S2K Charlotte Multifamily OZ Fund

EXPERIENCED SPONSOR & DEVELOPMENT TEAM

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 $5.5M[1]

PARTNERSHIP STRUCTURED AS AN OPPORTUNITY ZONE FUND

Deal Highlights

- Fully entitled land adjacent to new light rail
- 5 year deferral of federal capital gains taxes[2]
- No federal taxes on fund profit after 10 years[2]

STRATEGICALLY LOCATED IN CHARLOTTE

(877) 277-4141

S2K

KNOW US. LIKE US. TRUST US.

www.s2kco.com

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.