

Alliant Strategic Opportunity Zone Fund I, LLC

Fund Overview

The United States is in the midst of an affordable housing shortage that has disproportionately impacted the affordable and workforce renter population. Alliant Strategic Opportunity Zone Fund I, LLC (“the Fund”) will seek to produce attractive risk-adjusted returns for investors while also adding critically needed supply to the multifamily rental stock, including workforce housing. Alliant Strategic has structured and will operate the Fund in a manner intended to qualify the Fund as a Qualified Opportunity Fund (“QOF”), as defined under the 2017 Tax Cuts and Jobs Act. Toward that end, the Fund will invest in a select number of designated opportunity zones in areas meeting Alliant Strategic’s investment criteria.

Offering Terms

Asset Types	Multi-Family Residential, incl. Workforce Housing
Asset Stage	Development and Repositioning
Offering Size	\$125 million
Corporate Structure	LLC, Qualified Opportunity Fund
Suitability	Qualified Clients
Minimum Investment	\$150,000
Preferred Return	7%, cumulative ^[1]
Term	Ten Years, subject to extensions
Management Fees	2% of equity pre-stabilization; 0.7% of FMV of stabilized assets ^[2]
Carried Interest	20% over Preferred Return ^[3]
Geographic Focus	National
Subscription Format	Monthly closes
Organization Expenses	Up to \$500,000
Placement Fees	1% of Capital Commitments (borne by fund)

Opportunity Zone Fund Characteristics



Insufficient Supply of Safe and Affordable Housing

While more than 1.5 million Class A multifamily units have been added since 2010, supply of more affordable units has not kept pace with increases in demand; Class B and C multifamily added approximately 100,000 units since 2010. ^[4]



Attractive Potential Tax Benefits

Investors may be eligible for deferral of capital gains when those gains are reinvested in a Qualified Opportunity Fund. If the investment in the QOF is held for at least 10 years, investors may be eligible to receive a full exemption from capital gains tax on the QOF investment.



Impact Through Increased Affordable Access

Largely driven by insufficient housing supply, 25% of American renters pay more than 50% of their annual income on housing – meaning that they are ‘extremely cost burdened.’ ^[5] The Fund is designed to address this critical societal problem by increasing access to affordable housing units.



Steady Demand Dynamics

Class B and C properties – thanks to strong demand in the face of insufficient supply – are expected to exhibit occupancy rates almost 400 basis points higher than Class A by the end of 2020. As of 2019, they are 300 basis points higher. ^[6]

[1] While the Preferred Return is a term of the offering, there is no guarantee that there will be sufficient funds to pay the Preferred Return. [2] Management Fee will be assessed on a property by property basis. Stabilization is defined as the earlier of (a) achievement of an Occupancy Rate of at least 90% for a period of not less than 3 consecutive calendar months by a completed Property, or (b) the refinancing of the indebtedness to permanent non-recourse financing on such Property. See the PPM for a full description of the Management Fee; [3] Following the full return of invested capital and the Preferred Return to investors, the Managing Member will be entitled to 20% of any additional return generated by the sale of a property. See the PPM for a full description of the Carried Interest and Fund distributions. [4] Reis research. [5] Fannie Mae, CoStar, and Reis research. [6] CoStar and Reis research.

Alliant Strategic Opportunity Zone Fund I, LLC

Targeted Investment

Total Opportunity Zones

8,700

Filtered by:
Proprietary
algorithm
focused on
100+ factors
from 12+
sources



<500

Targeted Opportunity Zones

Affordable Multifamily Track Record^[7]

Over two decades of experience in affordable housing and opportunity zone areas.

TOTAL ACTIVITY

1,000+

Total Multifamily
Developments

100,000+

Total Multifamily
Units

96.8%

Stabilized
Occupancy^[8]

IN OPPORTUNITY ZONES (OZs)

334+

Multifamily
Developments in OZs

32,000+

Multifamily Units
in OZs

96.6%

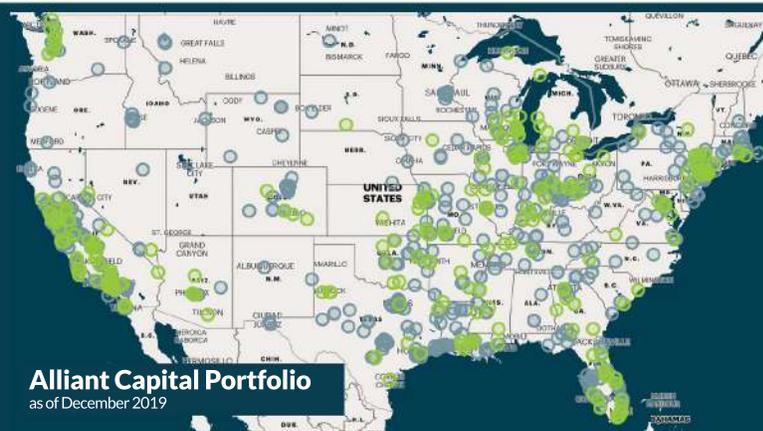
Stabilized
Occupancy in OZs^[8]

Experienced Team

Partnership between Alliant Capital and Strategic Realty

Alliant Capital has sponsored partnerships totaling over \$8.0B in equity across more than 1,000 multi-family developments, representing over 100,000 units.

