



JUPITER LOGIX

DISCLOSURE

This presentation does not constitute an offer to sell or a solicitation of an offer to buy limited or general partnership interests, which shall only be made pursuant to a future agreement, the operating agreements of the Fund and its relevant affiliates, and additional related disclosures (the "Offering Documents"), as each may be provided by the General Partner, in its sole discretion, to prospective investors in the Fund. Any of the information contained herein that is ultimately inconsistent with the contents of the Offering Documents will be deemed superseded by the information in the Offering Documents.

FUND SUMMARY PAGE

JUPITER LOGIX QUALIFIED OPPORTUNITY ZONE FUND I, LLC

FUND TYPE	Qualified Opportunity Fund
TOTAL EQUITY	\$7.5M
TARGET HOLDING PERIOD	10 YEARS
FUND MANAGER	Jessica Contreras
FUND IRR TARGET	FUND IRR TARGET: 15%



**JUPITER
LOGIX**

**Jupiter Logix
Qualified Opportunity
Fund I, LLC**

***“Our Goals Are To Reduce
Your Taxes & Maximize
Your Gains”***



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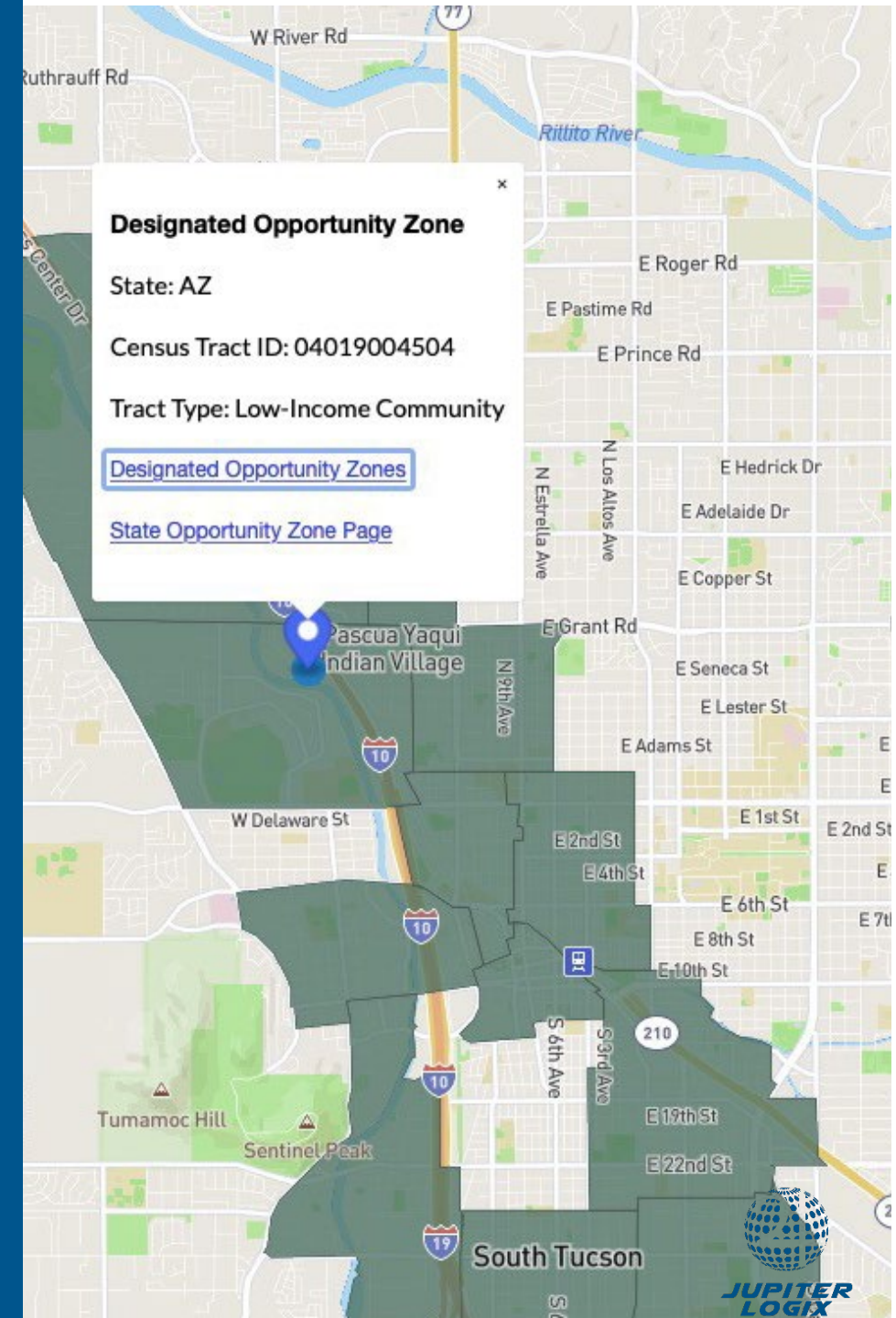
HOW TO REDUCE, DEFER AND EVEN AVOID THE TAXES ON A WINDFALL PROFIT

