



'26 ARIZONA
DEVELOPMENT
FINANCE &
OPPORTUNITY ZONES
SUMMIT

PANELIST

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CEO

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CALIBER

Caliber Tax Advantaged Opportunity Zone Fund II, LLC

CASE STUDIES



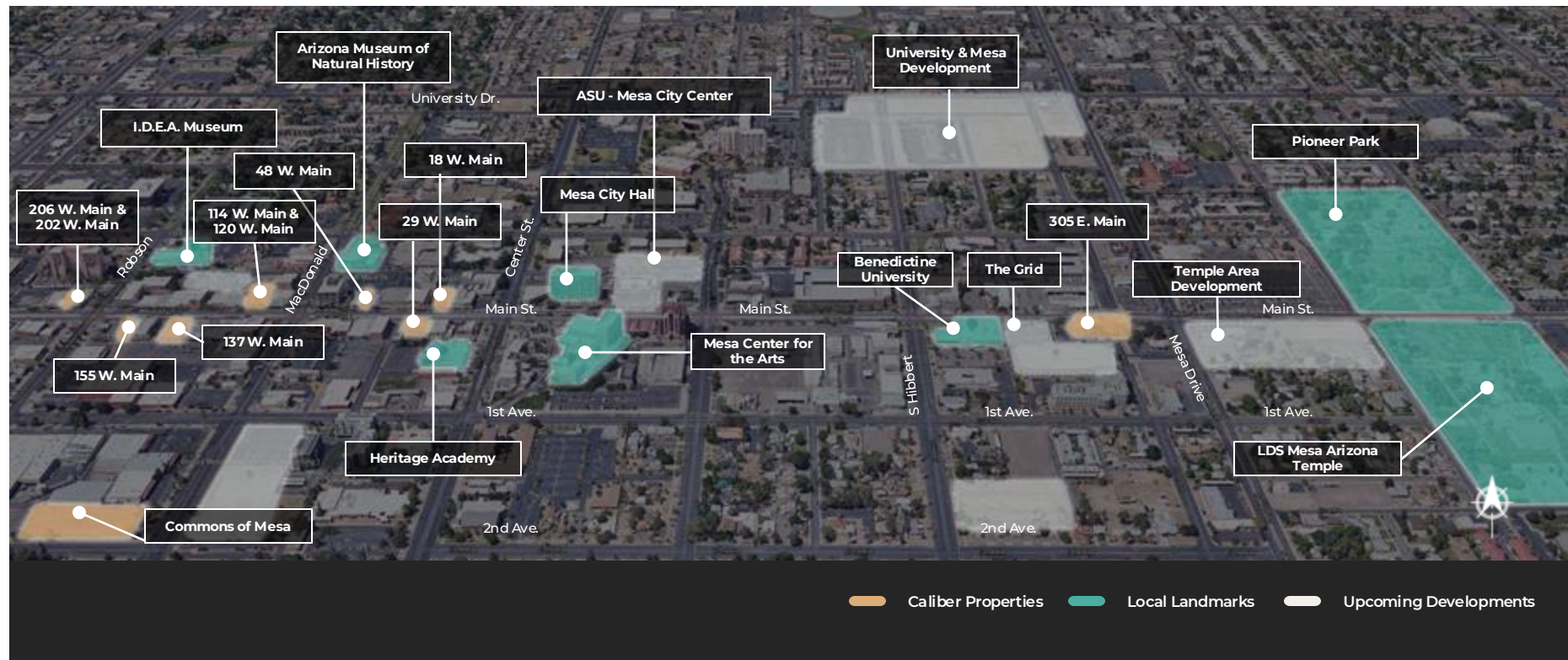
Revitalizing Downtown Mesa, AZ

Actions Taken:

- Acquired ~1/3 of Historic Retail
- Invested \$150-300 / sq. ft to revitalize
- Built 144 Unit Workforce Housing

Lessons Learned:

- City and Downtown DMA must have a plan to make their downtown “cool” again
- Not enough incentives to overcome the “math”
- First Developer(s) can lose, late comers win



