

# PINTAR TAKES RARE APPROACH WITH NEW \$100 MILLION OPPORTUNITY ZONE FUND

*The firm is raising equity for a fund that blends social impact  
with strong projected yields in the rapidly-growing Single-Family Rental market.*

There seems to be an opportunity zone fund for just about everything these days.

But wise investors know to look beyond the surface-level tax benefits and find the real opportunities in the current landscape.

Orange County-based Pintar Investment Company, LLC is doing exactly that.

The firm recently announced the launch of its \$100 million Opportunity Zone Fund PICOZ Fund 1, LP, which will invest in affordable detached single-family residential rental properties in strategic U.S. growth markets.

Consider these key facts:

- Freddie Mac confirmed the \$4 trillion single-family rental market as **the single largest source of rental housing in the country**
- Urban Institute reported single-family rentals as **the fastest-growing segment of the U.S. housing market**
- Harvard's Joint Center For Housing reports there are **43 million rental households in the U.S.**, while CNBC confirms that a record **82% of renters believe renting is more affordable than owning**, up from 67% a year ago
- Today's homeowners are no longer able to deduct their interest and property tax expenses over \$10,000, **making homeownership less attractive and renting more attractive than it was in years' past**
- Single-Family Residential is the **most liquid of all real estate asset classes**

"Our PICOZ Fund 1 gives investors a stable cash-flowing portfolio of assets diversified across approximately 1,500 detached properties," says Jeff Pintar, CEO and founder of Pintar Investment Company, LLC. "Through this strategy, we are able to deliver tremendous geographic and product diversity and achieve above-market yields while giving investors annual redemption rights not seen in other Opportunity Zone funds."

Pintar projects a return of 30% to 40% of invested equity within the first 36 months and expects to achieve cash-on-cash returns of 9% over a 10-year period.



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"Rule number one is that we make money for our investors. That's simply part of our DNA," says Pintar. "Beyond these financial fundamentals, there is also a social impact to consider. Opportunity Zone legislation was created to help investors achieve sound financial returns while making a significant social and economic impact on local communities. PICOZ Fund 1 is focused on both of these objectives."

The firm has identified 20 markets that are poised for strong growth and demonstrate solid demand for single-family rentals.

"We take a unique approach by partnering with local and regional homebuilders to create high-quality, brand-new housing or to acquire and renovate existing housing that we can offer to renters at a significant discount to market rate," explains Pintar. "Through these partnerships and acquisitions, we create jobs in local communities, deliver housing stability and affordability to families and individuals, and benefit from long-term cash flow driven by the market fundamentals of supply and demand."

Demand for rental housing reached a five-year high in 2019 and continues to outpace supply in nearly every U.S. market, according to real estate analytics firm RealPage.

"This is the ideal time for investors to take notice of the single-family rental market," says Pintar. "By harnessing the legislative power and tax benefits of Opportunity Zone regulations and combining those with our depth of experience and knowledge in what has become the fastest-growing rental sector in America, we are giving investors the opportunity to help alleviate our nation's affordability crisis while simultaneously achieving extremely strong risk-adjusted returns."

Pintar's success with this strategy has been proven over time. Founded in 2009, the firm operates several funds designed to create value and maximize returns for its investor partners.

Pintar Investment Company, LLC and its partners have acquired in excess of \$2 billion in individual single-family homes and commercial assets to date.

*To learn more, email [investorrelations@pintarinvestco.com](mailto:investorrelations@pintarinvestco.com)*

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