



Opportunity Zone New Construction: Unleash Tax Benefits and Boost Cash Flow



EXECUTIVE SUMMARY

Presidio Hill Investments (PHI) presents an exceptional opportunity in the dynamic real estate landscape of Southern Nevada. We are thrilled to introduce a collection of newly constructed 2-unit and 3-unit properties that combine modern design, strategic location, and the potential for substantial returns.

As a leading name in the real estate industry, PHI has meticulously curated this offering to align with the evolving demands of investors seeking lucrative prospects. Southern Nevada's robust market, coupled with our expertise, presents a unique chance to capitalize on both immediate rental income and long-term value appreciation.

Our commitment to delivering excellence extends from the quality of our properties to the comprehensive support we offer investors throughout their journey. With a proven track record of success, PHI invites you to explore this exclusive opportunity that marries innovation, growth, and financial prosperity in the vibrant Southern Nevada real estate market.



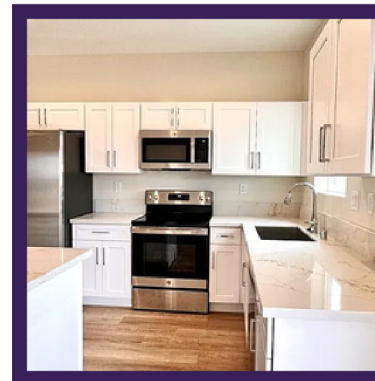
PROPERTY OVERVIEW

Experience elevated living with our meticulously crafted 2 unit and 3 unit offerings, designed to create exceptional value for both tenants and landlords. Our 2 unit presents a modern, versatile living space designed to seamlessly accommodate contemporary lifestyles. Comprising a spacious 3-bedroom, 2-bathroom main home, and an attached 1-bedroom, 1-bathroom Accessory Dwelling Unit (ADU), this arrangement offers flexibility for various lifestyles while providing an opportunity for rental income from the ADU.

Our 3 unit takes hybrid use to the next level with the addition of a detached 2-bedroom, 1-bathroom casita. Embrace the perfect blend of privacy and community in this thoughtfully designed space. These units are nestled on expansive 1-acre lots, offering tenants ample room to enjoy the outdoors and create their own oasis.

Upgraded finishings including shaker cabinets, granite countertops, vinyl plank flooring, and stainless steel appliances adorn each unit.

