



ZAHREN FUNDS

*CLEANER FOOTPRINT.
BETTER PLANET.*

Clean Feet Investors II, L.P.



Managed by Clean Feet Investors II GP, L.L.C.

CONFIDENTIAL

SUMMER 2021

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ZAHREN FINANCIAL FAMILY OF FUNDS

Mission Statement: To give savvy investors compelling reasons to invest: Proven, Profitable, Sustainable ESG assets.

Clean Feet Investors I, LLC

- Founded in 2010 by Bernie Zahren, Jigar Shah, and Rajiv Pandya CFI I has been providing investors with consistent quarterly cash flow returns at double-digit annualized rates from the direct ownership of ESG operating assets.
- CFI I supports entrepreneurial partners in renewable/sustainable practice sectors by providing “non-dilutive” capital to fund ESG operating assets.
- Designed with unique tax, legal and economic structures intended to achieve a “risk-adjusted” after-tax return.
- CFI I raised \$25 million and has grown the portfolio of operating assets to \$45 million through creative and diligent management and reinvestment of asset sales.
- CFI I’s largest investment of \$8,000,000 is in Stem, Inc, a smart battery storage company that a Special Purpose Vehicle (“SPV”) was created to install, own and operate battery systems.
- An exit for the Stem investment and exercise of significant equity option has been executed as the merger closed in the second quarter of 2021.

Clean Feet Investors II, LP

- CFI II was formed in 2020 as a follow-on fund to continue and enhance the mission of Clean Feet Investors I, LLC.
- Structured like CFI I with unique tax, legal and economic structures targeting consistent quarterly cash flow returns from sustainable operating assets.
- One major difference from CFI I is that Management intends to reinvest a future amount of early returns back into our projects to enhance potential upside returns.
- CFI II has already closed on several project investments with two different utility-scale solar PV development companies and an energy optimization firm.
- Management has adopted the United Nations 17 Sustainable Principles into our overall scope when evaluating investments.

ZFC Capital Partners I, LP

- In 2018 ZFC raised \$3.75 million as part of Stem, Inc’s Series D Preferred Stock round which ultimately raised \$110 million.
- Participants in Stem’s various rounds included RWE, Mitsui & Co, Iberdrola, Tamasek, GE Ventures, and the Ontario’s Teachers Pension Plan.
- In December of 2020 Stem, Inc announced they were to be publicly listed via a Special Purpose Acquisition Company (“SPAC”) with Star Peak Energy Transition Corp (STPK). The merger has closed and Stem is now trading on the NYSE under the ticker (STEM).
- Management is estimating a potentially significant upside for ZFC investors as well as for the CFI I investors.

ZFC Capital Partners II, LP

- Oz Griebel, a valued member of our management team, who passed away in 2020, introduced CFI to Movia Robotics, Inc, a robotic-assisted software company focusing on children with autism.
- CFI I provided Movia with \$500,000 in debt financing over a term of five years to assist their expansion efforts in 2020.
- Movia has seen significant growth in their home sales as more parents and therapists are looking for alternative learning tools due to Covid-19.
- ZFC II is proud to be leading Movia's Series Seed Preferred stock equity raise with an offering of \$5 million.

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Message From Our Executive Chairman

Bernard J. Zahren

We are excited to share our latest offering from the Zahren Family of Funds: **Clean Feet Investors II, L.P. (CFI II)**

We look forward to continuing the mission of CFI I by providing unique tax, legal and economic structures intended to achieve a "risk-adjusted" after-tax return that is superior to other Environmental Social & Governance (ESG) cash flow investment alternatives for accredited investors.

Our motto has always centered around leaving a cleaner footprint on our planet and a legacy of sustainability for future generations. We believe that CFI represents a breakthrough prototype to invest in impact ESG projects.



Mr. Zahren has won awards for his Net Zero home in Avon, CT. He has a geothermal HVAC system and a wind turbine.



