



Caliber Opportunistic Growth Fund III LLC

July 2022

FOR INDIVIDUAL INVESTORS

INVESTMENTS IN CALIBER PRIVATE PLACEMENTS CAN LOSE THEIR ENTIRE VALUE, ARE ILLIQUID AND ARE SPECULATIVE.
REFER TO THE AMENDED AND RESTATED PRIVATE PLACEMENT MEMORANDUM (PPM) FOR MORE DETAILED DISCUSSION OF RISK FACTORS.
SECURITIES OFFERED THROUGH TOBIN & COMPANY SECURITIES LLC (MEMBER FINRA/SIPC)

This presentation includes statements concerning the Company's expectations, beliefs, plans, objectives, goals, strategies, assumptions of future events, future financial performance, or growth and other statements that are not historical facts. These statements are "forward-looking statements" within the meaning of the Private Securities Litigation Reform Act of 1995. In some cases, readers and the audience can identify these forward-looking statements through the use of words or phrases such as "estimate", "expect", "anticipate", "intend", "plan", "project", "believe", "forecast", "should", "could" and other similar expressions. Forward-looking statements involve risks and uncertainties that may cause actual results or outcomes to differ materially from those included in the forward-looking statements. The Company's expectations, beliefs, and projections are expressed in good faith and are believed by the Company to have a reasonable basis, but there can be no assurance that management's expectations, beliefs, or projections will result or be achieved or accomplished. Factors that may cause actual results to differ materially from those included in the forward-looking statements include, but are not limited to, factors affecting the Company's ability to successfully operate and manage its business, including, among others, title disputes, weather conditions, shortages, delays, or unavailability of equipment and services required in real estate development, property management, brokerage and investment and fund operations, the need to obtain governmental approvals and permits, and compliance with environmental laws and regulations; changes in costs of operations; loss of markets; volatility of real estate prices; imprecision of property valuations; environmental risks; fluctuations in weather patterns; competition; inability to access sufficient capital from internal and external sources; general economic conditions; litigation; changes in regulation and legislation; economic disruptions or uninsured losses resulting from major accidents, fires, severe weather, natural disasters, terrorist activities, acts of war, cyber attacks, or pest infestation; increasing costs of insurance, changes in coverage and the ability to obtain insurance; and other presently unknown or unforeseen factors. Other risk factors are detailed from time to time in the Company's reports filed with the Securities and Exchange Commission. Any forward-looking statement speaks only as of the date on which such statement is made, and the Company undertakes no obligation to update the information contained in any forward-looking statements to reflect developments or circumstances occurring after the statement is made or to reflect the occurrence of unanticipated events.

In addition to financial measures calculated in accordance with generally accepted accounting principles ("GAAP"), this presentation contains certain non-GAAP financial measures. The Company believes that such non-GAAP financial measures are useful because they provide an alternative method for assessing the Company's operating results in a manner that is focused on the performance of the Company's ongoing operations, for measuring the Company's cash flow and liquidity, and for comparing the Company's financial performance to other companies. The Company's management uses these non-GAAP financial measures for the same purpose, and for planning and forecasting purposes. The presentation of non-GAAP financial measures is not meant to be a substitute for financial measures prepared in accordance with GAAP.

This information does not constitute an offering of, nor does it constitute the solicitation of an offer to buy, securities of the Issuer. This information is provided solely to introduce the Issuer to the recipient and to determine whether the recipient would like additional information regarding the Issuer and its anticipated plans. Any investment in the Issuer or sale of its securities will only take place pursuant to an appropriate, private placement memorandum and a detailed subscription agreement. An investment is suitable only for persons of substantial net worth that are willing, and have the financial capability, to bear the economic risk of an investment for an indefinite period of time. Past performance is not necessarily indicative of future results and there is no assurance that the offering will achieve its objectives or avoid significant losses. There is no public market for the securities and the Issuer is not required to redeem the units. Investors should consult their own financial professional for advice specific to them. This information is confidential and may not be distributed to any other person without prior written consent.

