



Toolbox Opportunity Zone Funds

For Real Estate and Venture

Team previously built out an [innovation hub](#) in an underserved area, and this will be an extension of that concept that builds on the experienced in operations through both investments in coworking/coliving as well as operations in coworking

Working with Andressen Tax for QOF compliance and Carrasquillo Law Group for fund formation

The area is in Los Angeles in the West Adams area between Culver City and USC

Model is structured as unlevered to maximize investment basis (up to 10M), but can be structured with a higher IRR (minimum 14%)

Team is experienced in real estate, community development, and venture capital and see opportunities for additional QOF funds through select venture investments

Deal is in escrow now and expected to fund in April 2019

The Portfolio was built in phases starting in 1920, and has 4,302 sf. of working space. It's located 7 miles West of downtown Los Angeles and 10 miles East of Santa Monica. Also, it's located just 3.2 miles away from the University of Southern California (USC).

Located three blocks from Farmdale metro station and by early summer 2020 new Crenshaw Line will be open.



Two Buildings in the West Adams / West Jefferson Area

Property Summary:

List Price: \$4,800,000
Escrow starting 2/12, to close between 4/15 and 5/15

Address: **4207 West Jefferson Blvd, Los Angeles, CA 90016**
(2-story mixed use building with a lease)

4215 West Jefferson Blvd, Los Angeles, CA 90016
(vacant light structure under construction and ability to add square footage)

Land Area: 10,978 SF (5489 ft + 5489 ft)

Building Area: Two buildings total approximately 4,302 SF
(672 + 3,630)

Years built: 1920, 1941

All parcels have opportunity to improve per the QOZ guidelines



Acquisition Criteria: Location

The properties are located in the heart of an up-and-coming neighborhood that lacks a dedicated creative workspace.

Highlights:

- On the right block to achieve above market rents in a trending area
- Next door to a brewery with event space, enabling additional walk-by traffic
- Coffeeshop across the street is a destination, but currently near capacity for coworkers

NEARBY AMENITIES



PARTY BEER CO.



GJELINA



ALTA



HIGHLY LIKELY CAFE

LOCAL DEVELOPMENTS



TOWNHOME BY OLSON HOMES



CUMULUS TRANSIT DEVELOPMENT



APPLE, INC.