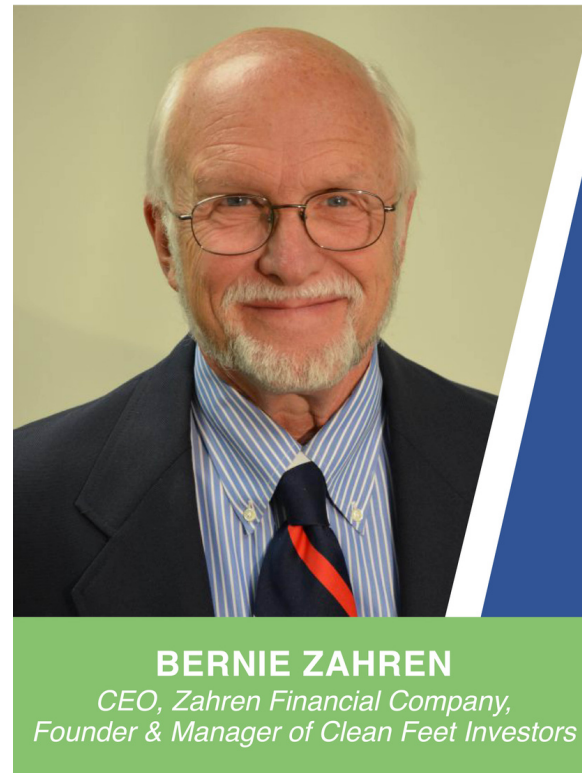
The 17 Sustainable Development Goals

The United Nations Sustainable Development Goals (SDGs), also known as Global Goals, are a set of 17 integrated and interrelated goals to end poverty, protect the planet, and ensure that humanity enjoys peace and prosperity by 2030.

Zahren Funds has adopted these goals as it expands its overall ESG investment mission for a cleaner footprint and a better planet. We are focusing on the specific categories where our experience can add value.

CFI II Management Team

Bernard J. Zahren, Founder & Executive Chairman



BERNIE ZAHREN

*CEO, Zahren Financial Company,
Founder & Manager of Clean Feet Investors*

 bernie@cleanfeetinvestors.com

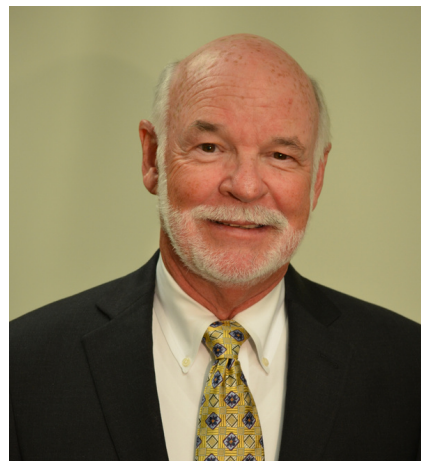
Bernie has spent over 47 years in a variety of entrepreneurial and management roles accumulating a wealth of knowledge in both investment syndications and renewable energy. Bernie holds a BS from the University of Notre Dame and an MBA from the University of Pittsburgh. He has been instrumental in implementing business-focused sustainability initiatives and has testified before Congressional committees on alternative energy issues.

He is the owner and Founder of Zahren Financial Co., LLC since 1984. ZFC structured and managed a variety of successful equipment leasing offerings in the 1980's. In the early 1990's Zahren Alternative Power Corp. (ZAPCO), a spinoff of Zahren Financial Co., L LC, was built into a portfolio of 27 landfill gas and co-generation projects through acquisition and development. In 1998 ZAPCO executed the first significant international trade of Greenhouse Gas (GHG) Emissions Reductions in the U.S. This transaction was equivalent to taking 500,000 cars off the road for an entire year. ZAPCO was then sold to another entity in 2001 in a sale valued at \$98 million.