Pahrump, NV



LOCATION OVERVIEW

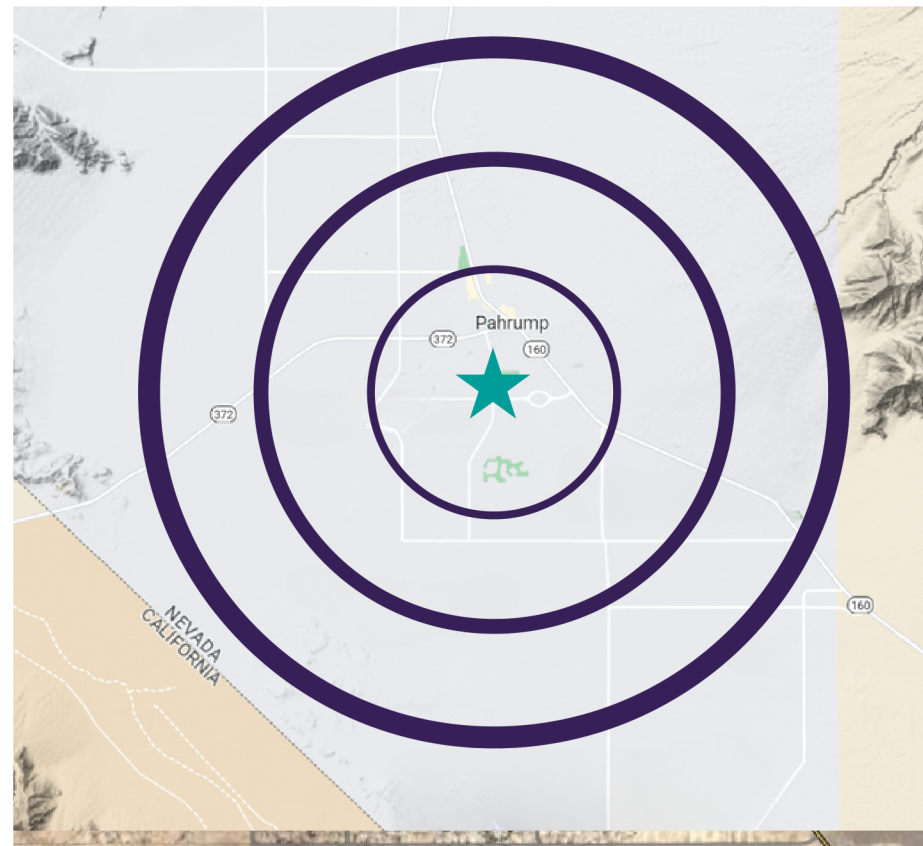
Area Highlights

- 2020-2021 saw a doubling in number of residential permits being issued
- 2021-2022 broke records for new commercial development
- Two major national utilities are planning 100+ acres of solar in the south
- Nevada Department of Transportation reported a 16.7% YoY increase in traffic into and out of Vegas via Hwy 160
- Spring Mountain Motor Resort and Country Club has completed a 933 acre land annexation for new development
- Intersection of Hwy 372 and 160 sees an average of 22,400 cars per day (CPD)
- 55 minutes to Las Vegas

2022 Demographics

- Population: 54,348
- Average HH Income: \$66,739
- Number of Households: 22,981

Pahrump, NV



AREA MAP



MARKET ANALYSIS

Nestled in the picturesque landscape of Nevada, Pahrump is a thriving community that offers a harmonious blend of modern convenience and serene natural beauty.

Residents enjoy a plethora of amenities ranging from well-known retail brands like Walmart Supercenter, Home Depot, Wells Fargo, and Bank of America, to popular dining options including McDonald's, Taco Bell, Starbucks, and Subway. This vibrant town caters to diverse needs, with essential services provided by Tractor Supply, AutoZone, and CVS/Walgreens. The Pahrump Nugget Casino adds a touch of entertainment, while off-highway vehicle trails and the Spring Mountain Motor Resort offer recreational escapes.

Moreover, the presence of Desert View Hospital ensures accessible healthcare, making Pahrump not only a scenic destination but also a practical and comfortable place to call home.

Local Amenities

- Pahrump Nugget Casino
- Spring Mountain Motor Resort and Racetrack
- Mountain Falls Golf Course
- Desert View Hospital
- Charleston Peak Winery
- Prairie Fire Shooting Range
- Albertson's Grocery
- Off Highway Vehicle Trails
- All Creatures Animal Hospital
- Restaurants
- Gas Stations