Learn How Reinvesting Your Profits in a Qualified Opportunity Zone Could Save You a Fortune

THE TAX BENEFITS

WHAT IS AN OPPORTUNITY ZONE?

- ❖ Opportunity Zones were established as a provision in the Tax Cuts Jobs Act of 2017 passed by the U.S. Congress.
- ❖ Opportunity Zone's objective is to promote and encourage long-term, capital investment in areas that have experienced uneven economic development.
- ❖ State Governors nominate areas that qualify as Opportunity Zones based on data from U.S. Census tracts.
- ❖ All nominations are certified by the U.S. Treasury Department as a Qualified Opportunity Zone.
- ❖ For investors, Opportunity Zones present an effective investment and tax deferral vehicle.



DEFER

Investors may defer paying taxes on any capital gains invested into a QOF prior to December 31, 2026.

REDUCE

If an investment in the Fund has been held for 5 years, the deferred gain is reduced by 10%. If the investment in the Fund has been held for 7+ years, the deferred gain is reduced by 15%.

ELIMINATE

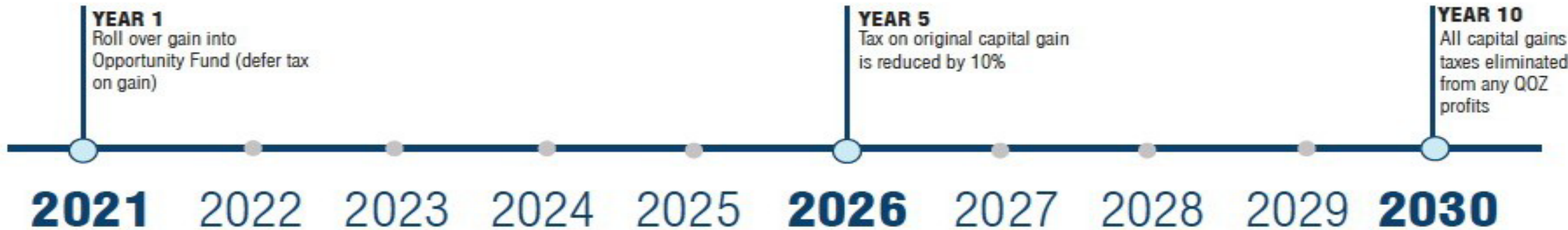
Investors may eliminate new capital gains tax on QOF investments if the investment is held for 10+ years.

WHAT ARE THE TAX BENEFITS OF AN OPPORTUNITY ZONE?



WHAT ARE IMPORTANT OPPORTUNITY ZONE DATES?

Investors may defer taxes on capital gains by investing those capital gains into the Fund within 180 days of realizing those gains.



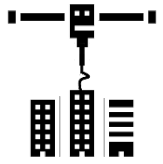


BIDEN SIGNS INFRASTRUCTURE BILL

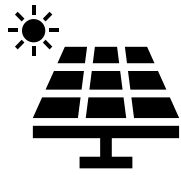
THE INVESTMENT



WHAT ARE WE INVESTING IN?