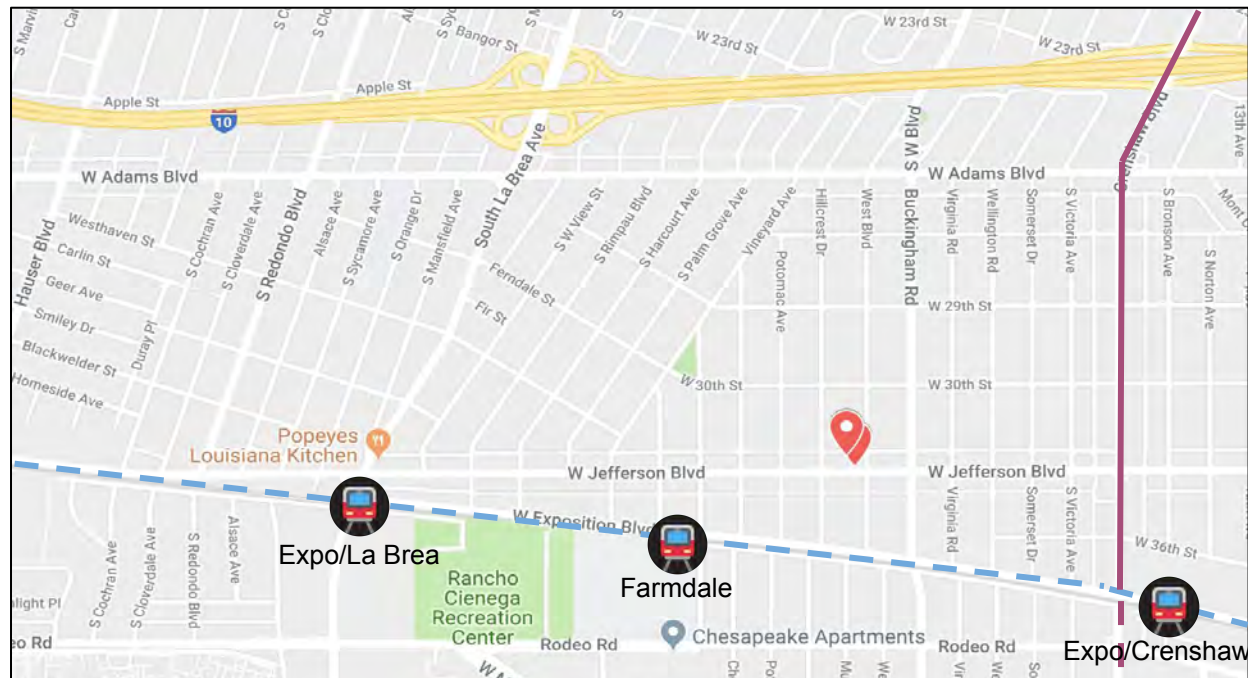


WATT COMPANIES MIX USE DEVELOPMENT

Acquisition Criteria: Access

Highlights:

- I-10 over La Brea Ave
- Expo/La Brea and Farmdale Station
- 6 Surface Spaces + 8 Surface Spaces for VIPs
- Street parking
- Potential for an air taxi stop



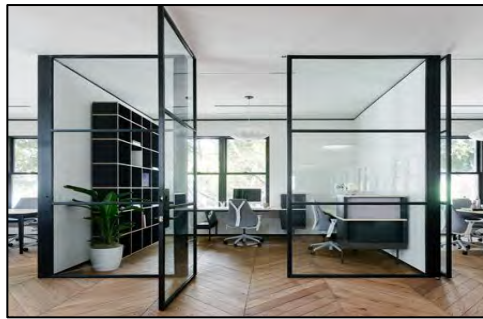
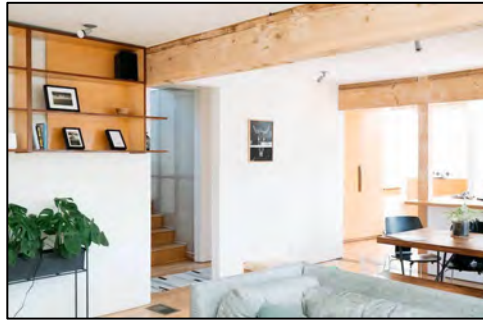
Acquisition Criteria: Improvements

4207 W Jefferson Blvd, Los Angeles, CA 90016

The concept for this two-story building is to transform it into innovative coworking, coliving, and maker space.

Highlights:

- Renovate apartments upstairs for coliving
- Renovate downstairs for coworking
- Prefab containers in the back for creator studios
- Ability to add ~11,000 SF
- Solar if financials work with 10 year window



Acquisition Criteria: Improvements

4215 W Jefferson Blvd, Los Angeles, CA 90016

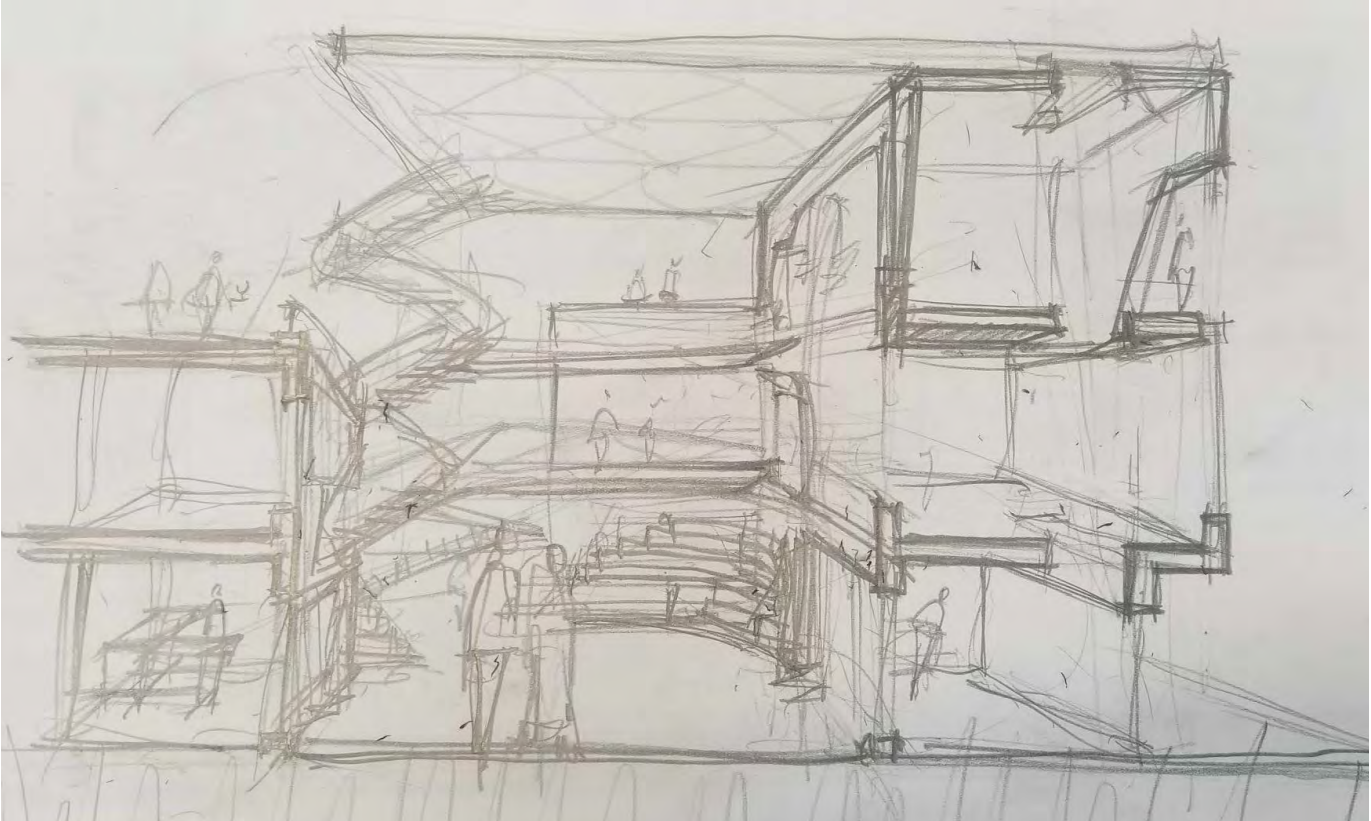
The vision for this land parcel is to create outdoor space for public and private events.