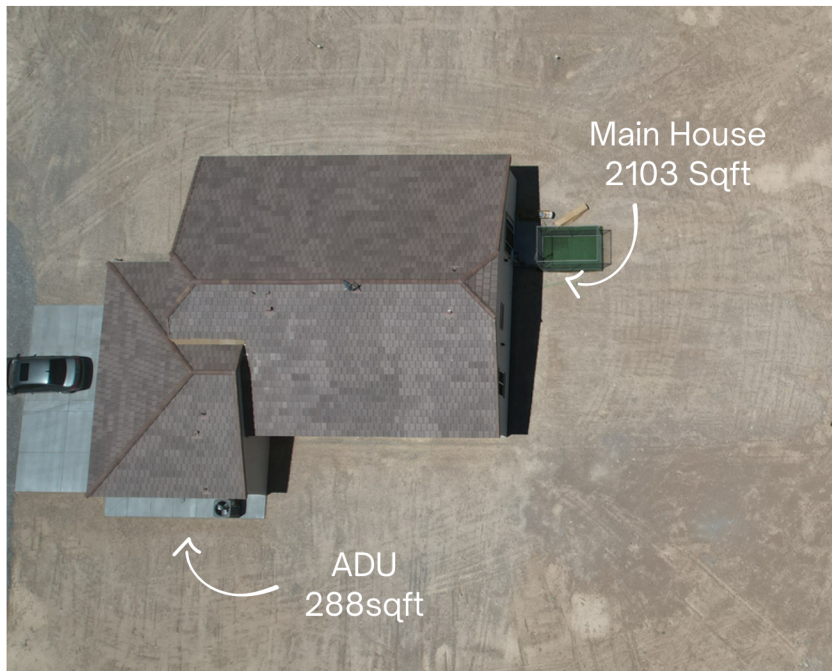
Nationwide Brands

- Walmart Supercenter
- AutoZone Auto Parts
- Home Depot
- Wells Fargo
- Starbucks
- Taco Bell
- Target (Tenant Improvement Stage)
- McDonalds
- Tractor Supply Co.
- CVS/Walgreens



2 UNIT (DUPLEX)

Pahrump, NV

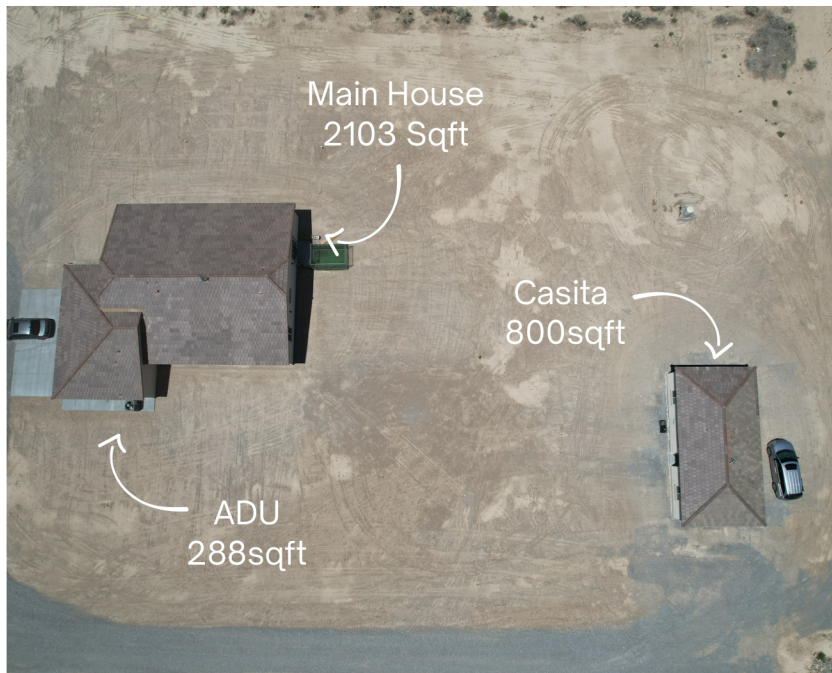


- 2391 square feet
- 3bd/2bth Main House
- 1bd/1bth attached ADU
- Granite countertops
- 1 acre lot
- Stainless steel appliances
- Shaker cabinets
- Vinyl wood plank flooring
- Short term rental income
- Open concept floor plan
- Sales Price \$499,000



