs with values exceeding \$300 Million.



Heidi Wherland

Operations Manager, Ellavoz Impact Management

Heidi Wherland has twenty plus years of experience in accounting, finance and construction. Ms. Wherland was finance and administration manager for a \$200M+ district of a North American construction company, managing owner and subcontractor contract negotiation, accounting, insurance and administrative functions. Since 2020, she has helped coordinate the management of NPLs and REOs acquired, repaired and sold to owner occupied buyers.



Chris Ferry

Chief Marketing Officer, Ellavoz Impact Capital

Mr. Ferry has over 30 years of experience in real estate development, management and marketing. He is an expert in business development, digital marketing and branding. Mr. Ferry is liaison to strategic partnerships, focusing on co-marketing opportunities. Additionally, he is responsible for site acquisition and leads the Ellavoz Impact Angel Network, which invests in student entrepreneurship through mentoring and grants. The network emphasizes clean tech and other impact investments solutions.





Thom Liggett

Vice President, Impact Investments

Thom Liggett has most recently served on the leadership teams of multiple institutionally backed investment fund service platforms with a focus on the Residential Housing Industry (REIT's and CDFI's). Over \$20 Billion in capital has been deployed nationally through these platforms since 2012. Thom created national performance management standards while building and managing teams across 8 states with responsibility for many thousands of assets and over \$2 Billion capital deployed. With 30+ years experience, Thom has also led over 1,000 performance improvement engagements for corporate asset portfolios in all 50 states and internationally.



Jim Franklin

Vice President, Real Estate Development

Jim Franklin has over 40 years of experience in residential and commercial development, including site planning and product design. Jim previously managed and held full P&L responsibility for a business unit of a premier public developer which produced over 500+ homes annually. Additionally, he has served as an officer with the Shore Builder's Association of Central New Jersey, on the board of directors for the New Jersey Builders Association, and on the leadership council for the National Association of Home Builders.



Jack Kleinert

Chief Investment Officer, Ellavoz Impact Capital

Jack Kleinert brings over 30 years of experience in risk management and income trading. As a general partner at Goldman Sachs, he was in charge of sales, trading, and money markets for municipal departments worldwide. He has founded and co-founded a number of companies, including the Velocity Portfolio Group and Targeted Lease Capital. Jack received his B.S. degree in Chemical Engineering from Princeton University, working with Bell Labs before transferring his skills to Goldman Sachs.



ELLAVOZ SHARED VALUES OPPORTUNITY FUNDS

MIN. INVESTMENT

\$250,000

MINIMUM

FUND DURATION

10 YRS

Financial
Summary of
Our Fund

FEES

Annual Management Fee

Annual
Management Fee

1.5%

Exit Fee

Exit Fee

1%

Carried Interest

None

Ellavoz Impact Capital

Projected Return on Investment (ROI)

