

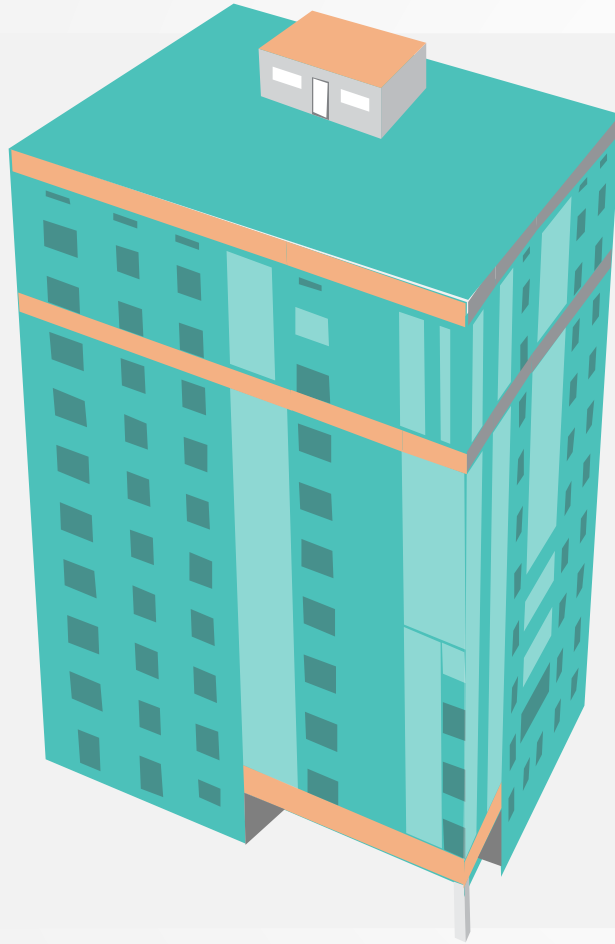
COASTAL BEND OZ FUND LLC

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COASTAL BEND OZ FUND LLC

Managed by TTRE LLP COMPANY



Multi-family Apartments

Since 2018, 19.25% of all OZ transactions were multi-family properties—the second largest proportion of sales across all asset classes

Climate Control Storage

Pandemic-driven demand and a robust housing market have created the best environment in the self-storage sector,

Bayview at Rockport

This property is just 4 blocks from the Aransas Bay and has 3 & 4 story amazing views of the Bay. Home to the top fishing destination in all of Texas!

Coastal Bend OZ Area

Large swaths of prime real estate lies within the Coastal Bend regions of Texas.

<https://www.arcgis.com/apps/View/index.html?appid=9c692acbb39048a987c8c05d21ccf90b>

Defer Capital Gains

Do you have any Capital Gains? Lets Talk! Learn how to defer, step-up in basis and eliminate.

EXECUTIVE SUMMARY

Plan Sponsor - Tandem Trust Real Estate LLP

Successful 25+ Year Investment Strategy as a Value Investor

- ❑ TTRE LLP is forming a \$1 million initial fund to invest in ground up multi-family, storage facilities, and commercial properties in the Coastal Bend region of SE Texas – all sustainable, energy-efficient buildings, using solar and ICF construction.
- ❑ Coastal Bend OZ Fund LLC and its affiliates have invested in nearly 125 units and multiple land purchases valued at over \$4 million.
- ❑ A nearly 30-year track record, the managers currently work with investors in 3 states. TTRE LLP is positioned to identify opportunities and capitalize on market inefficiencies with disciplined underwriting and expedited cash closings.
- ❑ Investment properties will be repositioned and stabilized through a value-add renovation plan, to achieve improved tenancy and higher rents.
- ❑ TTRE LLP long term investment strategy, has a history of achieving exceptionally high returns through the acquisition of prime properties. Strictly Confidential

Investment Strategy

- ❑ Target assets where there is less (talented) competition
- ❑ Investments from \$1.5M - \$5M which are too large for inexperienced or first-time investors and too small for institutional investors
- ❑ Focusing on transactions this size generates more profits with less risk
- ❑ Properties typically stabilized within 12-18 months

