

RIVERMONT ENTERPRISE

REMERGENTSM FUNDS

A Qualified Opportunity Zone Fund Family

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

- \$182 million committed project pipeline in 5 small cities 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 first RemergentSM Fund (REECF I) closed in 2020 at approximately \$10 million with an estimated \$63 million in equity coinvestments. Development value through REECF I is expected to total approximately \$200 million. The RemergentSM Funds invest in main streets across small cities and towns in the Southeast with a focus on North Carolina and Virginia.