



CYRUS CAPITAL

BUILDER OF REAL ESTATE
BUILDER OF OPPORTUNITIES
BUILDER OF RELATIONSHIPS





MISSION-DRIVEN APPROACH TO REAL ESTATE DEVELOPMENT

Cyrus Capital, LLC is a San Diego-based real estate development company focusing on assets often neglected by institutional capital. These investments we believe provides greater appreciation in value for investors while contributing to the progress of the communities we invest in.

At Cyrus Capital, we believe that communities thrive from private investments in developing safe and healthy living standards for individuals to start and raise families, which then attracts further investments from businesses that creates employment opportunities. And when people are working, it gives them dignity and stability – key ingredients to building productive citizens and thriving communities. Our continued focus is to invest in creating environments that fosters peace, prosperity and opportunities for the communities we get involved in.

www.cyruscapitalfund.com



NATIONAL CITY IMPACT FUND

Cyrus Capital is proud to launch **National City Impact Fund LLC**, an investment opportunity fund whose purpose is to acquire and develop a specific real estate located at 921-999 National City Boulevard, National City, California. Our goal is to develop this underutilized real estate asset totaling 20,229 square feet and build a 9-story mixed-use of 75-unit residential and retail ground floor. Our objective is to build a real estate product that will enhance the quality of life for the neighborhood and have a long-term impact to the economic development of the community.

The investment advantage lies in the company's historic ability to efficiently source, reposition, and operate real estate assets before it appears in the radar of speculative developers, holistic relationship with the landowner and city officials, and the general partner's ability to organize an experienced development team. In doing so, the fund seeks to create a superior, risk-adjusted returns to investors and partners that is difficult to find in Southern California. The substantive information shared in this presentation is subject to the disclosures contained in the company's Operating Agreement available for download at www.cyruscapitalfund.com. For any questions related to such disclosures please contact cyrus@cyruscapitalfund.com.



DEAL POINTS

CAPITAL TARGET	\$8,000,000
LOCATION	921-999 NATIONAL CITY BOULEVARD, NATIONAL CITY, CALIFORNIA
PROPOSED DEVELOPMENT	9-Story 75-Unit Residential Plus Amenities, 10-15% Affordable Workforce Housing For Moderate Income Families, 5,000-6,000 SF Ground Floor Retail, 72 Parking Spaces
ESTIMATED PROJECT COST	\$20 million to \$22 million
PROJECTED RETURN	15%-18% IRR, Preferred Return of 7%
MINIMUM INVESTMENT	\$100,000
HOLDING PERIOD	7-10 Years
EVEAGE MAXIMUM	65%-75%
GENERAL PARTNER	Cyrus Capital, LLC
BUILDER	California Development & Construction
ARCHITECT	Martinez+Cutri



NATIONAL CITY IMPACT FUND

DEVELOPMENT SUMMARY

- General Partner and Developer is Cyrus Capital LLC
- Builder is California Development & Construction Corp - has built over 25,000 units in Southern California and Mexico.
- Cyrus Capital LLC controls 999 National City Boulevard Parcel, approximately 8,670 SF
- 921-929 National City Boulevard are city-owned adjacent lots with a total of 11,559 SF
- Through acquisition and assemblage, the combined corner lot size available for development will be 20,229 SF. The Zoning is MXC-2, under 5B Downtown Specific Plan allowing for a mixed-use development of residential and retail. Maximum number of units allowed as per the zoning is 75 and maximum height of 90' feet.
- Residential units will consist of market rate and affordable workforce housing for moderate income families.
- Site is located in a Qualified Opportunity Zone. The intent is utilized the tax advantages available to our investors and partners to encourage them to put their capital to work in these neighborhoods that are considered low income as per the Opportunity Zone designation.

Neighborhood Impact

- Activate a vacant property that will generate tax revenues
- Improve safety by addressing blight areas
- Build a real estate product that will enhance the quality of life in this underserved community
- Attract more institutional investments into the community that can tackle the pressing needs of the community for quality housing.
- Showcase the City to attract more investments and increase employment opportunities