EXECUTIVE SUMMARY

Plan Sponsor - Tandem Trust Real Estate LLP

- ❑ Disciplined underwriting and execution taking advantage of market inefficiencies
- ❑ Granular asset by asset underwriting and tactical asset management strategies to enhance value
- ❑ Focus on intrinsic value which translates into long term value enhancement
- ❑ Natural disasters from hurricane Harvey in 2017 created a large inventory of prime tear down and rebuild sites on the market.
- ❑ Top level strategic markets focus backed by strong fundamental analysis of economics, demographics, and local supply and demand
- ❑ Strong demand due to Covid 19 has compounded the low inventory of housing needs from individuals relocating here from the larger Texas major metro areas.

Competitive Advantage

- ❑ Focused and proven niche strategies in multi-family apartment investing
- ❑ Proprietary investment opportunities through multiple relationships that have been cultivated over 10+ years
- ❑ Many transactions are completed off market
- ❑ Proven within the markets we operate leading to a high velocity of quality deal flow
- ❑ Strong trade relationships for ground up construction
- ❑ White glove customer service for both our investors and tenants

TRACK RECORD

PERIOD	ENTITY	PROPERTY	Sales Price / Current Value	*Gain On Assets	*IRR
1993-1995	TAX LIEN PROPERTIES TRAVIS, WILLIAMSON & BELL COUNTIES OF TEXAS	TWO YEAR HOLDS. SD IRA AND FORMATION TAX LIEN INVESTMENT CORPORATION	SOLD IN 1999 FOR \$755,000	87%	41%
2000-2021	TANDEM TRUST FINANCIAL FORMERLY DBA BOOMERS ADVISORY GROUP LLC	REGISTERED INVESTMENT ADVISORY FIRM, SOLD OFF ANNUITY BOOK OF BUSINESS	\$24,000,000	UNDISCLOSED DUE TO 3 YEAR NON-COMPETE AGREEMENT	N/A
2007-2018	BRIC 1 AND BRIC II	APARTMENTS, DUPLEX & FOURPLEXES	\$1,300,245		27%

OUR PARTNERS

John R Berlet - General Partner TTRE LLP

MANAGING MEMBER

As the General Partner of Tandem Trust Real Estate LLP, John brings his experience to the organization formed to build wealth for his partners and investors.

As CEO of Tandem Trust Financial LLC, he has assisted his clients in reaching their financial goals for the past 40 years.



VALUED INVESTORS

Investors' interests must be aligned with management—investors profit first. Hard work and complexity in real estate translates to great deals when we execute well.
Buy below market, always.

INVESTMENT STRATEGY

2021 Rent Growth
A year-over-year comparison of all asset classes across 30 major metros, provided monthly by Yardi Matrix.

Capital preservation is all about mitigating risk or lowering the risk profile of the investment. It may not be the flashiest or shiniest part of an investment, but it is by far the most important.

Modernized property with secure mobilized access and smart amenities will attract and retain residents.



