

WOODFOREST CEI-BOULOS OPPORTUNITY FUND

The Woodforest CEI-Boulos Opportunity Fund (the “Fund”) is a \$20 million¹ real estate investment fund targeting projects within the federally-designated Opportunity Zones in 17 states³. The Fund will co-invest along-side other equity partners in select commercial real estate developments⁴ with qualified and experienced sponsors. In addition to the Fund’s focus on investing within Opportunity Zones, further emphasis will be placed on projects that will have a positive social and environmental impact⁵ in communities.

The Fund plans to make co-investments of between \$1 million to \$3 million per project² but will consider making investments outside this range. Since Opportunity Zone regulations require “substantial improvement” of a property, targeted projects are likely to be redevelopments and/or new construction. Potential projects for investments must be managed specifically as Opportunity Zone investments and adhere to applicable regulations.

The Fund is managed by CEI-Boulos Capital Management, LLC, a joint-venture of: CEI, one of the nation’s most successful and innovative certified Community Development Financial Institutions with over 40 years of experience working in low-income communities; and The Boulos Company, Northern New England’s largest integrated commercial real estate firm.

CEI-Boulos Capital Management plans to deploy a portion of the capital by December 2019 and all remaining capital by June 2020.

Important Details of Fund Investments

¹Total Investment	\$20 million
²Co-investment Per Project	\$1-3 million
³Targeted Federally-designated Opportunity Zones	Alabama, Florida, Georgia, Illinois, Indiana, Kentucky, Louisiana, Maryland, Mississippi, New York, North Carolina, Ohio, Pennsylvania, South Carolina, Texas, West Virginia, and Virginia.
⁴Potential types of commercial properties include, but not limited to:	office, retail, hospitality, industrial, multi-family
⁵Types of targeted projects with positive social and environmental impact include, but are not limited to:	<ul style="list-style-type: none"> • Projects that will help create good jobs • Workforce housing • Affordable housing • Green real estate developments that incorporate LEED standards and/or alternative energy • “Main street” revitalization/historic preservation developments • Developments that will provide shared space and services to non-profits

Contacts

Potential investment opportunities and inquiries should be directed to:

Charles Masterson
 The Boulos Company
 cmasterson@boulos.com
 207.553.1729

Drew Sigfridson
 The Boulos Company
 dsigfridson@boulos.com
 207.772.1333

Sam Spencer
 CEI-Boulos Capital Management
 spencer@ceicapitalmgmt.com
 207.772.2886

Noelle St.Clair
 Woodforest National Bank
 nstclair@woodforest.com
 856.912.3805