



Green Real Fund 1 - Real Estate Fund for Greensboro, NC

VOLITION BLUE LLC.

In July, 2022, if you had the opportunity to invest in Austin, Texas, would you have done so?

In 2020, Elon Musk announced that Tesla would be building a \$1.1 billion dollar facility in Austin, Texas. He cited the high cost of housing and long commutes in California, as reasons for the move. Some also speculate that higher tax rates may have played a role.

Property values rose significantly and median house prices increased 43% year-on-year between June 2020 and June 2021.

The residential real estate market in Austin remains “extraordinarily hot,” with prices increasing at a faster rate than the 5-6% that is considered normal.

If you had a similar real estate investment opportunity today, would you take advantage of it?

In the US, there is a similar emerging opportunity in Greensboro, North Carolina; with Toyota, P&G, Sygenta & Boom Supersonic, setting up significant operations in the city.

Greensboro is poised for a major spike in real estate valuations over the next 12 months. This presents an interesting opportunity for investors who act swiftly and get in early.

This is what this investor presentation offers.

Sources: latimes.com, Greensboro Chamber of Commerce



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This Investment Opportunity Is For You





High-networth
Individuals




Asset Managers &
Institutional Investors



High Value
Cooperatives &
Investment Clubs



A man in a dark suit, white shirt, and black tie is shown from the chest up. He is holding a miniature model of a city skyline with various skyscrapers in shades of blue and grey. His right hand is raised, with his index finger pointing upwards towards a circular digital interface element that looks like a fingerprint scanner. The background is a blurred cityscape. The overall theme is technology, finance, and urban development.

**International real estate
remains an attractive
alternative investment for
portfolio optimisation**



The Dual Challenges Facing African Investors

Inflation

According to the Economist Intelligence Unit (EIU), in 2022, the average annual inflation rate in Sub-Saharan Africa (SSA) was 14.5%, which was worse than other regions of the world except the Middle East and North Africa. The SSA average annual inflation rate is expected to decelerate to 12.5% in 2023. According to the IMF, in 2022, Zimbabwe had the worst inflation rate at 230%, followed by Sudan - 83.6%. Other key SSA economies were not spared including Ethiopia - 33.9%, Angola - 12.55%, Egypt - 25.3%, Nigeria - 21.82% and Ghana - 53.6%. The foregoing inflationary pressures and fragile fiscal conditions of most SSA economies leave local investors little choice but to accept low to negative real returns.

Currency Depreciation

In January 2022, it was projected that 41 out of the 54 African countries were expected to experience nominal depreciation of their national currencies against the dollar by the end of 2022. These projections were made worse due to Russia's invasion of Ukraine.

*Sources: [eiu.com](https://www.eiu.com), [africabusinessinsider.com](https://www.africabusinessinsider.com), [ecomnewsafrique.com](https://www.ecomnewsafrique.com)

Benefits of US Real Estate Investment for Africans

Hedging Against Inflation

Real estate is a good hedge against inflation. Property values tend to appreciate over time and follow a steady upward curve when denominated in USD. Furthermore, Inflation benefits real estate investors that produce cash flows from rental income, as rental values tend to factor inflation into rent reviews.

Limiting Currency Risk

Investing in US real estate helps to limit the risks that come from currency devaluation. Nigeria, for instance is experiencing one of its worst FX crises in history after enduring currency devaluation of over 200% (parallel rate) since 2015. US real estate will provide a defensive hedge in investors' portfolios as an uncorrelated physical asset earning income in a stronger currency.

Creating Generational Wealth

Being a physical asset with clear valuation, real estate allows investors to empower future generations by giving them a solid financial base to start from.



Challenges Facing Diasporan Investors

Africans in Diaspora have commonly considered real estate as a good investment to make. There is fresh data showing Africans in the diaspora are the biggest investors in their home countries via remittances into the sub-Saharan real estate sector. A study conducted in Ghana in 2013, confirmed that up to 30% of remittances were used for investments as well as construction of houses. The data is similar for Kenya.

While these investments may be advantageous at the onset due to the lower value of the local currency to FX, they are often impacted by political risk, currency risk, investment risk and the credibility of partners. Consequently, with the continuous negative slide of African currencies against the USD and inflationary pressures, these investments lose significant real value over time.

Benefits of US Real Estate Investment for Diasporans

Control

Gain more visibility and control over your real estate investments.

