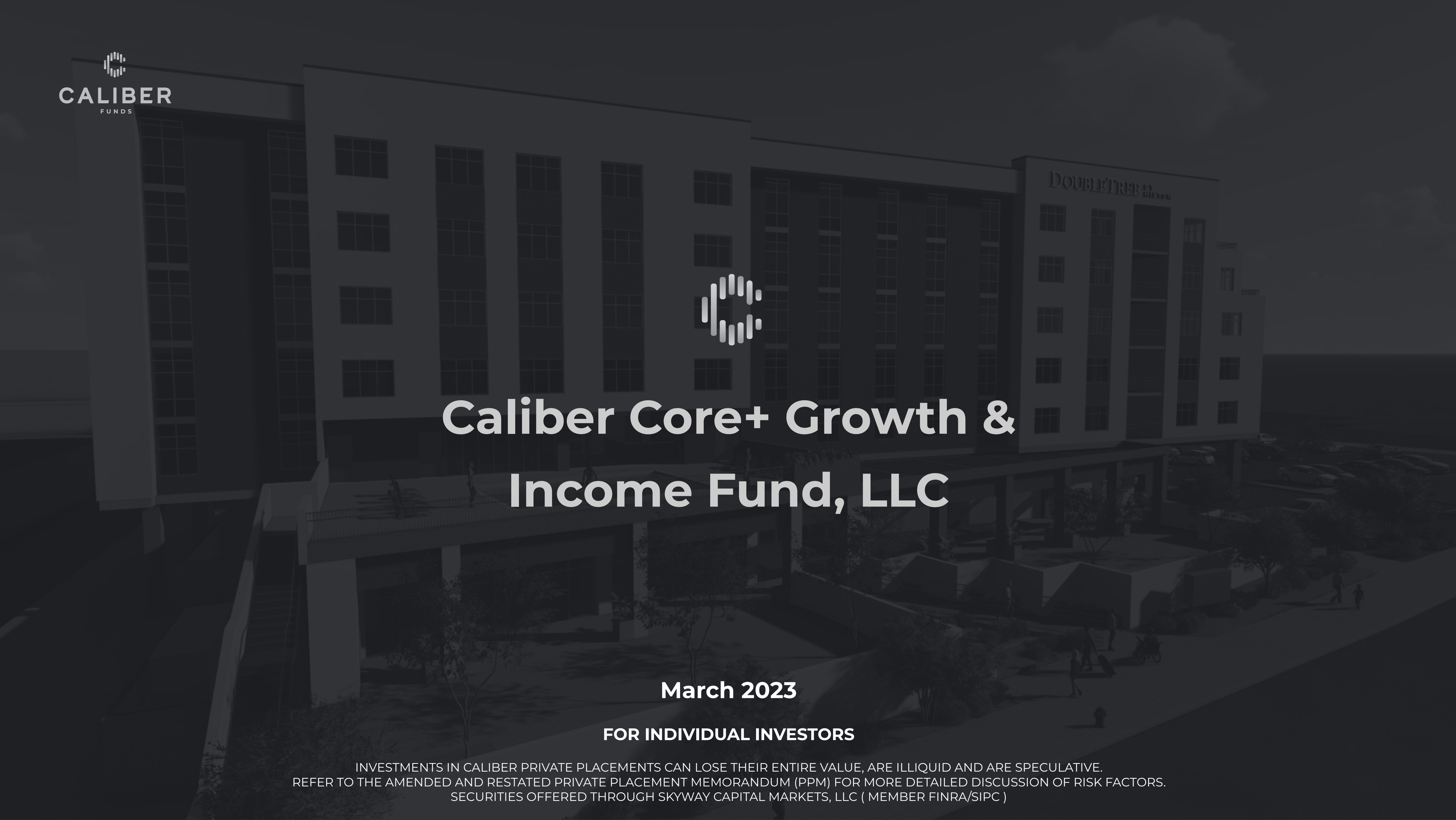


CALIBER
FUNDS

Caliber Core+ Growth & Income Fund, LLC

March 2023

FOR INDIVIDUAL INVESTORS

INVESTMENTS IN CALIBER 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.
SECURITIES OFFERED THROUGH SKYWAY CAPITAL MARKETS, LLC (MEMBER FINRA/SIPC)