CALIBERFUNDS.CO | 8901 E MOUNTAIN VIEW RD, STE 150, SCOTTSDALE, AZ 85258 | 480.295.7600

Table of Contents

ABOUT THE FUND

INVESTMENT DETAILS

PROJECTED ASSET PIPELINE

ABOUT THE FUND SPONSOR

INVESTMENTS IN PRIVATE PLACEMENTS CAN LOSE THEIR ENTIRE VALUE, ARE ILLIQUID AND ARE SPECULATIVE.
REFER TO THE AMENDED AND RESTATED PRIVATE PLACEMENT MEMORANDUM (PPM) FOR MORE DETAILED DISCUSSION OF RISK FACTORS.
SECURITIES OFFERED THROUGH TOBIN & COMPANY SECURITIES LLC (MEMBER FINRA/SIPC)

About the Fund

Own a diversified portfolio

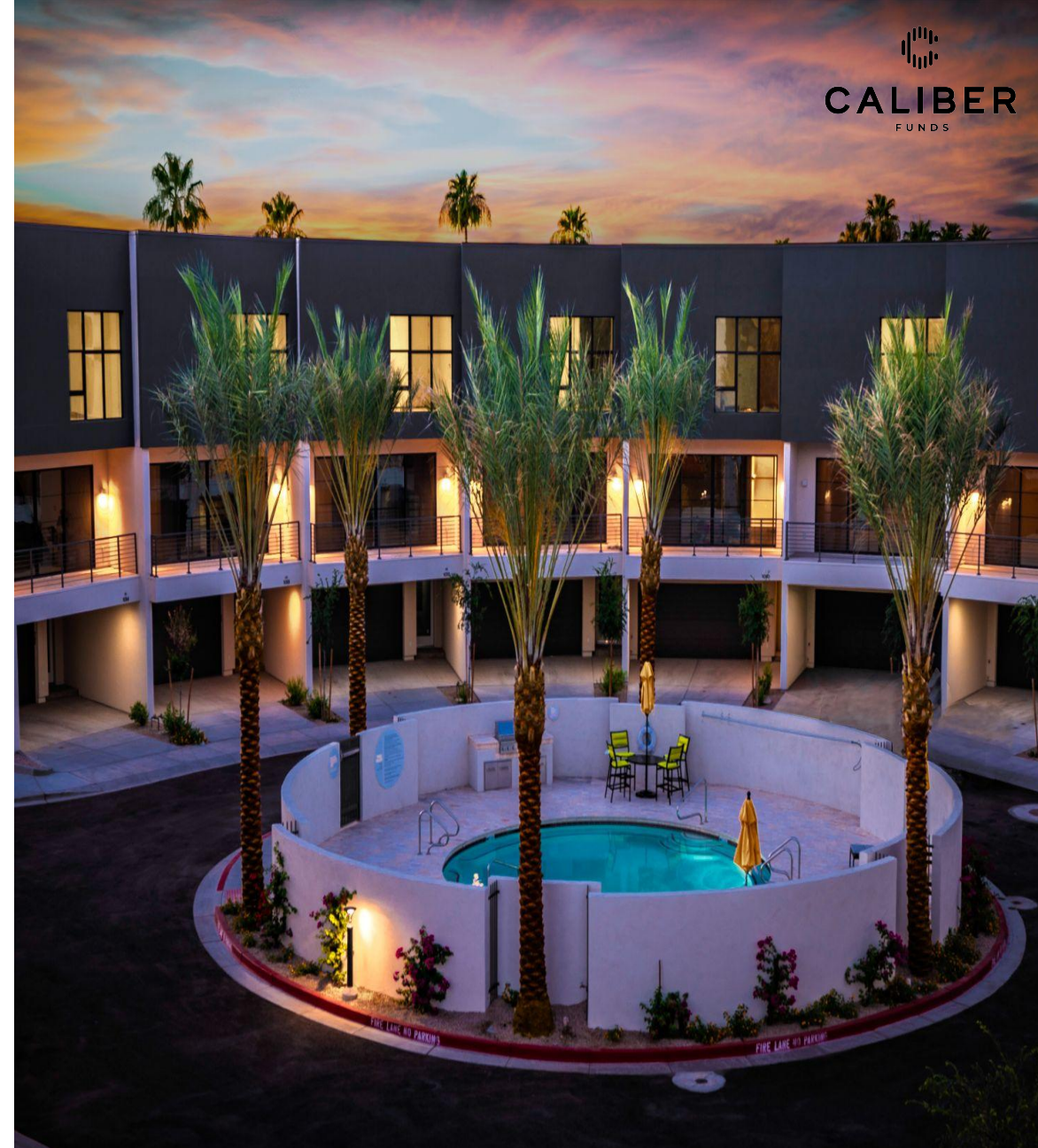
The Caliber Opportunistic Growth Fund III (COGF III) leverages the experience gained from Caliber's previous multi-asset funds to provide attractive risk-adjusted returns to investors. The Fund will purchase a blend of development and value-add properties so that an investor can potentially receive distributions early in the Fund's life cycle. Investments will have a growth-oriented focus. Fund management aspires to utilize leverage that is expected to range between 60% and 75% of the total value of all portfolio properties.



