



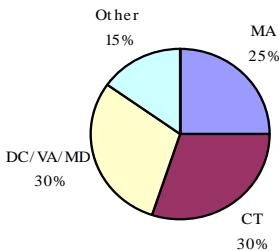
Urban Strategy America Fund, L.P. (“USA Fund”)

USA Fund At a Glance

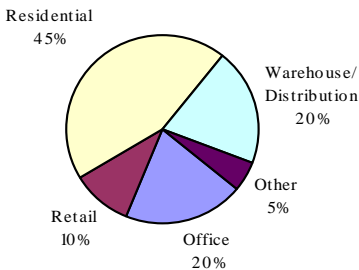
- \$100 - \$200 million equity fund
- \$300 million - \$600 million portfolio
- Minimum return of 500 BP over 7-year U.S. Treasury
- Targeted return of 12.5% to 15.0% over the life of the fund
- Acquisition and Development
- Diversified by Geography, Product Type & Investment Strategy
- Leverage up to 65%

Targeted Diversification

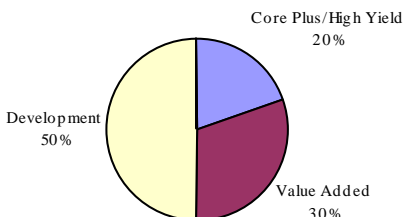
Geography



Product Type



Investment Strategy



Mission Statement

New Boston Fund has organized the USA Fund to create value in the communities of our investors through the acquisition, redevelopment or development of real estate. The result of this investment is a double bottom-line fund that promotes economic development, job creation and tax base development while providing a competitive rate of return. In responding to urban areas growing demographics, demand for housing, retail and services as well as the high barriers to entry, we are creating a unique and profitable investment vehicle. The Fund provides the opportunity for significant investment in the state/municipality of the investor while providing geographic and asset type diversification. The Fund will enhance the quality of life for the residents and businesses within our investors’ communities.

Why Invest with New Boston Fund?

A Consistent Track Record of Superior Performance

- 50-year track record of never losing money in real estate.
- Uninterrupted quarterly cash distributions since inception.
- Performance that consistently beats real estate market indices.

Disciplined Investment Strategy

- Philosophy of cash flow and value from day one.
- Combining stable acquisitions with risk-averse development to maximize returns while minimizing risk.

An Experienced Team

- A deep, experienced team averaging over 20 years of real estate experience at the senior management level.
- Vertically-integrated, real estate investment platform.
- A full service development implementation capacity.

Co-Investment Culture

- Over \$90 million of sponsor co-investment in all funds.
- Employee ownership aligns our interests with those of our investors.
- Incentive-based fee structures promoting goal alignment with investors.

Investment Strategy

New Boston Fund has organized the USA Fund to source, execute and create value in selected investment opportunities within urban and economically-targeted areas. Our strategy is achieved through the acquisition, redevelopment or development of residential, office, retail, and warehouse/distribution investments. Our focus on smart growth and transit related locations and reclamation of Brownsfield’s sites will open up many sites to redevelopment while accomplishing other important public policy goals. The Fund, organized as a commingled limited partnership, will combine New Boston Fund’s substantial development and investment expertise and our network of strong relationships in the brokerage and lending communities. Additionally, our relationships within the CDC community and our significant on-the-ground local market experience allows us to source opportunities that will generate solid returns for our investors while also enhancing the quality of life for the residents and businesses within these communities. New Boston intends to take full advantage of our strong regional presence on the East Coast, our full service acquisition and development capacity, and our extensive experience in community development with local office presence to efficiently implement our investment strategy.

New Boston Fund, Inc.

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