This presentation includes statements concerning the Company's expectations, beliefs, plans, objectives, goals, strategies, assumptions of future events, future financial performance, or growth and other statements that are not historical facts. These statements are "forward-looking statements" within the meaning of the Private Securities Litigation Reform Act of 1995. In some cases, readers and the audience can identify these forward-looking statements through the use of words or phrases such as "estimate", "expect", "anticipate", "intend", "plan", "project", "believe", "forecast", "should", "could" and other similar expressions. Forward-looking statements involve risks and uncertainties that may cause actual results or outcomes to differ materially from those included in the forward-looking statements. The Company's expectations, beliefs, and projections are expressed in good faith and are believed by the Company to have a reasonable basis, but there can be no assurance that management's expectations, beliefs, or projections will result or be achieved or accomplished. Factors that may cause actual results to differ materially from those included in the forward-looking statements include, but are not limited to, factors affecting the Company's ability to successfully operate and manage its business, including, among others, title disputes, weather conditions, shortages, delays, or unavailability of equipment and services required in real estate development, property management, brokerage and investment and fund operations, the need to obtain governmental approvals and permits, and compliance with environmental laws and regulations; changes in costs of operations; loss of markets; volatility of real estate prices; imprecision of property valuations; environmental risks; fluctuations in weather patterns; competition; inability to access sufficient capital from internal and external sources; general economic conditions; litigation; changes in regulation and legislation; economic disruptions or uninsured losses resulting from major accidents, fires, severe weather, natural disasters, terrorist activities, acts of war, cyber attacks, or pest infestation; increasing costs of insurance, changes in coverage and the ability to obtain insurance; and other presently unknown or unforeseen factors. Other risk factors are detailed from time to time in the Company's reports filed with the Securities and Exchange Commission. Any forward-looking statement speaks only as of the date on which such statement is made, and the Company undertakes no obligation to update the information contained in any forward-looking statements to reflect developments or circumstances occurring after the statement is made or to reflect the occurrence of unanticipated events.

In addition to financial measures calculated in accordance with generally accepted accounting principles ("GAAP"), this presentation contains certain non-GAAP financial measures. The Company believes that such non-GAAP financial measures are useful because they provide an alternative method for assessing the Company's operating results in a manner that is focused on the performance of the Company's ongoing operations, for measuring the Company's cash flow and liquidity, and for comparing the Company's financial performance to other companies. The Company's management uses these non-GAAP financial measures for the same purpose, and for planning and forecasting purposes. The presentation of non-GAAP financial measures is not meant to be a substitute for financial measures prepared in accordance with GAAP.

This information does not constitute an offering of, nor does it constitute the solicitation of an offer to buy, securities of the Issuer. This information is provided solely to introduce the Issuer to the recipient and to determine whether the recipient would like additional information regarding the Issuer and its anticipated plans. Any investment in the Issuer or sale of its securities will only take place pursuant to an appropriate, private placement memorandum and a detailed subscription agreement. An investment is suitable only for persons of substantial net worth that are willing, and have the financial capability, to bear the economic risk of an investment for an indefinite period of time. Past performance is not necessarily indicative of future results and there is no assurance that the offering will achieve its objectives or avoid significant losses. There is no public market for the securities and the Issuer is not required to redeem the units. Investors should consult their own financial professional for advice specific to them. Circumstances may exist where potential conflicts of interest exist between the Investor, Advisor, Sponsor, and affiliates in connection with the management and operation of the offering. This offering may be subject to volatility of public securities that may impact the net asset value (NAV) and total return due to market risk. The use of borrowed funds to leverage investments involves a higher degree of financial risk and may impact performance. Also, the ability to obtain financing or adverse economic/property conditions impacting debt strategies can affect returns. This information is confidential and may not be distributed to any other person without prior written consent.