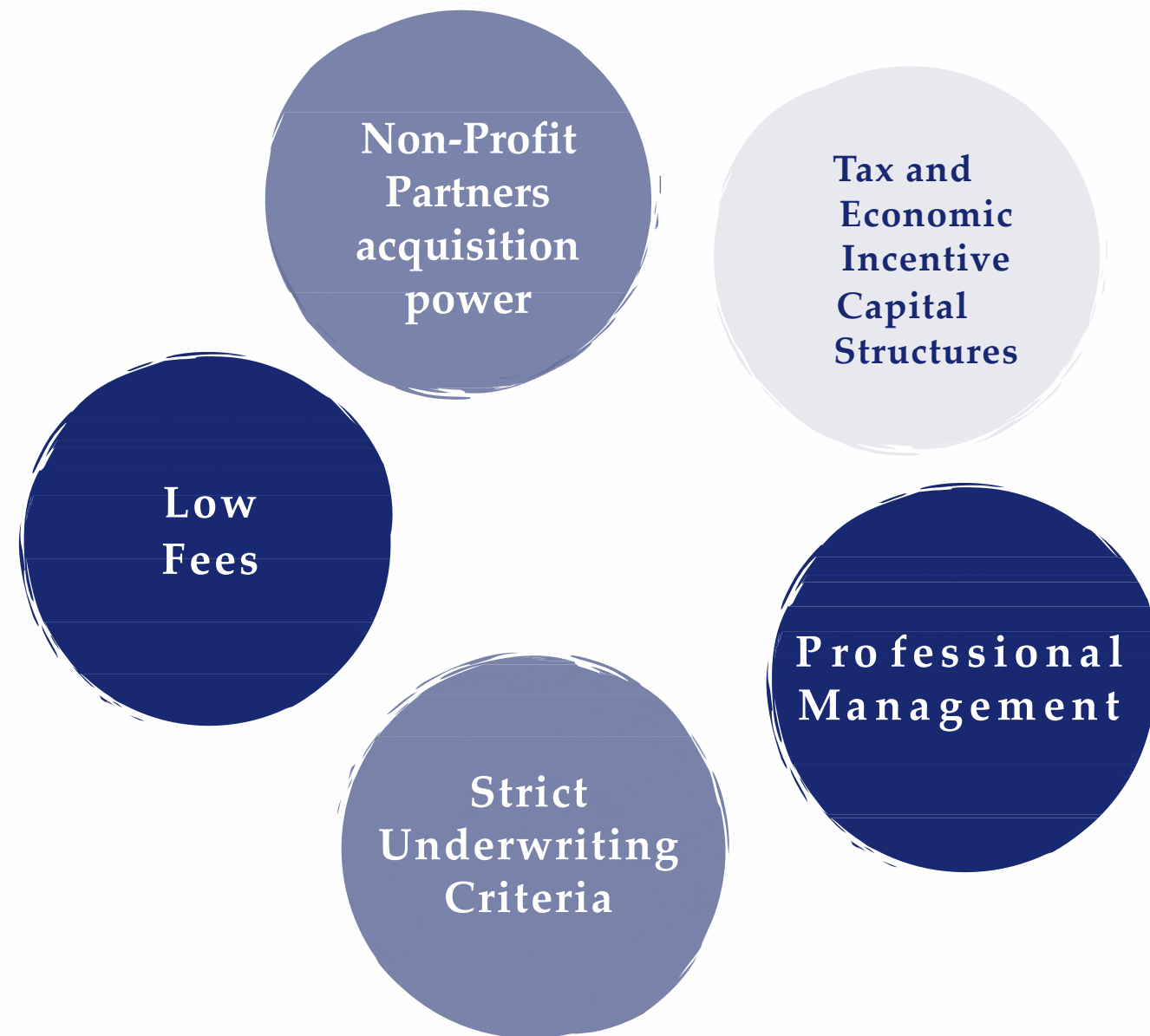
Fund #	Status	Raise	Preferred Cumulative Return	IRR (Projected*)	Location
ESVOF III	Launched – 2022	\$ 25,000,000	12%	16%	Jacksonville, Florida
ENWKOF	Launched – 2023	\$ 25,000,000	12%	18%	Newark, New Jersey

