

S2K CHARLOTTE MULTIFAMILY OZ FUND



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PARTNERSHIP
STRUCTURED AS
AN OPPORTUNITY
ZONE FUND



STRATEGICALLY
LOCATED
IN CHARLOTTE



Executive Summary

- Fund acquired 8 acre OZ eligible site in Charlotte, NC for the ensuing development of 750 "Class A" market rate multifamily units
- Partnered with CapRock, Charlotte based developer
- Sponsor Co-Investment of \$5.5M¹

Deal Highlights

- Fully entitled land adjacent to new light rail
- 5 year deferral of federal capital gains taxes²
- No federal taxes on fund profit after 10 years²



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S2K CHARLOTTE MULTIFAMILY OZ FUND

Term	Description
Security	LLC Interests
Issuer	S2K Charlotte Multifamily OZ Fund LLC
Offering Amount	\$55,000,000
Investment Strategy	Multifamily development located in Charlotte NC
Investment by Sponsor ¹	\$5,500,000
Investor Suitability	Accredited Investors Only
Minimum Investment	\$100,000
Tax Reporting	K-1
Transfer Agent	Phoenix America
Auditor and OZ Compliance	KPMG
Legal Counsel	Nelson Mullins

1) An affiliate of the Sponsor invested \$5,500,000 into a subsidiary of the Fund. 2) Please refer to 26 U.S.C. 1400Z-2(a)-(c) for more details.

THIS MATERIAL IS NEITHER AN OFFER TO SELL NOR A SOLICITATION OF AN OFFER TO BUY SECURITIES. THE OFFERING AND SALE OF INTERESTS IN S2K CHARLOTTE MULTIFAMILY OZ FUND LLC ("THE FUND") IS BEING MADE ONLY BY DELIVERY OF THE FUND'S PRIVATE PLACEMENT MEMORANDUM ("PPM"), CERTAIN ORGANIZATIONAL DOCUMENTS, SUBSCRIPTION AGREEMENT AND CERTAIN OTHER INFORMATION TO BE MADE AVAILABLE TO INVESTORS ("OPERATIVE DOCUMENTS") BY THE FUND'S SPONSOR.

This material must be read in conjunction with the Operative Documents in order to fully understand all of the implications and risks of the offering of securities to which the Operative Documents relate. Neither the Securities and Exchange Commission, the Attorney General of the State of New York nor any other state securities regulator has approved or disapproved of the Fund's interests, determined if the Operative Documents are truthful or complete or passed on or endorsed the merits of the offering. Any representation to the contrary is a criminal offense. You may only invest in the Fund if you are an accredited investor as defined in Rule 501 of Regulation D.

Investing in the Fund will involve significant risks, including possible loss of your entire investment. An investment in the Fund will be illiquid, as there is no secondary market for the Fund's interests and none is expected to develop; and there will be substantial restrictions on transferring such interests. Accordingly, an investor may be required to maintain its interest in the Fund for an indefinite period of time. The interest in the real property acquired by the Fund is subject to leverage and its investment performance may be volatile. If the Fund fails to qualify as an Opportunity Fund for U.S. federal income tax purposes for any period and no relief provisions apply, the Fund would be subject to penalties which could be significant. As a result, returns to investors could be materially reduced. The Fund's anticipated business plan contemplates significant construction and development at the property. As a result, the investment in the property will be subject to the uncertainties associated with construction and development of real property, including the ability to complete the work in conformity with plans and specifications, budgets, and timelines. Investors should have the financial ability and willingness to accept the risk characteristics of the Fund. Prospective investors should make their own investigations and evaluations of the information contained in this material and the other Operative Documents.

Each prospective investor should consult its own attorneys, business advisors and tax advisors as to legal, business, tax and related matters concerning the information contained herein. This material does not take into account the particular investment objectives or financial circumstances of any specific person who may receive it. An investment in the Fund is not suitable for all investors.

This material contains forward-looking statements within the meaning of federal securities laws and regulations relating to the business and financial outlook of the Fund that are based on management's current expectations, estimates, forecasts and projections and are not guarantees of future performance. These forward-looking statements are identified by the use of terms and phrases such as "anticipate," "believe," "continue," "could," "estimate," "expect," "intend," "may," "plan," "predict," "project," "should," "will" and other similar terms and phrases, including references to assumptions and forecasts of future results. Actual results may differ materially from those expressed in these forward-looking statements. You should not place undue reliance on any such statements. A number of important factors could cause actual results to differ materially from the forward-looking statements contained in this material. Forward-looking statements in this material speak only as of the date on which such statements were made and not as of any future date, and the Fund undertakes no obligation to update any such statements that may become untrue because of subsequent events.

SECURITIES OFFERED THROUGH S2K FINANCIAL LLC, MEMBER FINRA/SIPC, THE DEALER MANAGER FOR S2K CHARLOTTE MULTIFAMILY OZ FUND LLC



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