About the Fund

Own a diversified portfolio

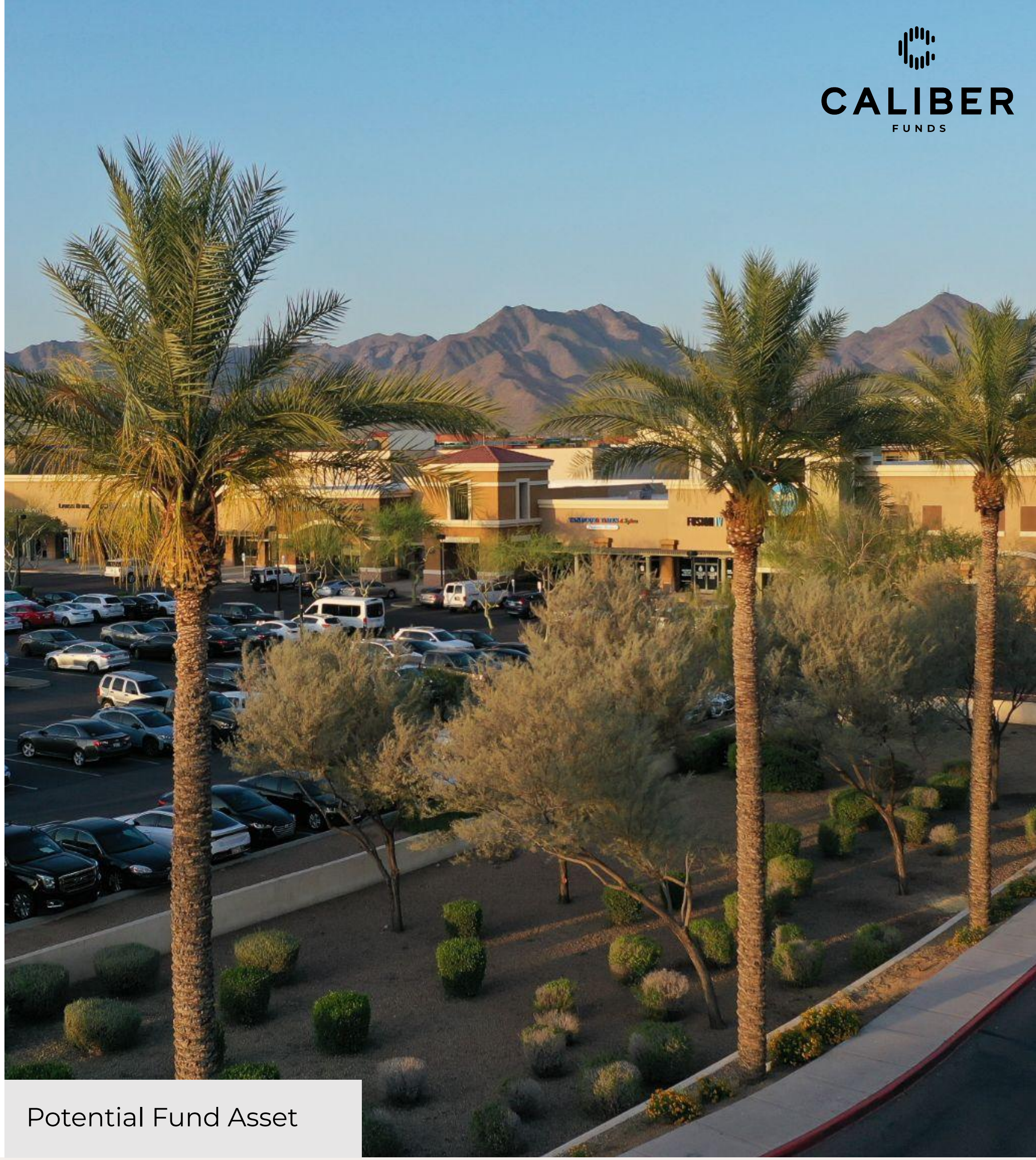
Core+ is a diversified portfolio of real estate properties, REITs and other real estate related assets that are considered core or core+ in nature.