*Net of fees if sold at end of fund duration

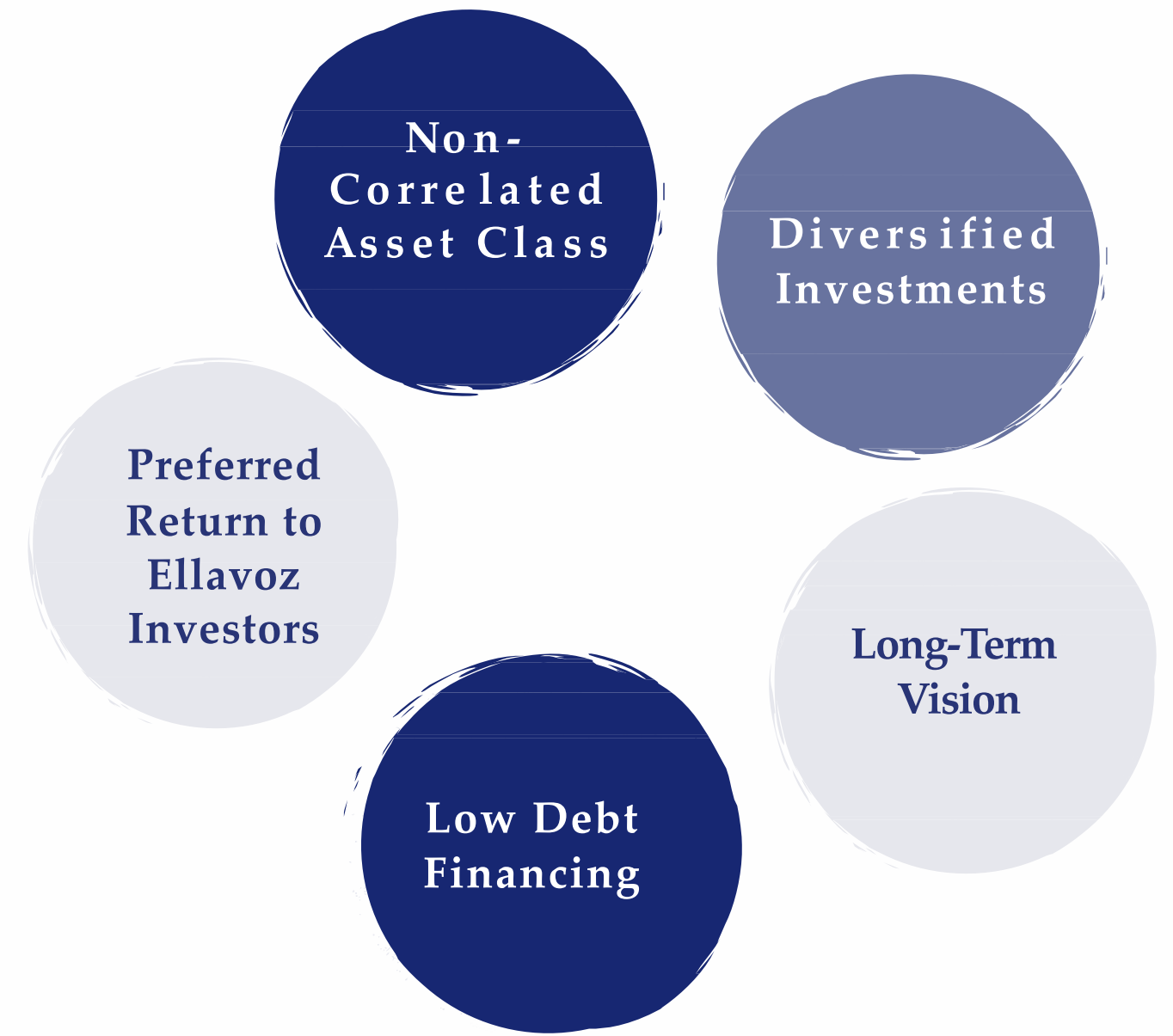


Our *Shared Value* Investment Strategy for Multi-Asset Impact Funds

Investment Management



Risk Management



ELLAVOZ SHARED VALUES OPPORTUNITY FUNDS

Workforce Housing with a Veteran's Preference for Affordable Set-Asides and Ownership

CEDAR CREEK DEVELOPMENT IN S.W. JACKSONVILLE, FLORIDA

45 homes – across over 9 Acres

1700 Square Foot Single Family Homes

Build to Rent

\$14 million project



FUTURE DEVELOPMENTS IN N.W. JACKSONVILLE, FLORIDA

74 units – across 3 adjacent parcels

1500 Square Foot Townhomes

Build to Rent

\$20 million project

MANCHESTER, NEW JERSEY OPPORTUNITY ZONE

10,000 Square Foot Medical Office Building

Located Near 55+ Communities

Building Completion Date 2024

\$3.7 million project

SFR BTR INFILL LOTS NEWARK, NEW JERSEY AND JACKSONVILLE, FLORIDA

Infill 1 – 4 Family Homes

Build to Rent in OZ Census Tracts next to or near existing projects to enhance local Community Development

ELLAVOZ NEWARK OPPORTUNITY FUND

City of Newark Project Overview (Opportunistic Investment Strategy)