Return on Investment

Receive a return in USD which further discounts the cost of local investments back home. Get objective valuations of property appreciation over time.

Generational Wealth

Create generational assets that appreciate in value and can be transferred to future generations.

Reliable Cash Flow

Receive reliable cash flow based on a strong legal system and rent culture in the US.



The New Investment Sweet Spot



US Market

Real Estate
Investments

Dollar Returns





HOME

ABOUT US

OUR BUSINESS

RESOURCES

CAREER

4. **Real estate:** Real estate investment is another strategic asset to hedge against inflation periods. Overtime, lands and properties are very likely to appreciate and increase value on an upward scale in the market/economy. So, they are not very much affected negatively by inflation but rather may benefit from it. It also potentially serves as a continuous income stream for real estate investors who lease out their properties for rental purposes and can also increase rent even as inflation increases in the economy.

5. **Government securities in the economy:**





The Greensboro Opportunity



Access at the Highest Levels

In line with our mission to help Africans & Diasporans create wealth, in July, 2022 we were invited by the City of Greensboro, North Carolina to lead a real estate investment tour.

Presentations, site visits and high-level meetings held with key figures such as, the Mayor of Greensboro, the City Manager of Greensboro as well as the CEO of the Greensboro Chambers of Commerce. They all confirmed the positive prospects for investing in Greensboro.

Strategic Investments for Africans

Volition Blue and her partners have a track record of opening up global investment opportunities for Africans.

We recently facilitated the first Diaspora focused global fund in the Cayman Islands.

In April 2022, in partnership with the Dubai Department of Economy & Tourism, our African partners organized the first African Tech Founders Immersion Event in Dubai. This engagement led to the setting up a fast-track program for African businesses who wish to set up their HQ in Dubai and access alternative capital.



Volition Greensboro Investment Tour in Pictures



Brent Christensen-
CEO, Greensboro Chamber of Commerce



Kola Oyeyein
Manager, Volition Blue (2nd from left)



Mayor Nancy Vaughan
Mayor, City of Greensboro



Subomi Plumptre
Manager, Volition Blue



Taiwo Jaiyeoba
Manager, City of Greensboro



Nathaniel Adegoke
Executive Director, McQuitty & Ashley (2nd from left)



Volition Greensboro Investment Tour in Pictures



Manager, City of Greensboro, Making a Presentation on Investment Opportunities



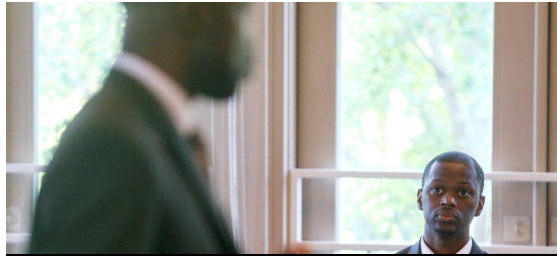
L-R Adenike Adegoke, COO, Volition Cap, Tosin Komolafe, McQuitty & Ashley



Idris Bello Osagie-
Managing Partner, Armada Associates



Kola Oyeneyin, Manager, Volition Blue
Interacting with the Mayor of Greensboro



Pierre Wooten
Former College Basketball Star and Business Leader



Idris Bello Osagie
Interacting with the Mayor





From left to right

- Idris Belo-Osagie, Managing Partner, Armada Associates
- Eke Urum; CEO/Founder, Risevest
- Tosin Komolafe, Associate McQuitty and Ashley
- Subomi Plumptre, Manager, Volition Blue
- Kola Oyeneyin, Manager, Volition Blue
- Nathaniel Adegoke, Executive Director, McQuitty and Ashley
- Tunde Ogungbade, MD, Global Accelerex
- Adenike Adegoke, COO, Volition Cap
- Caleb Oghenetega, Partner, Alan Kravitz LP



The Greensboro Investment Proposition



About Greensboro

With a population of over 304,909 citizens, the [City of Greensboro](#) is the third most populous city in North Carolina, US.

The City's economy, as well as the surrounding Piedmont Triad area, was originally focused on textiles and furniture. As such, Greensboro has a long history of industry going back to the 1800s, with the cotton trade.

The City is the birthplace of Vicks Vaporub and bib overalls. It is also a Civil Rights landmark where the “Greensboro Four” protested racial segregation via a sit-in at a Woolworths store. Thus, Greensboro is a locus point for arts & culture.