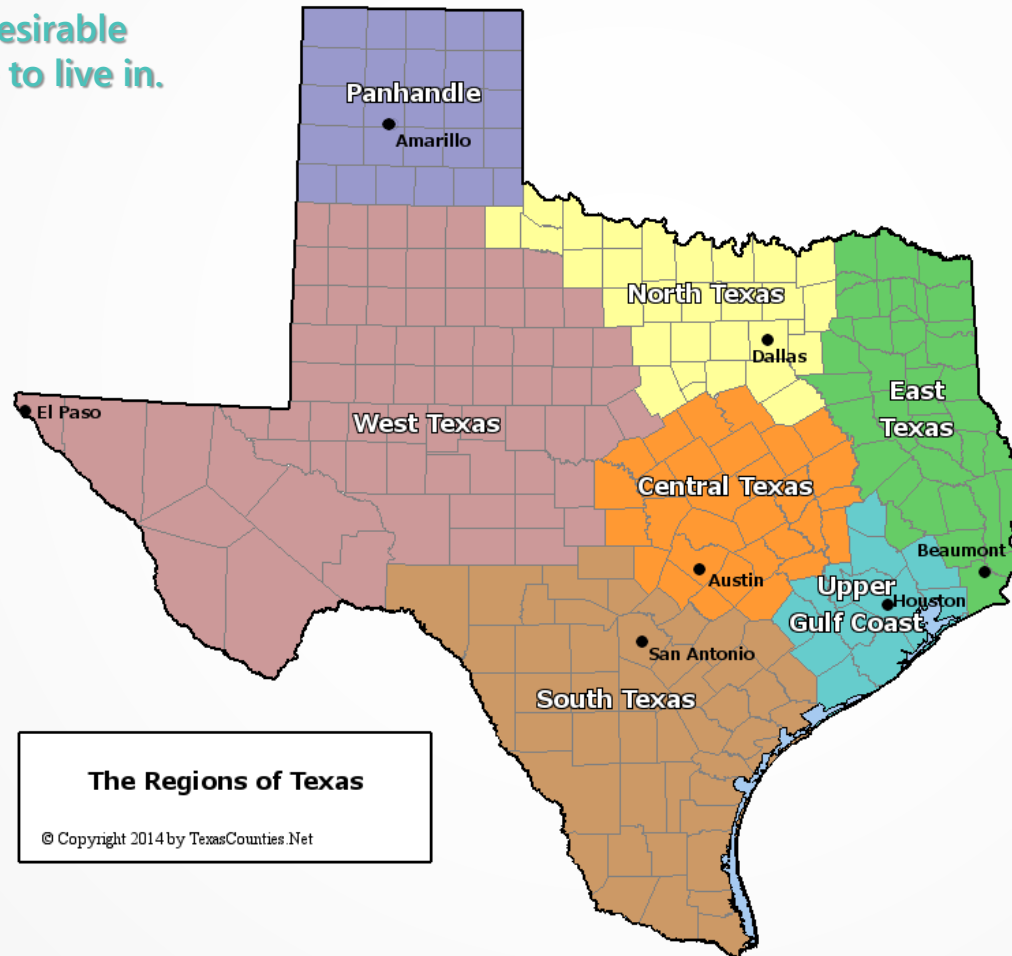
In August 2017, Hurricane Harvey made landfall near Rockport, Texas – destroying a third of the homes and businesses in the area. Apartments and other rental properties were particularly hard hit

We have assembled a strong, local, experienced group of professionals, including environmental consultants, engineering and legal associates

TARGET MARKET

Commercial Real Estate is Big in Texas

Texas has become a desirable state for many people to live in.



The Regions of Texas

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Texas Central & Southeast Regions Opportunity Zone

We know Austin and believe its over heated market will peak. We keep a finger on the pulse and have vast experience in multifamily here.

Corpus Christi

Corpus Christi and the surrounding waterfront communities are becoming a hot spot for remote workforce relocation

Coastal Bend Region

Rockport, Texas was named one of the Top 5 Small Coastal Towns in America by USA Today in 2020. The number 1 fishing destination in Texas

OUR PLAN AND STRATEGY

Opportunity Zones are the Real Deal, enjoying full support across the aisle in Congress

PRODUCT

Invest in Qualified Opportunity Zones.
Defer & eliminate Capital Gains.
Strong track record and full IRS approval if you follow the rules.

PRICE

14-16% projected fund returns.



PLACE

Coastal Bend QOZ Fund is the right place at the right time. Supply side favors the developer in 2022.

PROMOTION

Why Can So Much "Prime" Property Be In A QOZF? Simple Answer Hurricane Harvey Devastated 1/3rd Of The Businesses & Homes.

OUR PLAN TO GROWTH

Deep Relationships in Building, Developing and Investing in Real Estate

Seek Opportunity.
Build Community, Earn 8% preferred return during our hold period. Projected 3.5X cash on cash.

Breaking Ground Q4 2021
3+ acres of multifamily modern design living



Bayview at Rockport

1

Climate Control Storage

2

Full-service Luxury RV & Boat facility deep in the RV haven of Aransas County Texas



Job Opportunities

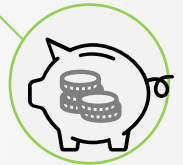
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2026-2031 Exit Strategy

4

Maximize your long-term investments with investors who leverage extensive real estate experience alongside a team of operational, tax, legal, and asset management professionals.





THANK YOU

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