

SAXUM REAL ESTATE

Founded in 2014, Saxum Real Estate is a national real estate investment and development firm that specializes in value-add and development opportunities across multiple asset classes, with a focus on Housing and Industrial verticals, through investing in Multifamily, Student Housing, Industrial, and Cold Storage. Saxum provides superior risk-adjusted returns for its investors by targeting off-market properties and capitalizing on inefficiencies in the market. By leveraging its vertically-integrated platform and in-house team, Saxum is able to create additional value for its investors by managing the entire life cycle of a project.

Since 2014, the firm has grown to include 37 teammates across three offices in TX, NJ, and GA, making it one of the fastest growing real estate investment and development firms in the nation.

~\$2B AUM

Saxum's capitalization across current portfolio of 34 assets totaling ~8MM SF.

79% XIRR

Superior returns with realized dispositions/recapitalizations averaging a 79% XIRR and 2.9x Equity Multiple.

\$570MM

Successfully exited/recapitalized 12 assets totaling over 2.4MM SF and \$570MM in capitalization.

Saxum's Opportunity Zone (OZ) Portfolio

10 PROJECTS

Saxum currently has 10 OZ properties: 2 stabilized, 1 leasing, 7 in development.

+1.3MM SF

Saxum's OZ portfolio covers more than 1.3MM SF across the U.S.

\$500MM+

Saxum's current OZ portfolio has an estimated market cap of \$500MM.

What is the Opportunity Zone (OZ) Program?

Opportunity Zones were introduced as part of the Tax Cuts and Jobs Act passed by Congress in late 2017. To date, it is estimated that \$100B+ has been invested in this historic program. The program allows capital gains from any investment to be invested into an OZ Investment Vehicle to defer or potentially avoid capital gains taxes depending on the length of the OZ investment:

	Deferral of Original Investment Capital Gains to the Earlier of the Fund Sale or 12/31/2026	Tax Treatment of Opportunity Zone Investment Vehicle Capital Gains
5 YEARS		100% CAPITAL GAINS TAX
10 YEARS		NO CAPITAL GAINS TAX

Saxum's Opportunity Zone (OZ) Program At-A-Glance

First Mover

Since the OZ program's inception in 2018, Saxum has been a first mover and a leader as one of the few firms executing OZ investments on a national level.

#1

Saxum was the first developer in the nation to break ground on an OZ deal in Austin, TX.

10th Project

Saxum is closing out the capital raise for our 10th OZ investment, a Class A 223-unit multifamily development located in Port Chester, NY.

TOP OZ FIRM

For the third consecutive year, Saxum has been named a Top 25 OZ Developer in the U.S. while raising more than \$100 million in equity for OZ investments.

TRADITIONAL 1031 EXCHANGE

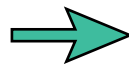
- ⊗ Requires like-kind exchange from real estate into similar real estate, and initial ownership structure + debt leverage ratio must be retained
- ⊗ Only long-term capital gains held over 24 months can be deferred
- ⊗ 45-day investment identification period
- ⊗ No incremental basis boost for deferred capital gains
- ⊗ Future capital gains on 1031 exchange are taxed at standard capital gains tax rates
- ⊗ No substantial rehabilitation requirement

OPPORTUNITY ZONE EXCHANGE

- ✓ Capital gains from the sale of any asset (stocks, real estate, art, etc.) qualify for OZ investments
- ✓ All capital gains can be deferred
- ✓ No investment identification period
- ✓ Only capital gains being deferred must be reinvested, original principal can be realized
- ✓ Future capital gains on an OZ investment pay no capital gains tax if held 10 years
- ✓ Substantial rehabilitation requirement – double basis within 30 months of acquisition

OZ Investment Vehicle vs. Standard Portfolio Federal Taxes Only

(Chart assumes a \$1MM capital gain is invested for 10 years.)



	AFTER TAX PROCEEDS	% RETURN	% RETURN ANNUALIZED
OZ RETURN	\$2,262,000	126%	12.6%
STANDARD PORTFOLIO RETURN 7%	\$1,323,571	32%	3.2%
OZ OUTPERFORMANCE	\$938,429	71%	7.1%