***Source: World Population Review. | Image Source: Greensboro Area Convention & Visitors Bureau**



Greensboro Facts

Source: Greensboro Chamber of Commerce Presentation

Proven market for aerospace innovation, manufacturing, business services, logistics and distribution.

Home to one of the most connected airports in the world.

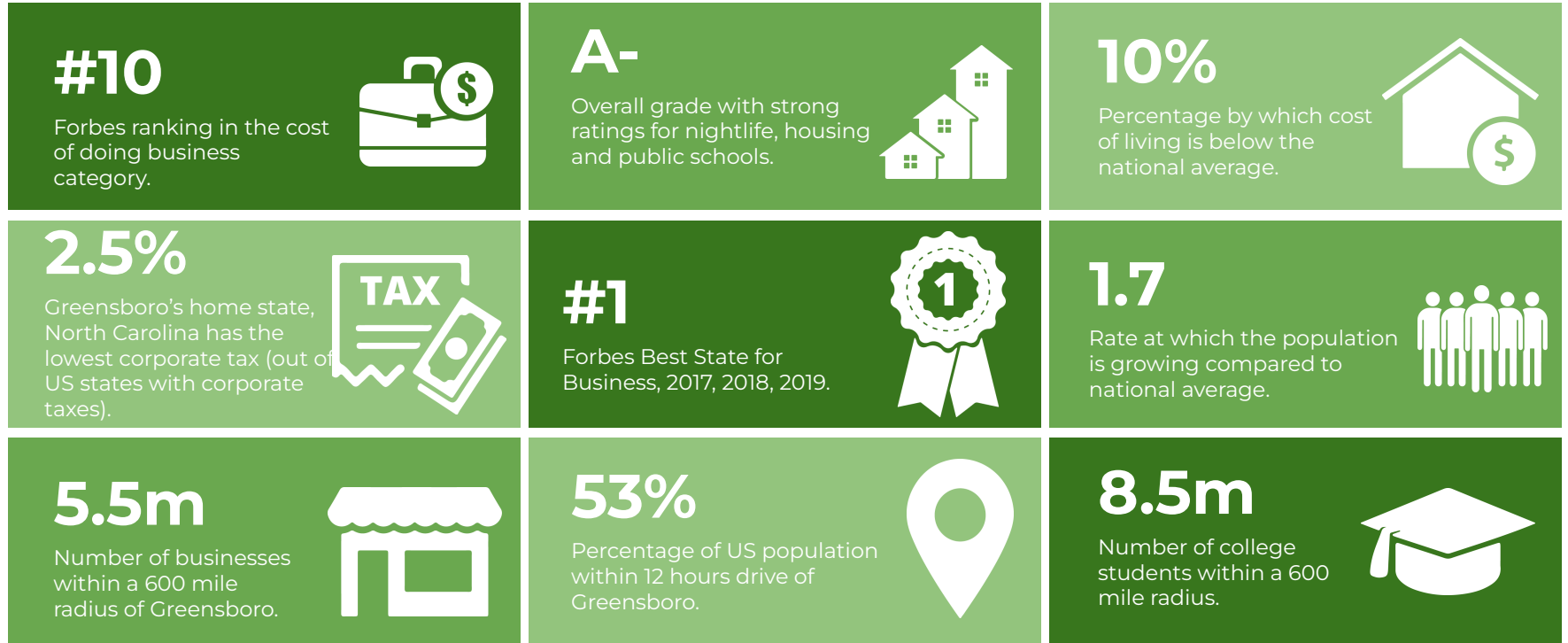
Diverse talent pool growing at one of the fastest rates in the country.

At the centre of a leading state for business, North Carolina.

Good road network with links to national interchanges and low traffic index. Also quality public transportation and rail network.