Bernie co-founded Clean Feet Investors I, LLC (CFI I) in 2010. CFI I is a private multi-million dollar investment fund with a successful 10-year track record to date. The business focuses of CFI I's portfolio include: solar photovoltaic, SREC aggregation & finance, energy efficient hydroponic greenhouses, battery storage, water heater controls, and solar thermal and energy brokerage. Projects are located throughout the USA. Bernie truly believes in reducing his own carbon footprint, not only by managing and investing in CFI, but also by his renovation to his home which achieved "Net Zero Energy" awards through multiple deployments including a 15-kilowatt wind turbine, geothermal heating and air conditioning, and a solar thermal hot water system. He serves as the Chairman of the Avon CT Clean Energy Commission and has served as a member of the Board of the Talcott Mountain Science Center and Academy (www.TMSC.org) and on the Board of the Special Olympics and Community Health Charities of CT.

Bernie has three daughters and seven grandchildren. His active participation in helping reduce emissions that are contributing to Climate Change is his way of "paying forward" the obligation he believes we should all share for all life on Planet Earth.

CFI II Management Team



Richard V. Kretz, CPA & Manager

- Previously Managing Partner of Kostin, Ruffkess & Company (a 140 person CPA firm) for 18 years where he also managed Zahren Financial and ZAPCO accounts.
- Executed a merger of Kostin, Ruffkess into JH Cohn, LLP which then merged with Reznick Group to form a 4,000 person CPA firm based in New York.
- During his career he has served in board and officer positions with many non-profit organizations, as well as a trusted advisor to many closely held businesses.



Tim Kretz, Investor Relations & Manager

- Previously spent over 15 years as a wealth advisor counseling and advising high net-worth individuals and business owners.
- Part of a team that actively managed over \$500M in discretionary traded advisory portfolios
- Designed & managed several custom traded and non-traded ESG portfolios and using alternative credit, liquid alternatives and private debt within the energy and infrastructure sectors.



Chris Cook, Esquire, Manager

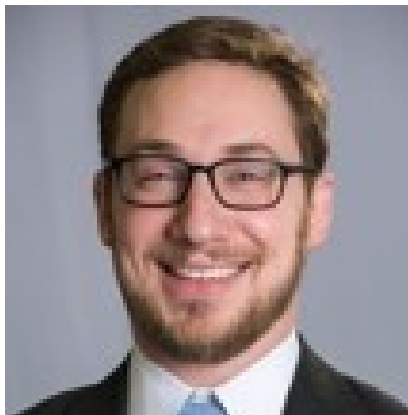
- A serial entrepreneur having started or co-founded five companies that all have had successful exits.
- President and General Counsel of Solar Grid Storage, one of the original investments in CFI I, a company he started which was focused on the use of financed battery storage for solar power installations.
- Co-founder of SunEdison where he served as the Company's first General Counsel and wrote the first company power purchase agreement ("PPA") contract that became the model contract for the solar industry.

CFI II Management Team



Lorie Maguire, Finance Manager

- Twenty-five years of accounting and finance experience.
- Prior to joining the team, Lorie held managerial positions in Finance for both private and publicly held companies including Fortune 500 companies.
- Lorie has an in-depth knowledge of accounting and attention to detail with vast accounting experience across multiple industries which includes manufacturing, service, retail and construction.



Ben Margolis, Manager

- Previously Ben was a Principal at Genseed Advisors, a management consulting company working with early stage cleantech ventures.
- Prior to Ben's work at Genseed Advisors, he was a Director at Sol Systems, a renewable energy development firm.
- Founder of Pentricity, a company that worked with publicly-owned utilities to implement residential energy efficiency solutions.



Kate Careb, Associate Manager

- Kate is a leading fundraising professional with a keen focus on managing strategic gifts for high net-worth individuals, organizational strategic planning, mission focused events and capital advancement.
- Kate has held positions as Campaign Finance Director for Oz Griebel, Inc. and Vice President of Advancement at Special Olympics CT.
- Currently is also President of her consulting firm, Kate Careb Advancement.