INVESTOR BENEFITS:

- Targeted Returns: 9-14% IRR*
- Quarterly liquidity**
- Targeted assets that are income producing with upside
- Core+ and Value Add investment strategies are viewed as Moderate Risk
- Targeted annual distribution after year 1 of 5-7%
- REIT blocker to manage UBTI for qualified account

An investment in the Fund involves a high degree of risk, has limited liquidity, is suitable only for persons of substantial net worth that are willing to bear the economic risk of an investment for an indefinite period of time and that can afford to lose entire investment; there is not public market for the securities, nor is it contemplated that one will develop in the foreseeable future and the Fund is not required to redeem the units.

The Fund may pay distributions and fund redemptions from sources other than cash flow from operations; this includes borrowings, Offering proceeds, or asset sales with no limits on amounts it may pay from such sources.



Potential Fund Asset

*** 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.**
**** After a 1 year lockup, certain restrictions and fees may apply**

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.

What is the strategic advantage to investing now?

- Caliber is already seeing distressed properties in the market driven primarily by the higher interest rate environment. Recent market events, such as stress on financial institutions with exposure to tech, crypto and mismanaged asset strategies, may drive additional distress into the market.
- Early investment into the Fund will give investors the best chance to participate in the capitalization of distressed assets. Unlike 2008, the opportunities coming into the market will be done by insiders given the significant advancements in technological infrastructure across the financial sector. These changes will have the effect of freezing out the individual investor from deal flow. In 2008, you could throw a rock in any direction and identify distressed assets. Today, the speed of execution will be key.
- It is the sponsors who are distressed, not the property itself.
- Caliber has significant experience in capitalizing on market distress as the company was started during the 2009 distressed asset game and has the experience to capitalize on current conditions.
- Founders shares 10% first $25M, 5% discount 2nd $25M, to discount thereafter

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4 Investment Strategies

Which Investment Strategy Fits Your Profile?

CALIBER FUNDS

CORE

The most conservative blend of risk and return.

Property tends to be well-built in a great location with little deferred maintenance requirements and high-quality tenants already in place on long-term leases.

CORE PLUS

Properties with a good – not great – location, stable income, high quality tenants, slightly dated finishes, low to moderate vacancy rates.

Properties provide an opportunity to create value by reducing risk, improving cash flow, or both through overcoming whatever challenges prevented the asset from being characterized as Core.

VALUE ADD

The goal with value-add is to find properties priced below the market that needs some work to restore their value.

Commonly, value-add properties have little to no cash flow at acquisition. Fair to good location, dated finishes, medium to high vacancy levels, and some amount of deferred maintenance that must be addressed.

OPPORTUNISTIC

The opportunistic category is a little like investing in small-cap stocks.

There's greater risk buying less-established companies, however, the upside can be significantly higher than buying mature large-cap stocks. Can include developing something from scratch (ground-up development), repurposing a building from one use to another (adaptive reuse), and winning entitlements for raw land.

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Core+ Growth & Income Fund, LLC

INVESTMENT TERMS

Primary Strategy	Growth and Income
Targeted Fund Assets	Income-producing assets that are considered Core or Core+ in nature. Up to 25% of the Fund will be invested in a portfolio publicly traded REITs managed by a specialist sub-advisor*
Minimum Investment	$50,000
Maximum Offering	None, open-ended
Performance Allocations	20%
Management Fee**	1.5%
Initial Price per Unit	$1,000

**REIT portfolio will be managed by Chilton Capital Management*
***Management Fee with respect to Units is an annual 1.5% of the weighted average of the unreturned capital contributions of the Class B Limited Partners, which may be payable in advance and on a monthly basis, at the sole and absolute discretion of the General Partner. The management fee paid to the General Partner with respect to the Participating Limited Partner Class B Units is equal to an annual 1.5% of the aggregate capital contributions of the Participating Limited Partners, which may be payable in advance and on a monthly basis, at the sole and absolute discretion of the General Partner.*
The use of borrowed funds to pay distributions may make the distribution rate unsustainable.

