



#BuyBackBatonRouge

Mid-City Eddie Robinson Sr. Historical District

Confidential Investment Summary



DISCLAIMER

The information contained in this presentation is considered confidential, intended solely for the individuals to whom it is delivered. The circulation of this document or disclosure of its contents to any other party is expressly prohibited. The information is solely for the use of prospective investors to determine the level of interest in Kimble Properties & The Multifamily Movement Fund.

While the information contained in this presentation has been compiled from sources we believe to be reliable, neither of the sponsors or their representatives make any representations or warranties as to the accuracy or completeness contained herein. All financial information and projections are provided for reference only and are based on assumptions relating to the general economy, market conditions, and other factors beyond our control.

All references to acreage, square footage and other measurements are approximations and must be independently verified. Prospective investors are encouraged to conduct their own independent due diligence investigation, review financial projections, and consult with their legal, tax, and other professional advisors before making an investment decision.



#BuyBackBatonRouge



OUR
TEAM

REWIND BACK TO STANFORD
WE WERE BOTH THERE, BUT DIDN'T CROSS PATHS



WHERE WE BEGAN OUR FIRST INVESTMENT PROPERTIES



LEADERSHIP TEAM



Anthony Kimble

Acquisitions & Partnership

- CEO, Kimble Properties
- Started in Multifamily Real Estate in 2013
- Full-time accredited investor
- Tulane University, MA in sustainable real estate development
- Stanford University, BA



Tevin Wade

Construction

- CEO, CORE Management Group
- BRCC, Associates in Construction Management
- Started in 2008
- Managed Construction Budgets of \$30 Million
- Currently Licensed In Louisiana & Texas



Jullien Gordon

Fundraising & Marketing

- CEO, The Multifamily Movement
- Started in Multifamily Real Estate in 2013
- Portfolio of 30 private units
- Full-time accredited investor
- Stanford Graduate School of Business

KEY PARTNERSHIPS



Legal, Op Zone, &
Historical Tax Credits



Lender



Property Manager &
General Contractor



CORE MANAGEMENT GROUP





#BuyBackBatonRouge



WHY REAL ESTATE

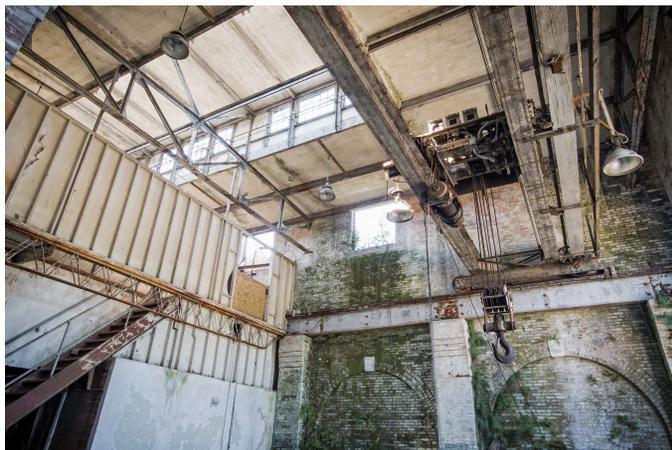
RECENT WORK

DESIRE STREET BAKERY



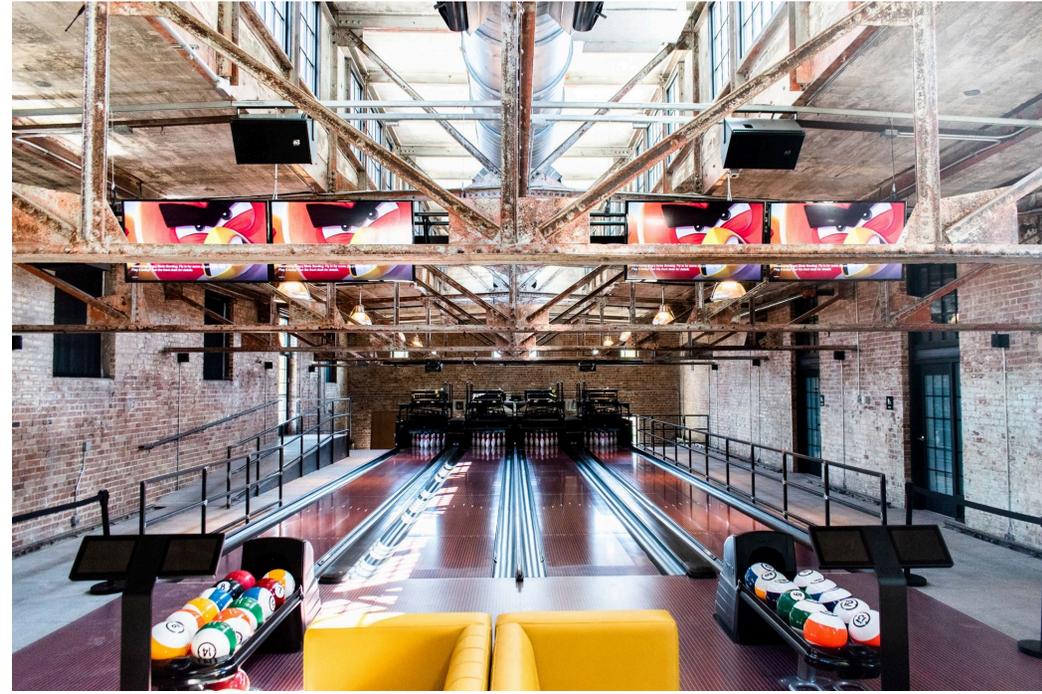
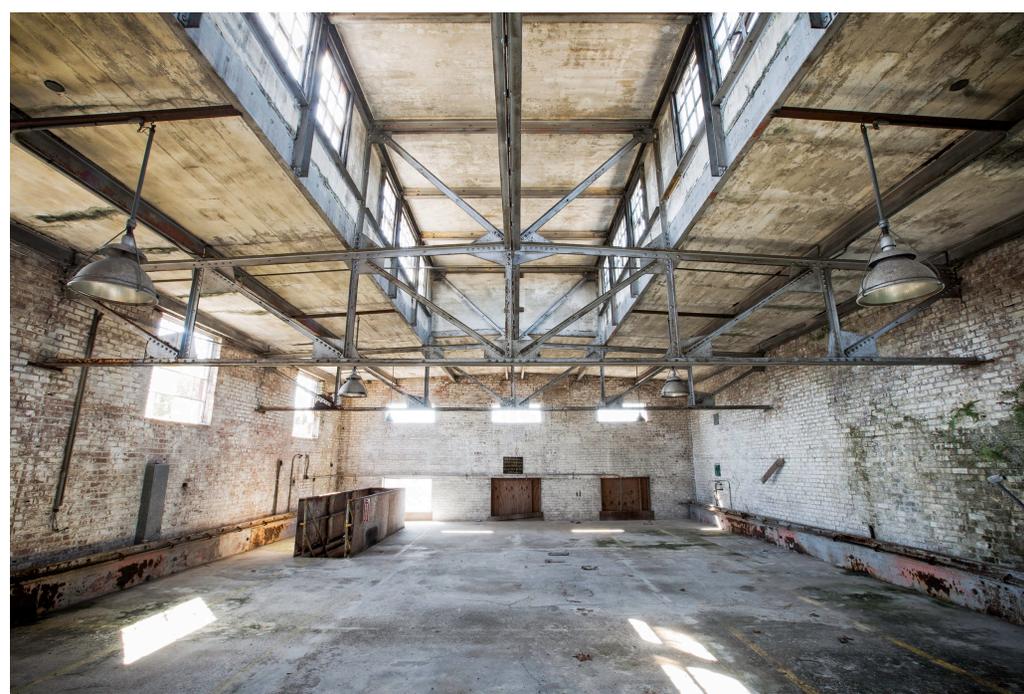
RECENT WORK

