



INVESTMENT SUMMARY

- \$10 million sought for new Qualified Opportunity Zone Business (QOZB) Fund
- The Fund targets early-stage, expanding, and high-potential businesses focused in the outdoor recreation sector that will operate inside federally designated QOZ's
- Investment targets must display great entrepreneurial leadership, show the ability to scale effectively, must excel in their given market, and possess the potential for clear exit opportunities
- To-date, the Fund has closed one [major investment](#) and raised over \$1 million

FUND OVERVIEW

- Fund size is \$10 million at \$1.00 per Interest. Investments range in size from approximately \$100k to \$2 million, with a maximum anticipated of \$5 million per Investment
- Investment in the Fund's Portfolio Companies must be capable of achieving an enterprise value on exit of at least 3X the initial valuation. Investors will be entitled to receive:
 - The return of their capital contributions
 - A cumulative, non-compounded preferred return equal to 6.0% per annum on their capital contributions, calculated in each case as of the date on which capital contributions are made with respect to a particular funding tranche
 - After above targets are met, investors will then receive 75% of the Fund's net profits and the General Partner will receive a 25% carried interest
- Investment period of 5+ years, targeting 10 years to maximize QOZ tax benefits of an exit
- The Fund targets prospects to relocating and expanding into the [Colorado Outdoors](#) project

PRINCIPALS

- [Doug Dragoo](#), General Partner; [Brian Phillips](#), Co-Founder & Partner at The Pearl Fund, LP
- The Fund has retained [Novogradac](#) for tax counsel and [McGuireWoods, LLP](#) for legal counsel
- The Fund managers have over a decade of successful outdoor industry experience and investment

MISC

- Description of ideal investor: individual or family office with capital gains and a long term view; familiarity with the outdoor industry preferred
- The Fund is a newly formed limited partnership only accepting investors that are "accredited" as such term is defined in Rule 501 of Regulation D of the Securities Act of 1933, as amended.

CONTACT

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NOTES

- Confidentiality Agreement may be required for PPM access
- Visit coloradooutdoors.co/invest for more information