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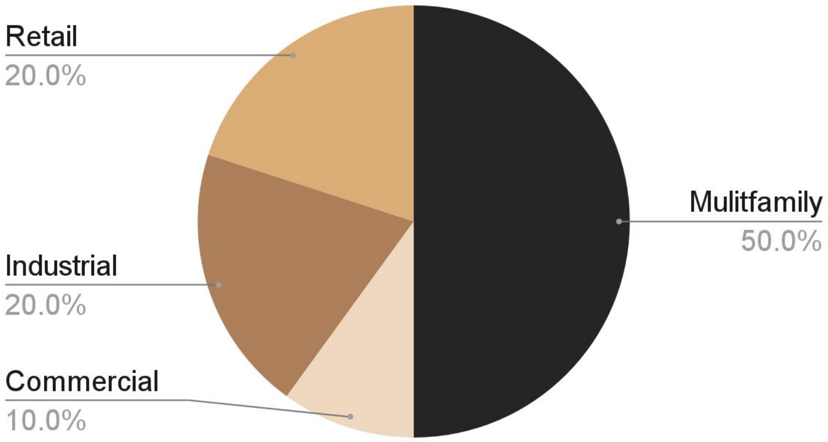
Anticipated Diversification Plan

Multifamily | Commercial | Industrial | Retail

- Targeted assets will include a mix of multifamily, industrial, retail and commercial
- The Fund will opportunistically take advantage of the coming economic downturn to purchase good quality assets at or below replacement cost, with existing cash flow requiring only light renovations / strategic enhancements.

Anticipated Asset Allocation Model Core+ Fund*



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The Fund may pay distributions and fund redemptions from sources other than cash flow from operations; this includes borrowings, Offering proceeds, or asset sales with no limits on amounts it may pay from such sources.

Conceptual Photos

CALIBER FUNDS

***Refer to Fund PPM for details about assets that may or may not be in this fund.**

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Possible Pipeline Assets for Core+

The below assets are being considered for Core+*

CALIBER
THE WEALTH DEVELOPMENT COMPANY

West Frontier

Multi-Family

42 Units, 34,650 net rentable Sq. Ft., 5 Buildings

PAYSON | ARIZONA

Riverwalk Land Leases

Land Leases

TopGolf and Hampton Inn Land Leases

SCOTTSDALE | ARIZONA

Phoenix Apartment Complex

Multi-Family

Recently updated 148 Unit garden style apartment community

PHOENIX | ARIZONA

Northsight Crossing

Retail

Northsight Crossing is a ±110,766 / 9.28 acre neighborhood shopping center

SCOTTSDALE | ARIZONA

*** There is no guarantee the mentioned potential pipeline will actually be in the fund.**

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Caliber's Sub-Advisor for Core+

Chilton CAPITAL MANAGEMENT

Up to 25% of the Fund will be invested in publicly traded REITs via the funds sub-advisor

Benefits:

- Expected distributions of 3-4%
- Public market securities provide liquidity component
- Adds diversity and distributions to Fund

Chilton Capital Management's Form ADV disclosure brochures may be viewed on adviserinfo.sec.gov

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Caliber's Sub-Advisor for Core+