Sponsor – Ellavoz Impact Capital LLC

Fund – Ellavoz Newark Opportunity Fund LLC

Property Address - 306 Dr. Martin Luther King Jr. Boulevard, Newark, New Jersey 07102, on St. Michaels Medical Center Campus

Project Purpose – Create new **Graduate and Post Doctoral Student Housing** near downtown Newark that will offer permanent co-living space to both NJIT and Rutgers University students as well as administrative offices for both institutions

Square Footage - Over 100,000 gross Square Foot **Construction Jobs** - 75

Building Preservation – The property is former St. Michaels Hospital being converted to mixed use residential

Location – The property is located in the Historic James Street Neighborhood and will act as a connecting anchor between Downtown, University Hill, and the James Street Neighborhoods



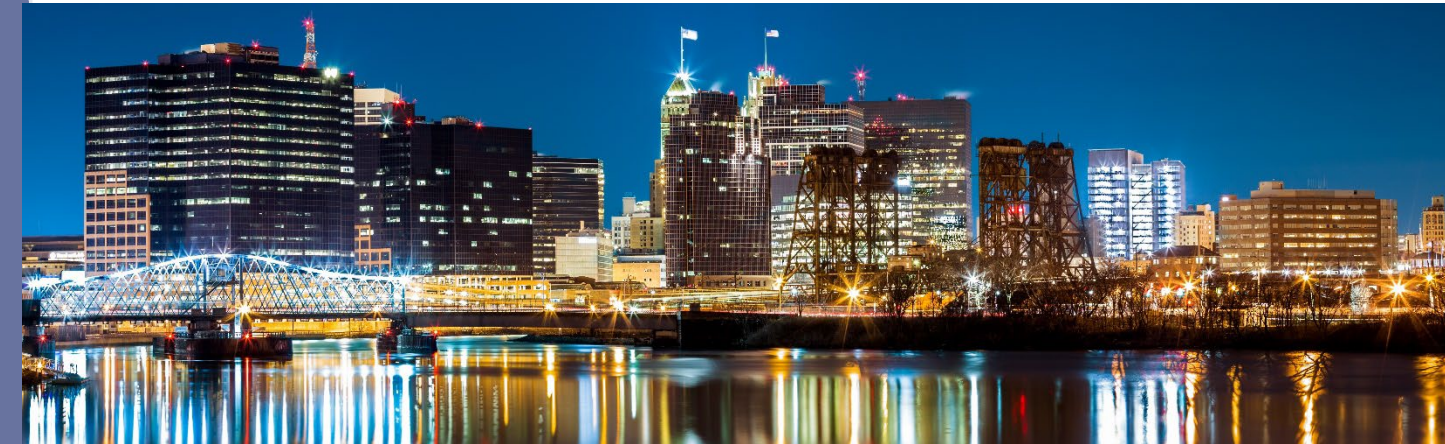
Newark Market Overview

- **Economic Growth:** Newark has experienced steady economic growth in recent years, with the city's GDP and per capita income on an upward trend.
- **Employment Opportunities:** The city has seen an increase in job opportunities, with a diverse range of industries including healthcare, education, finance, and transportation providing employment for its residents.
- **Higher Education Institutions:** Newark is home to several prestigious higher education institutions such as Rutgers University and the New Jersey Institute of Technology, contributing to a vibrant intellectual community.
- **Transportation Hub:** Newark Liberty International Airport is one of the busiest airports in the United States, providing convenient access to domestic and international destinations.
- **Cultural and Entertainment Hub:** Newark has a rich cultural scene, with the New Jersey Performing Arts Center, the Newark Museum, The Prudential Center, and various galleries and theaters providing entertainment options for residents and visitors.



