

VICTORY STAR VILLAGESM



LIFESTYLE with PURPOSE

VICTORY STAR VILLAGESM

Housing and Small Business Center
A Qualified Opportunity Zone Fund
1605 Arbor Street
South Sioux City, Nebraska 68776
www.vvsbc.com

Veterans Victory

Housing & Small Business Center



South Sioux City, Nebraska, is a vibrant and friendly community located along the picturesque banks of the Missouri River. With its scenic beauty, rich history, and tight-knit community spirit, this hidden gem offers a perfect blend of small-town charm and modern amenities. Residents and visitors alike can enjoy outdoor activities on the river, explore historical landmarks, and experience a thriving economy supported by diverse industries. South Sioux City truly captures the essence of Nebraska's natural beauty and warm hospitality.

South Sioux City, Nebraska, is conveniently located near several notable cities, including Sioux City, Iowa, which is just across the Missouri River, and Omaha, Nebraska, which is approximately 80 miles to the south, allowing residents to easily access a range of cultural, entertainment, and employment opportunities.



Our Mission

Our mission is to help improve the lives of Veterans through a mixed-use, place-based initiative, designed to provide offices, technical assistance, and programs for veterans to create jobs and assist with self-sufficiency and housing to help improve quality of life in a supportive community atmosphere.

How

VVOF will purchase property in strategic high-growth locations with the goal of creating a Veteran Community, living and working in institutional quality property, which will reduce turnover, help retain property values and achieve maximum appreciation for the property value in ten years. This results in above-market returns for the investor. At the ten-year mark, the post-acquisition basis is capital gains tax-free. Health, recreation, and business programs are offered for Veterans at the site, which encourages renters to stay for the long term.



Community Benefits

Building Stronger Communities

- Job Creation
 - 450 new direct jobs
 - 600 temporary construction jobs
 - 100 or more new jobs through small businesses, on-site and remotely
- 300 healthy high-tech family-oriented homes (condominiums and apartments, many with a view)
- 1, 2 and 3 bedrooms
- 20 new offices for rent or sale (condo) for small businesses
- Talent generating programs
- Programs for Live, Work, Play
- Digital connection program
- Highest broadband speed and reliability possible
- Technology for Veteran contracting
- On-site state-of-the-art physical security systems

Environmental Benefits

Together, We Can Create A Sustainable Future



AdvantEdge Smart City Software

Self Funded Renewable Energy Efficiency & State of the Art Technology with 20 Patents.



Connected

to electric billing systems.



Real time reading

of usage from individual units and remote monitoring



Revenue generating solar panels

and street lighting are connected to local grid.



Charging stations

security systems and individual metering integrated with solar generation.



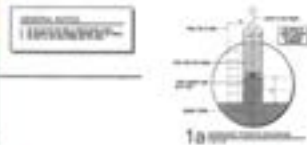
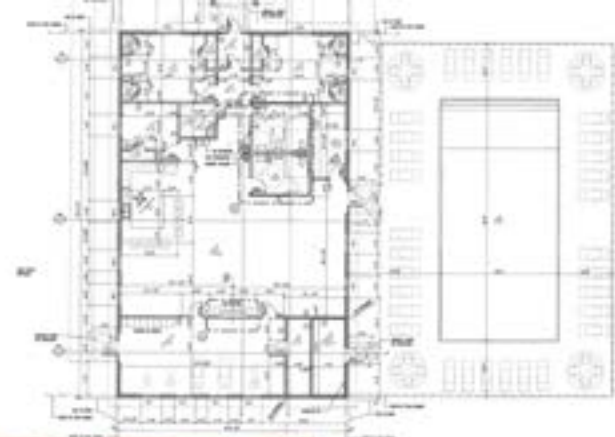
Risk and Cost Reduction

PACE, green tax deductions and energy tax credit qualified financing



Green construction processes

aimed to minimize the environmental impact of building and promote long-term sustainability



Amenities for Apartment Renters

- parking stall options
- Tesla charging station
- on-site car rental option
- 7,000 sq. ft. clubhouse and art center
- specially designed dog walk and strolling area
- pet washing station
- gym membership option at Small Business Center



