

# GOLDEN OZ STRATEGY OR OZ SYNDICATION

1. Any Capital Gain Events
  2. Create a Captive OZ Fund
    - a. LLC with OZ language
  3. Identify an OZ located Under Construction Property
    - a. Identify an OZ located Under-Construction Property
  4. Renegotiate the Lease from NNN to NN
    - a. NNN Lease: Tenant responsible for property taxes, insurance and maintenance
  5. Finance the Property
    - a. 50% Loan to Value
  6. Close Pre-Certificate of Occupancy
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