



# Peace Under Pressure

## OPPORTUNITY ZONE FUND



**The Peace Under Pressure Opportunity Fund** seeks to invest in transitional housing and single-family homes, community revitalization through job creation, entrepreneur engagement track, workforce development and safe neighborhoods.

Fund Max Target:  
**\$15,000,000**

Minimum Subscription:  
**\$100,000**



# Executive Summary

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Peace Under Pressure Corporation is for those women who stay in a life-threatening situation because they have no place else to go, or because they are not financially stable but wanted to do something different but may not always have the right resources to become more established or understand the steps needed to progress in whatever field of interest they are interested in, whether it be, personal growth, financial growth, personal investment, financial investment, spiritual healing, mental, emotional growth and healing.

These women might have a fear of failure, fear of starting all over, a fear of not understanding how to establish their finances, fear of being judged, and fear of starting a business or investing. They may be embarrassed because they do not have an understanding of banking, savings, budgeting or investing. These women want to be treated with respect and dignity while learning new information to start over and make better personal and financial decisions. These women spend their free time with family, taking care of the home. These women pay to go to workshops a few times a year, and are excited and driven after every workshop, but lose track of staying consistent because the program is not continual. Peace under Pressure Corporation is a program that provides service for 1 year. During that year, we will have a survey that will be asked every 30-90 days to maintain membership engagement.



# Executive Summary

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We have started this business when we realized that there is a need exist to provide health and wellness assistance in an established community of women. Our exclusive self-discovery program nullifies the self-destructive thoughts and behaviors that occur because of a separation, divorce, abuse, or any life-altering event. We are solving the realization of actual attainable outcomes and goals by rebuilding oneself.

With our self-discovery catalyst program, based on community-building, activities, therapies, financial education, physical, and spiritual growth, our women will be able to rebuild and obtain the American dream of the pursuit of happiness. Our self- discovery program will allow and lead to members to established healthy relationships with friends, families, and coworkers. We will help our members to the learned skills of discernment provide a pathway and will be a catalysis for our members to become more driven and intentional with every task and personal goal. Members will become more productive at work, active in the community, physically active, promoting health and wellness, become more adaptable when facing adversity for a positive overall life-style.



# OUR MISSION

Our mission is to implement a wrap-around system that is based on health, wellness, self-discovery, and action planning. We are here to help women experience greater levels of wellness, by targeting all aspects of health and wellness through and including mental, physical, mental and spiritual discovery.



# Investment Thesis

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Peace Under Pressure Self Discovery Workbook provides information on enhancing your analytical skills. The workbook will help you decide what works best for you when making decisions for your life, and your mental health and wellness. You will learn how you physically act out when dealing with emotional triggers and be able to make rational choices for yourself when making decisions for the greatest return in the value of your life. You will learn to forgive yourself and learn the power of discernment to live a purpose-driven life. You will learn the importance of setting expectations for oneself and get an understanding of who you are. You will practice setting limitations for yourself and others for overall comfort, and fight for confidence through self-preservation. You will take a life-changing event and make it into a pathway of turning tragedy into triumph, while learning how to give back.

Furthermore, with encouragement and drive, and partnerships, women will be able to find work through workforce development, job creation and entrepreneurship programs.



# OPERATION: PEACE





# Initial Fund Project

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Peace Under Pressure's first project and investment opportunity will be a Warehouse with 12,000 square feet of floor space on three levels and CMX-2 Zoning. Floor plan available for 24 apartments or condos with a retail space on main level. If converted to CMX-3 Zoning warehouse property it may allow for up to 18-20 additional apartments or condos. Building potential would increase up to 40-42 units plus one retail space. For transitional housing purposes two women per unit.

- **Approx. 13,000 sq.ft warehouse**
- **60x80 lot**
- **15x50 lot with one story structure**
- **Behind the warehouse there is a 70x54 lot with the same footprint as the warehouse CMX-3**



# Fund Vision

Peace Under Pressure has a vision to provide survivors of domestic violence and interpersonal traumas an alternative outlook on their circumstances.

To provide women with understanding that they will overcome, and it is possible to, and they are worthy of having peace under the pressure of life.





# Fund Impact

We will create a humble realization of what can be accomplished with determination, discernment, and consistency. Our program is the awareness of personal decisions, personal finances, and overall knowledge to work smartly to make decisions. We will teach our members how to have a positive mindset so that they can collectively focus on things that give them joy and makes them feel positive and happy despite what has occurred in their life, as long as it's healthy and safe for them. Our nonprofit is a way that many women can gain the assistance that they need mentally, emotionally, spiritually, physically and financially to be able to overcome, start over and build a better financial structured frame of mind, and progressive way of thinking for themselves and their future.