ELECTRIC DEPOT PHASE 1



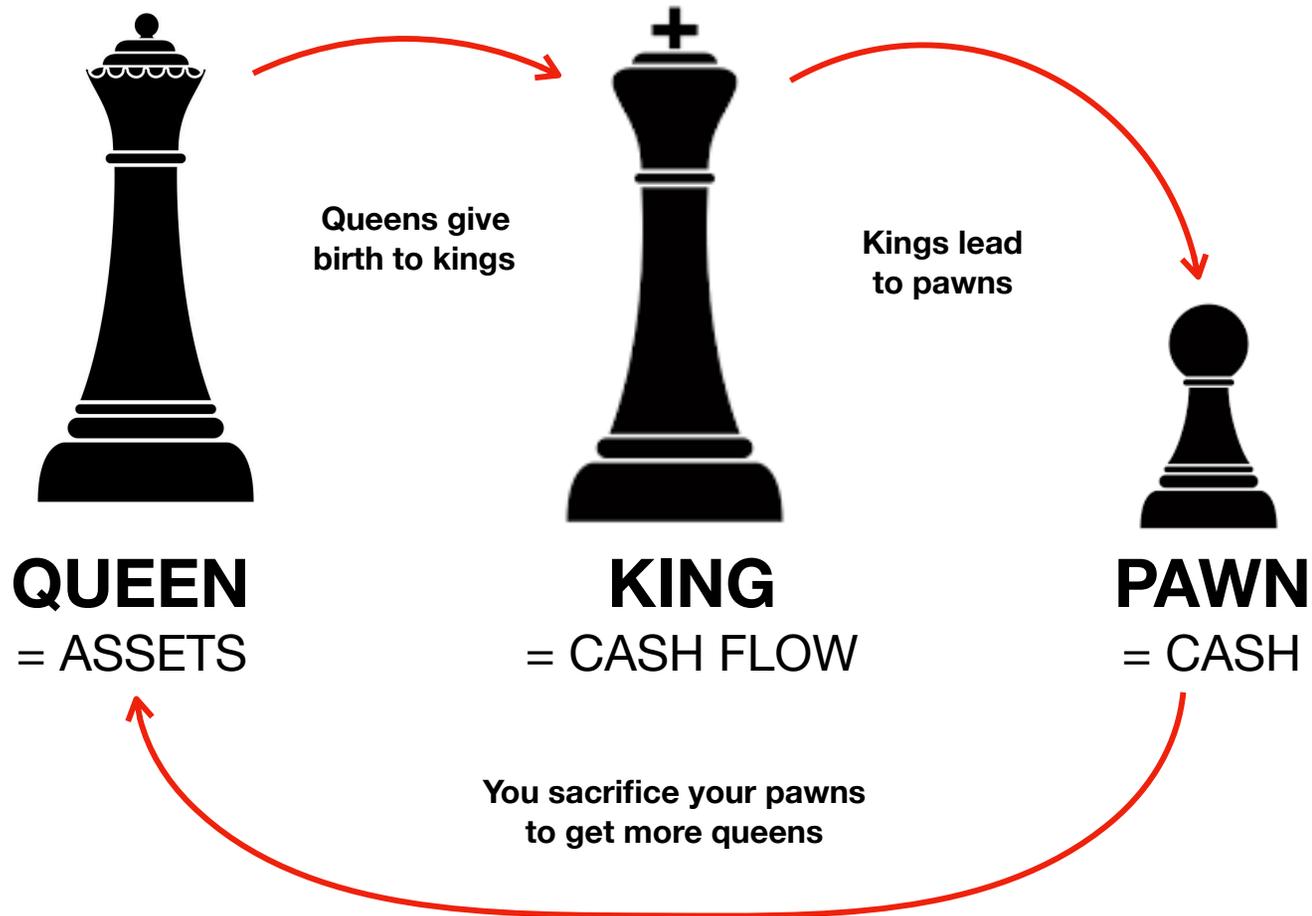
RECENT WORK

ELECTRIC DEPOT PHASE 1



HOW GENERATIONAL WEALTH IS BUILT

EMPLOYED PEOPLE EMPLOYING MONEY



YOU CAN'T SAVE YOUR WAY TO WEALTH CASH IS THE LOWEST YIELD ASSET IN THE WORLD

Bank of America



Deposit Interest Rates & Annual Percentage Yields (APYs)[†]

New York - Tri-State Area Consumer & Business Online Rates

See list below

Effective: April 03, 2018

New Account opening limit is \$250,000 in Online Channel. For larger accounts, please contact us.

Variable Rate Products for Consumer Customers

Rewards Savings/Minor Savings [†]			
Standard Pricing			
Account Balance	Rate %	APY %	
Less than \$2,500	0.03	0.03	
\$2,500 and over	0.03	0.03	
Preferred Rewards Tier with Interest Rate Booster*			
Account Balance	Rate %	APY %	
Gold			
Less than \$2,500	0.04	0.04	
\$2,500 and over	0.04	0.04	
Platinum			
Less than \$2,500	0.05	0.05	
\$2,500 and over	0.05	0.05	
Platinum Honors			
Less than \$2,500	0.06	0.06	
\$2,500 and over	0.06	0.06	
Banking Rewards for Wealth Management*			
Account Balance	Rate %	APY %	
Less than \$2,500	0.06	0.06	
\$2,500 and over	0.06	0.06	

THE STOCK MARKET

STANDARD & POOR'S 500

Year	Beginning Price	Ending Price	Gain or Loss	Percent Gain or Loss
2000	1469.25	1320.28	-148.97	-10.14%
2001	1320.28	1148.08	-172.20	-13.04%
2002	1148.08	879.82	-268.26	-23.37%
2003	879.82	1111.92	232.10	26.38%
2004	1111.92	1211.92	100.00	8.99%
2005	1211.92	1248.29	36.37	3.00%
2006	1248.29	1418.3	170.01	13.62%
2007	1418.3	1468.36	50.06	3.53%
2008	1468.36	903.25	-565.11	-38.49%
2009	903.25	1115.1	211.85	23.45%
2010	1115.1	1257.64	142.54	12.78%
2011	1257.64	1257.6	-0.04	-0.00%
2012	1257.6	1426.19	168.59	13.41%
2013	1426.19	1,845.86	419.67	29.43%
2014	1,845.86	2,058.90	213.04	11.54%
2015	2,058.90	2,038.20	-20.70	-1.01%
2016	2,038.20	2,251.57	213.37	10.47%
2017	2,251.57	2,683.73	432.16	19.19%
2018	2,683.73	2,850.13	166.40	6.20%
2019	2,850.13	3230.78	380.65	13.36%
119.89%	as of December 31, 2019	Average Return Over 20 Years		4.23%

15% TARGET RETURN (IRR)

Bank of America



STANDARD
& POOR'S 500



Amount Invested	Savings Account At 0.03%	S&P 500 At 4.23%	Our Fund At 15%
\$1,000	\$0.30	\$42.30	\$150.00
\$10,000	\$3.00	\$423.00	\$1,500.00
\$100,000	\$30.00	\$4,230.00	\$15,000.00