Renewable Industry Technical Advisory Board

GREG GARTNER

Greg is currently the Senior Director for “storm hardening at Florida Power & Light (a regulated subsidiary of NextEra Energy: NYSE symbol “NEE”). He oversees a 2,000-person staff and an annual budget of over \$1 Billion.

His team ensures that the distribution system can meet extreme winds loads that happen during hurricanes. From 2011-2017 he was the Senior Director for NextEra Energy Resource’s Power Delivery Operations. In this position, his team managed the inter-connection operations of over 150 non-regulated generation assets (over 20,000 megawatts of capacity of solar, wind and battery storage). NextEra Energy is the largest global generator of renewable energy. Prior to his roles at NextEra Energy, he owned several entrepreneur businesses in manufacturing and distribution. He started his career with the General Electric Company where he led several domestic US and global manufacturing and product development organizations. He holds an MBA from University of Hartford and an BSME degree from Purdue University.

MIKE JACOBS

Leading the Union of Concerned Scientist’s (UCS) work on electricity markets and regulatory reform. He develops proposals in an effort to shape federal, regional and state electricity markets, regulation and policies to encourage the expansion of renewable energy resources and the reduction of coal-fired generation. Prior to coming to UCS, Mr. Jacobs worked as the markets and policy director at several renewable energy and energy storage companies and at the American Wind Energy Association (AWEA). In these positions, he developed strategies for integrating wind into the electrical grid using battery storage, expanding the use of existing transmission for renewable energy, and building merchant and dedicated transmission lines.

DON PHELAN

Providing a wide range of consulting and advisory services for debt, equity and syndication. Don retired as a Managing Director at Barings (a MassMutual affiliate) in December 2018 where he managed the Affordable Housing operations of MassMutual, a position he held since 2001. Mr. Phelan was responsible for the origination of new debt and equity affordable housing investments and the creation and external distribution of affordable housing products.

Renewable Industry Technical Advisory Board

MICHAEL CAROLAN

Michael has been working in the renewable energy and environmental field for over 50 years. He has primarily developed, constructed and operated landfill gas to energy (LFGE) facilities. He was Executive Vice President and COO of a regional waste company and managed the day-to-day operations for waste collection, landfills, waste water treatment facility and hazardous waste disposal. Previously, he was the Manager for Dow Chemical's Agro-Products in Brazil and Latin America. Michael has also consulted through Carolan Associates, LLC on wood waste to energy for a utility and biomass gasification projects. He has previously served as President and a Director of Zahren Alternative Power and has worked for over 30 years on the Landfill Gas Committee of SWANA. He was the United States liaison for the 1988 UK-US LFG Conference in Chester, England. Michael has written and presented numerous papers and publications about LFGE.

MICHAEL BERGEY

A co-founder of Bergey Windpower Co. in 1977 and its' CEO, Mike is a mechanical engineer and an internationally recognized expert in the fields of small wind systems, distributed generation, and green telecom. Bergey Windpower is a leading worldwide manufacturer of small wind turbines, with over 10,000 installations covering all 50 U.S. States and over 120 countries. Mike has twice served as president of the American Wind Energy Association (AWEA) and served on the AWEA Board of Directors for 27 years. In 1994 he was recognized as the "Wind Industry Man of the Year" by AWEA. He is currently in his fifth term as president of the Distributed Wind Energy Association (DWEA), which represents the U.S. small wind industry.

JAY CORGIAT, PH.D.

Jay has over 15 years of experience in the green energy business in Illinois, developing, owning, and operating 6.5 MW of landfill gas to energy facilities. He is the founder of Central Road Energy, LLC (CRE), a business to business entity that holds and administers Renewable Energy Credit contracts for projects developed and operated under the ILSfA's Low-Income Distributed Generation, Non-Profit and Public Facilities, and Low-Income Community Solar sub-programs. CRE works with developers, EPCs, and investors to ensure that their projects are compliant with the requirements of the ILSfA program.