Our clients will learn to understand their past, understand certain behaviors about themselves, and understand why they deal with things the way they deal with them as well as discernment. Our membership program are for people who have a burning desire to grow and become invested in themselves, by manifesting into their true selves through our self-development program. It is more than just getting counseling or therapy it is a mental, physical, emotional, spiritual healing development and growth program. We will include access to transition for those who need it, and single-family housing for those who complete the program.



# “Turning Tragedy Into Triumph.”

1. A change in society starts with a mental shift of what one believes about themselves, and what they deserve. When you learn to love yourself you in turn will fight for what is right in your life.
2. Having the ability to believe in what you deserve, that is right and honorable perpetuates the ability to have empathy for others. This empathy will revitalize communities, one person at a time, oozing into nearby individuals therefore spreading across into the communities and near by communities.
3. Investors can be certain they will be able to see a return on their investment because we'll not only have the transitional housing, will also have single family housing, merchandise, workbook sales, and program cost. Also, because we have the ability to bring about Rehabilitation through revitalization, creation jobs through Workforce development and produce Safe neighborhood. We are the one stop shop that every investor is looking for.





# OPPORTUNITY ZONES & FUNDS





# The OZ Opportunity

**Opportunity Zones** are designed to spur economic development by providing tax benefits to investors. First, investors can defer tax on any prior gains invested in a Qualified Opportunity Fund (QOF) until the earlier of the date on which the investment in a QOF is sold or exchanged. With even more tax break incentives along the way at both 7 years and 10 years.



# Investor Opportunity

## 10% Step Up Basis

If invested for at least five years, capital gains tax liability is for only \$9M.\*



**5 Years**

## 15% Step Up Basis (+5%)

If invested for seven years, capital gains tax liability is for only \$8.5 million.



**7 Years**

## Tax Free

If OZ investment is sold for \$20 million, generating another \$10 million gain, the new gain would be tax-free if sold after a hold period of at least 10 years.



**10 Years**

\*Dollar Amounts Used Are for Example Only.



# The Vision of Opportunity

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**10 Year  
Anniversary**

**100% STEP UP TO FMV  
AT TIME OF SALE**

**7 Year  
Anniversary**

**TAX ON DEFERMENT WITH  
10% REDUCTION IN BASIS**

**5 Year  
Anniversary**

**10% STEP UP IN BASIS**

**Initial  
Investment  
Into Fund**

**100% DEFERMENT OF GAIN**



## QUALIFIED OPPORTUNITY ZONES

The Tax Cuts and Jobs Act of 2017 created Qualified Opportunity Zones (“QOZs”) to provide potentially significant tax benefits to investors who re-invest capital gains into long-term investments into communities designated for economic development. There are over 8,500 QOZs across all US states, Washington DC and Puerto Rico. They offer investors the ability to positively impact communities struggling to attract capital to generate sustainable economic opportunity for their communities.