Chilton CAPITAL MANAGEMENT

Firm Overview

- Independent multi-generational investment firm based in Houston, TX founded 1996 - AUM as of 12/31/2022 is approximately $1.9 billion (assets include all SMAs and the West Loop Realty Fund)
- Equity manager providing investment services to financial institutions, corporate retirement plans and benefit trusts, foundations, endowments, family offices and high net worth individuals
- Growth & Income strategy investment team consists of 2 portfolio managers and 1 analyst with a 22 year track record. AUM as of 12/31/2022 is approximately $1.3 billion
- REIT investment team consists of 2 portfolio managers and 2 analysts with an 18 year track record - strategy assets as of 12/31/2022 equate to approximately $626 million
- Depth of intellectual capital:
  - Separate research/portfolio management teams are responsible for each investment strategy
  - Segregated client service/sales team
  - Career investment professionals: MBAs, CFAs, CPAs, CFPs, JDs

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Caliber's Sub-Advisor for Core+

Chilton CAPITAL MANAGEMENT

REIT Strategy Introduction

Investment Industry Involvement

Garrison	51 yrs.
Werner	17 yrs.
Murphy	8 yrs.
Shrand	3 yrs.
	79 yrs.

- Invests in publicly traded US equity REITs to provide clients with diversification and a growing income stream, along with long term appreciation potential
- Bruce Garrison, CFA and Matt Werner, CFA serve as Co-Portfolio Managers and are supported by Analysts Tom Murphy, CFA, and Isaac Shrand
- Available via separately managed account, 40 Act fund, or model delivery (on select platforms)

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Caliber's Sub-Advisor for Core+

Chilton CAPITAL MANAGEMENT

REIT Team Objective

Produce 200 basis points (bps) of annualized outperformance versus the MSCI US REIT Index over a trailing 5 year period.

We strive to achieve this objective through:

- Proprietary analytics, including financial models, sector research, and economic estimates
- High conviction
  - No holding under 1%
  - Concentrated in 25-35 holdings
  - Top 10 holdings = ~50%
- Strict adherence to buy/sell triggers
- Contrarian ideas
- High active share* = we strive to be at least 65% different than the benchmark
- Optimizing risk adjusted returns
- Low turnover
- Actively managing property sector allocations and security selection

*Active Share = disparity between a portfolio's holdings and that of the benchmark

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Caliber's Sub-Advisor for Core+

Track Record

Chilton CAPITAL MANAGEMENT

Performance Results

CHILTON CAPITAL MANAGEMENT REIT COMPOSITE VS. BENCHMARKS (as of December 31, 2022)

	1 year	3 year	5 year	7 year	10 year	Since Inception (1/05)
Chilton REIT Composite (gross)	-24.8%	1.1%	4.5%	5.7%	8.3%	9.1%
Chilton REIT Composite (net)	-25.3%	0.4%	3.8%	4.9%	7.4%	8.3%
MSCI US REIT Index	-24.5%	-0.1%	3.7%	4.6%	6.5%	6.5%
Barclays Agg Index	-13.0%	-2.7%	0.0%	0.9%	1.1%	3.0%

YEARLY RETURN

	Chilton Capital REIT Composite Gross of Fees*	Chilton Capital REIT Composite Net of Fees*	MSCI US REIT INDEX (RMZ)	Barclays Agg. Bond Index
2022	-24.8%	-25.3%	-24.5%	-13.0%
2021	41.5%	40.5%	43.1%	-1.5%
2020	-2.9%	-3.7%	-7.6%	7.5%
2019	30.9%	29.8%	25.8%	8.7%
2018	-7.6%	-8.3%	-4.6%	0.0%
2017	8.4%	7.4%	5.1%	3.5%
2016	9.2%	8.1%	8.6%	2.7%
2015	6.7%	5.8%	2.5%	5.5%
2014	33.8%	32.7%	30.4%	6.0%
2013	5.1%	4.2%	2.5%	-2.0%
2012	25.6%	24.6%	17.8%	4.2%
2011	9.4%	8.5%	8.7%	7.8%
2010	24.1%	23.1%	28.5%	6.5%

*For details as to Gross and Net comparative performance as defined by GIPS®, please see the Performance Disclosure at the end of this presentation.

