



CALIBER

Tax Advantaged Opportunity Zone Fund II, LLC

OCTOBER 2024

FOR INDIVIDUAL ACCREDITED INVESTORS

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213-TOB-101524

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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. 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.

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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. This information is confidential and may not be distributed to any other person without prior written consent.

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.

Direct and indirect purchase of real property and commercial real estate involves significant risk, including, market risks, risks related to the sale of land, risks specific to a given property, principal risk and liquidity risk. These Real estate risks included, but are not limited to regulation and zoning, economic conditions, financial resources of tenants, changes in interest rates and availability of mortgage funds, casualty losses, decreased property values, development and construction risks, and acts of God.

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Caliber Tax Advantaged Opportunity Zone Fund II

Strategy



Why Invest Now



Eliminate the Capital Gains Tax

If the QOF investment is held for at least 10 years, any capital gain appreciation earned on this investment is not taxed upon disposition. This is the most significant tax benefit provided by QOFs.



Unlock Compounding Potential

Capital gains held in this fund have the ability to generate earnings, which can be reinvested or remain invested in an QOF. An investor can potentially generate earnings from previous capital gains.



Tax Deferral

You defer taxes from the original sale through December 31, 2026, or when the investment in the QOF is sold, whichever comes earlier.




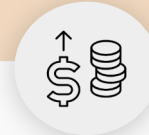


Community Impact

Funds support the revitalization of underserved communities. This Fund injects capital into QOZs through commercial real estate projects, potentially bringing in new businesses, jobs, and people to stimulate socio and economic growth.

Given the potential use of leverage in the operation of the Fund, Caliber advises potential investors that the use of leverage can magnify potential losses suffered by the funds.

4 Investment Strategies

			
<h2>CORE</h2>	<h2>CORE PLUS</h2>	<h2>VALUE ADD</h2>	<h2>OPPORTUNISTIC</h2>
<p>The most conservative blend of risk and return.</p> <p>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.</p>	<p>Properties that provide an opportunity to create value by reducing risk, improving cash flow, or both by overcoming whatever challenges prevented the asset from being characterized as Core.</p> <p>Includes properties with a good—not great—location, historically stable income, high-quality tenants, slightly dated finishes, and low to moderate vacancy rates.</p>	<p>The goal with value-add is to find properties priced below the market that need some work to restore their value.</p> <p>Commonly, value-add properties that have little to no cash flow at acquisition. Properties are in fair to good locations, dated finishes, medium to high vacancy levels, and some amount of deferred maintenance that must be addressed.</p>	<p>The opportunistic category typically represents the highest risks and rewards.</p> <p>There is greater risk in buying less-established companies; however, the upside can be significantly higher than the other three strategies. This can include developing something from scratch (ground-up development), repurposing a building from one use to another (adaptive reuse), and / or winning entitlements for raw land.</p>

CTAF I

Caliber's first Tax Advantaged Opportunity Zone Fund (CTAF I), was closed to new investments on June 30, 2022

Diversified Portfolio

CTAF I includes a diversified portfolio of real estate assets and an equity investment in ZenniHome, a cutting-edge manufactured home company.

Proven Development Expertise

Caliber's deep experience as a developer and the investment relationships previously established in QOZ markets serve to support the launch of the Caliber Tax Advantaged Opportunity Zone Fund II, LLC (CTAF II).

\$185 M

Funding raised for CTAF I

2018

Opened to investments in October 2018

8 Investments

16 properties and one business

AZ & TX

Primary geographic focus of CTAF I

Caliber Tax Advantaged Opportunity Zone Fund II

Overview



About the Fund

Caliber Tax Advantaged Opportunity Zone Fund II, LLC (CTAF II or the Fund)

The Fund has been formed to invest in a diversified portfolio of real estate properties, real estate-related equity investments, and other real estate-related assets.

The Managing Member will operate the Fund in compliance with the Opportunity Zone Provisions and any corresponding regulations and guidance. Each investment will reflect a compelling risk-return profile, as determined by the Managing Member.