HOW LONG TO DOUBLE YOUR MONEY? THE RULE OF 72

Bank of America



72

.~~03%~~

=

2400
YEARS

STANDARD
& POOR'S **500**

72

4.~~23%~~

=

17
YEARS



72

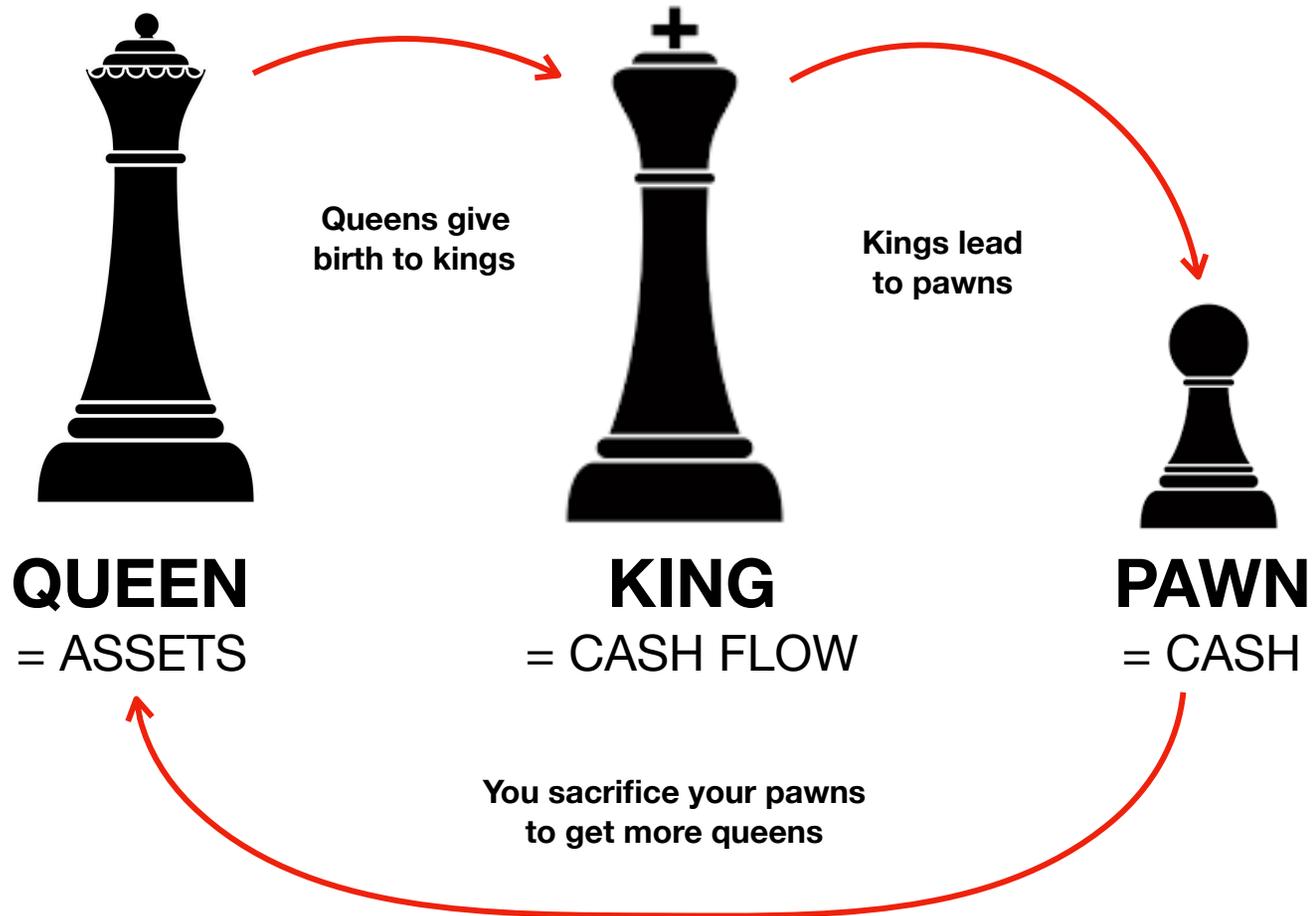
15~~%~~

=

5
YEARS

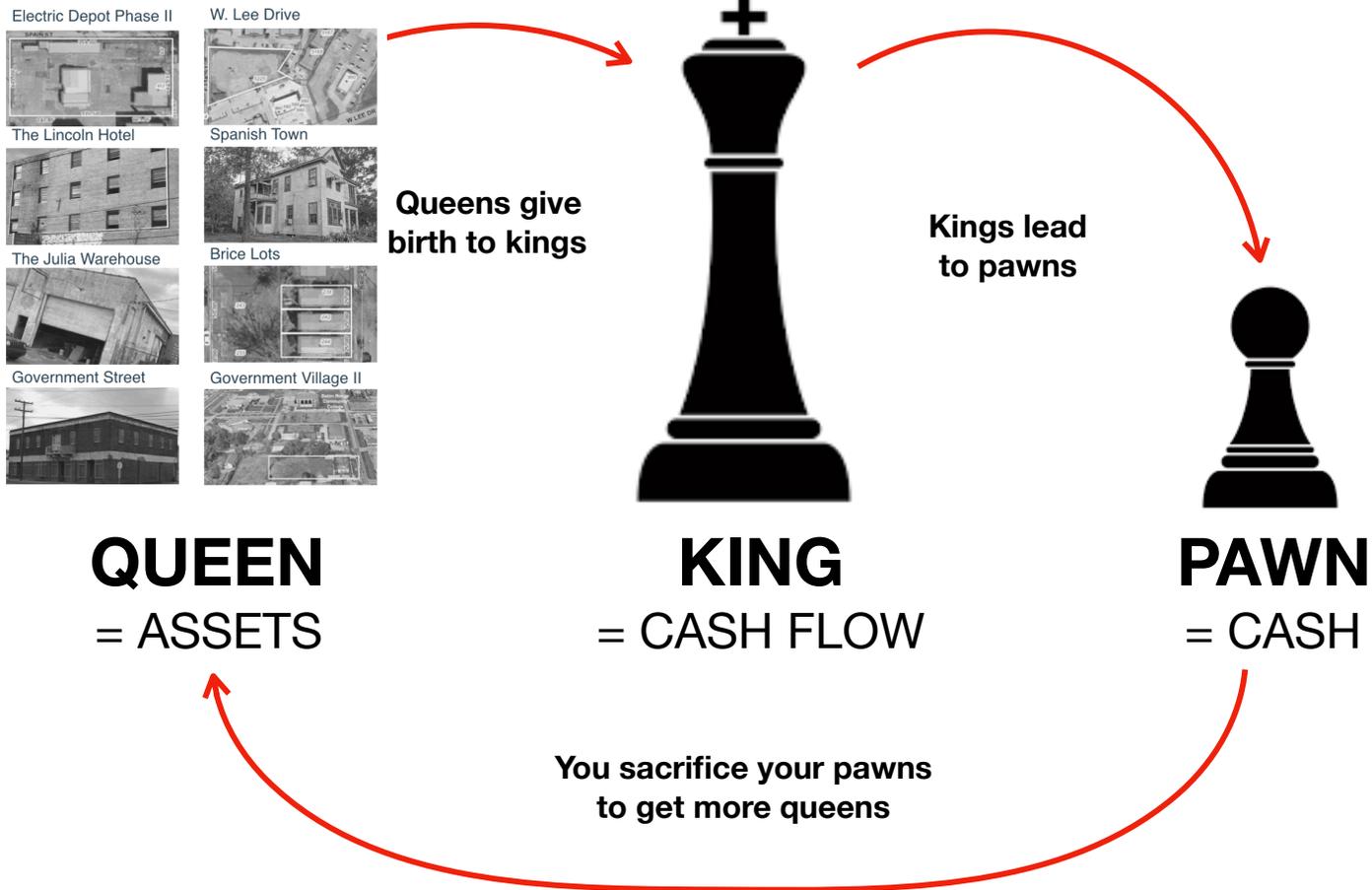
HOW GENERATIONAL WEALTH IS BUILT

EMPLOYED PEOPLE EMPLOYING MONEY



HOW GENERATIONAL WEALTH IS BUILT

EMPLOYED PEOPLE EMPLOYING MONEY





#BuyBackBatonRouge



OUR BUSINESS MODEL

OUR BUSINESS PLAN



\$48K equity
in the home

\$112K
-\$80K
=\$32K



BUY

RENO

RENT

REFI

REPEAT



BRRRR STRATEGY

OUR BUSINESS PLAN

01

Acquisition

Purchase value-add properties that qualify for historic tax credits and OZ investments, below market value.

02

Construction

Execute beautiful renovations through private lending or construction loans and place properties back into commerce for the community.

03

Monetization

Monetize the tax credits generated through the company's projects and distribute to investors on a pro-rata basis.

04

Stabilization

Source great tenants and achieve over 90% occupancy within the first 3 months of lease-up.

05

Refinancing

Refinance properties into Fannie Mae/Freddie Mac, multi-family loans and issue a return to investors.

OUR BUSINESS PLAN

JULIA STREET EXAMPLE



- 1. \$300K to ACQUIRE (Down payment raised from investors)**
 - 2. \$977K to CONSTRUCT/RENOVATE (Construction loan from local bank)**
 - 3. \$250K returned to INVESTORS from Historic Tax Credits (Now, we are only \$50K in)**
 - 4. RENT, Appraise at \$1,442K, & REFINANCE at 77% LTV (\$1,110K loan + \$332K equity)**
 - 5. Pay back \$951K remaining on construction loan from new \$1,110K HUD loan (Distribute the extra \$159K back to investors, leaving no money in the deal)**
- IN THE END: We are up \$109K cash + \$332K in equity + \$67K in income annually)**

THE IMPACT OF CORONAVIRUS

- + Coronavirus is **pushing prices down** and only those with cash to acquire will capitalize on these price drops versus someone who must rely on traditional financing.
- + For our residential properties, we will have a **stronger tenant pool** as people who were about to buy can't get financed and those who get foreclosed on have to rent.
- + With 9-18 month construction periods, we believe that is ample **time for the economy to recover**. Our units are really nice but not high end.
- + We anticipate **people moving from more expensive markets**.
- We are monitoring which commercial businesses thrive and are seeking to **find business models that align with our new reality**.