Investment in sustainable infrastructure.



Investment alternative energy projects.



Investment in businesses located in tax credit incentivized areas (QOZ & NMTC).



Investment in renewal energy tax credit technology.

PLANET-FIRST INFRASTRUCTURE

*“Powering Tomorrow’s
Infrastructure, Today!”*

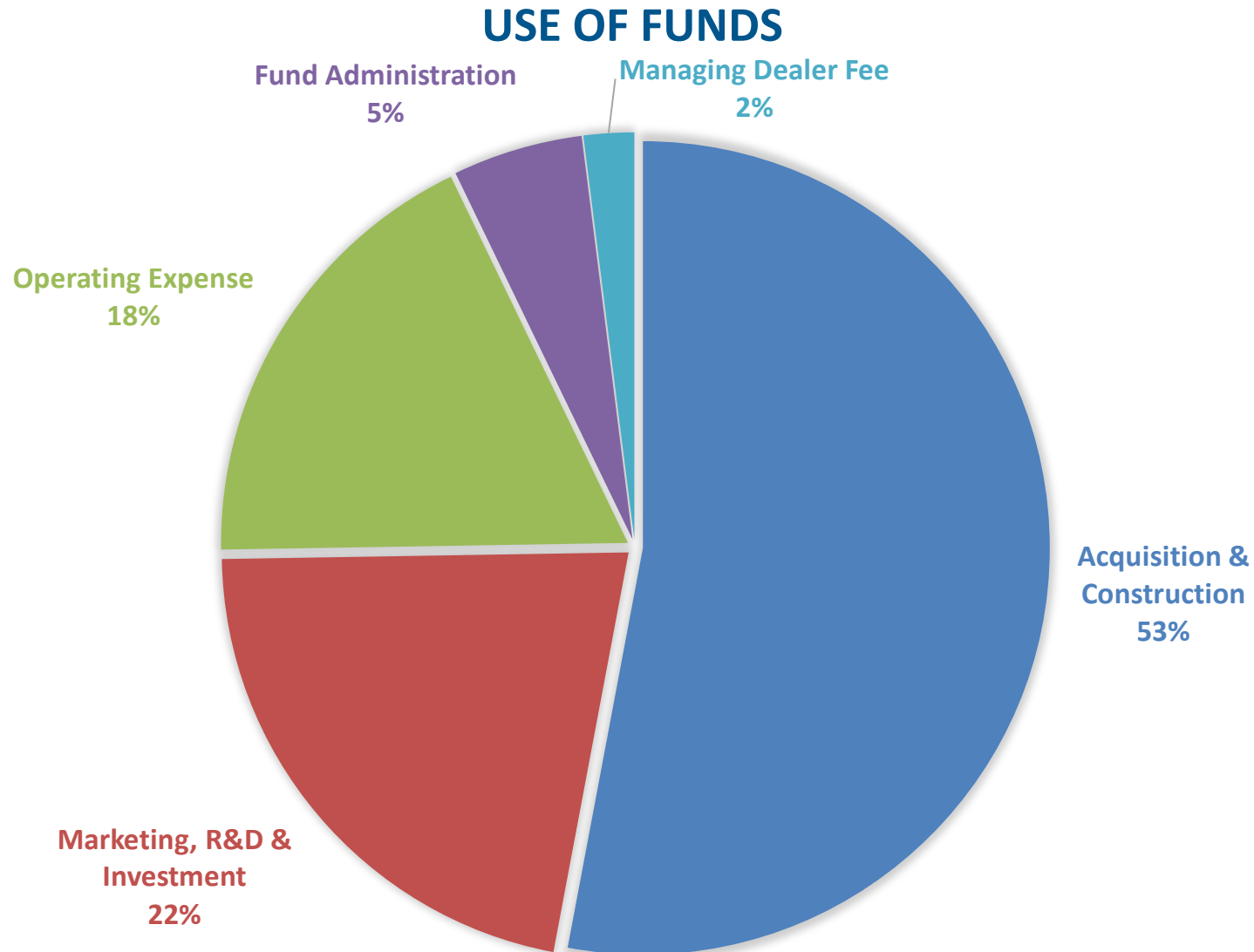


WHAT'S OUR BUILDING'S MOJO?