3 UNIT (TRIPLEX)

Pahrump, NV



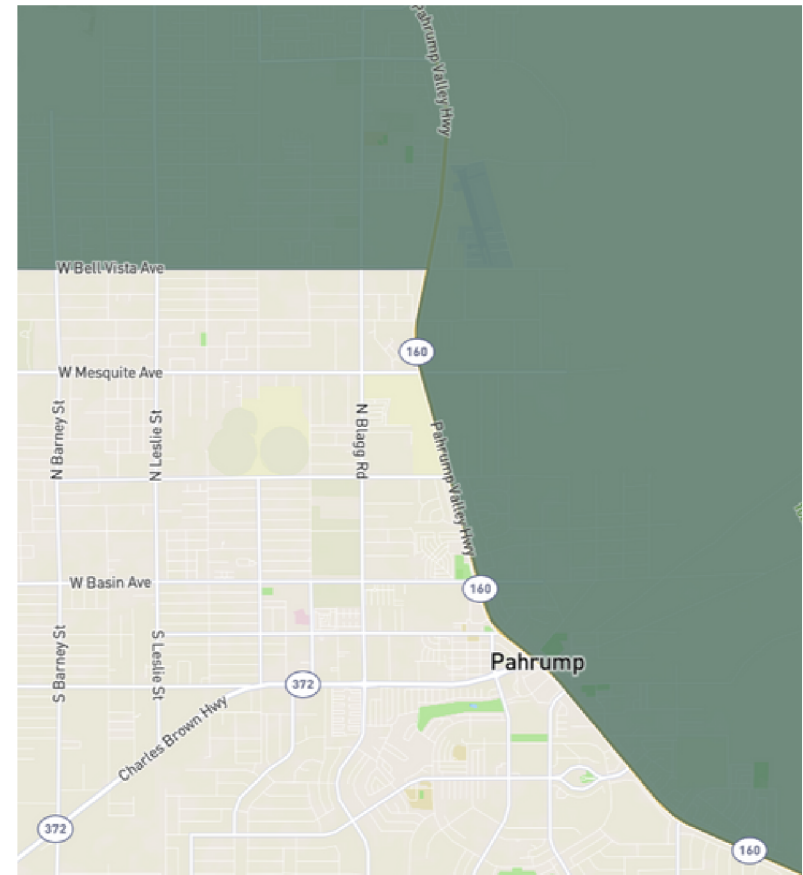
- 3191 square feet
- 1 acre lot
- Short term rental income
- 3bd/2bth Main House
- Stainless steel appliances
- Vinyl wood plank flooring
- 1bd/1bth attached ADU
- Shaker cabinets
- Open concept floor plan
- 2bd/1bth detached casita
- Granite countertops
- Sales Price \$670,000



QUALIFIED OPPORTUNITY ZONE

Investing in an Opportunity Zone offers several specific advantages:

1. **Tax Benefits:** One of the primary advantages is the potential for substantial tax savings. Investors can defer capital gains taxes by reinvesting those gains into an Opportunity Zone fund.
2. **Capital Gain Reduction:** If the investment is held for at least 5 years, investors can receive a step-up in basis of 10% of the original deferred gain, leading to reduced capital gains tax liability.
3. **Long-Term Holding Benefits:** If the investment is held for at least 10 years, any capital gains realized from the Opportunity Zone investment itself are tax-free. This means that the appreciation in value of the investment over the holding period is not subject to capital gains taxes.
4. **No Depreciation Recapture:** The no recapture of depreciation provision adds another layer of financial benefit for investors, creating an attractive synergy between tax incentives, appreciation potential, and long-term wealth accumulation within Opportunity Zones.



SELF-DIRECTED OPPORTUNITY ZONE FUND

A **Self-Directed Opportunity Zone Fund** empowers investors with the autonomy to deploy capital into targeted, economically disadvantaged areas while tailoring their investment strategy to align with personal financial goals. This innovative fund structure allows individuals to direct their investments towards real estate projects and businesses within Opportunity Zones, benefiting from tax incentives and potential returns. With the freedom to choose assets and projects that resonate with their expertise and aspirations, investors can actively contribute to community development while optimizing their financial portfolio.

PHI maintains a robust network of trusted partners and vendors who specialize in legal and tax advisory services. These experts are readily available to guide and assist investors in the seamless formation of a self-directed Opportunity Zone Fund. With their comprehensive knowledge and experience in navigating complex regulatory landscapes, our partners ensure that investors can confidently establish their funds.