#BuyBackBatonRouge



THE PROJECTS

WHY BATON ROUGE?

WE AREN'T JUST BUYING A BLOCK—IT'S A NEIGHBORHOOD

1. Historic Tax Credits

The Eddie Robinson Sr. Historic District allows us to return up to 80% of investor's capital within 18-24 months by leveraging federal and state historic tax credits.

2. The Low Cost-Basis

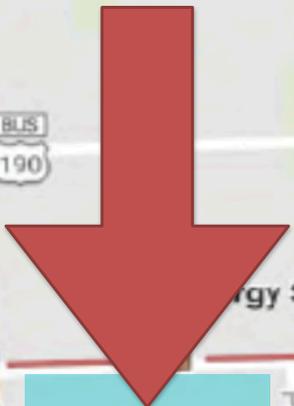
We are able to acquire land and buildings at pre-gentrification prices in an undeveloped neighborhood that is positioned between wealth and work.

3. Anthony Happens To Be From Baton Rouge

There are other mid-sized markets like this nationwide, but Anthony happens to be from Baton Rouge, care about Baton Rouge, and be well connected here.



Florida St
WORK
Downtown
Baton Rouge



White Wealth

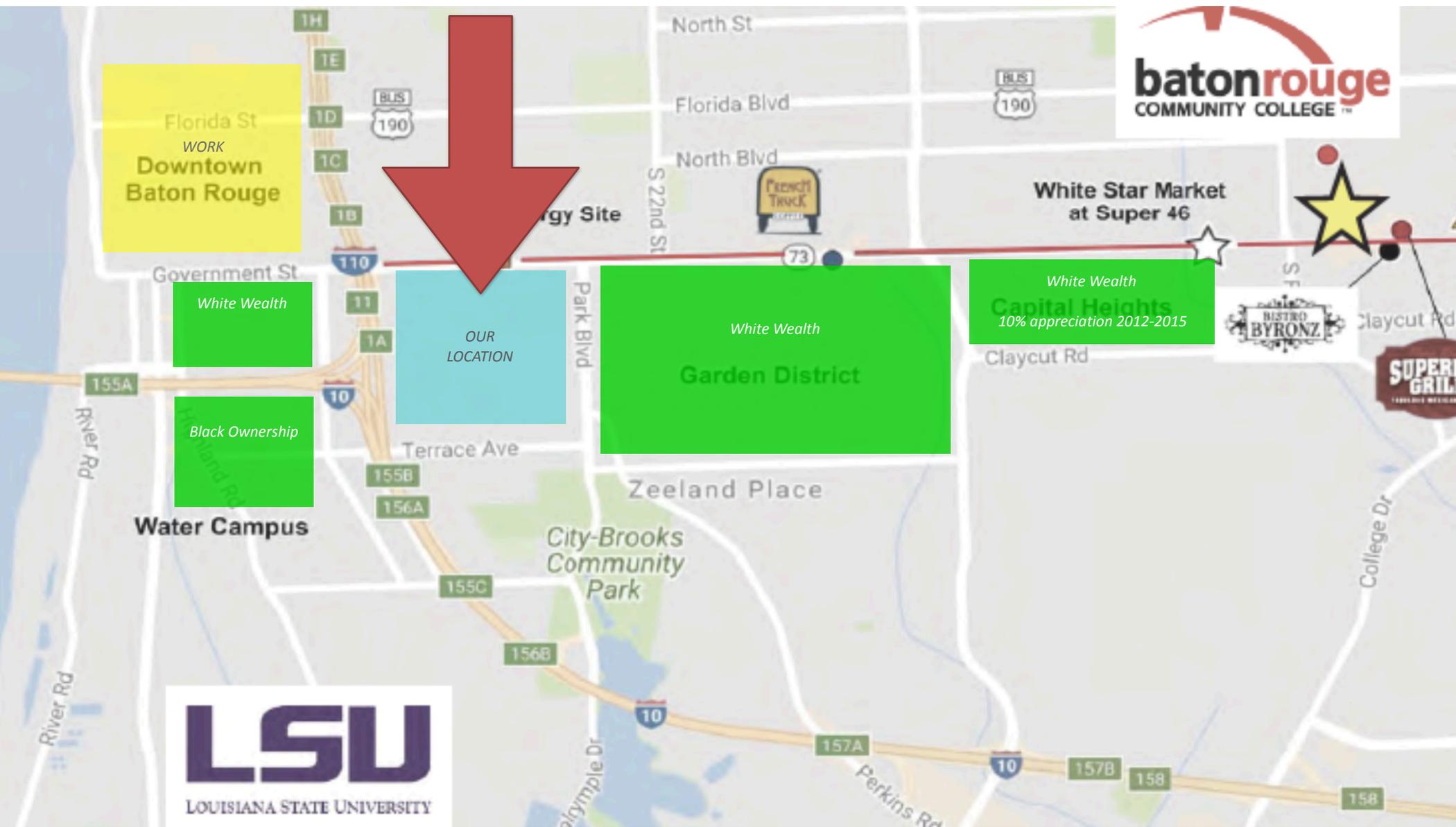
OUR
LOCATION

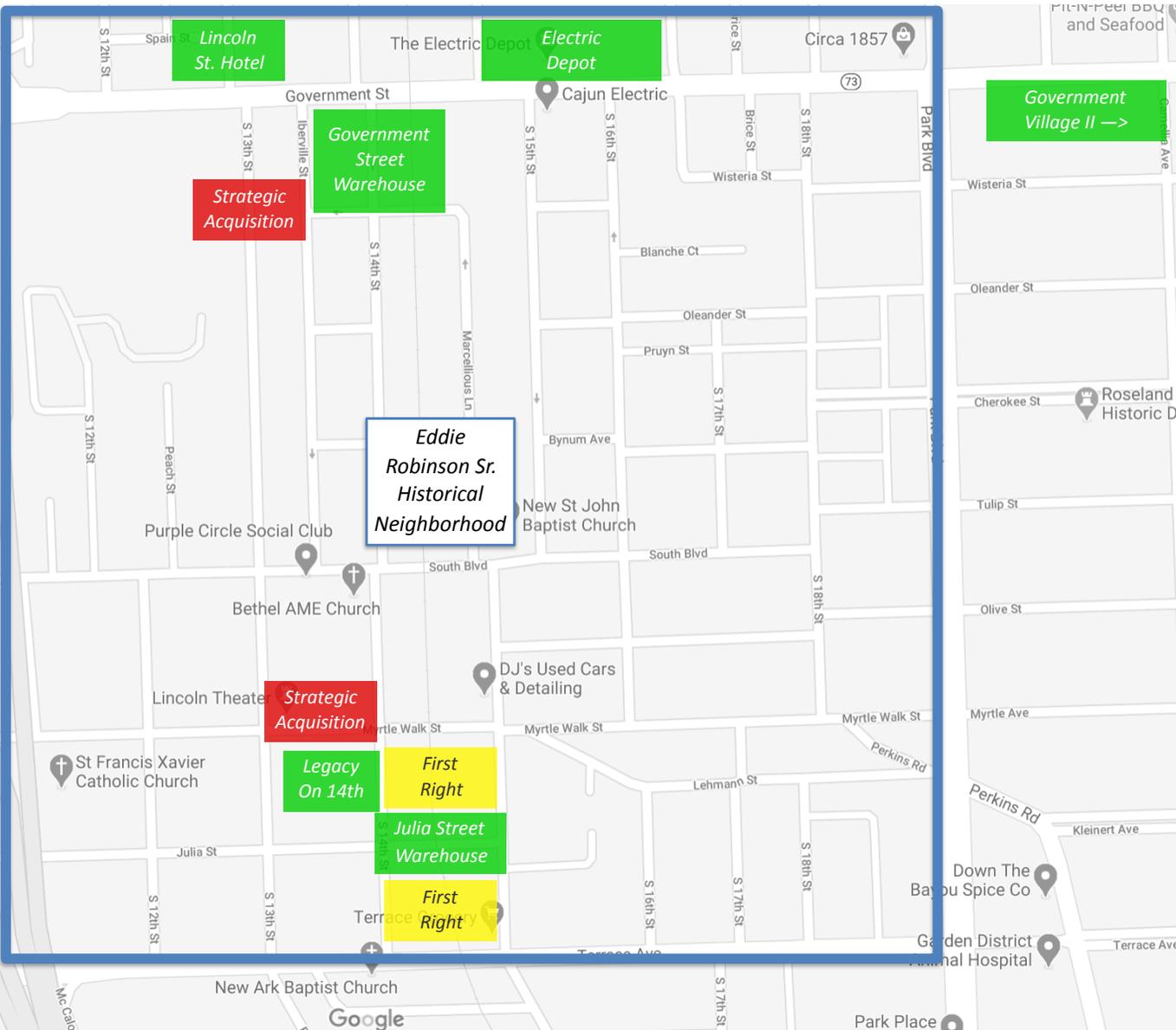
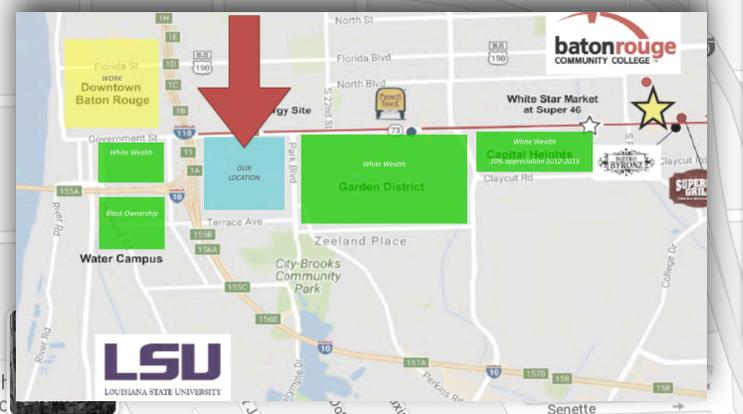
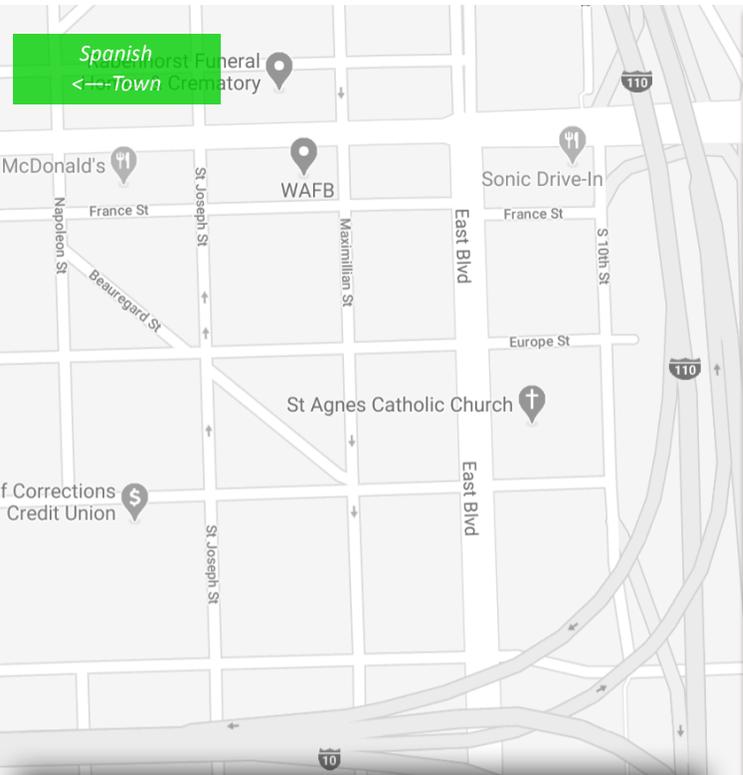
White Wealth
Garden District

White Wealth
Capital Heights
10% appreciation 2012-2015

Black Ownership

