



# Investment Strategies

## FUND HIGHLIGHTS

**CALIBER TAX ADVANTAGED OPPORTUNITY ZONE FUND II, LLC**

**\$250M Maximum Offering**

**\$100K Minimum Investment**

**15%+ IRR Target Returns\***

The Caliber Tax Advantaged Opportunity Zone Fund II, LLC is targeting Qualified Opportunity Zone (QOZ) opportunities across the greater Southwest U.S. including Arizona, Texas, Colorado, Nevada and Utah. Caliber believes these states have the potential to possess some of the top QOZ due to long-term population and job growth trends.

**CALIBER OPPORTUNISTIC GROWTH FUND, LLC**

**\$250M Maximum Offering**

**\$50K Minimum Investment**

**15% IRR Target Returns\***

The Caliber Opportunistic Growth Fund, LLC leverages the experience gained from Caliber's previous multi-asset developments to provide you with attractive risk-adjusted returns. The fund is purchasing a blend of development and value-add properties so that you can potentially receive distributions early in the fund's life cycle.

**CALIBER CORE+ GROWTH & INCOME FUND, LLC**

**Open-Ended Evergreen**

**\$50K Minimum Investment**

**9-14% IRR Target Returns\***

The Caliber Core+ Growth & Income Fund, LLC is a diversified portfolio of real estate properties, REITs and other real estate related assets that are considered Core or Core Plus in nature. The fund will seek income-producing assets that are typically found in the Core and Core Plus strategies, which are known for their stable returns and lower risk profile.

**CALIBER HOSPITALITY TRUST, INC. CLASS B PREFERRED STOCK**

**\$50M Maximum Offering**

**\$25K Minimum Investment**

**12% Combined Fixed Yield\***

Caliber Hospitality Trust,, Inc. Class B Preferred Stock capitalizes on a unique opportunity to acquire discounted hotels, offering investors access to both long-term growth and steady income. The features of this stock include 'preferred status,' high fixed-yield distributions (passive income), long-term capital growth, and continual growth of our hotel portfolio.

\*There is no guarantee, however, that the Fund will achieve these results and risks do exist that may result in a significant or complete loss or your investment.

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 INVESTMENTS IN CALIBER PRIVATE PLACEMENTS CAN LOSE THEIR ENTIRE VALUE, ARE ILLIQUID AND ARE SPECULATIVE.  
 REFER TO THE PRIVATE PLACEMENT MEMORANDUM (PPM) FOR MORE DETAILED DISCUSSION OF RISK FACTORS.  
 SECURITIES OFFERED THROUGH SKYWAY CAPITAL MARKETS, LLC ( MEMBER FINRA/SIPC) 117-SKY-121423