Given the potential use of leverage in the operation of the funds, Caliber advises potential investors that the use of leverage can magnify potential losses suffered by the funds.

An investment in the Fund involves a high degree of risk, has limited liquidity, is suitable only for persons of substantial net worth that are willing to bear the economic risk of an investment for an indefinite period of time and that can afford to lose entire investment; there is not public market for the securities, nor is it contemplated that one will develop in the foreseeable future and the Fund is not required to redeem the units.

The Fund may pay distributions and fund redemptions from sources other than cash flow from operations; this includes borrowings, Offering proceeds, or asset sales with no limits on amounts it may pay from such sources.



Investments in private placements can lose their entire value, are illiquid and are speculative.

Refer to the amended and restated private placement memorandum (PPM) for more detailed discussion of risk factors. Securities offered through Tobin & Company Securities LLC (Member FINRA/SIPC)

Diversification

Residential | Commercial | Medical

The Fund seeks to own real estate in multiple markets, with flexible investment mandates, allowing Caliber to find opportunities from various real estate investment asset classes. Caliber has capped the Fund at a \$250,000,000 offering for A, B, C and D Units, allowing management to remain focused on hand-selected projects.

The Fund will:

- Seek shovel-ready opportunities that can generate cash flow in 24-36 months
- Look to development or value-add projects
- Capitalize on current market trends to acquire distressed assets that align with the fund's investment strategy
- Partner with best-in-class developers

An investment in the Fund involves a high degree of risk, has limited liquidity, is suitable only for persons of substantial net worth that are willing to bear the economic risk of an investment for an indefinite period of time and that can afford to lose entire investment; there is not public market for the securities, nor is it contemplated that one will develop in the foreseeable future and the Fund is not required to redeem the units.

The Fund may pay distributions and fund redemptions from sources other than cash flow from operations; this includes borrowings, Offering proceeds, or asset sales with no limits on amounts it may pay from such sources.



Conceptual Rendering



Conceptual Rendering



Conceptual Rendering



Conceptual Rendering

Investments in private placements can lose their entire value, are illiquid and are speculative.

Refer to the amended and restated private placement memorandum (PPM) for more detailed discussion of risk factors. Securities offered through Tobin & Company Securities LLC (Member FINRA/SIPC)

Executive Leadership

A cohesive, established team with a history of successful execution



Chris Loeffler
CHIEF EXECUTIVE OFFICER

Raised over \$375M in investor equity

PwC Public Accounting background. Clients included Honeywell, Verizon and the AZ Diamondbacks

Board director for Qwick, Inc., a venture-funded hospitality marketplace



Jennifer Schrader
PRESIDENT

Former Managing Partner of First United Equities, LLC

Served as Designated Broker for Caliber Realty; managed purchase & sale of over \$50M in investment property

On the Colangelo College of Business Advisory Board for Grand Canyon University



Jade Leung
CHIEF FINANCIAL OFFICER

Former Sr. Manager at PwC; Auditing Fortune 500 clients

Participated in over \$1B of public market transactions for companies that include First Solar, American Express and Mitsubishi

Public Accounting experience in US, Canada, & Japan



Roy Bade
CHIEF DEVELOPMENT OFFICER

Owned two development, construction & property management businesses over the course of 30 years

Constructed & owned more than 750,000 square feet of property

Contributed family-owned business to build Caliber's commercial investment and development platform



John Hartman
CHIEF INVESTMENT OFFICER

Former managing director of a commercial real estate merchant bank.