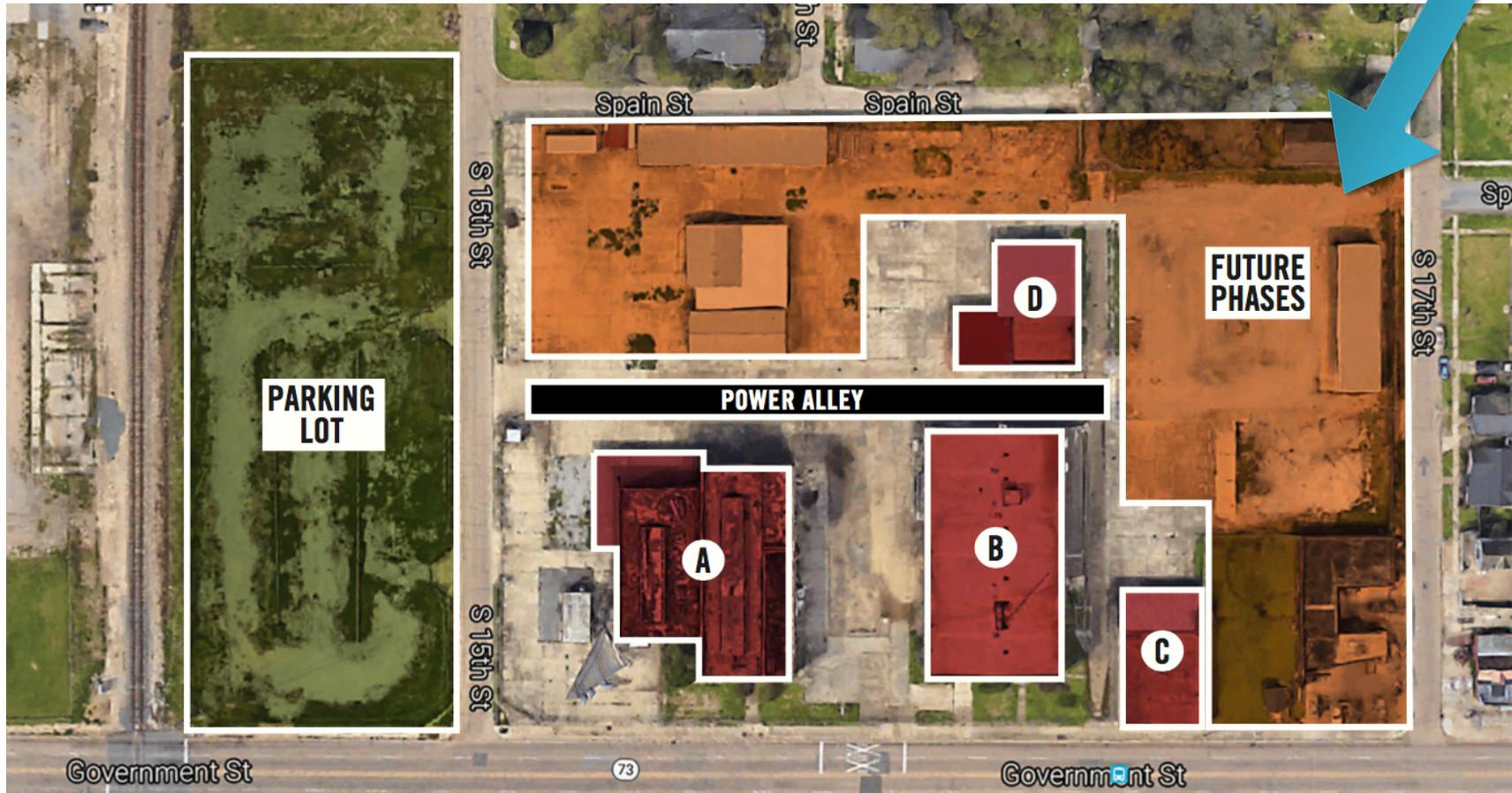
Water Campus





PROJECTS IN THIS OFFER

ELECTRIC DEPOT PHASE 2: 100 UNITS (25% SHARE)



PROJECTS IN THIS OFFER
GOVERNMENT STREET WAREHOUSE (100% SHARE)



PROJECTS IN THIS OFFER
GOVERNMENT STREET WAREHOUSE (100% SHARE)



PROJECTS IN THIS OFFER

GOVERNMENT STREET WAREHOUSE (100% SHARE)



RESIDENTIAL RENOVATIONS & AMENITIES



COMMERCIAL BUSINESS MODELS

Cloud Kitchen



Drive Through Movies



Movie & Photo Studio



Personal or Commercial Storage



PROJECTS IN THIS OFFER

THE LINCOLN HOTEL (25% SHARE)



4 Building Cross Section



3 Detail View from North East

PROJECTS IN THIS OFFER

GOVERNMENT VILLAGE RETAIL (55% SHARE)

GOVERNMENT VILLAGE

Commercial Real Estate For Lease

Be part of the Government Street revitalization in this commercial redevelopment. The building includes over 13,500 SF of commercial space that is ideal for retail or office space. Building is currently undergoing full renovations and spaces will be delivered in white box condition in Summer 2019.

