

RIVERMONT ENTERPRISE EMERGENT COMMUNITIES FUND

A Qualified Opportunity Zone Fund

Spurring sustainable, diverse and dynamic economic growth by revitalizing emerging main streets and supporting local entrepreneurs

Partners with Deep Expertise

Three Industry Leaders Equal A Unique Opportunity Zone Partnership

- **Rivermont Capital** is an experienced master developer and investor in the regions where the Fund will focus, enabling them to identify exceptional opportunities and address local needs
- **Enterprise Community Investment** has been investing to revitalize communities for over 35 years, garnering expertise with over \$36 billion invested, including \$4.4 billion in Opportunity Zones
- **Beekman Advisors** is a skilled fund manager, particularly at strategic valuation, and principals have invested in emerging markets

Investment Proposition

Distinctive Market Access + Investment Ready Pipeline

- \$500MM potential project pipeline in areas normally inaccessible to most investors
- Data-driven, master development approach to downtown redevelopment in smaller cities
- Extensive experience in creating public/private partnerships
- Low-cost market entry
- Tax-enhanced returns to investors



Investment Strategy

- Strong Local Support: Deep Relationships, P3 Opportunities, Incentives
- Metro Center or Proximity and Accessibility
- Concentrated Critical Mass
- Keystone Properties
- Active Risk Mitigation

The Offering

The Fund aims to raise \$250 million, and had its internal close in December 2018 with a deal. The Emergent Communities Fund will invest in main streets across small cities and towns in the Southeast with an initial focus on North Carolina and Virginia.