



PROMISED LAND



Promised Land OZ is the leading rural development partner for Opportunity Zones located in American farming communities.

*Photo of the McCotter PLOZ Farm, North Carolina
350,000-bushel grain bin system finished in 2022 as part of Fund I's portfolio.*

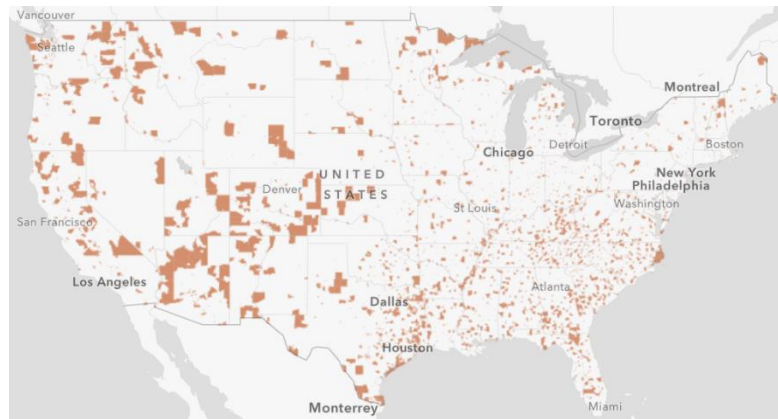
About Promised Land Opportunity Zone Fund II

Promised Land OZ offers investors a compelling risk-reward profile of durable cash flows and tax-exempt appreciation potential through investing in US farmland. Promised Land Opportunity Zone Fund II, LLC is seeking to raise equity capital of \$50M - \$100M for the purpose of purchasing farmland located in opportunity zones ("qualified opportunity zone property") from third parties, improving and redeveloping parts of those properties, and actively managing the leases.

Opportunity Zone Program

- Established to incentivize the movement of capital into "low-income communities" by providing specific tax benefits
- Expected to generate economic activity
- Tax benefits subject to OZ program conditions
 - Deferral of tax on capital gains invested into the program until 2026
 - Exclusion of gain resulting from appreciation over 10 year or more hold period
 - Accelerated depreciation possible on improvements; no depreciation recapture
- No cap on benefits used by taxpayers
- Large addressable market of farmland structured in opportunity zones across the country

Opportunity Zone Map of United States¹



Fund II Portfolio Target Returns

- Target IRR: 7.5%-12.5% before Opportunity Zone tax benefits
- Target Multiple: 1.8x-2.2x before Opportunity Zone tax benefits
- Hold period: 10+ years
- Leverage: 35% Loan to Cost
- Portfolio Yield: 3.8%

¹Map of Opportunity Zones from [Economic Innovation Group](#)



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