A flexible building concept with 3 simple goals:

- **BETTER USE OF SPACE:** open structures which can be configured for multi-use tenants.
- **FASTER CONSTRUCTION:** construction using advanced technologies and modular design.
- **CLEANER BUILDING OPERATIONS:** by using solar and alternative energy production so that square footage produces more power than it uses.

WHERE WILL THE MONEY BE GOING?

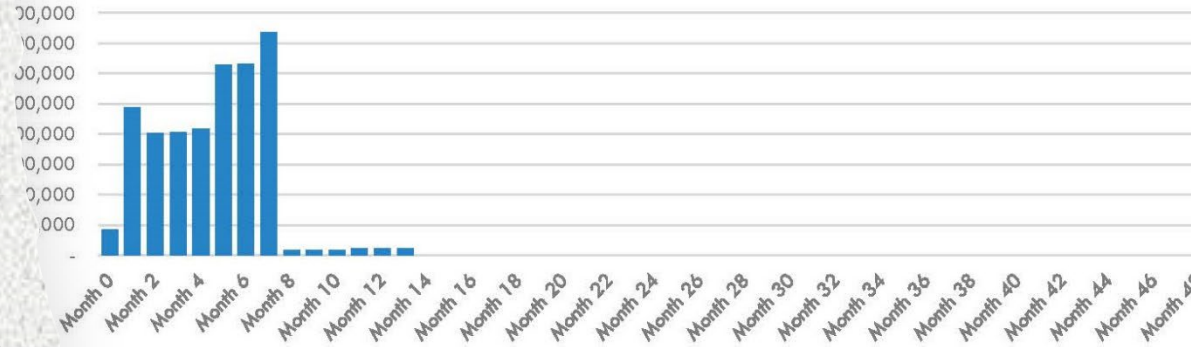


WHAT ARE OUR FINANCIAL GOALS?