Capital Gains Deferral

Investors may be able to defer payment of capital gains taxes until April 2027



Unlock Tax-Free Appreciation*

For all investments that remain in the Fund for 10 years or longer



Diversified Real Estate Portfolio

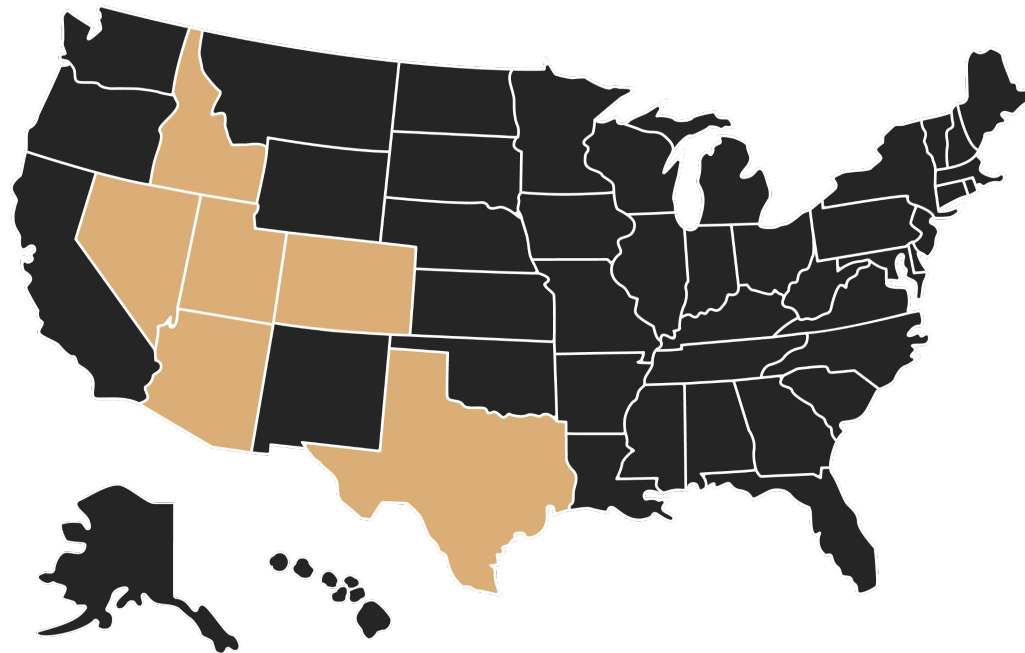
Professionally managed Fund, aims to acquire \$10-\$50 million commercial real estate projects

An investment in the Fund is suitable only for persons of financial means who have no need for liquidity, no need for regular current income, and can afford to lose all of their investment. An investment in the Fund does not constitute a comprehensive investment strategy; investors must understand the unique complexity of an investment in this Fund.

The Opportunity Zone Provisions are technical and complicated. This is a new program and some facets of the law are vague, uncertain and subject to further refinement by the IRS. Investors intending to qualify for opportunity zone incentive tax benefits must be mindful of meeting all requirements; investors are urged to consult their personal tax advisors regarding an investment in the Fund.

*State taxes may still apply

Tax-Advantaged, Diversified Portfolio

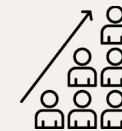


For illustrative purposes only. Not owned assets.

The Fund's Targeted Growth Markets



Geographic areas for acquisitions



Long-term population growth



Evidenced by a track record that extends a minimum of 10 years

Qualified Opportunity Zone Fund

Qualified Opportunity Zone Funds (QOF) were established as part of the bipartisan 2017 Tax Cuts and Jobs Act to encourage investment in underfunded, second- and third-tier communities in the U.S.

Overview:

This program enables investors to temporarily defer capital gains on the sale of a stock, business, or partnership interests that are reinvested into a designated QOF.

Timeline:

Investors who keep their funds invested in a QOF for 10 years or longer will receive their capital gains from the growth of their QOF investment tax-free.

Tax Incentive:

Similar to a ROTH IRA, investors who are concerned about a higher tax environment in the future are more inclined to invest in vehicles whose future distributions are tax-free.

Capital Gains:

Investors must contribute a portion or all of their capital gains into a QOF, which then invests in one or more of the 8,764* Qualified Opportunity Zones around the U.S. The investment is either in real estate development or directly into a Qualified Opportunity Zone Business.