Greensboro & North Carolina by the Numbers



Source: Greensboro Chamber of Commerce Presentation, Roofstock.com



Recent Business Entry Announcements



Capital Investment: \$1.2 billion
No. of new jobs: 1,750
Status: Under Construction
Industry: Automotive/Battery Manufacturing



Capital Investment: \$500 million
No. of new jobs: 1,750
Status: Under Construction
Industry: Aerospace/Supersonic Jets



Capital Investment: \$68 million
No. of jobs: 750
Status: Under Construction
Industry: Biotech/Crop Science



Capital Investment: \$110 million
No. of employees: 46
Status: Under Construction
Industry: Manufacturing/Consumer Goods



APPAREL GROUP

Capital Investment: \$57.3 million
No. of new jobs: 116
Status: Under Construction
Industry: Logistics & Distribution



Capital Investment: \$25 million
No. of new jobs: 53
Status: Under Construction
Industry: Business Services/Research Development

Source: Greensboro Chamber of Commerce Presentation



Fortune 100 In Greensboro



These Fortune 100 companies have major operations in Greensboro-High Point, NC



Source: Greensboro Chamber of Commerce Presentation



International Business Profile Of Greensboro



400+

INTERNATIONAL
BUSINESSES



135,755

INTERNATIONALLY
BORN RESIDENTS



\$3.2

BILLION
EXPORTED
FROM REGION



100+

COUNTRIES
REPRESENTED AT
HIGH POINT
FURNITURE MARKET

Source: Greensboro Chamber of Commerce Presentation



Tax Rates In North Carolina



NORTH CAROLINA'S **2.5 %** FLAT RATE IS THE LOWEST IN THE COUNTRY

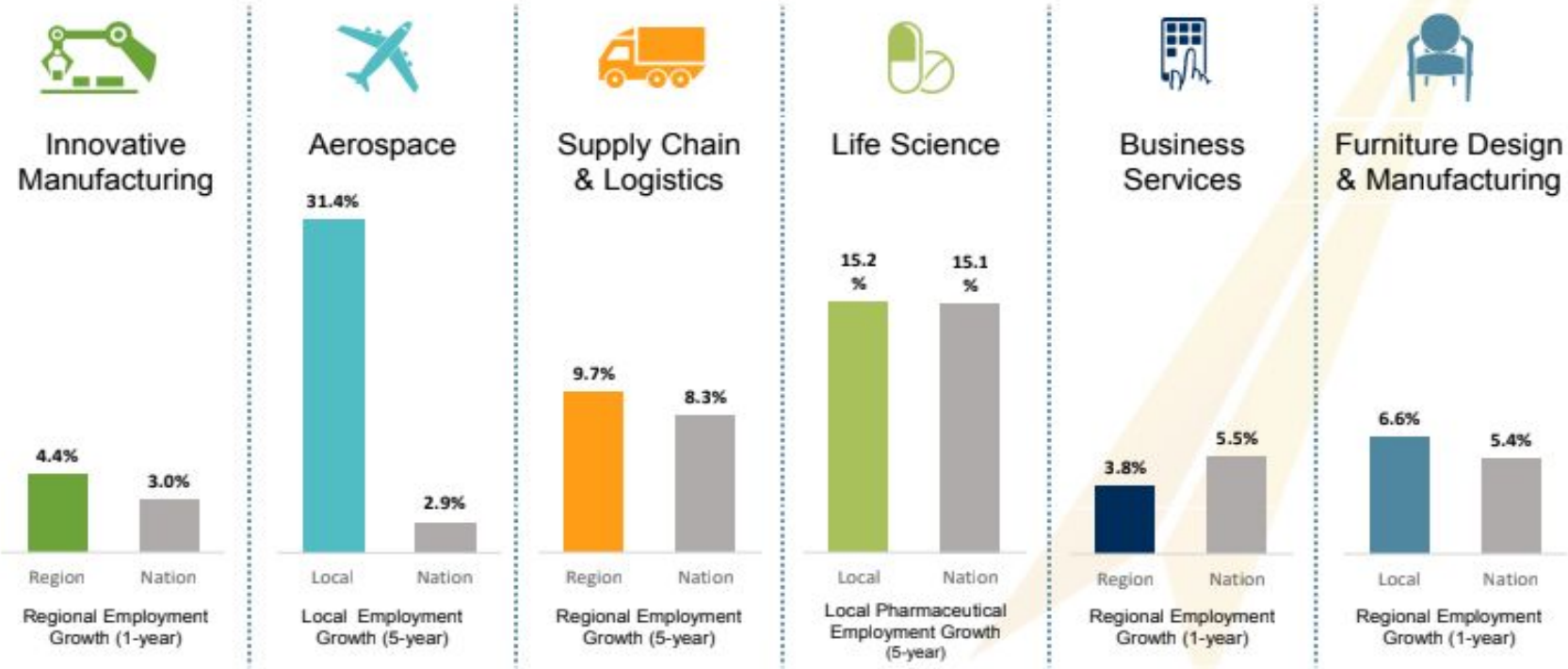
AND ITS GETTING BETTER IN NC...