Sustainability Investing



There are a number of titles ascribed to designate investment funds that purport to be "sustainable" in our financial manifests. Among them are descriptions such as: "Triple Bottom Line"; People, Profits, Planet or "SRI" (Socially Responsible Investing). Perhaps the most prevalent of these monikers is "ESG" (Environmental, Social, and Governance) adopted by most Mutual Funds or Exchange Traded Funds (ETF's).

There appears to be a current concern, however, and securities regulators (the SEC, etc.) are looking into potential misrepresentations by some fund managers who are simply "Greenwashing" in their public marketing pitch. While we are not implying any broad fraudulent practices by these fund sponsors we do want to point out some clear distinctions in certain details. In general, support for any investment strategy that provides financial support for the difficult struggle to reverse Climate Change is a laudable endeavor.

The distinction we do want to make is that a select Private Placement Offering has the capacity to make a much stronger direct impact than a portfolio of large publicly traded stocks that screen out companies in the fossil fuel sector. CFI II will be investing in direct cash flowing operating assets that have a specific and immediate benefit for all life on our planet in one or more of the broader spectrum of the 17 United Nations Sustainable categories.

We will attempt to give you an opportunity to directly participate in our new business model as an investor in Clean Feet Investors II, LP. There are a lot of positive and exciting options for us to explore together and leave a legacy for future generations. Our motto has always centered around leaving a cleaner footprint on our planet and a legacy of sustainability for future generations. We believe that CFI II represents a breakthrough prototype to invest in impact ESG projects.

Impact ESG Assets



Private investment in impact investing in the sustainable-driven sectors continues to grow as investors look to generate returns in line with traditional infrastructure investing. The Biden administration is proposing a significant investment into clean energy like **carbon capture, sustainable agriculture, clean water, battery storage, and microgrids.**

COST

Impact ESG operating assets like solar, wind, and storage have become cost effective while global demand has intensified.

OPPORTUNITY

*ESG assets captured \$51.1 billion of new money from investors in 2020, a record and more than double the prior year.

DEMAND

**Investments in the ESG space now stand at \$12 trillion. That is approximately 1 in 4 dollars of the \$46.6 trillion in total AUM in the U.S. This represents a dramatic 38% increase since 2016.

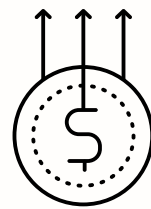
* Morningstar

** U.S. SIF 2018 Report

Clean Feet Investors I, LLC Highlights

CFI I was created to provide access to socially responsible impact investments in small to medium-sized sustainable operating projects. By employing effective investment structures for sophisticated investors, CFI is helping to fill the current void in impact financing for an industry segment that is very attractive and critical for combating climate change.

*Performance of CFI I does not guarantee the performance of CFI II.



Since October 2010, \$25.6M Raised & \$30M invested including reinvestment of cash returns & residual sales in impact investments. In addition, CFI I management successfully negotiated a discounted acquisition for the management rights of legacy solar thermal assets of Washington Gas with an original cost of \$15 Million.



CFI I's largest investment and largest return to date is with Stem, Inc. is the leading developer and deployer of Artificial Intelligence (AI) in battery storage systems. Stem was publicly listed on the NYSE in a business combination with Star Peak Energy 'STPK' in 2021. The merger closed on 4/28/21 and the company is now listed as 'STEM'. Investors have the potential for significant upside from the warrants management negotiated.



Initial investors in a \$100,000 B Unit have received a pre-tax (& mostly after-tax) cash return of over \$175,000 through 5/31/21. Plus significant additional cash returns by the end of 2027.