Served as CEO of a publicly traded real estate company, and President and CEO of a publicly-traded real estate finance company.

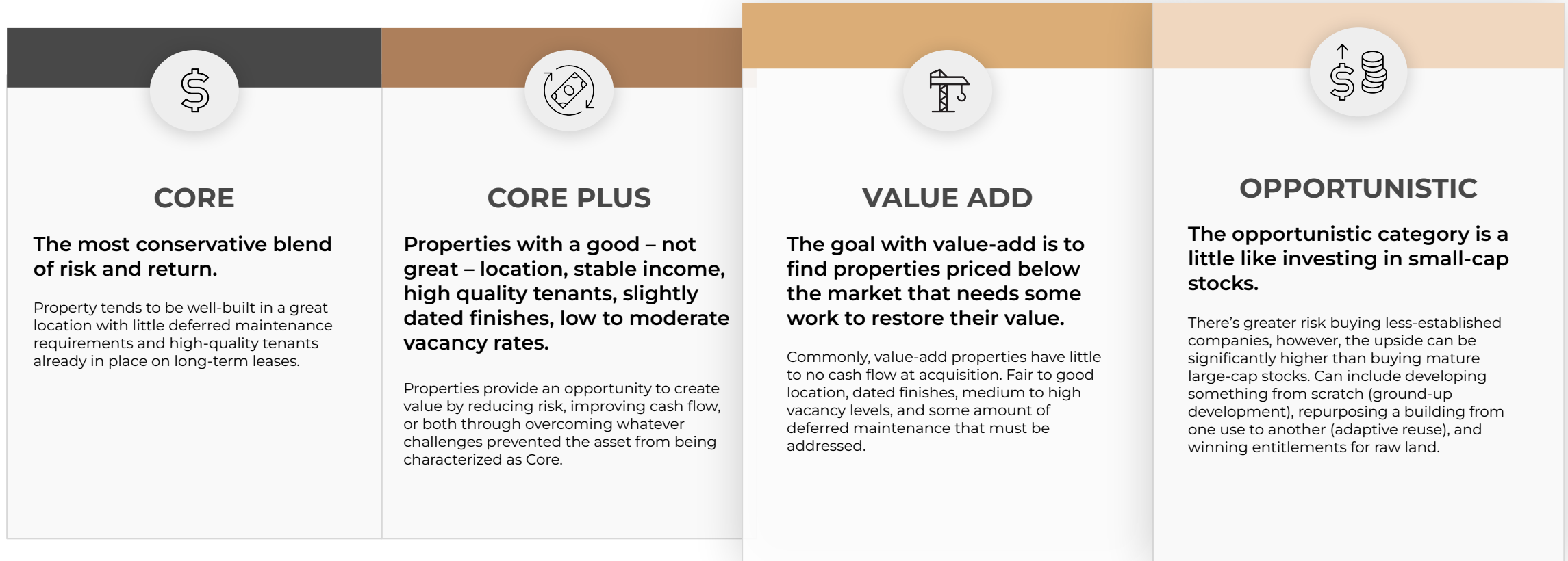
Was managing director of a private equity real estate fund.

LEGAL PARTNER: Snell & Wilmer
Committed to being your perfect fit.®

AUDITOR: Deloitte.

4 Investment Strategies

Which Investment Strategy Fits Your Profile?



COGF III will align with both the value add strategy and the opportunistic strategy

Caliber Diversified Opportunity Fund II LP (CDOF II)






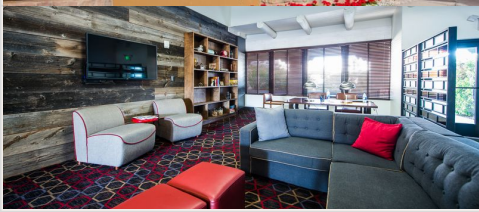
Closed - February 2022

Caliber Opportunistic Growth Fund III (COGF III) is the third iteration of a Caliber fund utilizing this investment strategy. The second fund, Caliber Diversified Opportunity Fund II (CDOF II), closed in February 2022 to new investments. The name of the fund has been updated to better reflect that COGF III is a growth fund focused on value add and opportunistic development.