Year	Individual Income Tax	Corporate Income Tax
2021	5.25%	2.50%
2022	4.99%	2.50%
2023	4.75%	2.50%
2024	4.60%	2.50%
2025	4.50%	2.25%
2026	4.25%	2%
2027	3.99%	2%
2028	3.99%	1%
2029	3.99%	1%
2030	3.99%	0%

Source: Tax Foundation, 2022. Table shows future tax rate changes under S.B. 105 passed in 2021



Greensboro: Local Vs. National Employment Growth



Source: Jobs EQ,2021



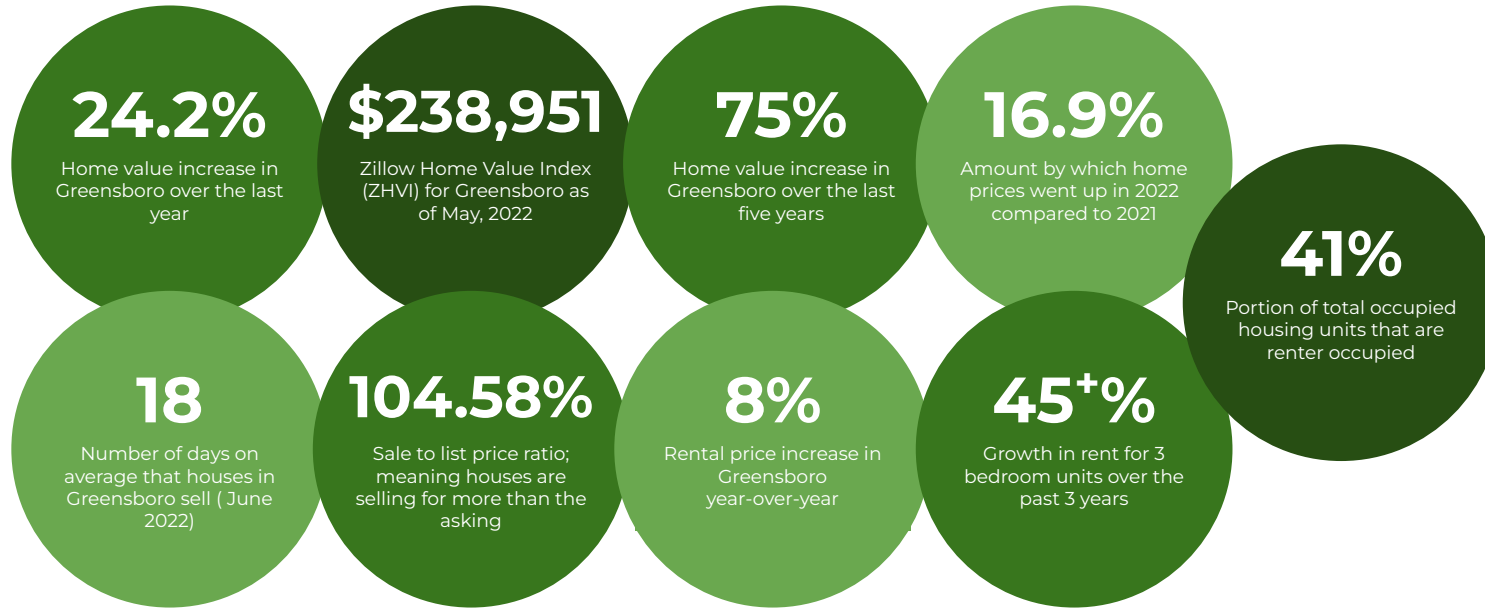
HOUSING DEVELOPMENT OPTIONS IN GREENSBORO