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Caliber Core+ Growth & Income Fund

Liquidity

Core+ will offer limited liquidity options to investors

- Redemptions are available up to a maximum 5% of AUM per calendar quarter*
- All investments have a one year Lockup period
- Subject to a declining redemption fee after lockup period
  - Year 1 after lockup - Redemption Fee of 3% of NAV
  - Year 2 after lockup - Redemption Fee of 2% of NAV
  - Year 3 after lockup - Redemption Fee of 1% of NAV
  - Thereafter only processing fee applies

*** Redemptions are available at the sole discretion of the Sponsor**

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Caliber Core+ Growth & Income Fund, LLC

Distributions

- **Hurdle Amount**: 7%
- **High Water Mark**: Caliber will not participate in the performance allocation if fund's NAV is below the High Water Mark
- **Loss Carryover Amount:** If the overall return of the Fund is negative, then the Fund must make up the shortfall in the next Performance Period, or later Performance Periods, before another Managing Member Performance Allocation will be allocated.
- **Catch-Up:** 100% of annual Excess Profits until the total amount allocated to the Managing Member equals 20% of (x) the Hurdle Amount for that Performance Period and (y) any amount allocated to the Managing Member in the Catch-Up.
- **Excess Profits:** Profits leftover after the Hurdle and Loss Carryover have been paid.

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CALIBER

THE WEALTH DEVELOPMENT COMPANY

Caliber Core+ Growth & Income Fund, LLC

FUND SPONSOR OVERVIEW

Fund Sponsor Overview

Headquarters: Scottsdale, Arizona
Year Founded: 2009
Employees: 82

Caliber provides high net-worth individuals and the investment advisers who serve them access to sophisticated, private real estate investments that have been traditionally reserved for institutions. It is Caliber's mission to build wealth for and with our clients while transforming the assets and communities we touch.

Caliber strives to achieve this mission by providing well-structured residential, commercial, and hospitality real estate investments, utilizing, to the extent beneficial to the investment project as a whole, a vertically integrated business model that includes acquisitions, development, construction, asset management and disposition.

CALIBER
THE WEALTH DEVELOPMENT COMPANY

ROOSEVELT TOWNHOMES
CTAF I Owned Asset - Completed Phase 1
Tempe, Arizona

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Fund Sponsor Overview

CALIBER
THE WEALTH DEVELOPMENT COMPANY

7th consecutive
INC 5000 Honoree*
(2014, 2015, 2016, 2017, 2018, 2019, 2020)

14 Years in Business
Scottsdale, AZ
Founded in 2009

Fund Sponsor
(3) FULLY FUNDED
(3) FUNDRAISING
(1) LAUNCHING SOON

*To be eligible for the Inc. 5000, a company must be privately owned, US-based, and independent. To qualify for 2020, revenue must have started by March 31, 2016, with revenue no less than $100,000 in 2016 and revenue no less than $2MM in 2019, with 2019 revenue exceeding 2016 revenue. To view a list of the official rules visit www.inc.com/inc5000/apply/guide

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Caliber Core+ Growth & Income Fund, LLC

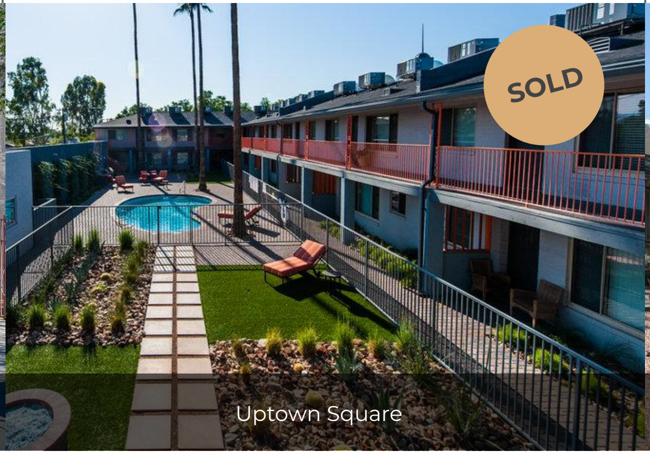
Strategy

Caliber's Track Record

17.7% IRR	1.84x Deal Multiple	5 years Average Hold Period	$71,752,270 Total Profit

Palms Apartments

South Mountain Square



Uptown Square

Paradise Square

To request a full list of Caliber cycled assets contact your Caliber Representative or call 480.295.7600. Past performance does not guarantee future results.

