

# Independent Concepts LLC

## Buckeye OZ Fund

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Qualified Opportunity

Private Equity Fund

\$150M raise

\$500M Diversified Asset Classes

\$100,000 Subscription

# Mission

- Raise \$150 million in QOF
- Develop and manage 10 properties
- Develop and fund 4 OZ Qualified Businesses
- Maintain/Achieve an IRR of 16% - 22%
- Launch a second fund for strictly QOF Businesses on Funded projects
- Have \$500+ million in Asset Equity after 10 years

Step 1	Step 2	Step 3	Step 4	Fund
Stakeholder Calls	Commit the first 50k	Form entities/ Partnerships	Finalize all paperwork	Stakeholder Calls
Call with David and Key people	Escrow other 50K	Structure and schedule teams	Complete SOP binder	Market Fund on all platforms
Choose to move to 2	Review projects and plans	Construct business/ property plans	Secure Funding launch plan	Initiate investor education seminars

# Projects in OZ areas

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- Properties

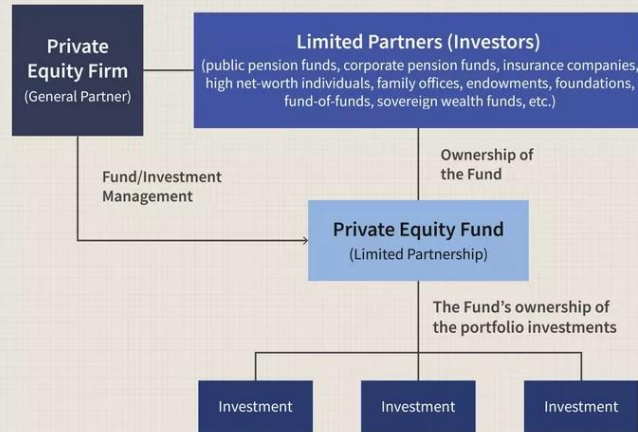
- Goodyear
- Crag
- Arlington
- Buckeye
- Scottsdale

- Businesses for these properties

- Storage / Warehouse
- Office/Medical
- Recreation/Entertainment
- Tiny House/ADU
- Industrial Development

# Developing the Path of Progress

## Traditional Private Equity Creation and Design



Investopedia

**Ownership:**  
Investors

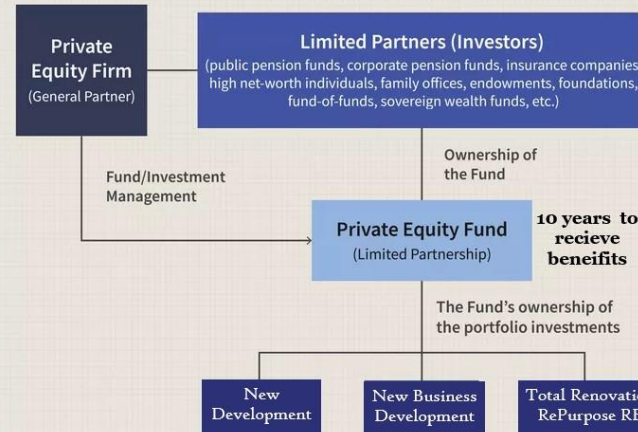
**Managed by:**  
Fund  
Management  
Team