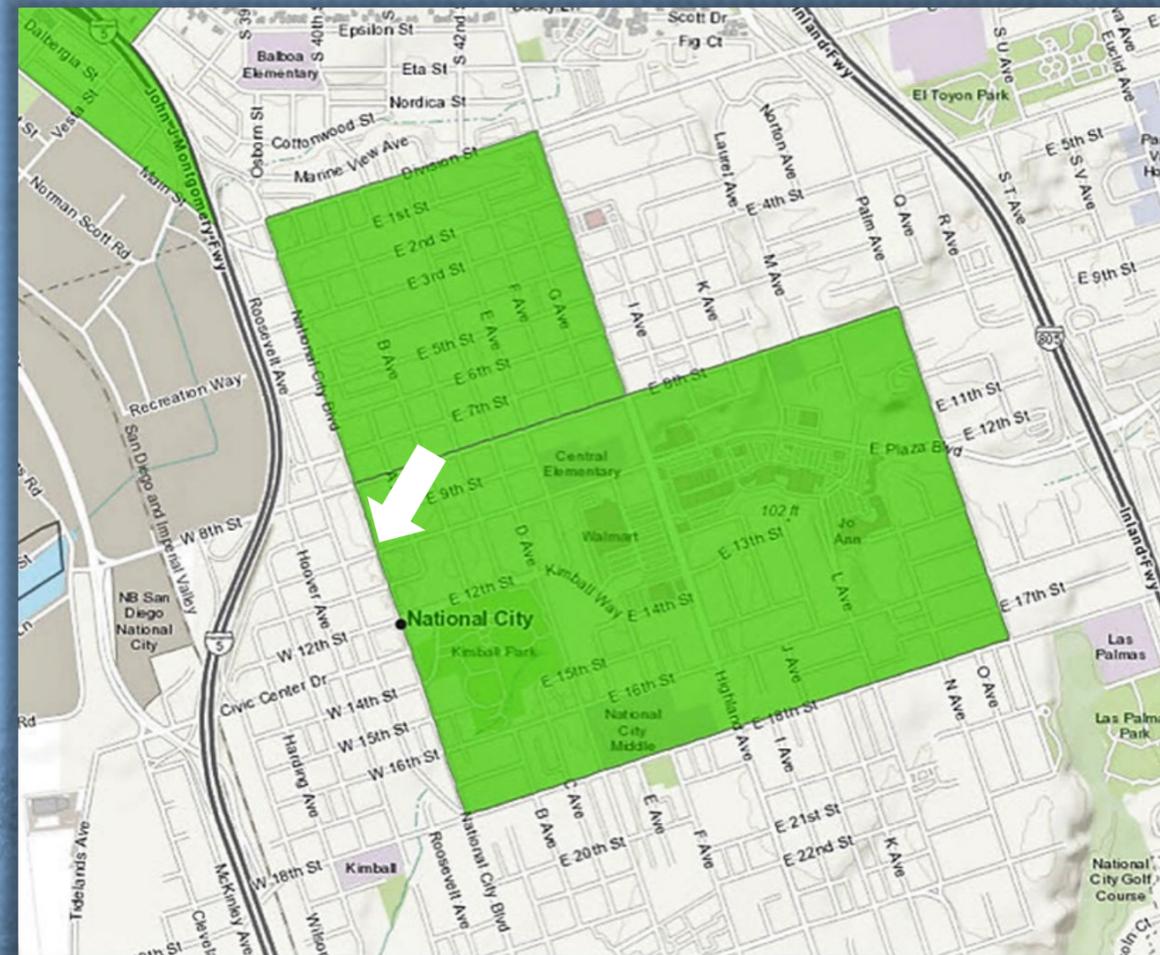
NATIONAL CITY

- Oldest City in San Diego County Incorporated in 1887
- Dense Community predominantly Hispanic and Asian population
- 2018 3-Mile Radius Population is 197,766 (ESRI)
- Known as Navy Hub – Home to 32nd Naval Base in San Diego and Naval Shipyard
- Proximity to Downtown and Central San Diego and the Border of Mexico makes it appealing to renters
- Renter to Owner Ratio – 65% (Renters) – 35% (Owners)

- MULTIFAMILY DATE (COSTAR)
 - ❑ 12 Month Absorption Units – 209
 - ❑ 12 Month Delivered Units – 96
 - ❑ 2.4% Vacancy Rate
 - ❑ 3.2% Average Rent Growth
 - ❑ 4.7% Average Market Cap Rate



