



1

## LEGAL DISCLAIMER


This presentation does not constitute a recommendation, an offer to sell, or a solicitation of an offer to purchase any securities and may not be relied upon to evaluate the merits of investing in the securities described herein. An offer to invest will only be made only by means of a confidential private placement memorandum ("PPM") to be furnished to prospective qualified investors, which will contain a description of the material terms (including, without limitation, risk factors, conflicts of interest, fees and expenses, and tax aspects) relating to the fund. Prospective investors should review the PPM before deciding to invest and should only rely on the PPM to decide whether to invest.

The description of the fund contained in this presentation and any other materials provided to you in connection with the fund are intended only for informational purposes. The information is not intended to provide, and should not be relied upon for, tax, legal, accounting, or other advice or investment recommendations. You should consult your tax, legal, accounting, or other advisors about the issues discussed herein. The descriptions contained herein are a summary of certain terms and are not intended to be complete. Although this presentation is based upon information the Fund's manager considers reliable, the manager does not guaranty that this presentation is accurate, current, or complete, and it should not be relied upon as such.

This presentation is confidential and intended solely for the information of the person to whom it has been delivered. Recipients may not reproduce this presentation for, or transmit them to, third parties. This presentation is not intended for distribution to or use by any person or entity in any jurisdiction or country where such distribution or use would be contrary to local law or regulation.

The investment program of the fund is speculative and involves a high degree of risk. Identifying and making successful portfolio investments can be difficult, and the fund may not be able to find sufficient opportunities. The fund's performance may be volatile. There can be no assurance that the fund's investment objectives will be achieved. The fund's management fees, incentive allocations, and other expenses may offset or exceed profits from the fund's investments. An investor could lose all or a substantial amount of its investment in the fund. The fund has very limited liquidity. No secondary market for interests in the fund is expected to develop and there are severe restrictions on an investor's ability to withdraw or transfer interests in the fund.

Although the targeted returns included in this presentation have been reviewed by the manager of the fund and are based on its reasonable assumptions, such targeted returns should not be regarded as a representation or warranty that they will actually be achieved, and the fund and its manager disclaim any liability that may be based on such targeted returns, or on errors or omissions relating to such targeted returns. Distributions are not guaranteed and are based on available cash flow. The past performance information of the fund is not necessarily indicative of future results, and there can be no assurance that the fund will achieve its investment objectives or results similar to the prior investment results of the fund.

TempoFunding.com 

2

## ABOUT US

### Experience

- Real Estate Fund Management Since 2009
- Over \$150 Million Equity AUM

### Business Philosophy

- Our Investors Come First
- Maximize Number of Assets and Sponsors, Minimize Investments in a Single Asset
- 3rd Party Administration and Audit

### Best Access Point

- Access to Deals Not Available to Public and Elevated Access Through Our Negotiation
- Improved Terms Into Public Deals

### Ongoing Communication

- Online Portal
- Investor Updates via Zoom
- Monthly Town-Hall Meetings
- Quarterly Reports and Statements and Annual Meetings



"Don't Just Survive The Economic Downturn  
Learn How to Thrive"  
tomorrow at 2:00 P.M.  
on the Main Stage.



Mike Zlotnik, CEO

TempoFunding.com 21

3

## INTRODUCTION

- Real estate funds offer lower risk, lower volatility, and higher predictability.

- Explore benefits at different life stages, considering economic and real estate cycles.

- Strategies for different life stages with examples from Tempo Income Fund LLC, Tempo Opportunity Fund LLC, and Tempo Growth Fund II LLC.

TempoFunding.com 20

4

## INVESTOR LIFE STAGES

### 1. Early-Stage: Building A Foundation

Learn Fundamentals, Establish Good Habits, Set Long-term Goals, and Basic Diversification

### 2. Mid-Stage: Capitalizing On Growth Opportunities

Tax Efficient Growth, Building Up Roth IRA, Value-add Investments, and Maximizing Risk-Adjusted ROI

### 3. Late-Stage: Preserving Wealth & Stability

Broad Diversification, Conservative Strategy, Predictable Passive Income, and Generational Wealth

TempoFunding.com



5

## INVESTMENT QUADRANTS

### Wall Street Terms

Conservative  
Moderate  
Aggressive

### Main Street Terms

Investment Grade  
Speculative Grade

#### Quadrant 1

##### Investment Grade: Cash Flow Focused

Good Down-Side Protection  
Low / Moderate Risk  
Good Initial Cash Flow  
E.G. 1<sup>st</sup> Lien Performing Notes,  
Conservative Leverage Equity Deals

#### Quadrant 2

##### Investment Grade: Growth Focused

Good Down-Side Protection  
Low / Moderate Risk  
No/Limited Initial Cash Flow  
E.G. 1<sup>st</sup> Lien Non-Performing  
Notes, Moderate Leverage Value-Add Projects

#### Quadrant 3

##### Speculative Grade (Risk Is High) - Cash Flow Focused

Limited Downside Protection  
Strong Initial Cash Flow  
E.G. 2<sup>nd</sup> Lien Notes, Highly  
Leveraged Equity Deals

#### Quadrant 4

##### Speculative Grade (Risk Is High): Growth Focused

Limited Downside Protection  
No/Limited Initial Cash Flow  
E.G. Development, Redevelopment,  
Land Speculation, Heavy Value-Adds