*opportunitydb.com/location/

Fund Terms & Advisors

General Partner	Caliber O-Zone Fund II Manager, LLC
Maximum Offering	\$250 Million
Expected Hold Period	Minimum of 10 years from close
Management Fee	Annually, 1.5% of aggregate capital contributions
Carry Amount	Class A Units: 75/25, Class B Units: 80/20*
Minimum Investment	Class A Units: \$100K, Class B Units: \$1M
Fund Attorney	Snell & Wilmer, LLP
Fund Tax Counsel	Marc Schultz, Esq.
Fund Auditor	Deloitte

* The applicable carry amount is dependent on whether the LP holds Class A Units or Class B Units. By way of example and assuming an LP's applicable carry amount is equal to 25%, if the LP's pro rata share of distributions is equal to \$100 (before assessing the applicable carry amount), then \$75 will be distributed to the LP and \$25 will be distributed the GP.

Distribution payments are not guaranteed and may be modified at the GP's discretion.

Caliber Tax Advantaged Opportunity Zone Fund II

Assets

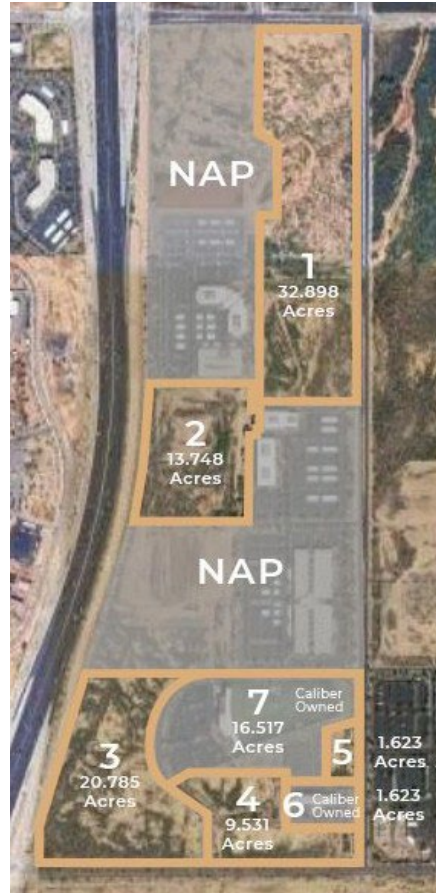


Riverwalk Development Vertical

Current Asset in CTAF II

Riverwalk in Scottsdale, Arizona, has been identified as the Fund’s first investment.

80-acre mixed-use commercial development in one of the most desirable locations in the state.



Business Plan by Parcel

No. 1 Riverwalk 1	1,433,017 ±(SF)	Anticipated to be a large user deal.
No. 2 Riverwalk 2	598,853 ±(SF)	Parcel 2 is expected to be sold by Caliber within 12-24 months.
No. 3 Riverwalk 3	905,387 ±(SF)	Parcel 3 is expected to be part of the newly developed entertainment district at Riverwalk. Potential venues include a boutique hotel and car museum, along with a number of bars and restaurants. The parcel will be sold into a new partnership providing proceeds for the repayment of the land loan.
No. 4 Riverwalk 4	415,167 ±(SF)	Parcel 4 is expected to be included in the entertainment district at Riverwalk. The parcel will be sold into a new partnership providing proceeds for the repayment of the land loan.
No. 5 Riverwalk 5	70,685 ±(SF)	Parcel 5 is expected to be included in the entertainment district at Riverwalk. The parcel will be sold into a new partnership providing proceeds for the repayment of the land loan.

Caliber Mesa Properties



CALIBER
FUNDS

- Caliber Properties
- Local Landmarks
- Upcoming Developments



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

- Caliber Properties
- Local Landmarks
- Upcoming Developments

Downtown Mesa Portfolio | Current Assets in CTAF II

	<p>18 W Main Sonoran Rows (prior name Malt House) <i>Executed Lease</i></p>		<p>137 W Main Working with Retail Concept</p>
	<p>48 W Main Level 1 Arcade Bar <i>Executed Lease</i></p>		<p>155 W Main Arizona Distilling Co. <i>Executed Lease</i></p>
	<p>114 W Main Expansive Mesa at Newberry Station (shared workspaces) <i>Executed Lease</i></p>		<p>202 W Main Goldwater Brewing <i>Signed LOI</i></p>
	<p>120 W Main Suite A: Tortoise & Hare (restaurant) <i>Executed Lease</i></p> <p>Suite B: vacant, being marketed</p>		<p>206 W Main Vacant</p>
			<p>305 E Main Ste 100: Wells Fargo Bank Branch Ste 200: Southwest Institute of Montessori Studies</p>