TARGETED LEVERED IRR: 15.15%



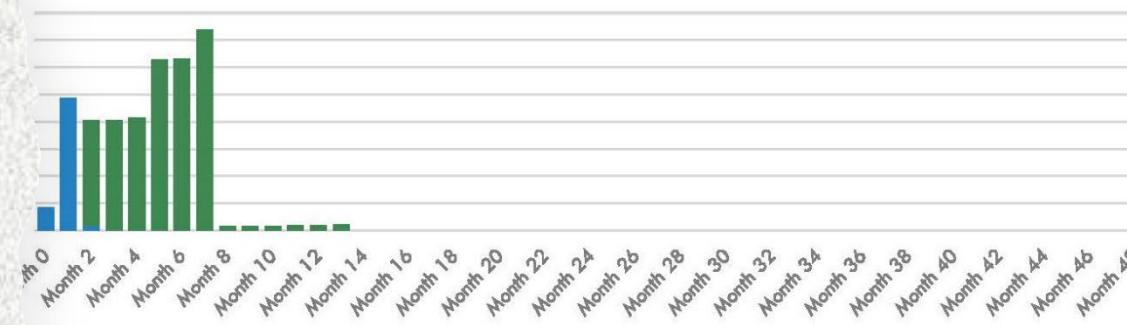
Total Project Costs by Month



Development Spread



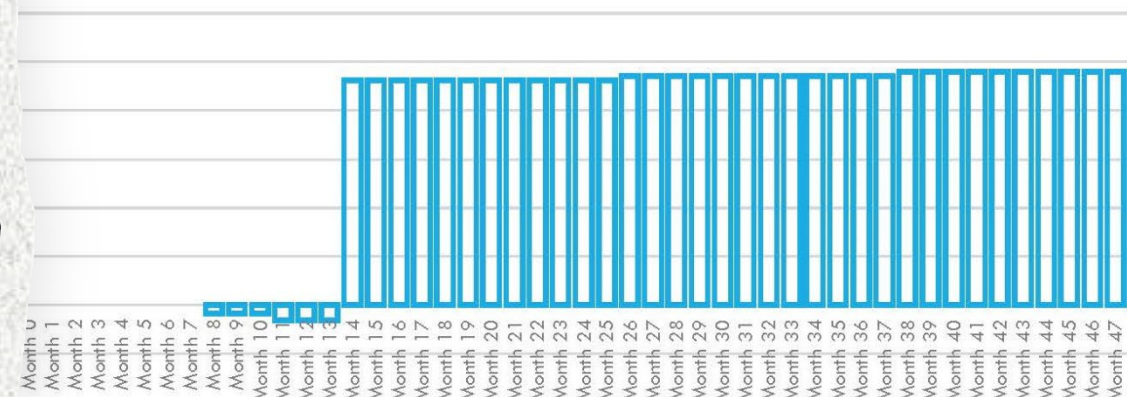
Equity (Blue) and Debt (Green) Cash Flows by Month



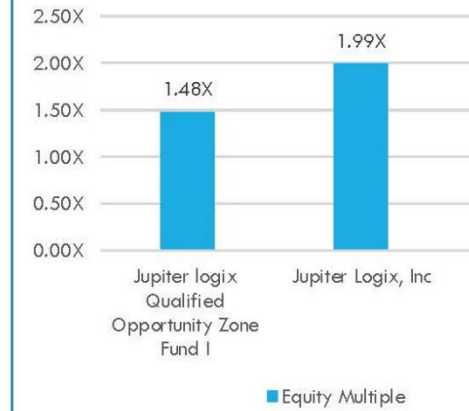
Equity IRR by Partner



Net Operating Income



Equity Multiple by Partner



WHAT IS OUR FIRST INVESTMENT?

Our first target property is located within the first-class industrial development known as Broadbent Business Center, it borders Interstate I-10, sits adjacent to the famed 160 – mile bike route “The Loop,” across from a newly approved casino.



Property Details

Address	2006 N. Forbes Blvd. Tucson, Arizona, 85745
Lot Size	+ 0.55 acres
Zoning	City of Tucson Zoning I-1
Solar Rating	92%
Census Tact	4019001200
QOZ Status	Designated Qualified Opportunity Zone

WHAT'S OUR \$1.5M GOLDEN PARACHUTE TARGET?

Site 1 and Site 2 targets are in areas designated as NMTC, where a \$5M loan is eligible for \$1.5M in loan forgiveness.