- CDOF II opened May of 2017
- The fund currently consists of 10 assets
- The primary geographical focus of CDOF II was in Colorado
- CDOF II represents a diversified portfolio of real estate assets including hospitality, storage, multifamily, commercial and land

CDOF II Assets, Fund Now Closed to New Investors

A selection of Assets offered in the previous Fund,
Caliber Diversified Opportunity Fund (CDOF II)

	Asset		Asset
	Athol Self-Storage		Hilton Phoenix Airport
	Eclipse Townhomes		Holiday Inn Ocotillo
	The Ridge - Johnstown		Four Points by Sheraton

Caliber Opportunistic Growth Fund III LLC

Opened - August 2022

Caliber Opportunistic Growth Fund III (COGF III) is the third iteration of Caliber's opportunistic strategy funds. COGF III became available for new investments August 1st, 2022. The goal is a blended risk adjustment return to generate cash flow earlier in the fund cycle.

- The fund seeks out a blend of value-add and development opportunities
- High focus on vertical development of strategically purchased land
- Will pursue geographic diversification across the Southwestern United States including Colorado, Arizona and Texas
- Adjusts its investment strategy as needed based on inflation and fluctuating interest rates

Caliber Opportunistic Growth Fund III LLC

Selected fund terms & advisors

Primary Strategy	Growth
Targeted Fund Assets	Diversified Portfolio of Real Estate Investments
Minimum Investment	Class A Units & Class C Units: \$100,000 Class B Units & Class D Units: \$1,000,000
Maximum Offering	\$250,000,000
Preferred Return	6%*
Participating Member/GP Split	A & C Shares - 65/35 B & D Shares - 75/25**
Management Fee	1.5% Annually on Capital Contributed***
Price per Unit	\$1,000

* The preferred return is not guaranteed.

** Following payment of the 6% annualized (accrued) preferred return to LPs with B Shares, any additional distributions will then be distributed 65% to LPs and 35% to GPs. Following payment of the 6% annualized (accrued) preferred return to LPs with C Shares, any additional distributions will then be distributed 75% to LPs and 25% to GPs.

*** Management Fee with respect to Class A Units is equal to an annual 1.5% of the weighted average of the unreturned capital contributions of the Class A Limited Partners, which may be payable in advance and on a monthly basis, at the sole and absolute discretion of the General Partner. The management fee paid to the General Partner with respect to the Participating Limited Partner Units is equal to an annual 1.5% of the aggregate capital contributions of the Participating Limited Partners, which may be payable in advance and on a monthly basis, at the sole and absolute discretion of the General Partner. The use of borrowed funds to pay distributions may make the distribution rate unsustainable.

Investments in private placements can lose their entire value, are illiquid and are speculative.

Refer to the amended and restated private placement memorandum (PPM) for more detailed discussion of risk factors. Securities offered through Tobin & Company Securities LLC (Member FINRA/SIPC)



Caliber Opportunistic Growth Fund III, LLC

POTENTIAL ASSET PIPELINE

INVESTMENTS IN PRIVATE PLACEMENTS CAN LOSE THEIR ENTIRE VALUE, ARE ILLIQUID AND ARE SPECULATIVE.
REFER TO THE AMENDED AND RESTATED PRIVATE PLACEMENT MEMORANDUM (PPM) FOR MORE DETAILED DISCUSSION OF RISK FACTORS.
SECURITIES OFFERED THROUGH TOBIN & COMPANY SECURITIES LLC (MEMBER FINRA/SIPC)