Tax Advantaged Opportunity Zone Fund Assets

Second Avenue Commons

Mesa, AZ | Current Asset in CTAF II

Apartment Community

144-unit apartment community
12 three-story buildings

2nd Ave Between S Robson & S MacDonald

48 one-bedroom units
96 two-bedroom units

Co-Developer

Caliber is acting as co-developer alongside Cardinal Capital Management
Grand Opening took place Fall 2023



29 W. Main St.

Mesa, AZ | Current Asset in CTAF II

CTAF I is an investor in ZenniHome, Inc., which designs and manufactures modular, factory-built homes that are easily transported, have a minimal environmental footprint, and are stacked in multi-family configurations.

ZenniHome units will be used in Caliber's project at 29 West in Mesa, Arizona.

Street Corner Market executed LOI for retail space on the bottom level of the building.

Anticipated opening Q2 2026.



Purchase Date: 2022

Asset Class: Qualified Opportunity Zone Business (QOZB)

Strategy: Opportunistic

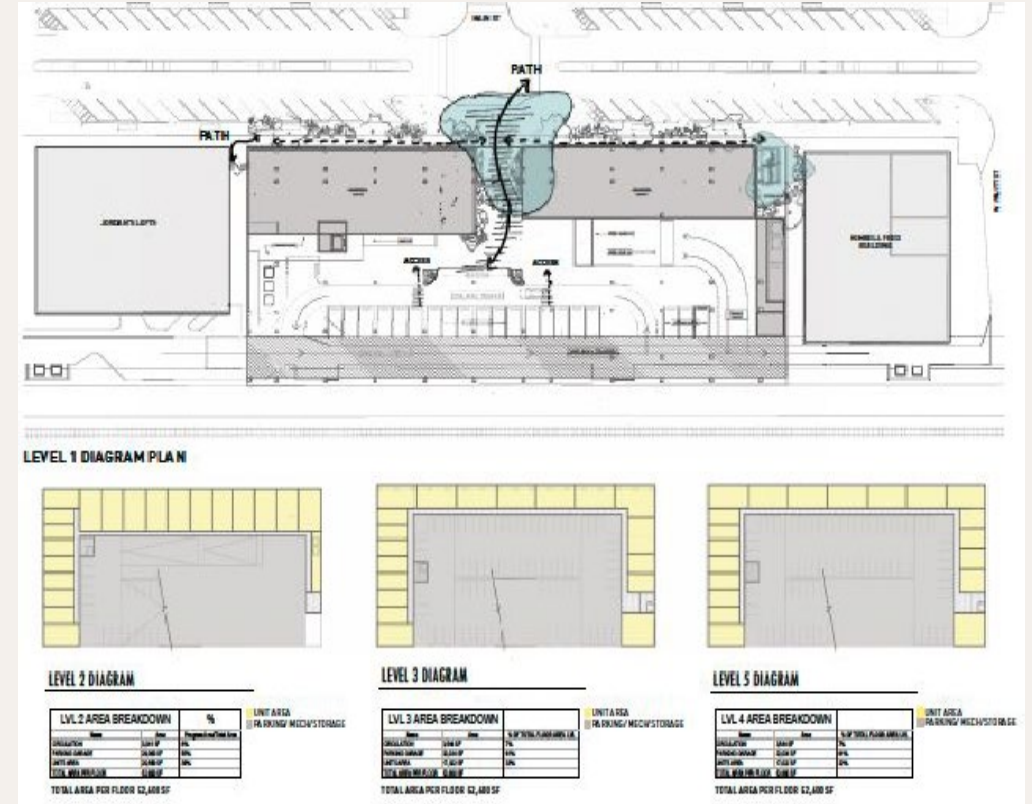
LORCA

Bryan-College Station, TX

Current Asset in CTAF II

Lorca Apartments in Bryan-College Station, TX. With anticipated completed construction in Q3 2026. +/- 92-unit multi-family apartment complex, five-story +/-71,8000 square feet, multi-use facility with a three-story parking garage, and ±8,200 square feet of ground floor retail space.

Anticipated construction completion Q3 2026.