GOVERNMENT VILLAGE

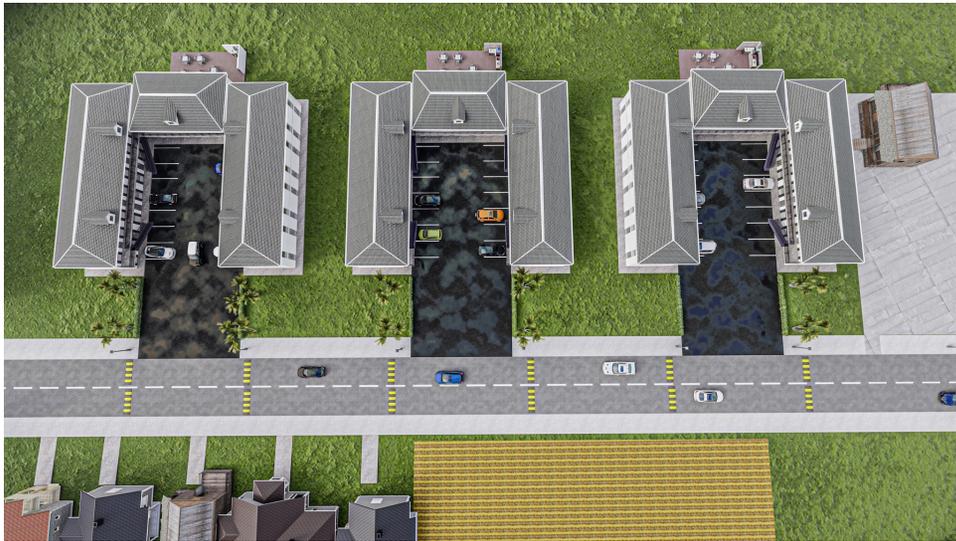


PROJECTS IN THIS OFFER
SCOTLANDVILLE 60 UNIT STUDENT HOUSING (25%)



PROJECTS IN THIS OFFER

SCOTLANDVILLE 60 UNIT STUDENT HOUSING (25%)





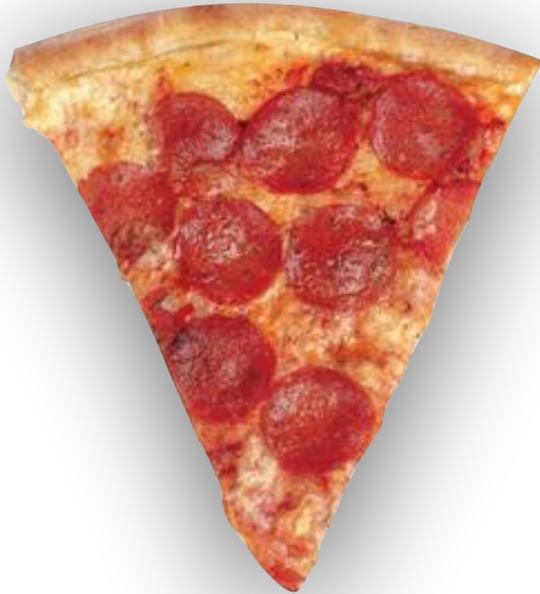
#BuyBackBatonRouge



HOW TO INVEST

THE POWER OF GROUP ECONOMICS & R.E.I.

Economies of Scale



\$2.50
x 8 slices = \$20



\$16.00
÷ 8 slices = \$2 each

Saved
20%
by buying
together

THE POWER OF GROUP ECONOMICS & R.E.I.

Economies of Scale



\$250,000



\$1,200,000
÷ 6 homes = \$200,000 each

Saved
20%
by buying
together

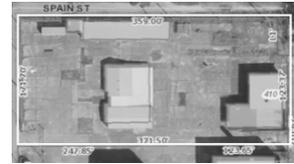
PORTFOLIO OVERVIEW

\$3.52 Million

FUNDED

Property	Status	Vision	Capital Req.
Spanish Town	Reno	9 Multifamily Units	\$275,000
The Julia Warehouse	Acquired	12 Multifamily Units	\$325,000
Electric Depot Phase II	Acquired	25 (of 100) Multifamily Units	\$1,000,000
The Government Street Warehouse	Acquired	10 Multifamily & 18K commer.	\$1,400,000
1124 S. 14th Street	Acquired	4 Multifamily Units	\$80,000
558 Eddie Robinson	MOU	8 Multifamily Units	\$40,000
The Lincoln Hotel	Acquired	3 (or 12) Multifamily Units	\$300,000
Government Village Retail	Acquired	5 businesses / 9K sqft (55%)	\$400,000
Southern Heights Student Housing	MOU	15 (of 60) Student Units	\$300,000
W. Lee Drive	MOU	20 Townhomes	\$1,000,000
TOTAL RAISE:			\$5,120,000

Electric Depot Phase II



The Lincoln Hotel



The Julia Warehouse



Government Street



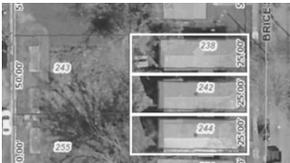
W. Lee Drive



Spanish Town



Brice Lots



Government Village II



Anthony personally has \$500,000 in these deals and Jullien has \$170,000 in equity and \$300K as debt.

HOW TO INVEST

Option #1: Be Our Bank

LEAST RISK (2 YEAR HOLD)

DEBT



Initial Loan: \$30,000

Interest Rate: 5% per year (paid quarterly)

Total Cash Gain: \$3,000 over 2 years
Vs. Savings Account at 0.03%: \$18

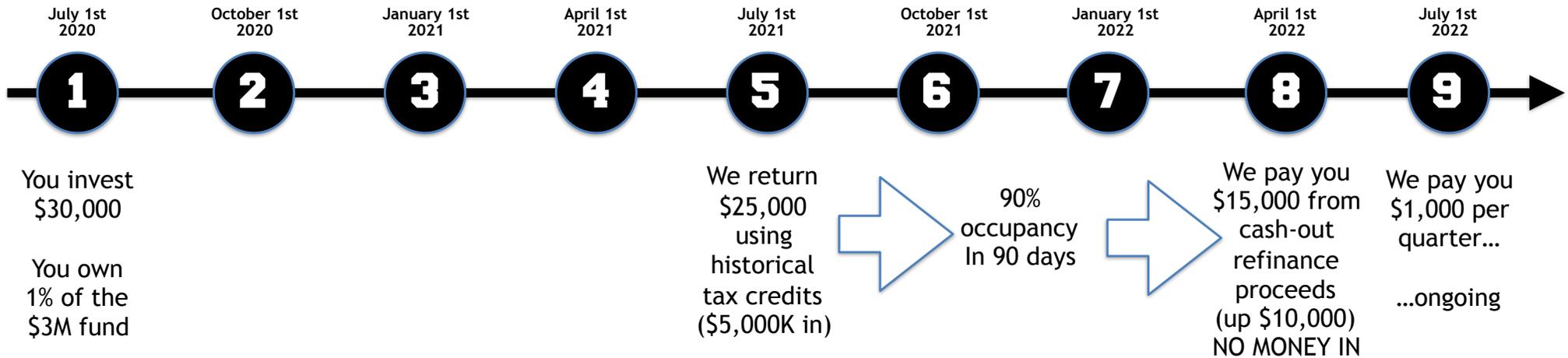
Total Equity Gain: \$0

HOW TO INVEST

Option #2: Be Our Partner

MORE RISK (2 YEAR HOLD)

EQUITY



Initial Investment: \$30,000 (1% of fund)

Internal Rate of Return: >15% per year

Total Cash Gain: \$10,000 over 2 years
Vs. Savings Account at 0.03%: \$18

Total Equity Gain: \$33,000 over 2 years

TRANSPARENCY JOIN THE JOURNEY

How To Buy The Block with Anthony Kimble & Jullien Gordon

Private group

About

Discussion

Units

Announcements

Members

Events

Videos

Photos

Group Insights

Watch Party

Moderate Group

Group Quality

Search this group

Shortcuts

- How To Buy The Bloc...
- The Multifamily M... 2
- The Black Experts E...
- Jullien Gordon 9
- Freedom State of Mi...
- The Focused Group ...