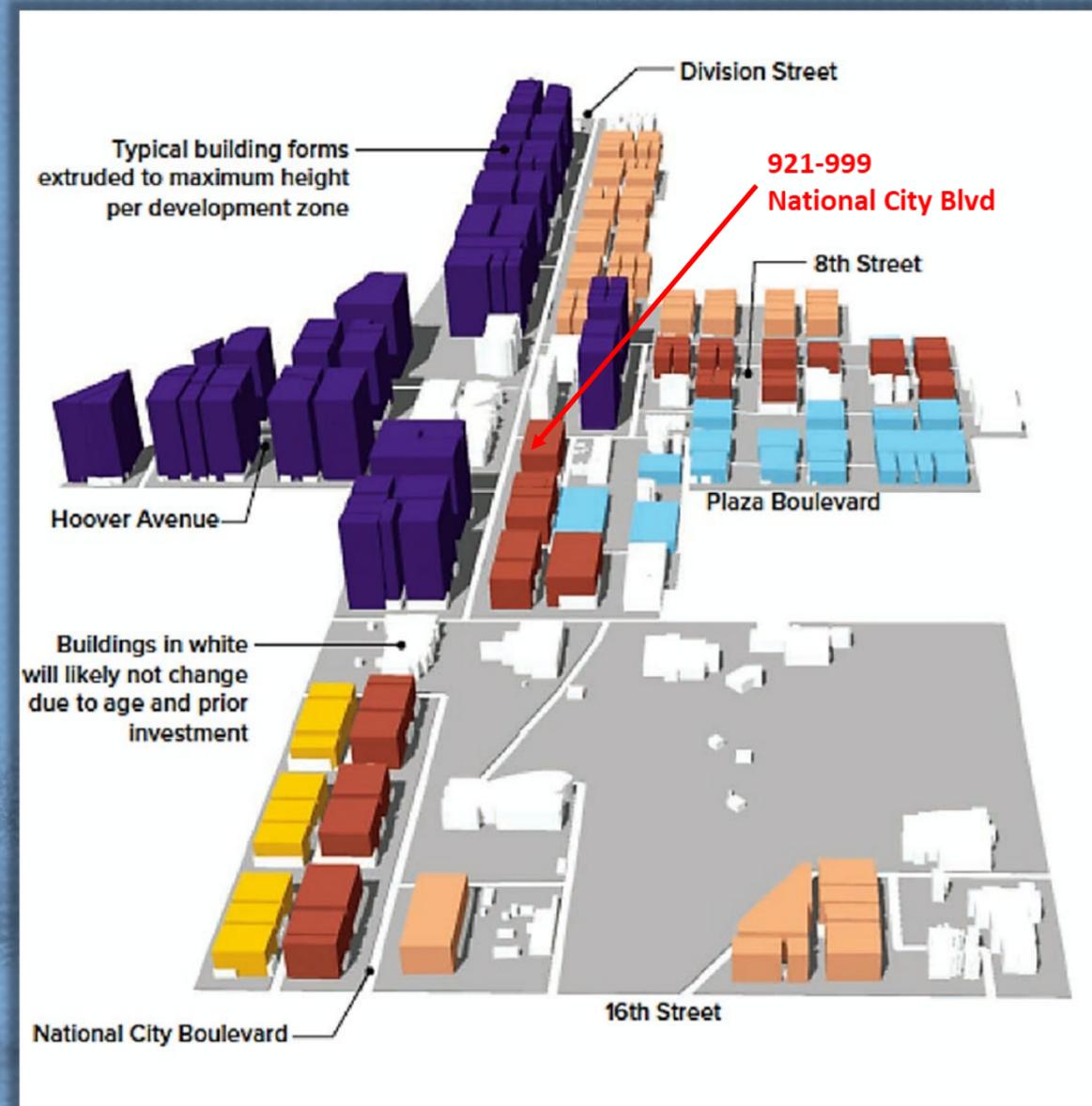
OPPORTUNITY ZONE





DOWNTOWN SPECIFIC PLAN

Permits Development Flexibility





CURRENT STATE

999 National City Blvd

Gateway to Downtown National City
Vacant for 4 years
Not producing tax revenues
Blight sight

Cyrus Capital LLC currently controls the property in escrow with Lawyers Title & Escrow. The goal is to acquire the adjacent parcels that are owned by the City of National City to develop into a mixed-use of residential and retail.





DESIGN GOAL



BUILD A LEGACY PRODUCT

Comply With Requirements of Downtown Specific Plan

Enhance Pedestrian Experience

Respect the Past and Understand the Present

Enhance Existing Environment

Reflect Neighborhood's Hispanic Heritage

Experience Bay Views

Design for Energy Efficiency



OUR VISION

921-999 National City Blvd

9-Story Mixed Use Residential + Retail
75 Units with 10-15% Affordable Housing
5,000-6,000 SF Retail Ground Floor
72 Parking Spaces

An investment into this project will allow us to assemble 3 parcels and develop this corner intersection, a gateway to the community Downtown.





AMENITIES

PROPERTY AMENITIES

Rooftop Terrace
Pet Friendly
Energy Efficient
Unit Laundry
Workout Space





DISCLOSURE

The information herein has been prepared on a confidential basis solely for your informational purposes and is being furnished to a limited number of to accredited investors as such class is determined in accordance with federal securities laws for discussion purposes only. It is not an offer to buy or sell or a solicitation of an offer to buy or sell any limited partnership interests, securities or to otherwise participate in any investment or trading strategy ("Investment").

If any offer of Investment is made, it shall be pursuant to a definitive Operating Agreement, Private Placement Memorandum subscription documents and/or other relevant definitive legal documents, prepared by or on behalf of the Opportunity which would contain material information not contained herein and which shall supersede the information herein in its entirety ("Definitive Legal Documentation"). The Opportunity mentioned in this document will not be registered in your jurisdiction and to the fullest extent possible any such offer will be made only pursuant to private placement exemptions available. It may therefore not be eligible for sale or investment in your state or country and may not be suitable for you or certain types of investors.

As such, any decision to make an Investment should be made after reviewing the Definitive Legal Documentation for the Opportunity which will contain representations by you that you are a sophisticated investor meeting any relevant regulatory requirements and that you have conducted such investigations as you deem necessary and after consulting your own investment, legal, accounting and tax advisors in order to make an independent determination of the suitability and consequences of making an Investment.

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Investing is speculative and may involve substantial investment, liquidity and other risks. Investments can be leveraged and performance results can be volatile and may result in loss of principal. Past performance is no indication of future results. There is no secondary market for the investors' interests and high expenses may offset any profits the Opportunity may generate.

(i) "All projections and forward-looking statements are based on the information available to the company and its analysis of the same. They are not promises of performance or specific returns"; and (ii) "All case studies and historical statements are provided for informational purposes. They are not promises of future performance or specific returns."



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