## QUALIFIED OPPORTUNITY ZONE FUNDS

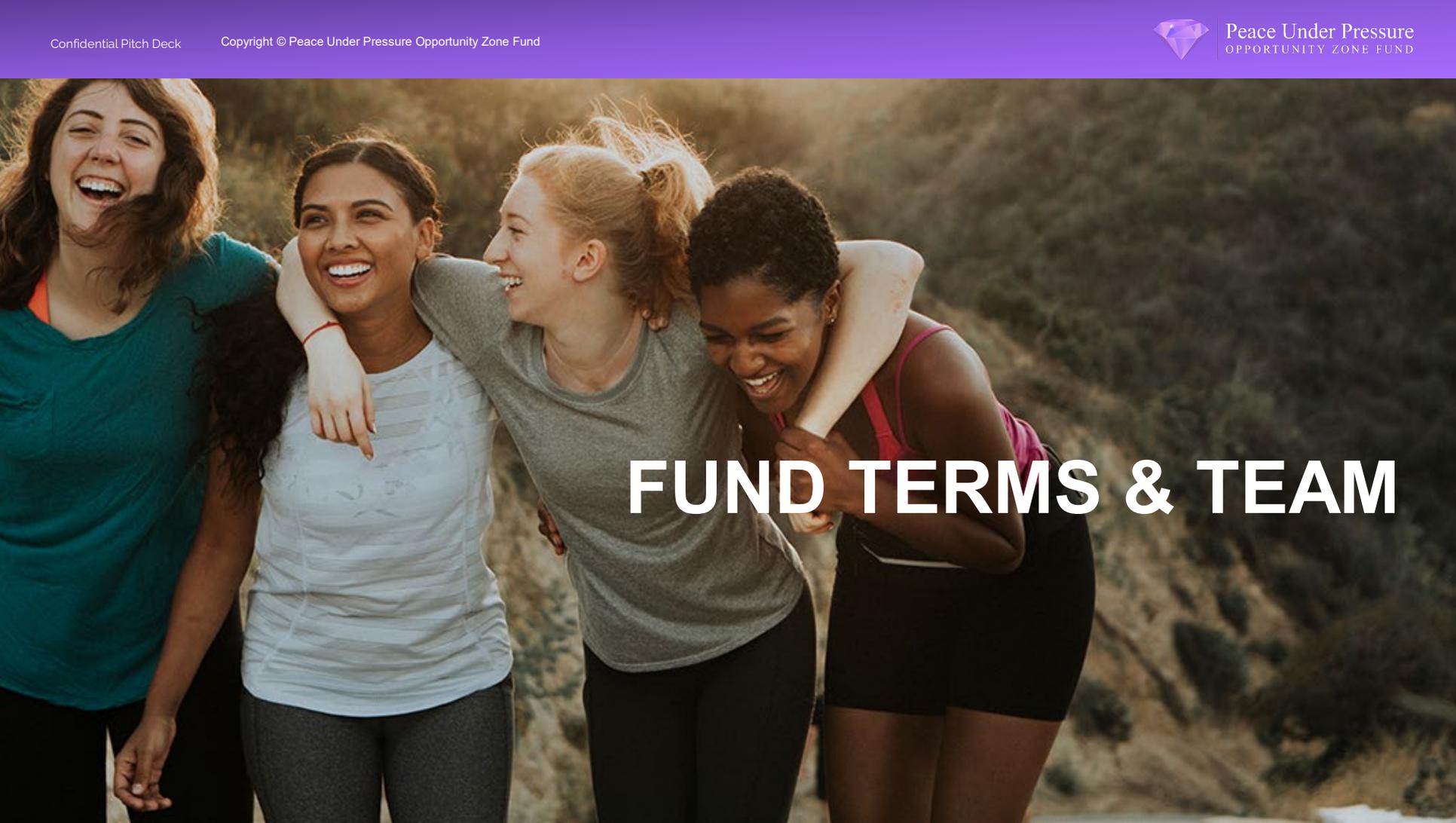
A Qualified Opportunity Zone Fund (“QOF”) is an investment vehicle which is organized as a corporation or partnership for the purpose of investing (at least 90% of its assets) in qualified opportunity zone asset or businesses.

**A qualified opportunity zone asset/property can be (so long as acquired after December 31,2017):**

- Stock in a domestic corporation that is a QOZ business
- Any capital or profits interest in a domestic Partnership that is a QOZ business
- Tangible asset used in the trade or business of a QOZ business, where the QOF substantially improves the asset

## QOZF BENEFITS TO THE TAXPAYER / INVESTOR

Taxpayers may defer paying tax on capital gains, if such capital gains are invested in a QOF, within 180 days from the gain. The deferral period ends the earlier of when the tax-payer sells its interest in the QOF or the 5-year mark. Investments held for 5 years prior to that date will also qualify for a 10% increase in the tax-payer’s tax basis of the amount of the deferred gain. Any taxpayer that holds its investment for a minimum of 10 years, can achieve no capital gain tax on the appreciation of its investment.

A photograph of four young women of diverse backgrounds laughing and hugging each other outdoors. They are dressed in athletic wear. The background is a blurred natural setting, possibly a hillside or park, with warm, golden-hour lighting.

# FUND TERMS & TEAM



# Nemadia Knuckles

Founder & Fund Manager

**Nemadia Knuckles** is the Founder and Executive Director of Peace Under Pressure, Incorporated. She is also a licensed Respiratory Care Practitioner at a level 1 trauma center. She survived a bitter divorce and was able to discover self-love with the help of close family, friends, books, and physical and nonphysical activities. She thought to share the support she received with women in life-altering events and interpersonal trauma so that they may also see the beauty that lies within.

Nemadia graduated with a B.A. in Liberal Studies with a concentration In Psychology, Sociology, and Secondary Education.



# Fund Terms

Status: **Open To Investors** | Type of Fund: **LLC**

Asset Classification: **Multiple Assets** | Active Potential Investments: **2**

Fund Administration: **OZInvested.com** | Anticipated Returns: **+20%**

Round A

**\$5M**

Target Offering

Total Fund

**\$15M**

Maximum Offering

Minimum

**\$100K**

Subscription



# Start Investing Today!



Peace Under Pressure  
OPPORTUNITY ZONE FUND

(484) 380-5504 | [info@peaceunderpressure.org](mailto:info@peaceunderpressure.org) | [www.peaceunderpressure.org](http://www.peaceunderpressure.org)