Source: Greensboro Chamber of Commerce Presentation to Volition



Greensboro Real Estate by the Numbers



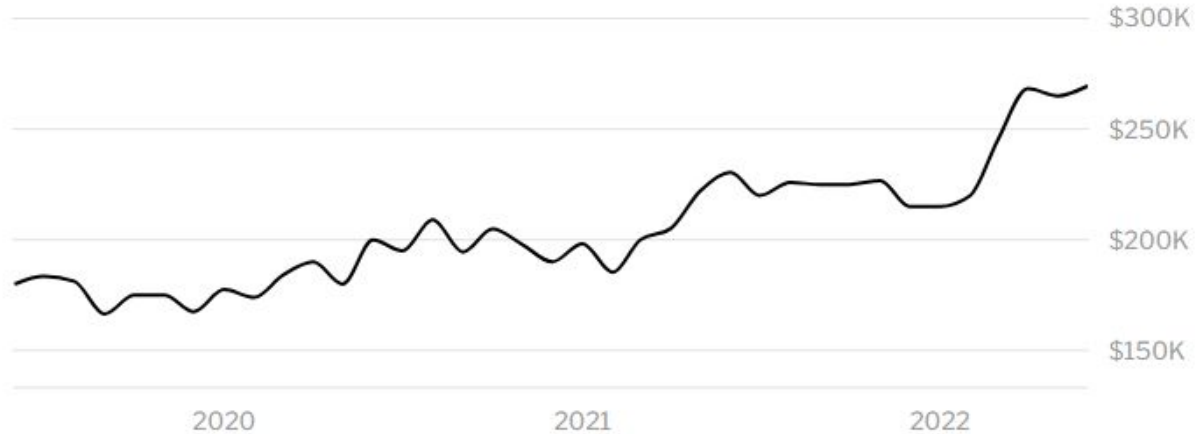
Source: Roofstock.com



Greensboro Real Estate Value Appreciation

All Home Types ▾

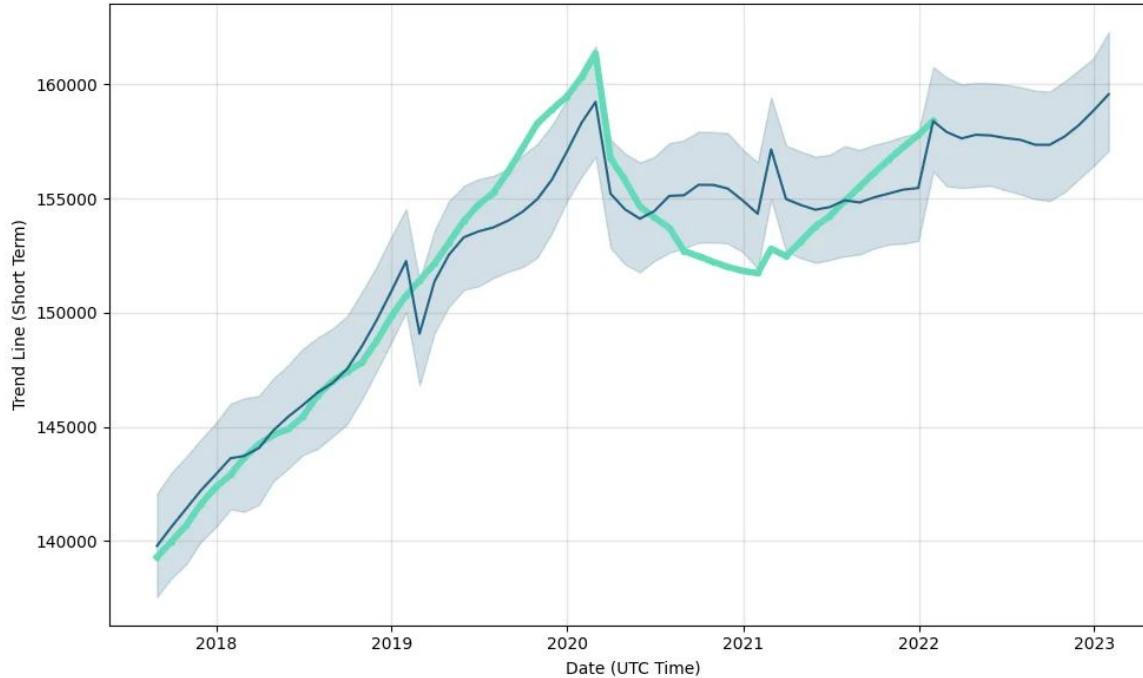
1 year 3 years 5 years



Based on Redfin calculations of home data from MLS and/or public records.