Possible Pipeline Assets for COGF III

The below assets are being considered in COGF III

THE RIDGE*



Retail

**25.6K SF of Retail
Shops and two 3,000
SF drive through
restaurant pads**

JOHNSTOWN | COLORADO

NORTH RIDGE*

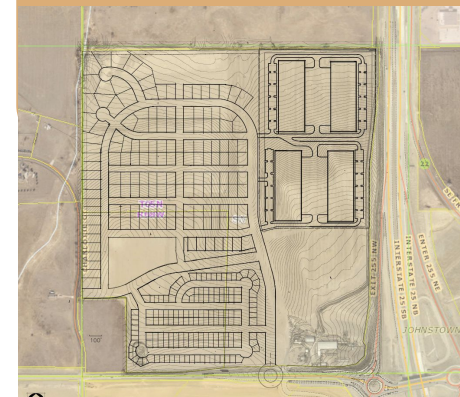


Industrial

**98K SF of Industrial
with bay sizes ranging
from 5,000-10,000 SF**

JOHNSTOWN | COLORADO

WEST RIDGE*



Development

135 Acres

**Single-Family,
Multi-Family,
Commercial, Industrial**

JOHNSTOWN | COLORADO

*Conceptual Rendering

Possible Pipeline Assets for COGF III

The below assets are being considered in COGF III

BEHAVIORAL HEALTH



Medical

Partnering with HDP to build approx. 25 behavioral health hospitals that care for patients with both psychiatric and medical conditions

VARIOUS LOCATIONS IN THE
WESTERN UNITED STATES

AMERICAN RESORT COMMUNITIES*



Single Family

Partnering with ARC to build approx. 30 projects. Caliber is responsible for capital formation while ARC is responsible for development and property management

VARIOUS LOCATIONS ACROSS THE
SOUTHWEST

While Behavioral Health and American Resort Communities assets are an intended part of our asset pipeline, there is no way to guarantee how many of these projects might be included in the fund. The amount raised and duration of the raise are among the factors that will influence the asset mix.

*Conceptual Rendering

Investments in private placements can lose their entire value, are illiquid and are speculative.

Refer to the amended and restated private placement memorandum (PPM) for more detailed discussion of risk factors. Securities offered through Tobin & Company Securities LLC (Member FINRA/SIPC)



The Caliber Opportunistic Growth Fund III LLC

FUND SPONSOR OVERVIEW

INVESTMENTS IN PRIVATE PLACEMENTS CAN LOSE THEIR ENTIRE VALUE, ARE ILLIQUID AND ARE SPECULATIVE.
REFER TO THE AMENDED AND RESTATED PRIVATE PLACEMENT MEMORANDUM (PPM) FOR MORE DETAILED DISCUSSION OF RISK FACTORS.
SECURITIES OFFERED THROUGH TOBIN & COMPANY SECURITIES LLC (MEMBER FINRA/SIPC)

ADDITIONAL RISK FACTORS/SUITABILITY

The Fund's investment strategy is speculative and there can be no assurance that the investment objectives of the Fund will be achieved, that the requirements of Opportunity Zone Provisions will be met or sustained or that the Manager's investment strategy will be successful. The Fund's operating results will be affected by economic and regulatory changes that impact the real estate market in general, including interest rate risk, occupancy issues, extended vacancies, the ability to attract tenants, insurance risks, etc. The offering is not contingent on a minimum capital raise in order to close and the General Partner may conduct a closing at any time; the Fund may not raise substantial amounts that would allow diversified holdings or achieve investment objectives.

This information does not constitute an offering of, nor does it constitute the solicitation of an offer to buy securities of any issuer. This information is provided solely to introduce the issuer to the recipient and to enable the recipient to determine whether the recipient would like additional information regarding this type of product. Any investment or sale of securities will only take place pursuant to appropriate, detailed private placement memorandum, subscription agreement and/or other documentation. Financial information or projections that may be contained in this summary are provided for illustrative purposes only and based on the fund's internal calculations and assumptions which have not been verified or audited by a third party. There can be no guarantee that the anticipated performance of the investment described herein will be achieved. This is a speculative and complex strategy and suitable only for accredited investors that are financially sophisticated.

CALIBERCO.COM | 8901 E MOUNTAIN VIEW RD, STE 150, SCOTTSDALE, AZ 85258 | 480.295.7600

Fund Sponsor Overview

Headquarters: Scottsdale, Arizona

Year Founded: 2009

Employees: 72

Caliber provides high net-worth individuals and the investment advisers who serve them access to sophisticated, private real estate investments that have been traditionally reserved for institutions. It is Caliber's mission to build wealth for and with our clients while transforming the assets and communities we touch.

