

1st Quarter  
2019



**UPPERCROSS**  
DEVELOPMENT GROUP LLC

FOR FURTHER INFORMATION

CONTACT ROBERT HARTE

100 ANCHOR ROAD  
MICHIGAN CITY, IN 46360

219.243.7184

ucdgrp.com

### INVESTOR SUMMARY

- 1 OZ Investor Capital Contribution \$665,000 - 95% LLC Interest
- 2 12% IRR - Attractive Risk-Adjusted Return Over a 10 Year Hold
- 3 8% Annual Cumulative Preferred Return
- 4 2.39x Equity
- 5 \$921,416 Projected Profit
- 6 100% Eligible OZ Tax Benefits
- 7 \$70,000 Minimum Investment

### PROJECT HIGHLIGHTS

- 1 Four "shovel ready" lots in Beachwalk Resort Community
- 2 Four Spacious and Luxurious Vacation Rental Homes to be built within 15 months
- 3 Professionally Managed by Beachwalk Vacation Rentals
- 4 Part of a Fully Amenitized Professionally Managed Resort Community

### SPONSOR HIGHLIGHTS

- 1 UDG is a real estate development firm that specializes in acquisition and development of resort properties
- 2 UDG is led by co-founder Robert Harte, sponsor of Cason Park OZ Fund, LLC, a real estate veteran with 28+ years' experience in the acquisition, financing, development, management and disposition of resort residential properties
- 3 UDG's approach is design-driven, management-intensive that results in the creation of truly distinctive properties

## Michigan City Opportunity Zone Fund Investment #1

Anticipated Closing First Quarter 2019

## Cason Park OZ Fund, LLC - Beachwalk Resort Second Home Vacation Rental Investment



Strategically located in Michigan City's most vibrant Opportunity Zone, Beachwalk Resort is one of the most well-known and highly successful second home vacation rental communities in the Midwest.



Cason Park OZ Fund, LLC offers a unique four lot single family second home vacation rental investment opportunity located in Michigan City's most vibrant Opportunity Zone.

Ideally located within Beachwalk Resort, one of the most well-known and highly successful second home vacation rental communities in the Midwest. Beachwalk Resort is located about one hour from downtown Chicago.

When completed (within 15 months), the four spacious and luxurious vacation homes will be held by Cason Park OZ Fund, LLC for income purposes, and will professionally managed by Beachwalk Vacation Rentals, our affiliated on site vacation rental management company. The homes will be held for 10 years and then sold, capitalizing on the maximum tax benefits attributable to Opportunity Zone investments.

Disclaimer: The information contained herein is for informational purposes only and does not constitute an offer or sale or any form of general solicitation or general advertising of interests in any fund or investment vehicle (hereinafter, an "OZ Fund") managed by UDG. Any such offer will only be made in compliance with applicable state and federal securities laws pursuant to offering documents which will be provided to qualified prospective investors upon request. Prospective investors should review an OZ Fund's offering documents carefully, which includes important disclosures and risk factors associated with an investment in an OZ Fund. In addition, prospective investors are encouraged to consult with their financial, tax, accounting or other advisors to determine whether an investment in an OZ Fund is suitable for them. © UpperCross Development Group, LLC. All Rights Reserved March 25, 2019





**UPPERCROSS**  
DEVELOPMENT GROUP LLC

FOR FURTHER INFORMATION

CONTACT ROBERT HARTE

100 ANCHOR ROAD  
MICHIGAN CITY, IN 46360

219.243.7184

ucdgrp.com

### INVESTOR SUMMARY

- 1 OZ Investor Capital Contribution - \$239,915
- 2 16.0% IRR Attractive Risk-Adjusted Return Over a 10 Year Hold
- 3 8.0% Annual Cumulative Preferred Return
- 4 2.95x Equity Multiple
- 5 \$467,214 Projected Profit
- 6 100% Eligible OZ Tax Benefits
- 7 \$40K Minimum Investment

### PROJECT HIGHLIGHTS

- 1 Strategically located in Michigan City's most vibrant Opportunity Zone and as part of the Historic Zorn Brewery Campus
- 2 Located in the Historic Elston Grove Neighborhood with new city public works and street improvements
- 3 Building will be fully rehabbed into market rate rental apartments over office and retail within 12 months

### SPONSOR HIGHLIGHTS

- 1 UDG is a real estate development firm that specializes in acquisition and development of resort properties
- 2 UDG is led by co-founder Robert Harte, sponsor of 113 York Street OZ Fund, LLC, a real estate veteran with 28+ years' experience in the acquisition, financing, development, management and disposition of resort residential properties
- 3 UDG's approach is design-driven, management-intensive that results in the creation of truly distinctive properties

## 113 York Street OZ Fund, LLC - Mixed-Used Rehab Residential Over Office & Retail Investment



Strategically located in Michigan City's most vibrant Opportunity Zone, the 113 York Street Building is part of the well-known and historic Zorn Brewery mixed-use campus.



Built in 1872, this parcel will be second parcel of the Brewery Campus redevelopment following the successful renovation and launch of the Zorn Tap Room in 2016. 113 York Street OZ Fund, LLC offers a unique opportunity to invest in a highly visible and ideally located mixed-use rehab development which will comprise of market rate apartments over office and retail.

The Elston Grove Neighborhood is listed on the National Register of Historic Places, and has already seen the successful renovation and support of the Zorn Tap Room, [www.zorn.com](http://www.zorn.com). When completed (within 12 months) the 15,000 square foot building will have office and retail on the first floor and market rate rental apartments on the second floor. The building will be held and rented for 10 years and then will be sold capitalizing on the maximum benefits attributable to Opportunity Zone investments.

Disclaimer: The information contained herein is for informational purposes only and does not constitute an offer or sale or any form of general solicitation or general advertising of interests in any fund or investment vehicle (hereinafter, an "OZ Fund") managed by UDG. Any such offer will only be made in compliance with applicable state and federal securities laws pursuant to offering documents which will be provided to qualified prospective investors upon request. Prospective investors should review an OZ Fund's offering documents carefully, which includes important disclosures and risk factors associated with an investment in an OZ Fund. In addition, prospective investors are encouraged to consult with their financial, tax, accounting or other advisors to determine whether an investment in an OZ Fund is suitable for them. © UpperCross Development Group, LLC All Rights Reserved March 25, 2019