A Sampling of Positive Construction and Business Developments:

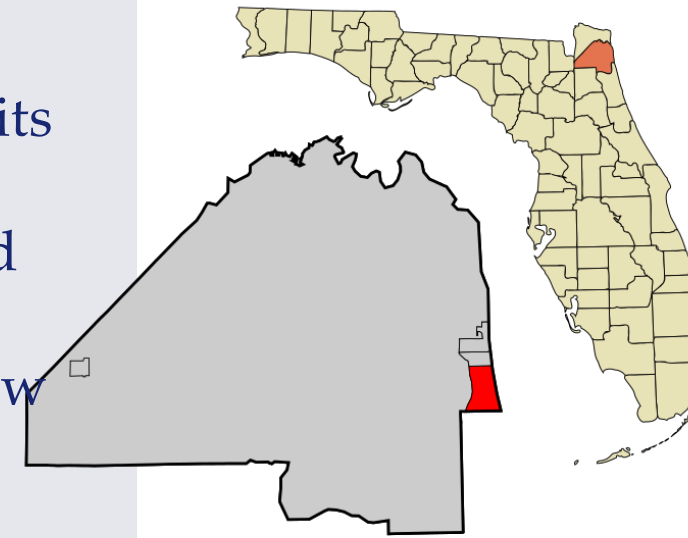
- **Mulberry Commons:** This is a large-scale redevelopment project aimed at creating a central park and public space in downtown Newark, enhancing the city's appeal.
- **Hahne & Co. Building:** This historic department store has been transformed into a mixed-use development with residential units, retail spaces, and a Whole Foods Market, contributing to the revitalization of the city.
- **Teachers Village:** This innovative mixed-use development is designed to support and house educators and includes residential units, retail spaces, and charter schools.
- **University Heights Science Park:** This development is a hub for research and innovation, fostering collaboration between academia, industry, and the community.



Jacksonville Market Overview

Jacksonville is currently the largest city in the US by landmass which helps grow its strong economy, diverse culture, and makes for an overall abundance in natural resources. It makes for one of the hottest destinations in the US for both travel and a homeowner's choice of location.

- A growing population: Jacksonville's population is expected to continue to grow in the coming years. This growth is being driven by several factors, including the city's strong economy and its attractive location.
- A strong economy: Jacksonville is home to several major employers, including 4 fortune 500 companies located in Jacksonville and multiple military bases.
- A diverse culture: Jacksonville is a diverse city, and it is home to people from all over the world. The city's diversity is reflected in its food, music, art, and culture.
- Abundant natural resources: Jacksonville is home to abundant natural resources, including the St. Johns River, which is the longest river in Florida.
- The area is surrounded by four military bases, drawing in a need for affordable housing (Naval Air Station Jacksonville, Naval Submarine Base Kings Bay, Naval Station Mayport, and Florida Air National Guard)



**Very Strong
Annual Rent
Growth**

**80+ Industry
Headquarters**

**Largest City
by Landmass**

Home and rent prices are growing at the fastest recorded pace in history. One of the main causes of this is an increased demand in attainable housing. Due to this increased demand, occupancy rates are at all-time highs, while inventory remains at historic lows.

Overall, the rent growth in Jacksonville has seen a higher annual growth rate compared to the national average. Jacksonville is growing at a rate of 8.5% higher compared to the rest of the country.





FUND INFORMATION	
Minimum Investment	\$250,000
Minimum Holding Period	10 – 12 Years (Tax requirement)
Subscriptions Accepted to	12/31/2023
Distributions	Annually after completion of audit
Custodian of Funds	American Depository Management Company
Fund Reporting	JTC Americas
Tax Reporting	Annual Form K-1
Management Fee	1.5% Annually
Exit Fee	1% at Liquidation
Fund Auditor	Novogradac & Co.
General Counsel	Montgomery, McCracken, Walker & Rhoads, LLP
OZ Fund Counsel	McManimon, Scotland & Baumann, LLC
Other Expenses	Customary (Legal/Audit/Tax/Administration)
Developer	NOVO Impact Developers
Sponsor	Ellavoz Impact Capital LLC

Real estate investing is speculative and involves a high degree of risk, including potential loss of principal, therefore investors must be Accredited investors who can understand the risk and accept the potential loss of their investment. Investors should read the full Private Placement Memorandum, Operating and Subscription Agreements and consult with their legal counsel and professional financial advisors before investing.

Don't Just Make an Investment
Make an Impact.

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