Conceptual Rendering

Purchase Date: 2023

Asset Class: Multi-Family

Strategy: Opportunistic

Riverwalk PURE Pickleball

Scottsdale, AZ

Potential Pipeline Asset in CTAF II*

PURE Pickleball will claim the title of largest pickleball facility in Arizona and one of the largest facilities in the world.

The development will include indoor courts, a Championship Court with 500-seat stadium seating, and a member clubhouse with a variety of member amenities and features.

The development will be built in phases.

11 acres on the Riverwalk Site.

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



Asset Class: Qualified Opportunity Zone Business (QOZB)

Strategy: Opportunistic

Canyon Village

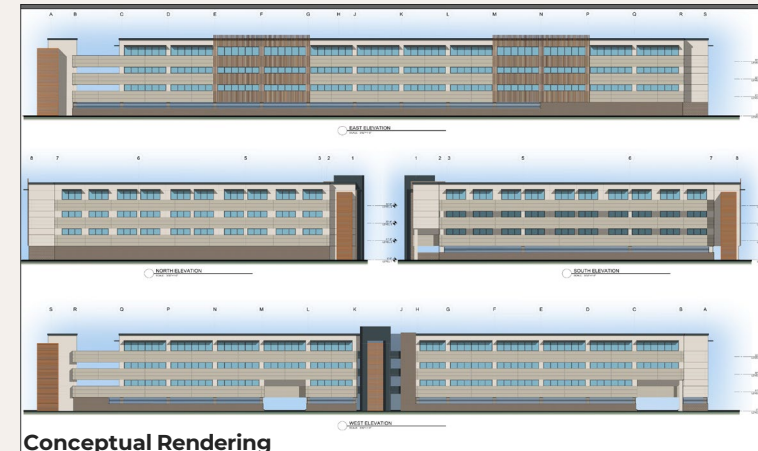
Phoenix, AZ

Potential Pipeline Asset in CTAF II*

Canyon Village is a Class A office-to-multifamily conversion opportunity in Phoenix, Arizona located in an Opportunity Zone.

The transaction involves the acquisition of two separate Class A multistory primarily vacant office buildings totaling 324,000 square feet and one 6.41-acre development land parcel within the regentrifying Metrocenter / Villages I-17 submarket. The transaction also includes two multi-story parking structures encompassing 1,396 spaces. Each building as well as the additional land are all on their own tax parcels. The asset is within close proximity (20-minute drive / 16.5 miles) from the new TSMC factory off I-17.

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



Asset Class: Qualified Opportunity Zone Business (QOZB)

Strategy: Opportunistic

About the Sponsor

Caliber The Wealth
Development Company



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

Fund Sponsor Overview

Caliber provides high net-worth individuals and the investment advisors 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.



**7th consecutive
INC 5000
Honoree***

(2014, 2015, 2016, 2017, 2018, 2019, 2020)



**15 Years in
Business**

Scottsdale, AZ | Founded in 2009



Nasdaq: CWD

Caliber is a public sponsor of private real estate investments

* 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

Caliber Leadership Innovates Over 15 Years

Chris Loeffler

Chief Executive Officer & Co-Founder

Jennifer Schrader

President & Co-Founder

Ignacio Martinez

Chief Operating Officer

Jade Leung

Chief Financial Officer

Roy Bade

Chief Development Officer

John Hartman

Chief Investment Officer

Yaron Ashkenazi

Head of Hospitality

George Pace

Executive Vice President, Wealth Development

Experienced & Aligned Executive Leaders

- Scaled Caliber to \$2.9 billion in AUM and AUD, more than 2,000 customers and over 100 employees
- Broad expertise spanning strategy, capital raising, new product development, real estate investing and development, strategic partnerships, operations, capital markets, sales and marketing
- Entrepreneurial, growth mindset coupled with a contrarian approach
- Aligned with shareholders - ~50% stock ownership, including Co-Founders



Have Questions?

Connect with your Wealth Development Representative



CONOR DONOHUE

VP of Wealth Development

conor.donohue@caliberfunds.co



DIMITRI UHLIK

VP of Wealth Development

dimitri.uhlik@caliberfunds.co



BRION CRUM

VP of Wealth Development

brion.crum@caliberfunds.co



DERECK GREY, CFP®

VP of Wealth Development

dereck.grey@caliberfunds.co



TED AUST

VP of Wealth Development

ted.aust@caliberfunds.co

Contact your representative for step-by-step white glove investment assistance

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