Greensboro Real Estate - Short Term Forecast

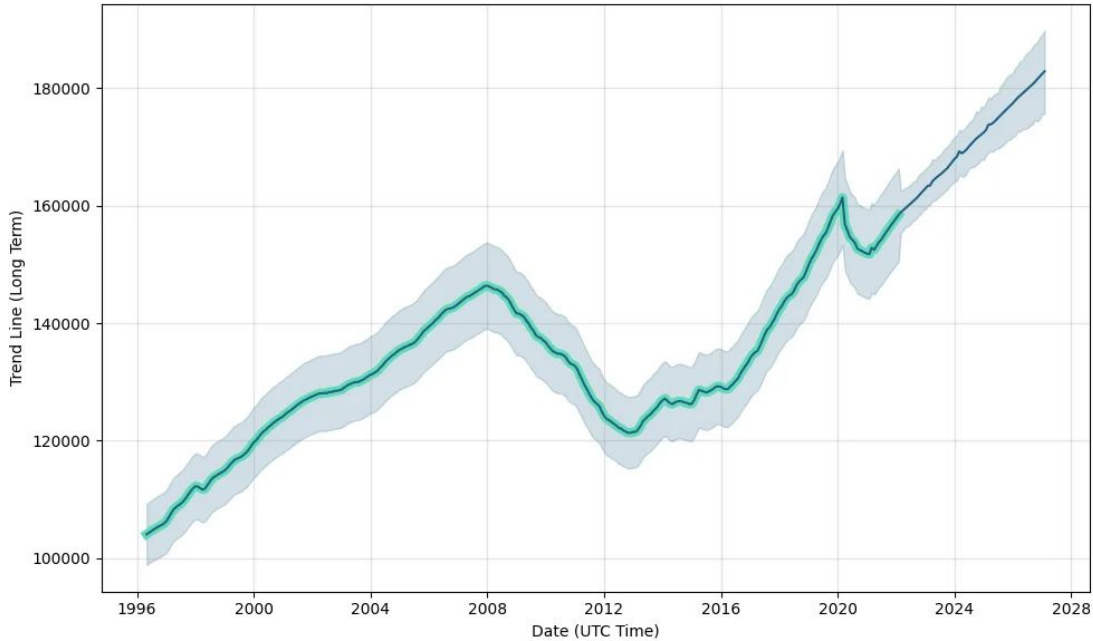


Housing market forecast **for the upcoming months and year**, based on median home listing prices from the last 5 years

Source: WalletInvestor.com (<https://tinyurl.com/4hna3rfa>)



Greensboro Real Estate - Long Term Forecast



Housing market forecast **for the upcoming months and years 2022-2028**, based on all available median listing prices recorded up to July 2022

Source: WalletInvestor.com (<https://tinyurl.com/4hna3rfa>)



Rental Market Information

The screenshot shows the Roofstock website interface. At the top, there is a navigation bar with the Roofstock logo on the left and menu items: BUY, SELL, MANAGE, INSTITUTIONS, a search icon, LEARN, and ABOUT US. Below the navigation bar, there is a prominent orange button labeled "BROWSE PROPERTIES". To the left of the main content area, there is a text block: "Thinking of selling? Get a FREE property valuation". The main content area features a section titled "Attractive Renters' Market". The first sentence of this section is highlighted in yellow: "Greensboro is rated by WalletHub as one of the best cities for renters". The rest of the text in this section reads: "based on important investment factors such as the rental market, affordability, and quality of life. Nearly 30% of the population of Greensboro is between the ages of 20 and 39, a key age group that traditionally prefers to rent rather than own where they live."





Images From Greensboro





City skyline overlooking a sports stadium in downtown Greensboro

Source: worldatlas.com (<https://tinyurl.com/e95p5jzb>)





**Steven Tanger
Center for the
Performing Arts**

Source: greensboro_nc.gov





Greensboro
Science Center

Source: greensboro_nc.gov





Old Woolworths
Department
Store now a museum

Source: <https://creativecommons.org/tag/greensboro/>



Downtown
Greensboro

Source: greensboro_nc.gov





**Emerald
Pointe Water
Park**

Source: Greensboro convention & visitors Bureau





**The Greensboro
Four: Civil Rights
Monument**

Source: wunc.org (North Carolina Public Radio)





J. Douglas Gaylon Train Station

Source: Greensboro convention & visitors Bureau



The background features a dark blue color scheme with various financial data visualizations. On the left, there are vertical bars of varying heights. In the center, a white line graph trends upwards from left to right. To the right, a tall stack of coins is prominent, with several more coins scattered on the surface in front of it. Faintly visible in the background are the numbers '325,278.12' and '28,159.43'.