**Entity:**  
Limited  
Partnership

**Portfolio:**  
Cash flowing  
assets or  
businesses with  
steady ROI

**Investments:**  
Focused asset  
categories

## Opportunity Zone Private Equity Fund



Investopedia

**Investors:**  
1031  
Exchange/  
Capital  
Gainers

**Managed by:**  
Asset  
Developers/  
Fund  
Management  
team

**Portfolio:**  
Speculative/  
Ground up

**Investments:**  
Established in  
2017 Tax Cuts  
and Jobs Act

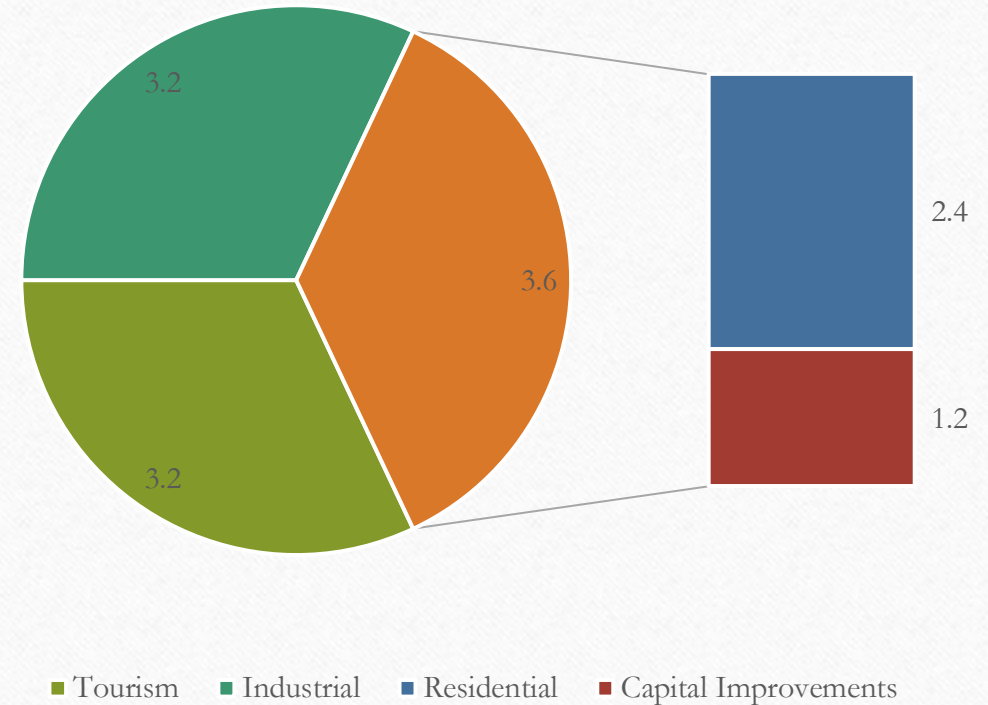
**OZ Benefits**  
0% Tax on  
portfolio profit

# Property Plans

Asset Categories

- Project Criteria

- Ground-up Development
- Full Demolition or Renovation
- Within Mapped area
- Income producing potentials
- Industrial/Commercial future use
- Multifamily/Employee housing



Property name/Entity	Asset class	Description	Cost / Value
Buckeye 85	Land/industrial	3-5 acre lots 1. RV Storage 2. Offroad Dealer/Western Saloon 3. Warehouses/Barndominium	10 million / 30 million
Apex 85	Industrial Land	194 acres of Light Industrial Highway Frontage for future manufacturing	25 million / 150 million
Crag GhostTown	Tourism Land and Project	500 acres – Offroad theme park and campground with water features – year-round desert retreat – dirt track	10 million / 50 million
Apache Trail; Road	Capital Improvements	30-mile road project - 6 major bridge repairs – access to Apache Lake	50 million / 150 million
Goodyear Offices	Industrial land building	1.5 acres to build 45,000sf offices on major state highway	8 million / 16 million
Dunlap Farms	Residential housing	40 acres of SFR on shared land with co-op utilities – 52 units and water company	15 million / 25 million
Desert Museum	Tourism	Nonprofit organization started in 2019 for Apache monument and Pioneer/Old West Museum – education-research-preservation	5 million / 25 million
Tiny Home Community	Residential - multiple sites	Condo style Tiny home community in Signal – Crag – Allenville 5 to 25 homes	12 million / 36 million
Allenville Museum	Tourism/Education	25-acre site within a local community – Educational and tourist site near popular lake attraction	5 million / 50 million
Property management/Business Development	OZ Business	Manager of projects and properties along with establishment of new business entities to operate all existing and proposed ventures	10 million / Total value of Portfolio
<b>Alternative projects</b>			
Buckeye Airport	Commercial Industrial Buildings	Construction of Hotel/Car Rental/Office spaces at the Airport location	50 – 100 million
Mountain Rental	STR community	Tiny homes on a mountainside retreat close to Phoenix	25 million
Health Spa – Mineral water springs	Health Resort/Tourism	Rural land converted to health spa resort in central Arizona close to other attractions for year-round use	25 million

3 Industrial Projects – mostly Land acquisition and capital improvements to make ready for new warehouses

3 Tourist Projects – 2 including museums and monuments for educational revenue and tourism revenue

Residential projects are more focused on STR markets and Tourism housing

Capital improvement project – may not be QOF approved and fall out.

# Ability to Build and Grow – the area

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## Arizona

- California Tsunami
  - Not just residence of Cali but business are flocking to Arizona
- National Trickle
  - Always Known for snowbirds
- Cost of Living/Job Opportunities
  - Best in the country both ways
- Availability vs Scarcity
  - Must start looking past the surface