Since 2008, Strategic Realty has acquired 15,000 multi-family residential units in over 70 developments in the US.



Risk Factors

The following list of Risk Factors is not all-inclusive. For a listing and description, refer to the Risk Factors section of the PPM.

The Fund's business is subject to all of the risks associated with the real estate industry. Investments in real estate are speculative in nature. The Fund is subject to all risks incident to investment in real estate, many of which relate to the general lack of liquidity of real estate investments. Many of these factors are not within the Fund's control, and could adversely impact the value of the Fund's investments. Any of these factors may adversely affect the Fund's results of operations and financial condition, the value of the Fund's assets, and, consequently, the value of an investment in the Fund. Therefore, investors may lose all or a portion of their principal invested in the Fund if the Fund's investment strategies are not successful.

The Opportunity Zones incentive is newly created and only limited guidance has been issued. There may be significant modifications to the incentive and guidance issued to date, which, when issued, may impact the Fund in unanticipated ways. The Fund presently expects to invest amounts raised from Investors by this Offering in real estate development and repositioning projects in Opportunity Zones to take advantage of the federal tax benefits for the deployment of private capital through a QOF. While the IRS has provided some guidance regarding the Opportunity Zones program, it is not comprehensive. We cannot predict what impact, if any, such additional guidance may have on the Fund's investment strategy but such guidance may make some or all of the Fund's planned investments ineligible for the deferral or exclusion of tax benefits.

INVESTOR NOTICES. This informational summary (this "Summary") has been prepared solely for informational purposes regarding Alliant Strategic Opportunity Zone Fund I, LLC (the "Fund"), a private investment fund being made available by an affiliate of Alliant Strategic Investments II, LLC ("Alliant Strategic"), only to qualified investors that must be both "accredited investors" for purposes of the Securities Act of 1933, as amended, and "qualified clients" for purposes of the Investment Advisers Act of 1940, as amended.

All information and terms concerning the Fund presented herein are qualified in their entirety by the Private Placement Memorandum and other operating agreements and governing documents for the Fund, as the same may be amended and/or supplemented from time to time (collectively, the "Fund Documents"). The Fund will involve significant risks and is suitable only for sophisticated investors, and requires the financial ability and willingness to accept the high risks and lack of liquidity inherent in an investment in the Fund for an indefinite period of time. Prospective investors must read the Fund Documents, including without limitation all Risk Factors contained therein, in their entirety prior to making an investment in the Fund.

This Summary contains projections and statements that may be considered "forward-looking." "Forward-looking" statements are generally identifiable by words such as "may," "will," "should," "expect," "seek," "anticipate," "intend," "estimate," "believe," and comparable words, or their negatives. Projections and forward-looking statements are inherently uncertain. No representation or warranty, express or implied, is made as to the accuracy or completeness of the information contained in this Summary, including without limitation any forward-looking statements, and nothing herein shall be relied upon as a promise or representation as to the future performance of the Fund.

[7] Includes assets of Alliant Strategic's affiliate, Alliant Capital, Ltd. [8] As of 3/31/20.



For additional information please contact
(888) 736-4485 · INFO@COMMONGOODCAP.COM

An investment in this offering is speculative and entails certain risks, including the loss of all or a substantial amount of invested capital. Please review the complete Risk Factors section in the offering memorandum, a summary of which is included in this document. Past performance is not indicative of future results.

This Summary is neither an offer to sell nor a solicitation of an offer to buy, any securities. Such offer, if any is made, would be made only through the Private Placement Memorandum for the Fund. This Summary does not constitute investment, legal, accounting, business or tax advice. Each prospective investor should consult its own attorney, accountant, business advisor and tax advisor as to legal, accounting, business and tax advice. This Summary is confidential and may not be reproduced. By accepting it, you agree not to reproduce any part of it or to transmit, summarize, or refer to it, or any part of it, to anyone without Alliant Strategic's prior written consent.

Securities offered through CommonGood Securities, LLC member FINRA/SIPC.
A subsidiary of CommonGood Capital, LLC