Clean Feet Investors I, LLC Highlights

\$100,000 Investment in 2010 = One B Unit



BrightFarms

2010-2020	\$151,035.60 pre-tax cash flows	
1Q 2021 (Special Stem Distribution)	\$25,000	
Total	\$176,035.60	11.4% pre-tax IRR
Projected Cash Flow Returns Through 2027 (Includes sale of Stem stock)	Base Case \$89,000	Upside Case \$114,000
Projected pre-tax Total Cash Flow returns through 2027	\$268,035 15.4% pre-tax IRR	\$300,035 16.6% pre-tax IRR
Net Passive Taxable Losses	(\$33,619)	
Federal Tax Credits	\$8,574	

Clean Feet Investors I, LLC Project Investments



An innovative company leading the industry in developing and deploying artificial intelligence (AI) powered energy storage controls. Their proprietary power converters and battery storage units have patented software to reduce peak demand charges for various commercial/industrial facilities. This past December a Special Purpose Acquisition Company (SPAC) agreed to merge with Stem under the name Star Peak Energy (STPK). The merger has closed on April 28, 2021. This is CFI I's largest and most successful investment.



Canadian solar developer that capitalized on Ontario's 20-year "Feed in Tariff" program by constructing rooftop solar P.V. arrays which CFI I invested in as operating assets. After several years of consistent cash flows the developer was overextended. CFI I sold the interest in the investment and was successful in recovering our investment and a substantial return.



Rooftop solar hot water (SHW) company in Washington, D.C. who received Federal & local Tax and cash (SREC) rebates. Investment performed as intended for five years until it was necessary for CFI I to step in and provided additional capital to acquire rights to manage the Washington Gas solar hot water fleet. The investment has required substantially more management than intended but is now yielding consistent cash flows.



Missouri and Texas rooftop solar P.V. project developer who has projects that received substantial Federal and State solar rebates. CFI I invested into solar P.V. assets. Cash flow returns to date have been consistent with contracted cash flows anticipated to run through 2026. The overall investment is performing as intended.

Clean Feet Investors I, LLC Project Investments



An indoor farming company that designs, builds, and manages energy-efficient hydroponic greenhouses at or near supermarket retailers located outside Philadelphia, District of Columbia, and Chicago. CFI I made the initial investment in new equity to form the Bright Farms / Clean Feet LLC to develop hydroponic greenhouses. Cash flow returns to date have been consistent with contracted cash flows anticipated to run through 2026. The overall investment is performing as expected.



CFI I invested in project equity which was used to inventory SREC's (Solar Renewable Energy Credits) in the Washington, D.C. market. The investment paid CFI I a substantial return through a six-year period with upside returns for another four years. The investment performed as intended.



Solar P.V. project developer that enhanced installations with batteries, inverters, and proprietary controls that improved grid stability and customers' backup power. CFI I made the initial investment into operating assets. The company experienced technical & management issues which saw CFI I management intervene. Bernie Zahren became chairman of the board and guided management to a sale of the business which recovered our investment.



Designs, builds and manages state-of-the-art Water Heater Efficiency Network controllers ("WHEN") that optimize the timing of energy usage among thousands of water heaters. CFI I purchased 5,000 load controllers and receives the income from the controllers based on usage by the PJM utility grid to control power demand. Investment has performed poorly and CFI management is currently seeking additional capital and management talent to recover the investment.

Clean Feet Investors I, LLC Project Investments



Based in Bristol, CT Movia Robotics builds educational systems to help children with special needs and special abilities to learn and grow using robotic technology. The technology enhances communication, social interactions, and executive functions and helps families with children on the Autism spectrum. CFI I invested with Movia since it represents 3 of the 17 UN Sustainable Development Goals: good health and well-being, quality education, and industry innovation and infrastructure. This 2020 investment is performing as expected with cash flow anticipated through 2026.



Movia Robotics, Inc



Located in the Virginia area, Solunesco is a solar P.V. developer connecting rural landowners with new revenue opportunities through sustainable, cost-competitive energy generation. CFI I Management invested in a promissory note that has returned consistent and expected cash flow anticipated through 2021.



The solar P.V. project developer is located in the District of Columbia. Collateral backed loan yielded consistent contracted cash flows. The three-year investment performed as expected and the promissory note has been fully repaid.



