



# Larson Capital Opportunity Zone Fund V, LLC

Larson Capital Opportunity Zone V (LCOZ V) was created for investors who have recently sold real estate, stock, or businesses at a gain and wish to reinvest the gains.

Placement of the gains into the LCOZ V Fund creates the potential for:

- **Capital Gain Tax Deferral:** Defer your capital gains until 2026
- **Exclusion of Additional Gains:** If qualified fund interest held for more than 10 years, additional gain is tax free

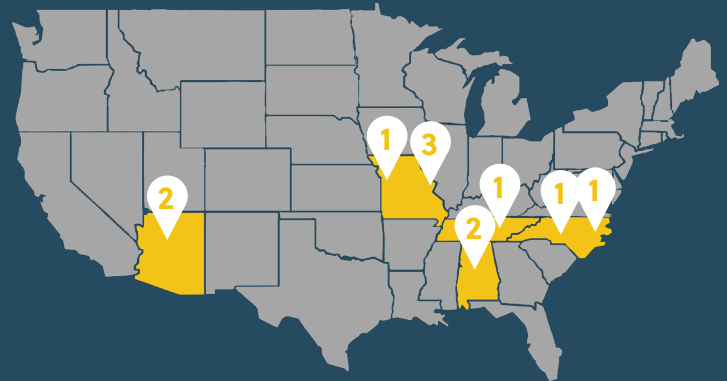
At Larson Capital Management ("LCM"), we invest in **Opportunity Zones** because we believe that, chosen carefully, these can be exceptional properties that help rejuvenate economically distressed areas, while providing tax advantages and returns to our investors.

## Larson Capital Opportunity Zone Properties

LCOZ V will acquire properties located in targeted Opportunity Zones in the U.S.

As manager of the fund, LCM will apply the same underwriting standards used for non-Opportunity Zone properties

## LCM Opportunity Zone Project Locations



## PRIOR LCM OPPORTUNITY ZONE PROPERTIES

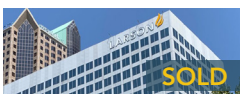


### Edge @ BRDG

St. Louis, MO

151,000 SF

Research & Office Space



### 100 N Broadway

St. Louis, MO

510,202 SF

Office Space



### The Oliver

Olivette, MO

151-Unit

Multifamily Development



### The Levy @ Martini Corner

Kansas City, MO

158-Unit

Multifamily Development



### Norwood

Huntsville, AL

177-Unit

Multifamily Development



### The Rockwell

Huntsville, AL

175-Unit

Multifamily Development



### The Avery

Avondale, AZ

185-Unit

Multifamily Development



### Departure Flats

Raleigh, NC

170-Unit

Multifamily Development



### 701 E Hill

Knoxville, TN

194-Unit

Multifamily Development



### Statesville

Charlotte, NC

332-Unit

Multifamily Development



### 5th & Lincoln

Phoenix, AZ

235-Unit

Multifamily Development

Risks and Limitations- the risks associated with making investment decisions based on targeted metrics is that they are targets. Commercial real estate investing is risky, and that means that the investment will not always play out according to expectations. Targeted returns involved multiple degrees of uncertainty and risk related but not limited to rental rates, lease expiration dates, occupancy rates, length of the investment period, exit cap rates, and interest rates. - Criteria and Assumptions- how a sponsor approaches the underwriting process (conservative, moderate, aggressive) may change the assumptions of the model which include targeted: cash yield, equity multiple, IRR, investment period and distribution rates

\*Includes \$7,669,557 of preferred equity

\*\*Targeted returns shown are the XIRR, or Extended Internal Rate of Return, which is a time-weighted performance calculation that measures the actual return of an investment with irregular cash flows

# Who is Larson Capital Management?

Larson Capital Management is a Registered Investment Advisor (RIA) with a focus on real estate private equity offerings. Our primary goal is to acquire income producing commercial property to produce optimal returns for our investors. To accomplish this, we target premium quality properties in high growth, secondary and tertiary markets throughout the United States, including opportunity zones. Our leadership brings a combined 20+ years of experience to 1,700+ investors. Since February 2014, we have acquired over \$1.7B of commercial real estate property, including \$1.2B+ of ground-up developments.



Larson Capital Management uses data-driven analytics to acquire highly functional assets that present unique investment opportunities to investors.



Our funds are comprised of quality properties with stable tenants, favorable lease agreements and the potential to improve operating efficiencies to increase value.



**Paul Larson** CEO and Managing Partner | 314.438.2073 | Paul.Larson@Larson-Capital.com

Paul Larson is the founder and CEO of Larson Capital Management. Paul holds a degree in Finance from Northwestern College. Paul is responsible for business development, capital raise, capital deployment, asset profitability and strategic direction for the firm.



**Jon White** President | 636.445.0648 | Jon.White@Larson-Capital.com

Jon White is the President of Larson Capital Management. Since joining Larson Capital Management in May 2017, Jon has led the acquisition of property with purchase prices totaling \$363.5 million and oversees approximately \$165 million in assets under management. Before joining LCM, Jon served as President of Hoffman Commercial Real Estate (HCRE) and Operating Partner at Osprey Capital, a large family office private equity firm based in Chicago, IL, where he was responsible for the deployment of private equity through strategic acquisitions of office, retail, industrial and multi-family assets.

During his tenure at HCRE, Jon executed in excess of \$1.5 billion of transactions. As an Operating Partner at Osprey Capital, Jon was responsible for business development, lender sourcing/management, project finance, capital raise, capital deployment, asset/portfolio profitability, M&A underwriting/financial, deal flow and strategic direction.

**info@larson-capital.com 14567 North Outer 40, Suite 500 | Chesterfield, MO | 63017 314.787.7226**

<sup>1</sup> Preferred equity is a class of ownership that has repayment priority ahead of common equity and behind debt positions.

<sup>2</sup> Blocker fund distributions will be net of taxes and may differ from those of the main fund.

Investment advisory services are provided by Larson Capital Management, LLC, an investment advisor registered with the Securities and Exchange Commission. Larson Capital Management, LLC and its representatives do not provide legal or tax advice or services. Please consult the appropriate professional regarding your legal or tax planning needs.

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