

# 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 with a first close in December 2018. 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.