Volition Blue's Investment Proposition



Green Real Fund 1

A \$20 million fund registered in Delaware, USA for diversified real estate investments in Greensboro, NC.

The fund retains its own Management Company, Fund Admin, Legal Counsel and Tax Consultant.

It operates a GP/LP structure.

Non-US persons can participate through a foreign syndicate structure.

Real estate projects are executed by a dedicated developer & a NC-based project management company.



Benefits To Investors

Provides investors with broad exposure to multiple real estate projects for a relatively low entry amount.

Gives flexibility and ensures risk diversification, as investments are made in various real estate projects.

Enables investors to passively participate in real estate investments, freeing up their time for other things. Investors may also choose to invest additional funds in future standalone projects that appeal to them.

Fund has a low correlation to other asset classes such as stocks and bonds. Unlike the stock market which swiftly loses value in a downturn, real estate portfolios remain resilient. Rents continue to be paid and profits returned to investors.

Helps investors participate in stable medium & long term USD-denominated projects.

Enhancing tax efficiency, the fund is structured to last more than a year. Unless an asset is sold within a year, it will be taxed at the long-term capital gains rate instead of the short-term capital gains rate.



Subscription Process



The Volition Blue Team



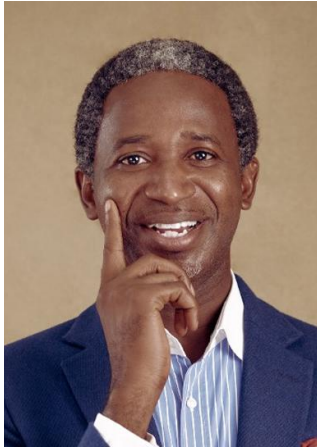
About Volition Blue LLC

Volition Blue LLC is a Texas based company bridging Africa – US investment opportunities.

Volition Blue performs due diligence, creates deal flows and structures partnerships with organizations that provide Africans and diasporans credible investment opportunities.



Volition Blue Managers



Kola Oyeneyin

PARTNER

Kola leads global expansion, deal origination and strategic partnerships at Volition Blue. With a strong background in venture creation and investments, he founded and led Venia Group for over a decade; now recognized as one of “The 100 companies to inspire Africa” by The London Stock Exchange Group. Kola serves on numerous boards as an advisor, and he is an investor in early stage & growth stage companies. He is an alumnus of Harvard University.



Subomi Plumptre

PARTNER

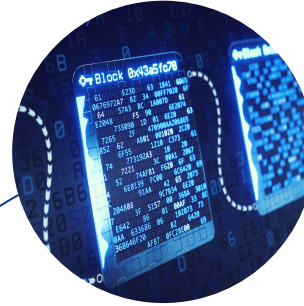
Subomi leads global marketing and product development at Volition Blue. She has over 20 years of branding and marketing communications experience. Subomi is a knowledge enthusiast, and has trained over 10,000 individuals on investment intelligence via her online courses. She sits on the Boards of Alder Consulting and Music Business for Africa, and is a member of the adjunct Faculty of the University of Lagos.



Existing Volition Blue Investment Fund Operations



\$30 million fund invested
in local agriculture and
real estate projects in
Africa



\$2 million Blockchain fund
invested in digital assets
and emerging Web 3.0
technologies



Technical Partners



The City of Greensboro

The Mission of the City of Greensboro is to shape an inclusive future for equitable economic opportunity and sustainable, safe neighbourhoods, through resident focused services and programs.

Its vision is to build on its history as a diverse and forward thinking city, confirming Greensboro as a community with endless economic opportunity and exceptional quality of life.

The City Manager's Office, which is part of the Executive Department, coordinates and oversees all City departments and implements policy decisions made by the Mayor and City council. In addition, the office leads the financial and budget management process and recommends improvements in operations and programs.



McQuitty & Ashley

McQuitty & Ashley is an enabling platform for projects looking for funding and entities looking to invest.

Combining the functionalities of an incubator and an accelerator, McQuitty & Ashley provides business services to new and existing organizations looking to optimize operations.

The core of the company's offerings is creating an investment friendly environment for both local and foreign direct investments by bridging the gap of understanding and trust.



McQuitty & Ashley
I N V E S T M E N T C O M P A N Y





Take Advantage of this Opportunity Today.

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