Veteran Benefits

Investing In Our Veterans with valuable benefits and resources

- ▶ ADA Accessible apartments, retail services, programs and offices
- ▶ Programming for Live, Work, Play
- ▶ Access to services provided at business center
Lower transportation costs
- ▶ Easy access to technical assistance from other entrepreneurs
- ▶ Custom buildout for business office design
- ▶ Connection to Veterans buying and selling goods and services through all VVSBC sites through AdvantEdge Technology
- ▶ Veteran residents and office dwellers contribute to governance of the VVSBC campus through HOA and Business Association annual meetings.

Small Business Entrepreneurial Campus with Hi-Tech Amenities

- 24-hour access to fitness center and rec room
- organized optional activities
- cooking classes, yoga, dance
- picnic area and BBQ grill fire pit, volleyball court, shuffleboard, horseshoe pit
- pool, hydrotherapy, sauna, and sundeck
- premium security monitoring
- 24-hour key card access
- DIS internet/NBC Universal package and discount options
- remote health monitoring option
- AdvantEdge Business Intelligence Software for owners of home-based businesses
- cyber lounge
- on-site spiritual chapel
- community and arts center
- optional rental insurance
- Everfi online education courses, Maestro Music Programs

Self-Selected Options

- premium views
- commons area kitchen
- patios, walking paths, and picnic tables
- offices custom-built for company needs
- high-tech multi-media conference rooms
- gym membership – individual or family
- 24-hour access
- extra storage and bathrooms
- small business education seminars taught onsite
- marketing business products and services
- kiosk notification of your business events
- AdvantEdge Business Intelligence Technology Access
- secure conference meeting rooms
- introduction to bankers and non-traditional finance options
- opportunity to apply for investments from the Opportunity Zone Fund
- monthly access to a dozen peers in an exclusive loaned executive advisory setting
- co-working space and access to business support services



VETERANS SMALL BUSINESS CENTER

Investor Benefits

Our Unique Value Proposition

Technology, amenities, and small business center assistance create a community of Veterans, first responders, educators, and students that will reduce turnover and retain the property value. VVOF offers housing, serving a demographic currently without access to properties of this caliber.

Quantity Discounts

Investor savings and reduced construction costs with discounts on material and equipment purchases.

Market for VVOF Shares

The manager will assist in establishing a market to sell QOF shares, with the aim of:

- Investors can enter and leave the fund
- Annual cost studies used to assess current asset value
- Investors from the Angels Network will be encouraged to invest in qualifying Opportunity Zone Businesses in the offices
- Expected Cash available is favorable from 1st - 7th year because of write offs such as accelerated depreciation
- Increased Value of the post acquisition asset basis expected to be substantial at the 10 year capital gains exempt buy out point

This is not an offer or prospectus.

Get on the waiting list for offices and apartments.

Benefits for Banks

Innovative solutions for your financial needs

- Community Reinvestment Act Qualified (CRA) Opportunities for Investment, Community Development Lending, grant giving and CRA Service.
- Opportunity Zone Fund CRA Investments provide potential of a higher rate of return than traditional tax credit projects.
- The average poverty rate in Qualified Opportunity Zones is 30%.

Footnote: Financing through a partnership with Veterans Victory Qualified Opportunity Zone Fund (capital gains), Veterans Victory Impact Fund (equity), Veterans Victory 501(c)(3) (donations) and the community.

- Resilient Economic Model: Veterans Victory Riverfront's high-quality standard of living will help create loyalty even during downturns in the economy.
- Triple net office leases will be negotiated in advance.
- Waiting list for renters
- Significant rent revenue
- Frequent cost studies
- Numerous tax deductions
- Possible capital gains liability reduction, exemption, and exclusion
- Facilitated exit strategy

LIVE

WORK

PLAY

All Are Welcome



Contact us now

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Roy Perry

Co-Developer, Builder

R. Perry Construction



"Honor to the soldier and sailor everywhere... who braves, for the common good, the storms of heaven and the storms of the battle."

-Abraham Lincoln