New Market Tax Credit Program Details

NMTC Status

Site 1 is Located In an area designated as NMTC. Census tract 4019001200

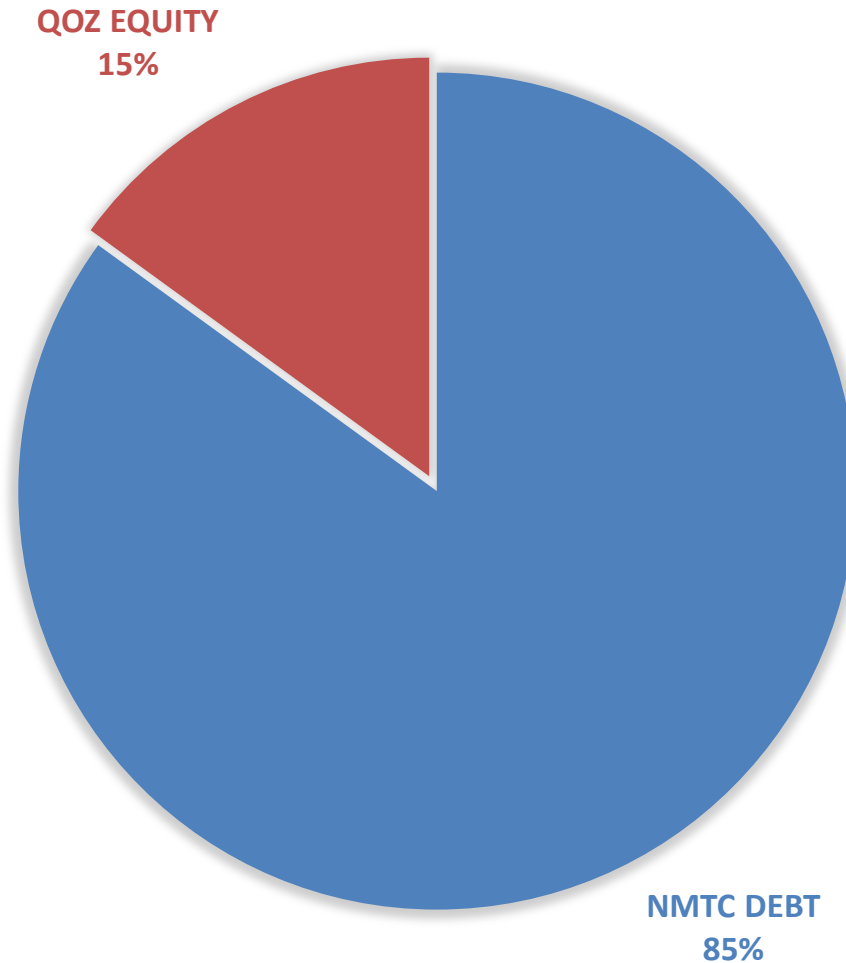
\$1.5M Loan Forgiveness

After 7 years, \$1.5M is forgiven.



DEBT VS. EQUITY: HOW WILL IT COME TOGETHER?

SOURCES OF FUNDS





WHO IS LEADING THE TEAM?

Jessica Contreras – Managing Director

**40%
ROI**

Jessica led WIF AX Opportunity Fund to a double-digit Valuation Increase in 24 months.

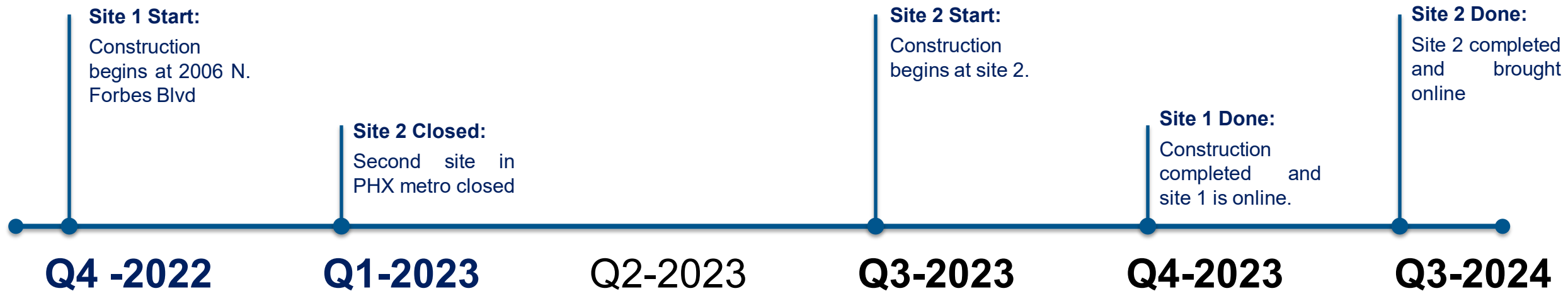


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WHAT IS THE PLAN GOING FORWARD?

We are seeking to have at least 2 sites located in Arizona's largest cities, Tucson and Phoenix.

Both must be located in QOZ/NMTC areas to take full advantage of tax incentives.





WHAT'S OUR COMMITMENT TO JOB CREATION, COMMUNITY & SUSTAINABILITY

Construction Positions Created	Permanent Job Positions Created
25	15

- **COMMUNITY:** job training programs for individuals from targeted economic groups will be a priority for property management.
- **SUSTAINABILITY:** Construction and operations will maximize the use of sustainable technologies and materials, with the goal of a negative carbon footprint.

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