Make Units the default landing tab (instead of Discussion) Settings + Create Unit

Help group members understand the purpose of your units
Add a Description

0 of 4 required units completed

POPULAR TOPICS IN POSTS Manage x

- Spanish Town ...
- Government St...
- Potential Acqui... The Team (0)
- Team Meetings...
- Raising Money ...
- Electric Depot ... Julia Street Wa...

UNIT 1

Julia Street Warehouse 7 posts

- A walkthrough of Julia Street
- Potential Design For Julia Street
- Proposed layout for the L-shaped building

See 3 more posts

1 Like Comment

INVITE MEMBERS Embed Invite

+ Enter name or email address...

INVITE FRIENDS

Ask your friends to join the group and add to the discussion.

- Lawrence Watkins Invite
- Natasha Jolie Invite
- Brenda Garcia Invite
- Cherita Griffin Weatherspoon Invite
- Matthew Brown Invite
- Bonnie Howell Invite

GAINVEST

- Financial Guidance
- Compliance
- Legal Guidance
- Accounting

IS THERE A REQUIRED MINIMUM?

- Regulation D 506B requires a pre-existing relationship. If you don't, we are going to setup a full-day workshop to develop the relationship & increase your sophistication.
- We are also exploring crowdfunding options for anybody that doesn't have a pre-existing relationship with us.
- No 10% penalty to draw from 401K or IRAs at this moment.
- **IMPORTANT:** We DO NOT want your last dollar. We want to employ anything just sitting in your savings account...and anything that you want to employ at a higher return.

HOW TO INVEST

Go to www.buybackablock.com



#BuyBackBatonRouge Fund Interest

Thank you for the interest in investing in our fund.

This form is simply for you to express interest in gaining more information. Please answer it completely and honestly.

We will follow-up to make sure that you have all the information you need to make the best decision for you.

This raise closes on July 4th, 2020 or when we reach our funding goal.

Anthony & Jullien

* Required

Email address *

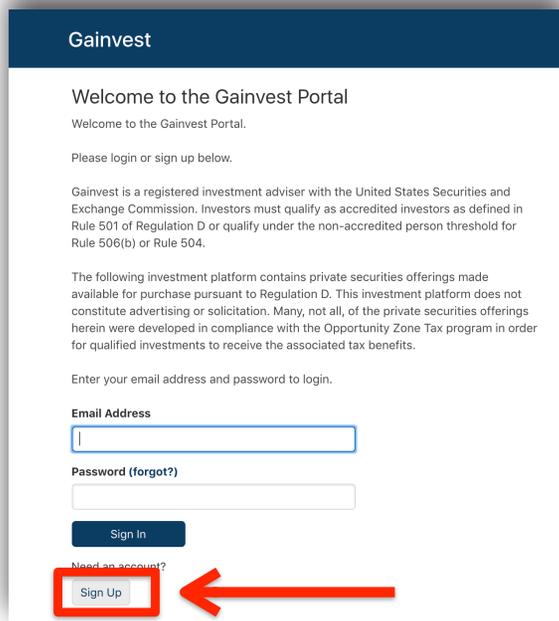
Your email

Full Name

Your answer

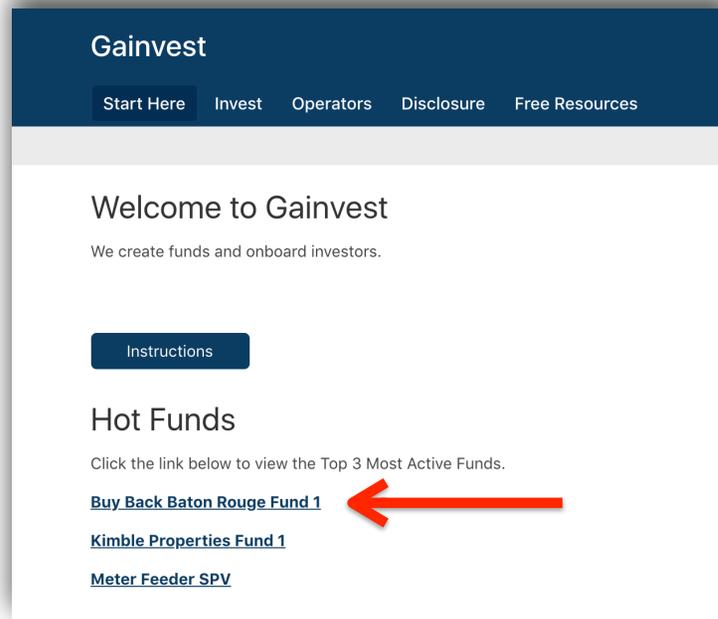
HOW TO INVEST

1. Click “Sign Up” to create an account at to <https://gainvest.knack.com/portal>



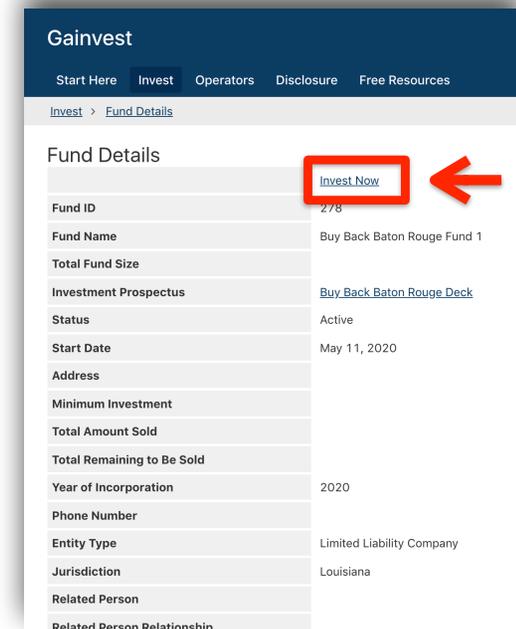
The screenshot shows the Gainvest Sign Up page. At the top, it says "Gainvest" and "Welcome to the Gainvest Portal". Below this, there is a "Sign Up" button highlighted with a red box and a red arrow pointing to it from the right. There are also input fields for "Email Address" and "Password (forgot?)", and a "Sign In" button.

2. Click “Buy Back Baton Rouge Fund 1 or Fund 2”



The screenshot shows the Gainvest "Hot Funds" page. At the top, it says "Gainvest" and "Welcome to Gainvest". Below this, there is a "Buy Back Baton Rouge Fund 1" link highlighted with a red box and a red arrow pointing to it from the right. There are also links for "Kimble Properties Fund 1" and "Meter Feeder SPV".

3. Click “Invest Now” and complete your docs & fund your account



The screenshot shows the Gainvest "Fund Details" page for "Buy Back Baton Rouge Fund 1". At the top, it says "Gainvest" and "Invest Now" is highlighted with a red box and a red arrow pointing to it from the right. Below this, there is a table of fund details:

Fund Details	
Fund ID	278
Fund Name	Buy Back Baton Rouge Fund 1
Total Fund Size	
Investment Prospectus	Buy Back Baton Rouge Deck
Status	Active
Start Date	May 11, 2020
Address	
Minimum Investment	
Total Amount Sold	
Total Remaining to Be Sold	
Year of Incorporation	2020
Phone Number	
Entity Type	Limited Liability Company
Jurisdiction	Louisiana
Related Person	
Related Person Relationship	

HOW TO INVEST

1. Click “Sign Up” to create an account at to <https://gainvest.knack.com/portal>

2. Click “Buy Back Baton Rouge Fund 1 or Fund 2”

3. Click “Invest Now” and complete your docs & fund your account

The screenshot shows a web form titled "PowerForm Signer Information". At the top, there is a blue header with a "G" logo on the left, "BEGIN SIGNING" in the center, and "HELP" on the right. The main content area is white and contains the following text and fields:

PowerForm Signer Information
Input the appropriate information to add capital to your Gainvest account.
Please enter your name and email to begin the signing process.