144 Unit Workforce Housing

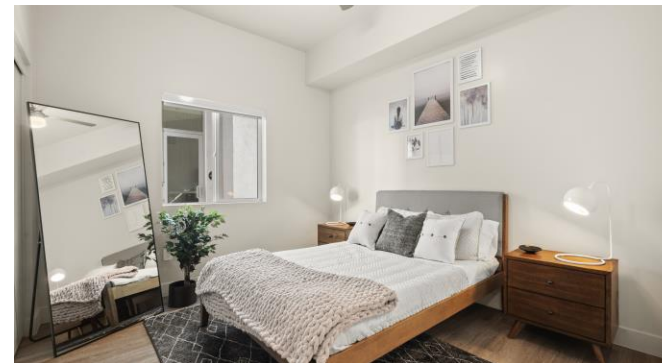
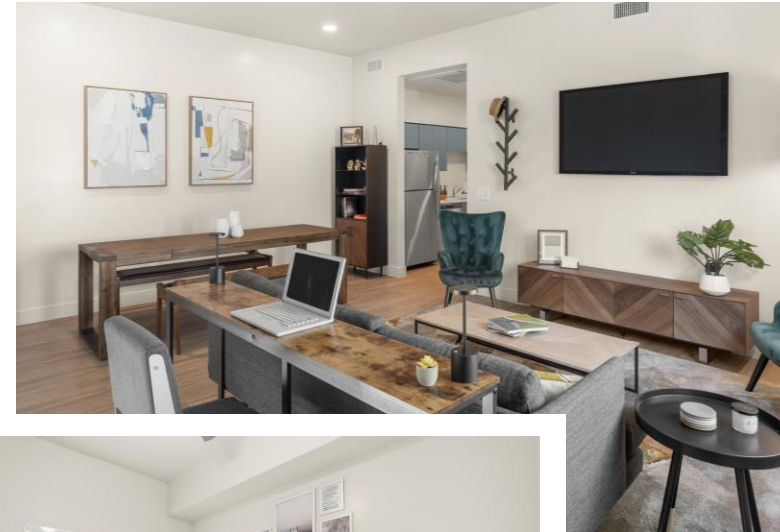
Mesa, AZ | Built to HUD standards

Actions Taken:

- Acquired land near DT Mesa and built new “workforce” housing
- Lease up completed with professional management in place
- Innovative design to fit unit count on lot size

Lessons Learned:

- Absorption slowed by too much new product coming online in the same 12-month period
- MFR Development needs to lead retail/office/hotel
- MFR could/should be used as an incentive for mixed use



Entertainment, Sports, Retail & F&B at SRPMIC



Actions Taken:

- Acquired ~80 acres of development property and ~25 acres of leased land
- New master plan, new vertical developments in process

Lessons Learned:

- Land lease + current environment = need to partner vs. develop + sell.
- Community requirement to manage disputes in AZ/Federal court is critical
- Standardized forms are critical

PURE Pickleball & Padel at SRPMIC / Scottsdale

Entertainment / Hospitality Scottsdale, AZ

Caliber is partnering with PURE Pickleball & Padel to co-develop a world-class pickleball facility near Talking Stick Resort & Casino in Scottsdale, Arizona.

Key Stats:

- +11.44-acre site at Riverwalk
- ±186,423 sf indoor pickleball club
- 48 indoor courts, including 40 Pickleball courts, a Championship court, a special event court, and 8 Padel courts.
- The Championship court has 228 seats with space to seat another 800+ with temporary bleachers for tournaments and events

Other Amenities:

- Fitness center
- Pro-shop
- Locker rooms
- Teen room
- Restaurant
- Specialty space for VIP and corporate events
- A membership-based club with designated play open to the public