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Caliber Asset Returns Track Record

Samples of Caliber Cycled Assets

CALIBER
THE WEALTH DEVELOPMENT COMPANY

IRR

18%

Hold Period	**6.1 Years**
Deal Multiple	**1.7x**
Total ROI	**71%**

IRR

45.2%

Hold Period	**2.1 Years**
Deal Multiple	**2.23x**
Total ROI	**123%**

IRR

25.2%

Hold Period	**2.1 Years**
Deal Multiple	**1.54x**
Total ROI	**54%**

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Caliber Asset Returns Track Record

Samples of Caliber Cycled Assets

CALIBER
THE WEALTH DEVELOPMENT COMPANY

IRR

15.7%

Hold Period	**3.7 Years**
Deal Multiple	**1.62x**
Total ROI	**62%**

IRR

11.2%

Hold Period	**5.3 Years**
Deal Multiple	**1.32x**
Total ROI	**32%**

IRR

38.2%

Hold Period	**6.2 Years**
Deal Multiple	**3.10x**
Total ROI	**210%**

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Caliber Asset Returns Track Record

Samples of Caliber Cycled Assets

CALIBER
THE WEALTH DEVELOPMENT COMPANY

IRR

28.1%

Hold Period	**3.3 Years**
Deal Multiple	**2.06x**
Total ROI	**106%**

IRR

18.5%

Hold Period	**5.7 Years**
Deal Multiple	**1.47x**
Total ROI	**47%**

IRR

12.9%

Hold Period	**6.8 Years**
Deal Multiple	**1.93x**
Total ROI	**93%**

IRR

14.6%

Hold Period	**6.5 Years**
Deal Multiple	**1.91x**
Total ROI	**91%**

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Executive Leadership

A cohesive, established team with a history of successful execution

CALIBER FUNDS

Chris Loeffler
CHIEF EXECUTIVE OFFICER

Raised over $375M in investor equity

PwC Public Accounting background. Clients included Honeywell, Verizon and the AZ Diamondbacks

Board director for Qwick, Inc., a venture-funded hospitality marketplace

Jennifer Schrader
PRESIDENT

Former Managing Partner of First United Equities, LLC

Served as Designated Broker for Caliber Realty; managed purchase & sale of over $50M in investment property

On the Colangelo College of Business Advisory Board for Grand Canyon University

Jade Leung
CHIEF FINANCIAL OFFICER

Former Sr. Manager at PwC; Auditing Fortune 500 clients

Participated in over $1B of public market transactions for companies that include First Solar, American Express and Mitsubishi

Public Accounting experience in US, Canada, & Japan

Roy Bade
CHIEF DEVELOPMENT OFFICER

Owned two development, construction & property management businesses over the course of 30 years

Constructed & owned more than 750,000 square feet of property

Contributed family-owned business to build Caliber's commercial investment and development platform

John Hartman
CHIEF INVESTMENT OFFICER

Former managing director of a commercial real estate merchant bank.

Served as CEO of a publicly traded real estate company, and President and CEO of a publicly- traded real estate finance company.

Was managing director of a private equity real estate fund.

LEGAL PARTNER: Snell & Wilmer Committed to being your perfect fit.® **AUDITOR:** Deloitte.

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CALIBER
FUNDS

CaliberFunds.co

For inquiries please contact:

Brion Crum

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(480) 349-6573 (cell)

Email: brion.crum@caliberfunds.co

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Check the background of this firm and its registered representatives at https://brokercheck.finra.org/