



- 287-acre master planned community in Aurora, CO
- 1000+/- residential homes
- 40 acres of commercial & potential for multi-family
- Office, Retail, Entertainment district & Hotels
- In a Qualified Opportunity Zone

PHASE 1

The 135-acres at the southeast corner of Piccadilly and 64th Ave, and was purchased by the Sponsor in early 2018.

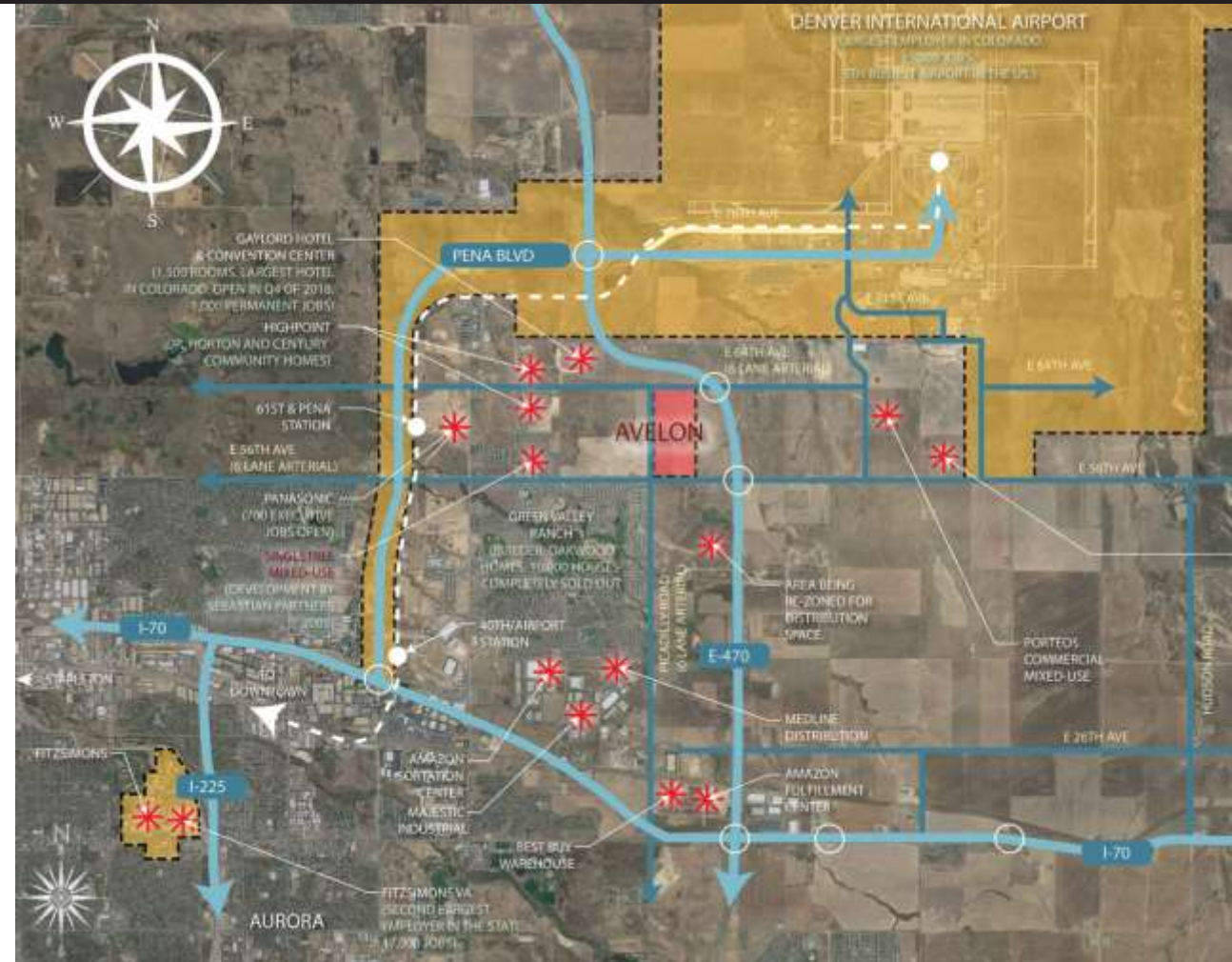
PHASE 2

The 152-acres directly to the south. The property is in escrow and is expected to close in 2019.



Avelon

- 8.5 mi east of Denver, Colorado and 10 mi southwest of DIA.
- Located between 56th and 64th Avenues, both of which have freeway interchanges, and adjacent to E-470.
- The neighboring 1,500-room Gaylord Hotel is an \$854 million project, and consists of 9 conference centers.





Qualified Opportunity Fund



Retail

Office

Hotels

Restaurant

Multi-family

Single Family Rental
(from new construction within Avelon)



THE MUSIC FACTORY MIXED-USE ENTERTAINMENT DISTRICT

Irving, TX, USA





CHALLENGES

- Not having a complete set of regulations from the federal government
- Working with local government to gain necessary approvals
- Ensuring Investor understanding of QOZ

THE GRAVITAS FUND

BY



No Capital Gains Tax. Ever. *

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