Caliber strives to achieve this mission by providing well-structured residential, commercial, and hospitality real estate investments, utilizing, to the extent beneficial to the investment project as a whole, a vertically integrated business model that includes acquisitions, development, construction, asset management and disposition.



ROOSEVELT TOWNHOMES

CTAF I Owned Asset - Completed Phase 1
Tempe, Arizona

Fund Sponsor Overview



7th consecutive
INC 5000
Honoree*
(2014, 2015, 2016, 2017,
2018, 2019, 2020)

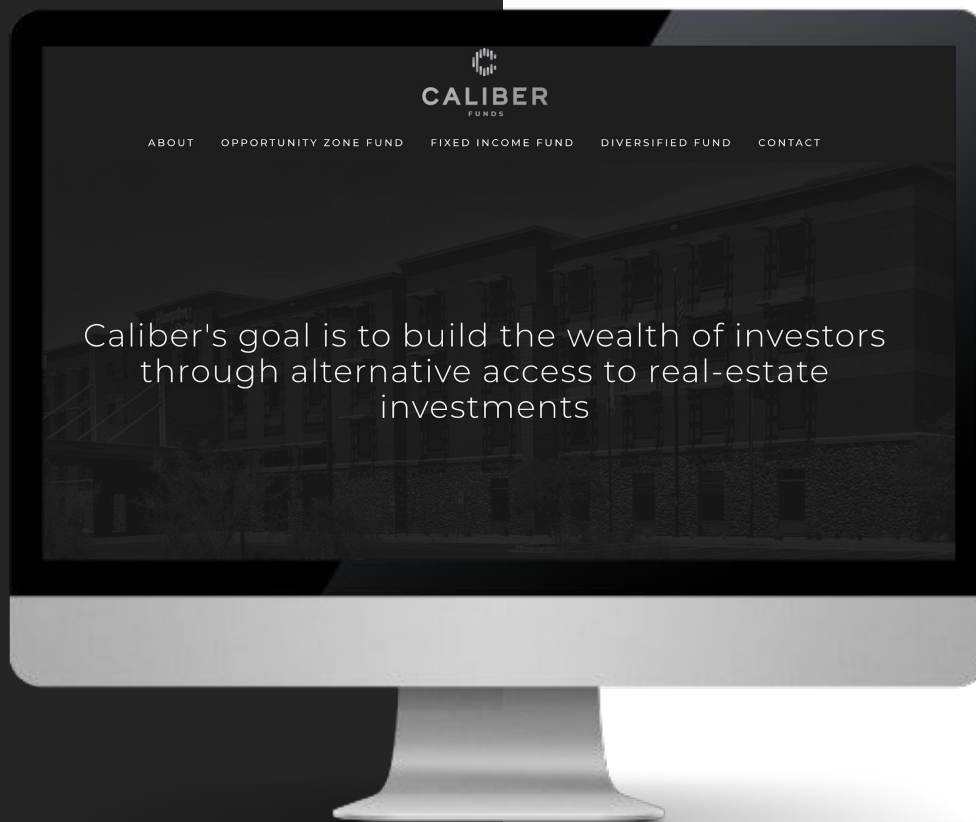


13 Years
in Business
Scottsdale, AZ
Founded in 2009



Fund
Sponsor
(3) FULLY FUNDED
(3) FUNDRAISING
(1) LAUNCHING SOON

*To be eligible for the Inc. 5000, a company must be privately owned, US-based, and independent. To qualify for 2020, revenue must have started by March 31, 2016, with revenue no less than \$100,000 in 2016 and revenue no less than \$2MM in 2019, with 2019 revenue exceeding 2016 revenue. To view a list of the official rules visit www.inc.com/inc5000/apply/guide



CaliberFunds.co

For inquiries please contact:

Greg Talcott

Telephone: (480) 295-7600 (office)

(206) 930-8608 (cell)

Email: greg.talcott@caliberfunds.co

Securities offered through Tobin & Company Securities LLC (Member FINRA/SIPC)

Check the background of this firm and its registered representatives at <https://brokercheck.finra.org/>