Highlights:

- Ability to add ~11,000 SF and extend the 4207 W Jefferson Blvd building
- Yard will be partially open to the public during day for people who want to use our wifi, large roll down gates can close for evening events
- Outdoor area for events with projection on large wall
- Modify the existing structure for look and feel of premium offices, mix indoor and outdoor space that can also be rented out on weekends
- Open roof deck doubles as a SkyRyse Helipad (60'x50') pending city review
- Solar if financials work with 10 year window

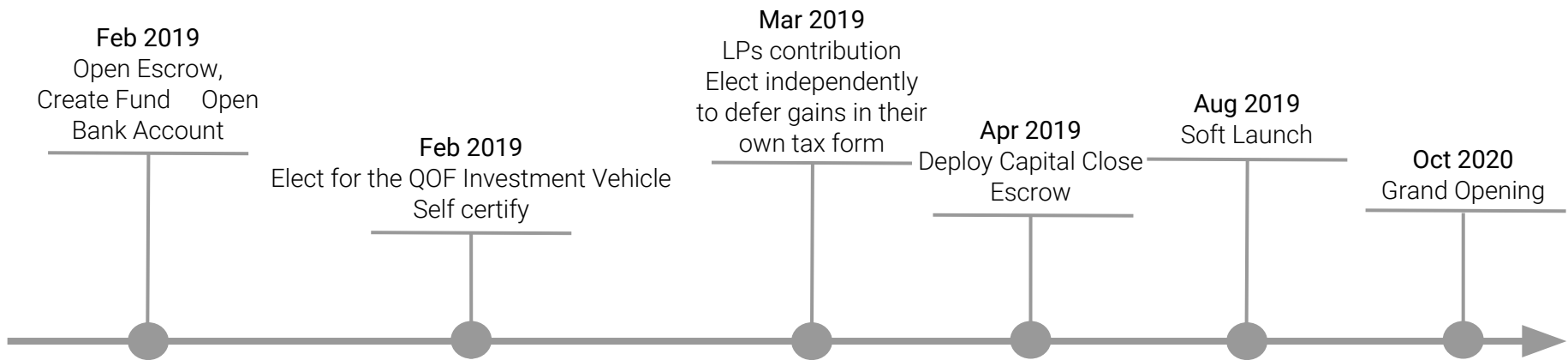


Acquisition Criteria: Creating A Destination



Preliminary concept drawing looking East from the middle of the lot

Opportunity Fund Timeline



Key Risks:

1. Appreciation is partially priced in. We need to ensure that improvements are well spent.
2. Construction permitting will be competitive with the number of projects going through city of LA. We plan to work with contractors we know as well as the local architect to build the space and balance resources across the projects.
3. QOZ/QOF rules are untested and challenges/changes are expected.