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**

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
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</thead>
<tbody>
<tr>
<td>¹Total Investment</td>
<td>$20 million</td>
</tr>
<tr>
<td>²Co-investment Per Project</td>
<td>$1-3 million</td>
</tr>
<tr>
<td>³Targeted Federally-designated Opportunity Zones</td>
<td>Alabama, Florida, Georgia, Illinois, Indiana, Kentucky, Louisiana, Maryland, Mississippi, New York, North Carolina, Ohio, Pennsylvania, South Carolina, Texas, West Virginia, and Virginia.</td>
</tr>
<tr>
<td>⁴Potential types of commercial properties include, but not limited to:</td>
<td>office, retail, hospitality, industrial, multi-family</td>
</tr>
<tr>
<td>⁵Types of targeted projects with positive social and environmental impact include, but are not limited to:</td>
<td>Projects that will help create good jobs, Workforce housing, Affordable housing, Green real estate developments that incorporate LEED standards and/or alternative energy, &quot;Main street&quot; revitalization/historic preservation developments, Developments that will provide shared space and services to non-profits</td>
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</tbody>
</table>

**Contacts**

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