Gainvestor

Your Name: *
Full Name

Your Email: *
Email Address

Please provide information for any other signers needed for this document.

Gainvest

Name:
Nashid Ali

Email:
nashid@gainvest.co

At the bottom of the form is a blue button labeled "BEGIN SIGNING".

The screenshot shows a document review page titled "Please Review & Act on These Documents". At the top right, there is a "G" logo and the text "Powered by DocuSign". Below the title, there is a "Gainvest LLC" logo and the text "Gainvest".

Please execute the following documents. The additional signer(s) will receive them shortly after and finalize upon receipt. Contact Gainvest Support at support@gainvest.co or 412.353.9716 for any questions or concerns. Thank you.

At the top of the document content area, there is a blue header with a yellow arrow icon, the text "Please read the Electronic Record and Signature Disclosure.", a checkbox labeled "I agree to use electronic records and signatures.", and three buttons: "CONTINUE", "FINISH LATER", and "OTHER ACTIONS".

Overview: Your name is . You are purchasing shares of Buy Back Baton Rouge Fund 1 (the "Designated Investment"). The amount of money you will wire transfer in order to purchase these shares is (the "Capital Contribution").

The Documents: In order to invest with Gainvest, you must complete the following documents:

First Document: Cover Sheet

The information you input in the Cover Sheet will populate the documents so all you need to do afterwards is sign and complete the wire transfer.

| Do you understand? [] Yes [] No

At the bottom of the page, there is a footer with the text "Powered by DocuSign" and "Change Language - English (US) | Copyright © 2020 DocuSign Inc. | V2R".

HOW TO INVEST

1. Click “Sign Up” to create an account at to <https://gainvest.knack.com/portal>

2. Click “Buy Back Baton Rouge Fund 1 or Fund 2”

3. Click “Invest Now” and complete your docs & fund your account

Gainvest

Start Here Invest Operators Disclosure Free Resources

Logged in as Jullien Gordon - [Add Capital](#) - [My Finances](#) - [My Entities](#) - [Account](#) - [Log Out](#)

Add Capital

Click below to add capital to your account.

Add Capital

Explanation

If you are still deciding, you can add capital so that you can invest when you are ready.

Click the "Add Capital" link above to complete the DocuSign onboard.

Wire transfer instructions are on the last page of the DocuSign onboard.

Once Gainvest receives your capital, your account will update under the "My Finances" tab.

Powered by Knack

Please Review & Act on These Documents

Gainvest LLC
Gainvest



Powered by DocuSign

Please DocuSign the agreement herein so that you can become a Gainvestor! Invest with Gainvest so that you can defer your taxes, invest in Opportunity Zone Funds and projects, receive updates and returns, and enjoy the benefits of the Opportunity Zone Fund.

[View More](#)

Please review the documents below.

CONTINUE

FINISH LATER

OTHER ACTIONS

Explanation: The following documents are necessary to add capital to your Gainvest account.

Step 1: Review your name below. Enter an Authorized Person if applicable. Input your capital contribution amount.

Step 2: Complete the investment Advisory Agreement – This document empowers Gainvest to provide investment advice and administer your account.

Step 3: Wire Transfer – Gainvest has partnered with Silicon Valley Bank to administer user accounts. Use the Gainvest account information to process a wire transfer and fund your account.

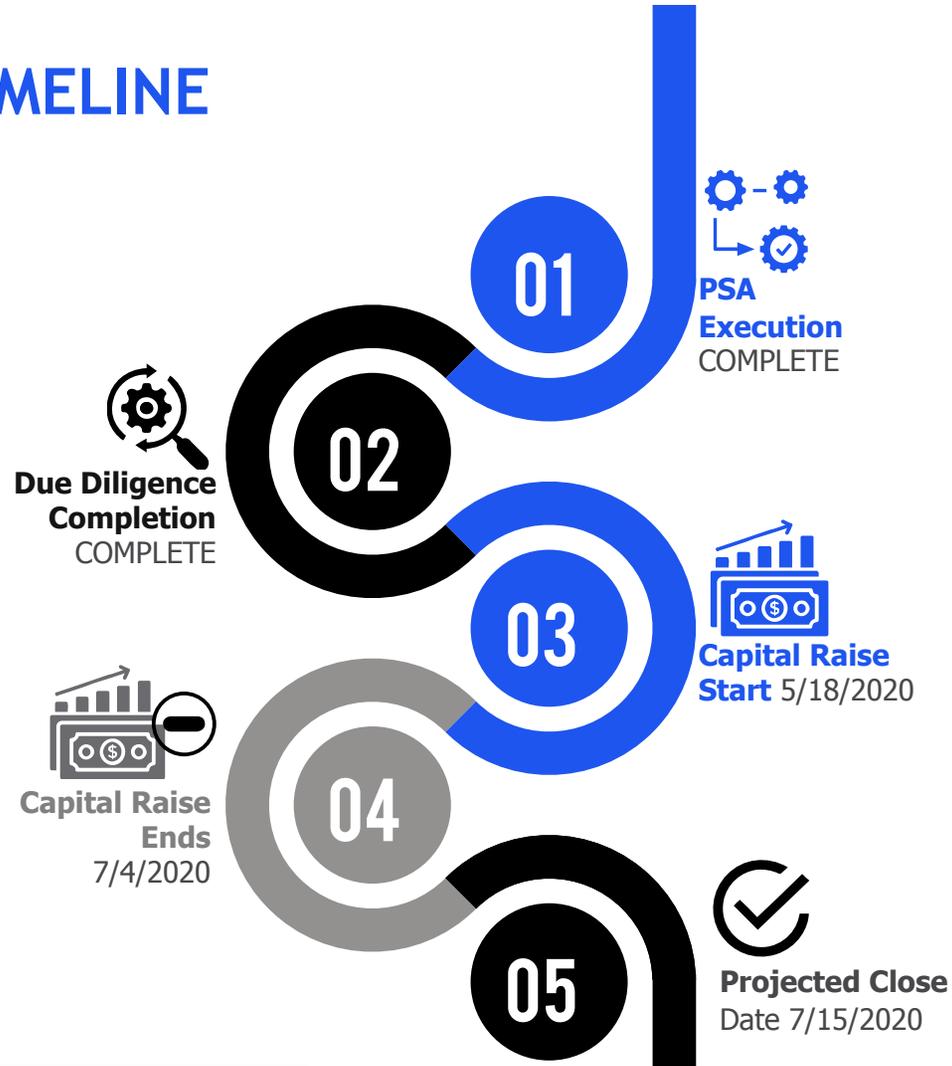
If you need additional help processing a wire transfer, please contact us via

support@gainvest.co.

Powered by DocuSign

Change Language - English (US) | Copyright © 2020 DocuSign Inc. | V2R

FUNDING TIMELINE



Go to www.buybackablock.com

ak@akimbleproperty.com

Jullien.Gordon@gmail.com

CONTACT US

ak@akimbleproperty.com

Jullien.Gordon@gmail.com

If you're here, most of you know how to get a hold of us if you have any questions.

We know your money is sacred and we treat it as such. If we were to field every 1-on-1 call, we would not be able to complete this raise or do the work. We will have more group calls like this throughout the entire process.



Go to www.buybackablock.com

ak@akimbleproperty.com

Jullien.Gordon@gmail.com

QUESTIONS?



Q: What is the minimum investment?

A: None. Just complete the form honestly for right now.



Q: How long is the holding period?

A: 3 years. We hope that you'll like the return and reinvest.



Q: How much is the Sponsorship Team investing?

A: \$670,000+ as equity and \$300,000 as debt



Q: What type of loan are you refinancing into?

A: Freddie Mac non-recourse, 30 year term



Q: Are you accepting 401K or IRA funds?

A: Yes. Gainvest will help you. The IRS is waiving the 10% fee.



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THANK
YOU