GreenGrid



Clean Feet Investors II, L.P. Introduction

- CFI II represents a breakthrough prototype by offering investors ownership of ESG operating projects. Unlike traded mutual funds and ETF's.
 - Unique tax, legal and economic structures intended to achieve a "risk-adjusted" after-tax return that is superior to other regular quarterly cash flow alternatives.
 - Integrated ESG criteria into our extensive due diligence as we align with companies and projects that exhibit operational excellence, capitalize on growth opportunities and mitigate risks.
-
- Subsidiary loan company structure to provide maximum tax efficiency for income-focused investors.
 - Reliable cash flow from operating assets to diversify away from an overvalued volatile stock market & low-interest rate bond environment.
 - Investments in proven sustainable technologies (e.g. solar PV, battery storage, and hydroponic agriculture) with contractually binding obligations that have limited development or construction risk.

Clean Feet Investors II, L.P. Project Pipeline

Current Project Backlog of \$30.5 Million

1

SELF SUFFICIENT DISTRIBUTED ENERGY

West Coast-based company that designs, builds, and operates small to mid-scale microgrids to supply reliable power and "islandable" from the grid. Contracted cash flows will come from secured Power Purchase Agreements (PPA's).

2

RENEWABLE ASSET OPERATION & OPTIMIZATION

Eight-year project finance loan with an energy asset optimization company. Their proprietary system handles the complexities of the many power programs by coordinating dispatch and seasonal dispatch windows and utilizing a predictive algorithm to identify ISO-NE system peaks.

3

STEAM HEAT ENERGY EFFICIENCY

Smart, internet-connected efficiency technology for steam-heated buildings. Contracted five-year cash flows secured by expanding the business model into "heating as a service".

4

TRUCK STOP ELECTRIFICATIONS (TSE)

Five-year project finance loan to build out terminals providing idle-free comforts to long haul truckers. Contracted cash flows for five years secured by long-term site leases with potential expansion. Idle free impact metrics show 60M + gallons of diesel savings and an estimated 1 billion lbs. of emissions mitigated since 2016

5

POND SOLAR DIFFUSED SUBSURFACE AERATION

Patented solar-powered subsurface aeration system that works without the need for grid electricity. Subsurface aeration is widely understood to improve water quality, reduce odors, and encourage the decomposition of organic matter. The system is competitive and scalable at golf course homeowners associations and municipalities. ,

6

SELF INSTALLABLE HOME BATTERY

Eight-year project finance loan to fill a 2,000-unit order to build out the hardware and software for an all-in-one home energy storage appliance. The system offers up to 40% total savings per installed kWh, 24/7 resiliency and it is designed for all energy customers.

Clean Feet Investors II, L.P. Project Investments



Founded in 2016 by an experienced renewable energy veteran. SynerGen Solar develops commercial, utility-scale, and community solar projects in select markets across the United States. With deep industry experience and strong relationships in local markets. SynerGen provides a competitive advantage through its proprietary project development platform.

CFI II has structured a five-year loan between CFI Capital Company, LLC (our loan Subsidiary) and SynerGen. They will use the capital provided from the loan for significant expansion in the solar projects they are currently developing for two projects in Maine. SynerGen has already secured a Letter of Intent (LOI) with a project finance entity who will purchase the project at Notice to Proceed (NTP).



Founded in 2008 Solar Green Development is a renewable energy company specializing in the design and development of utility-scale solar and battery storage projects. Solar Green's current development portfolio has over 350 megawatts of solar and storage projects located in the PJM territory.

CFI II has designed a six-year loan between CFI Capital Company, LLC with Solar Green. The company will use the capital provided from the loan for significant expansion in the solar projects they are currently developing. They have purchased a parcel of property in Pennsylvania that has an estimated value of \$10m for the site of the solar PV system.