TempoFunding.com



6



## PORTFOLIO BUILT TO LAST THROUGH MARKET CYCLES

- 01** → Define Portfolio Goals
- 02** → Create Your Allocation Model  
Quadrant Allocations
- 03** → Assemble Your Portfolio With  
"Portfolio Building Blocks"  
Funds, Syndications,  
Partnerships, Individual Deals
- 04** → Monitor And Adjust As You Go

TempoFunding.com 17 

7



## BUILD YOUR PORTFOLIO GOALS

-  **Risk / Reward Tolerance**
-  **Cashflow**
-  **Total Return**
-  **Tax Efficiency**
-  **Diversification**  
(Asset Type, Regions, Sponsors)
-  **Time Horizon**
-  **Liquidity**

TempoFunding.com 18 

8

## EARLY STAGE INVESTORS: **BUILDING A FOUNDATION**

- Early investors focus on building a strong financial foundation.
- Opportunistic investing in commercial real estate funds offers several advantages for this demographic:
  - **Diversification and Risk Mitigation**  
(Tempo Opportunity Fund LLC, Tempo Income Fund LLC and Tempo Growth Fund II LLC)
  - **Economic Expansion Opportunities**
  - **Long-Term Growth Potential**



TempoFunding.com



9

## ECONOMIC EXPANSION **OPPORTUNITIES**

- Early-stage investors benefit from real estate funds in different cycles.
- Tempo Opportunity Fund LLC and Tempo Growth Fund II LLC capitalize on expansion phases, leading to higher income and appreciation.



TempoFunding.com



10



## LONG-TERM **GROWTH POTENTIAL**

- Investing in funds during recoveries offers long-term growth and income potential.

TempoFunding.com 

11



## MID-STAGE INVESTORS: **CAPITALIZING ON GROWTH OPPORTUNITIES**

- Leverage real estate funds for growth.
- Funds like Tempo Growth Fund II LLC cater to mid-stage investors and offer the following advantages:
  - ▶ Real Estate Cycle Dynamics
  - ▶ Adaptive Investing Strategies
  - ▶ Value-Add Investments in Transitional Phases
  - ▶ Tax Advantages

TempoFunding.com 

12



## VALUE-ADD INVESTMENTS IN TRANSITIONAL PHASES

- Tempo Growth Fund II LLC targets value-add opportunities, increasing property values and offers strategic tax advantages.



TempoFunding.com

11



13

## TAX ADVANTAGES

- You may benefit from tax depreciation that off set the other revenue you are receiving in your businesses or strategically converting your IRA to a ROTH IRA.



TempoFunding.com

10



14

## LATE STAGE INVESTORS: **PRESERVING WEALTH AND STABILITY**

- Late-stage investors prioritize wealth preservation, growth, and stable income.
- Funds can align with these goals and offer the following advantages:
  - Real Estate as a Defensive Asset
  - Focus on Core and Income-Producing Assets
  - Estate Planning and Generational Wealth



TempoFunding.com



15

## FOCUS ON CORE AND **INCOME-PRODUCING ASSETS**

- Tempo Income Fund LLC and Tempo Opportunity Fund LLC prioritize income properties, ensuring stability.



TempoFunding.com



16



## ESTATE PLANNING AND GENERATIONAL WEALTH

- Real estate funds enable estate planning and generational wealth transfer.
- Tempo Income Fund LLC and Tempo Opportunity Fund LLC create a lasting impact for heirs with compounding reinvestments.



TempoFunding.com 7 

17

## EVERGREEN FUNDS AND REINVESTMENTS

- Tempo Opportunity Fund LLC and Tempo Income Fund LLC are evergreen, allowing reinvestments for growth and legacy.



TempoFunding.com 6 

18

## CONSIDERATIONS

- Real estate funds optimize growth, broad diversification, wealth preservation, income generation, and generational wealth transfer.
- Assess your goals, the economic conditions, perform due diligence, and work with reputable fund managers like Tempo.



TempoFunding.com 

19

## TGF II

TEMPO

GROWTH FUND II LLC

- Great Strategy for converting IRA to ROTH IRA
- Could be used strategically at every stage of life
- Tax Efficient Growth – Class B (Cash Investors)
- Safer Growth – Class A (IRA Investors)

**Projections** ESTABLISHED IN FEBRUARY 2022

Class A	Class B
<div style="background-color: #003366; color: white; padding: 2px 5px; font-size: x-small;">TARGET AVERAGE RETURNS</div> <b>13 - 17%</b>	<div style="background-color: #003366; color: white; padding: 2px 5px; font-size: x-small;">TARGET AVERAGE RETURNS</div> <b>12 - 20%</b>


DURATION

**Close-Ended, 5 - 7 Years**

OTHER DETAILS

**Open to Accredited Investors  
IRA Friendly**

Class B Offers Tax Depreciation Benefits

TempoFunding.com 

20

22

22



**TEMPO FAMILY**  
OF FUNDS & SYNDICATIONS

**Q&A AND CONTACT  
INFORMATION**

**Thank you for your attention.**

**Contact Us**

- ✉ [Invest@TempoFunding.com](mailto:Invest@TempoFunding.com)
- 📞 [TempoFunding.com/IRcall](https://TempoFunding.com/IRcall)
- 🌐 [TempoFunding.com](https://TempoFunding.com)

23