## Buckeye

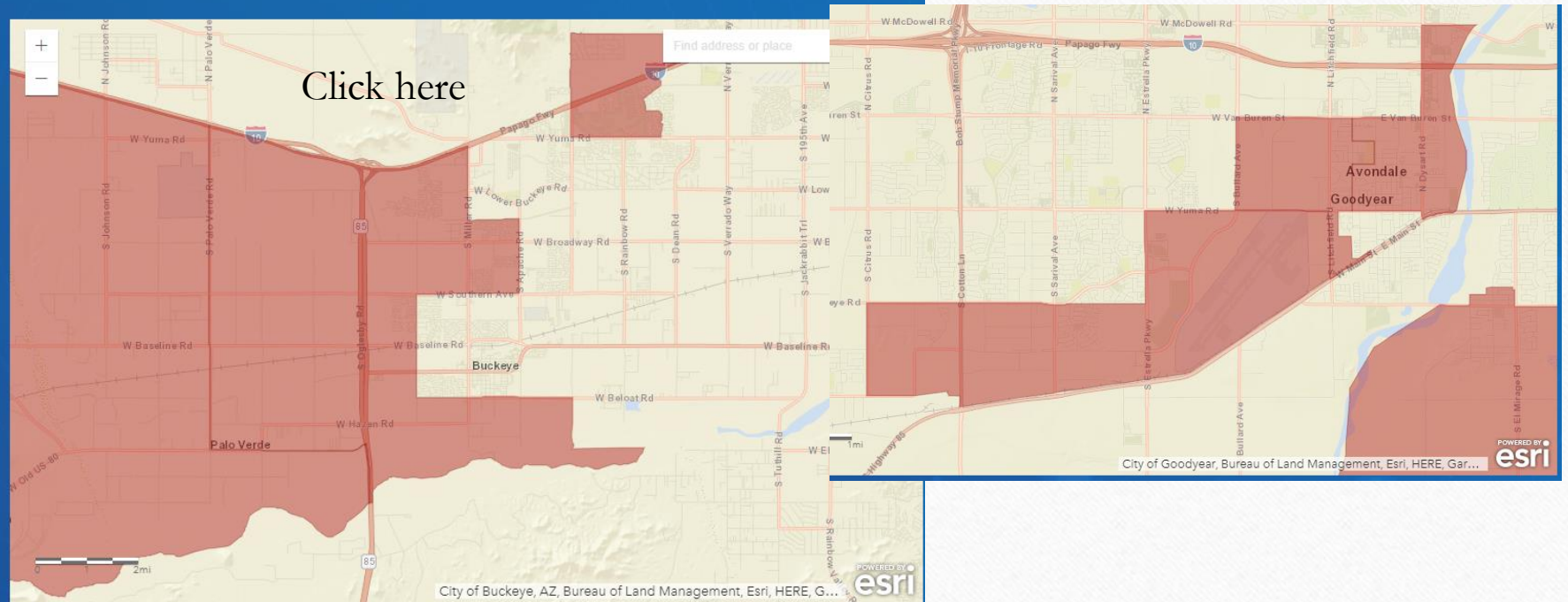
- ☐ *Top 5 growing communities*
- ☐ *Oldest Organized community West of Phoenix in the path of expansion*
- ☐ *Local officials handing out incentives for property development like candy*
- ☐ *Focus of the city and mayor is Job growth and vocational education*

# The area by the map

## OPPORTUNITY ZONE MAP

Start exploring the interactive opportunity zone map and see where your state, cities and communities lie within the opportunity zones. Putting this opportunity zone mapping tool to work will truly give you a clear perspective on the numerous designated areas right in your hometown or state.

[Schedule A Time To Chat](#)





# Origination Team

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## Fund Creation Investors

- Tammy Cline
- William Robinson
- Thomas Dobczyk
- Gianni Arciniega
- Roman Rubio
- Esai Bolderoff
- Marianne Robinson

## Fund Management Office

- Independent Concepts – Private Equity OZ experts
  - Eazy OZ Consulting Firm
- Tammy Cline
  - Executive Manager
- William Robinson
- Thomas Dobczyk
  - Asset Executive Management
- Esai Bolderoff
  - Construction Management
  - Operations Management

# Marketing Plan

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- Eazy Do It – Fund Consultants
  - 50,000+ database of OZ interested investors
  - Conferences
  - Home Office Solicitation
  - Press releases
  - Brand development
  - Website\Internet promotion

- Reality 411 Magazine
- Home Office Events
- Investor Pitch Sessions
- Community Relations

Economic Development Partnerships  
with the local municipalities

## 1<sup>st</sup> Female Founded OZ Fund in AZ Raising \$150 million

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Tammy Cline, Founder of Independent Concepts LLC is combining forces with local and regional professionals to raise \$150million dollars for capital improvements and projects focused on area revitalization and repurposing of outdated or dilapidated properties in OZ designated communities. Tammy and her team have a vision, a mission, a plan, and a purpose for doing great things for multiple Arizona Communities.

- **Tammy Cline**
  - Regional Franchise Manager (6.2 million Salon business)
  - Charter School Founder and Administrator
  - Notary and Documentation Prep Business owner
- **William Robinson**
  - Syndication Real estate
  - California RE magazine
  - Asset and Capital liaison for large investments
- **Thomas Dobczyk**
  - Developer and Contractor
  - Large scale project management
  - Property Acquisitions and management