

SAXUM OPPORTUNITY ZONE FUND I

Fund Overview

Saxum Real Estate is pleased to present a strategic investment opportunity resulting from the creation of the Opportunity Zone Program ("OZ Program") through the Tax Cuts and Jobs Act of 2017. Saxum's new investment, the "Saxum Opportunity Zone Investment Vehicle" will invest in value-add and development projects located in specifically designated "Opportunity Zones" throughout high-growth national markets that are collectively defined as "Targeted Investment Communities."

Saxum presents a unique value proposition for investors who are interested in leveraging the OZ Program to maximize tax savings and financial return. Saxum is considered a thought-leader as it relates to the OZ Program and is regarded as one of the first managers to announce an opportunity zone investment vehicle across the nation, and more specifically to Northeast region and New Jersey.

Strategy

The Saxum Opportunity Zone Investment Vehicle will target middle-market projects located within Opportunity Zones specifically in select high-growth national markets. Saxum specializes in identifying and acquiring middle market properties by employing a unique investment approach that targets assets in transit-oriented and/or urban-centric markets which are within the qualified Opportunity Zones. Opportunity Zone execution will be superior with sponsors who are adept with playing in the middle markets.

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|---------------------------|--------------------------|
| Total Offering | \$50,000,000 |
| Strategy | Opportunistic; Value-Add |
| Minimum Investment | \$500,000 |
| Hold | 10+ Years |
| Vertical | Agnostic |



HOW TO INVEST

Accredited investors looking more information about investing in the Saxum Opportunity Zone Fund I should request an invitation to create an account on the Saxum investor portal from invest@saxumre.com. You should expect a response within one business day.

ABOUT SAXUM

Saxum Real Estate is a national boutique real estate investment and development firm. Saxum specializes in value-add and opportunistic development opportunities across the U.S. in multiple asset classes. Leveraging its vertically integrated platform, Saxum has the ability to implement a unique investment approach to creating value and enhancing real estate at every step of the investment life cycle.