FINANCIAL PROJECTIONS

2 Unit (duplex)

Purchase Price = \$499,000

Year	1	2	3	4	5	6	7	8	9	10
Gross Rents	36,000	37,080	38,192	39,338	40,518	41,734	42,986	44,275	45,604	46,972
Operating Expenses	11,400	11,590	11,787	11,989	12,198	12,413	12,634	12,862	13,096	13,338
NOI	24,600	25,490	26,405	27,349	28,320	29,321	30,352	31,414	32,507	33,634
Depreciation - No Recapture	142,860	15,444	15,444	15,444	15,444	15,444	15,444	15,444	15,444	15,444
Cap (All-In Cost)	33.23%	8.12%	8.30%	8.49%	8.68%	8.88%	9.09%	9.30%	9.51%	9.74%
IRR - YoY 10 Year										27.1%
Equity Multiple										3.97x



FINANCIAL PROJECTIONS

3 Unit (triplex)

Purchase Price = \$670,000

Year	1	2	3	4	5	6	7	8	9	10
Gross Rents	50,400	51,912	53,469	55,073	56,726	58,427	60,180	61,986	63,845	65,761
Operating Expenses	18,343	18,691	19,048	19,417	19,797	20,188	20,591	21,006	21,433	21,873
NOI	32,057	33,221	34,421	35,656	36,929	38,239	39,589	40,980	42,412	43,887
Depreciation - No Recapture	200,136	21,636	21,636	21,636	21,636	21,636	21,636	21,636	21,636	15,444
Cap (All-In Cost)	34.35%	8.12%	8.29%	8.48%	8.66%	8.86%	9.06%	9.26%	9.48%	9.69%
IRR - YoY 10 Year										25.8%
Equity Multiple										3.40x





OUR TEAM




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RICHARD PRIEST



Bio Prior to his involvement in PHI, Rick was the vice president of sales and acquisitions at a real estate development company in Nevada. He is a seasoned real estate investment professional with over 15 years of expertise in the industry. With a Bachelor's Degree in Economics from the University of Miami, he possesses a deep understanding of market dynamics and a keen eye for identifying lucrative investment opportunities.

Throughout his career, Rick has demonstrated a remarkable ability to evaluate and acquire real estate assets, providing unique advantages to investors. His strategic approach to investment decisions, backed by comprehensive market research and financial analysis, consistently delivers high returns for stakeholders.

As a skilled negotiator, Rick has successfully closed significant transactions within the single family and multi-family residential space. His commitment to sustainable, social, and economic development is reflected in his investment strategies, creating positive impacts in the real estate market and the communities he serves.

Rick's dedication to professional growth and adaptability in dynamic market conditions makes him a standout performer in the real estate investment landscape. With a global mindset and diverse experiences, he continues to excel in driving success and achieving exceptional results in the ever-evolving world of real estate investment.



HAMILTON DON MELLO



Bio

Hamilton Don Mello is a seasoned professional with an accomplished journey in the realm of real estate. His career commenced as a skilled mortgage broker and adept salesperson, where he cultivated a proven track record of guiding clients toward optimal mortgage solutions, showcasing his unparalleled expertise.

In recent years, Hamilton's horizons have expanded, leading him to delve into the intricate domains of land acquisition and development. His strategic focus on areas offering exceptional tax advantages, such as the opportunity zones, highlights his acumen for identifying lucrative investment opportunities. Renowned as a visionary in the real estate realm, Hamilton possesses a remarkable ability to not only envision potential but also actualize it.

Driven by an unwavering belief in real estate's transformative potential, Hamilton's passion for involving others in the industry is evident. He excels in inspiring and motivating those around him, fostering numerous success stories of individuals embracing real estate as a path to both personal fulfillment and financial prosperity.

As the real estate landscape continues to evolve, Hamilton Don Mello remains a driving force, seamlessly blending his prior skills in mortgage brokerage and sales with his newfound expertise in land acquisition and development. His journey exemplifies his commitment to personal growth, professional excellence, and a genuine desire to empower others through the life-changing influence of real estate.



DISCLOSURES

Presidio Hill Investments (PHI) is not a registered broker, dealer, investment advisor, investment manager or registered funding portal.

Presidio Hill Investments conducts its development activities through Presidio Hill Development and various affiliated companies. These entities operate collectively to facilitate our comprehensive range of real estate services, ensuring seamless execution of projects and optimal outcomes for our clients and partners.

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