Clean Feet Investors II, L.P. Project Investments



SYSO Technologies is a global market leader in renewable asset operation & optimization. Since its founding in late 2019, SYSO has actively worked to remove all barriers to energy market entry for solar plus storage developers and long-term renewable asset owners. With over 300 MWs of renewable assets under management, SYSO handles the complexity of participation by coordinating dispatch with seasonal windows and utilizing their predictive algorithm to identify ISO-NE system peaks and ensure resource availability for key performance periods.

CFI II has structured an eight-year loan between CFI Capital Company, LLC and SYSO. This will allow them to address and deliver on their backlog of significant contracts. SYSO has signed contracts with major energy providers that will cover regular cash flows. They are focused on large commercial and industrial sized systems.

CLEAN FEET INVESTORS II, L.P.

EQUITY UNIT (EU) STRUCTURE AND SUITABILITY

Structure & Suitability

Verified Accredited Investors only

Pass through tax benefits from depreciation, tax credits, projects, interest on Senior Debt Units

Certain collateralized priority return structures with project developers limits downside risk

Possible upside returns from reinvestment and residual sale values plus stock warrants

Who Should Invest & Why ?

Investors seeking “predictable” quarterly cash flow distributions

Seasoned investors who wish to establish a legacy with impact investing for the next generation

Investors looking for an alternative to volatile global equity markets and low global bond yields

Equity Units (EU's)

● TARGET CAPITALIZATION

Up to \$50 Million

● MANAGEMENT FEES

3.0% Fixed with No outperformance Fee

● CASH FLOW RETURN

Offering Period: 8% per year
Reinvestment Period: 8% per year
Full Return Period: 12% (base case)

● TENOR

Offering Period: up to two years
Reinvestment Period: Max of 2+ years
Full Payout Period: 11 years

Defined Minimum pre-tax returns for Equity Units (EU's)



SolarGrid Storage

Offering Period

Up to Two Years
8% annual pre-tax cash flow

Reinvestment Period

Max 2+ Years
8% annual pre-tax cash flow

Return Period

Years 5-15
12% annual pre-tax cash flow

CLEAN FEET INVESTORS II, L.P.

SENIOR DEBT UNIT (SDU) STRUCTURE AND SUITABILITY

Structure & Suitability

Verified Accredited Investors only

Internal debt for the fund. Mortgage type fixed
P+I amortization after reinvestment period

Priority over quarterly and cumulative cash
distributions to Equity Units

Simplified tax/qualified plan reporting and
annual valuation statement

Who Should Invest & Why ?

Investors with IRA's (self directed or other qualified
plans)

Non-profit entities, foundations & endowments
Senior Priority payouts over EU's

Those seeking portfolio income (i.e. interest income)
and lower risk

Investors looking for an alternative to overvalued
markets & low global yields

Senior Debt Units (SDU's)

● TARGET CAPITALIZATION

Up to \$25 Million

● MANAGEMENT FEES

1.5% Fixed with No outperformance Fee

● CASH FLOW RETURN

Offering Period: 6% per year

Reinvestment Period: 6% per year

Return Period P+I Amortized: 7% per year

● TENOR

Offering Period: up to two years

Reinvestment Period: Max of 2+ years

Payout Period: Max of 10 years

Defined Minimum pre-tax returns for Senior Debt Units (SDU's)



Stem, Inc.

Offering Period

Up to Two Years
6% annual pre-tax cash flow

Reinvestment Period

Max 2+Years
6% annual pre-tax cash flow

Return Period

Years 5-14
7% amortized P+I annual pre-tax cash flow



Nextility

Legal Counsel:

Morrison & Foerster, Murray Indick,
Law Office of Brad Mondschein, and
Hinckley Allen

Accountant:

CohnReznick



Sol Systems

Contact



- CLEAN FEET INVESTORS II, L.P.
- 40 TOWER LANE, Suite 145
- AVON, CT 06001
- 860-777-1660
- www.cleanfeetinvestors.com
- Email: margot@cleanfeetinvestors.com