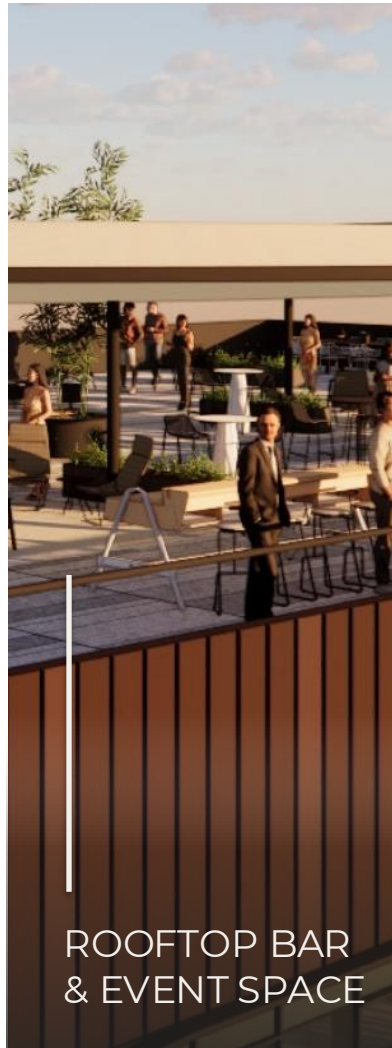
Exterior Renderings



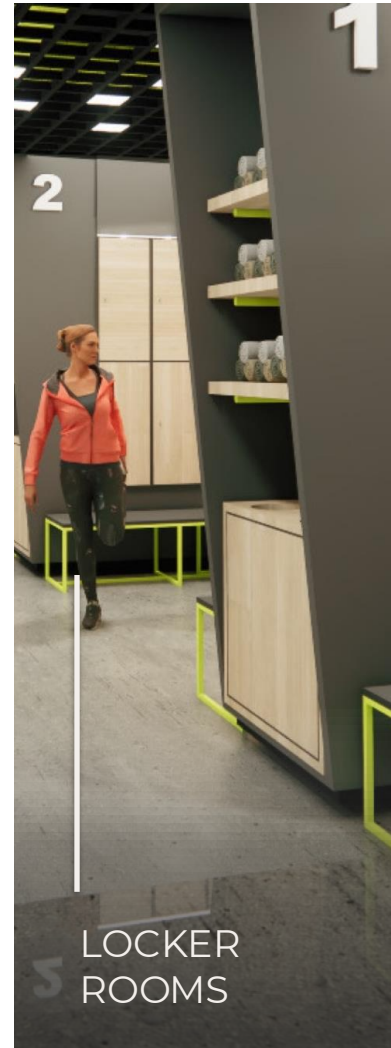
Property Amenities



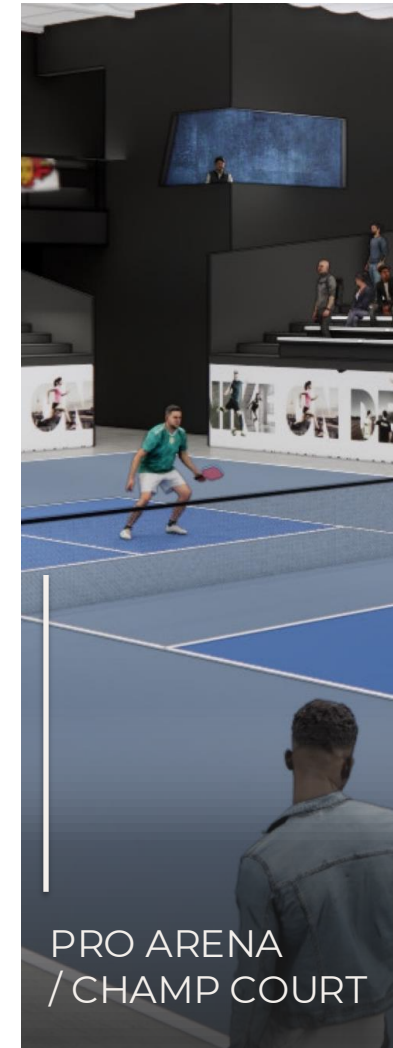
CHILDCARE



ROOFTOP BAR
& EVENT SPACE



LOCKER
ROOMS



PRO ARENA
/ CHAMP COURT

Phoenix Office – Adaptive Re-Use

311,000 sq ft. of office converting to ~350 new attainable luxury homes

Actions Taken:

- Acquired nearly-vacant office through lender action
- Obtained city approval for residential conversions



Lessons Learned:

- Utility load / capacity is first diligence question
- Opportunities to utilize excess parking for innovative 1 bdr + garage



Specialty Medical – Behavioral Health in Phoenix

*First Psychiatric Hospital in Arizona that is caring for patients with **medical** and **psychiatric** conditions.*



Convention Center Hotel in Tucson, AZ

Doubletree by Hilton | Pairing GPLET + QOZ



Awards and Recognition:

- 2021 Hilton Development Award
- 2023 Tripadvisor Travelers' Choice Award
- Tucson Convention Center Hotel is ranked 3rd out of 137 hotels in Tucson



Thank You

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Investments in private placements can lose their entire value, are illiquid and are speculative.
Refer to the amended and restated private placement memorandum (PPM) for more detailed discussion of
risk factors.