



jullien gordon
MULTIFAMILY
MOVEMENT

anthony kimble
PROUD
HOUSE



#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

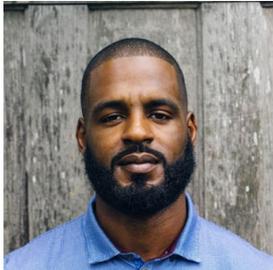
REWIND BACK TO STANFORD
WE WERE BOTH THERE, BUT DIDN'T CROSS PATHS



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



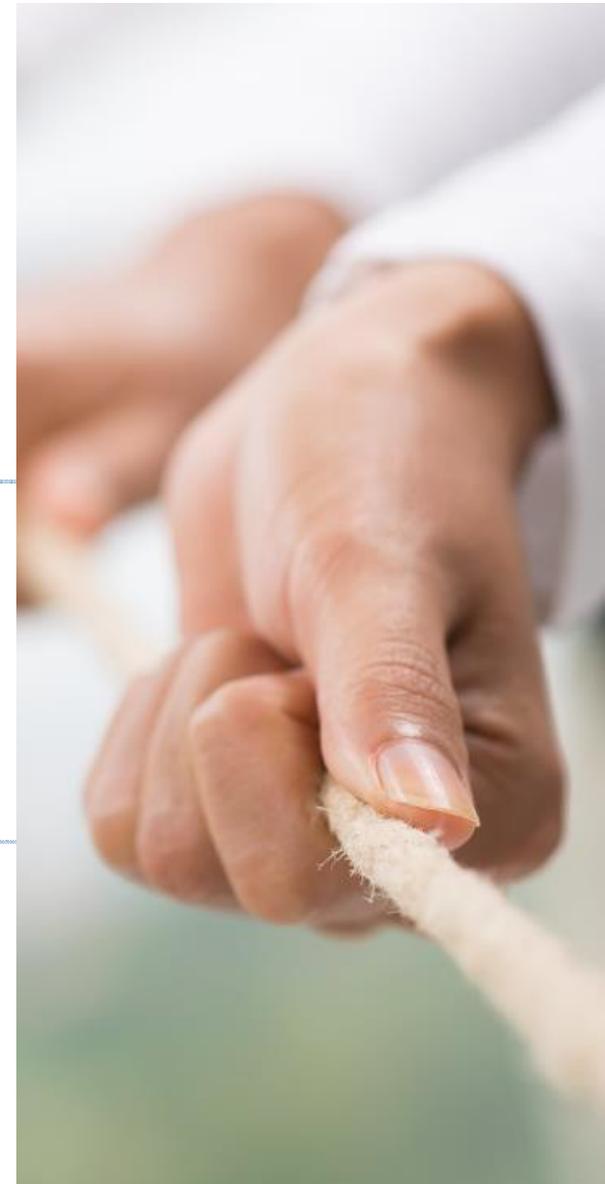
Legal, Op Zone, &
Historical Tax Credits



Lender



Property Manager &
General Contractor





#BuyBackBatonRouge



WHY REAL ESTATE

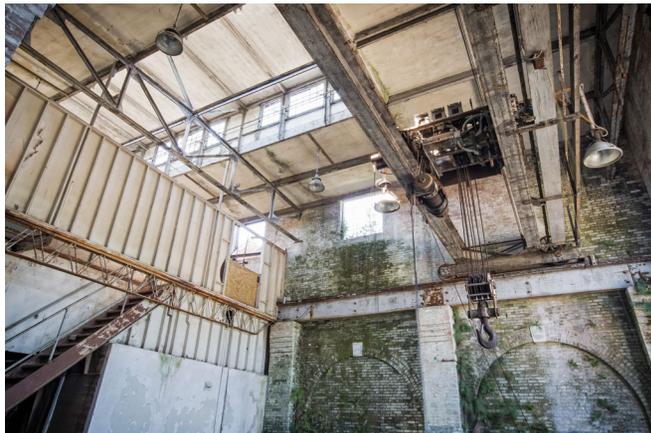
RECENT WORK

DESIRE STREET BAKERY



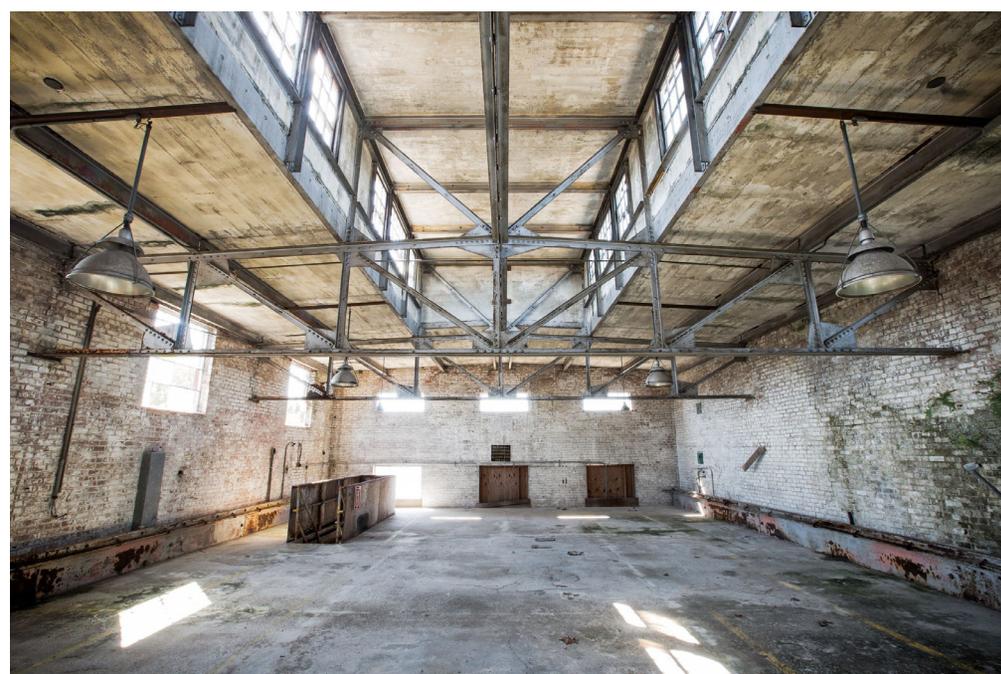
RECENT WORK

ELECTRIC DEPOT PHASE 1



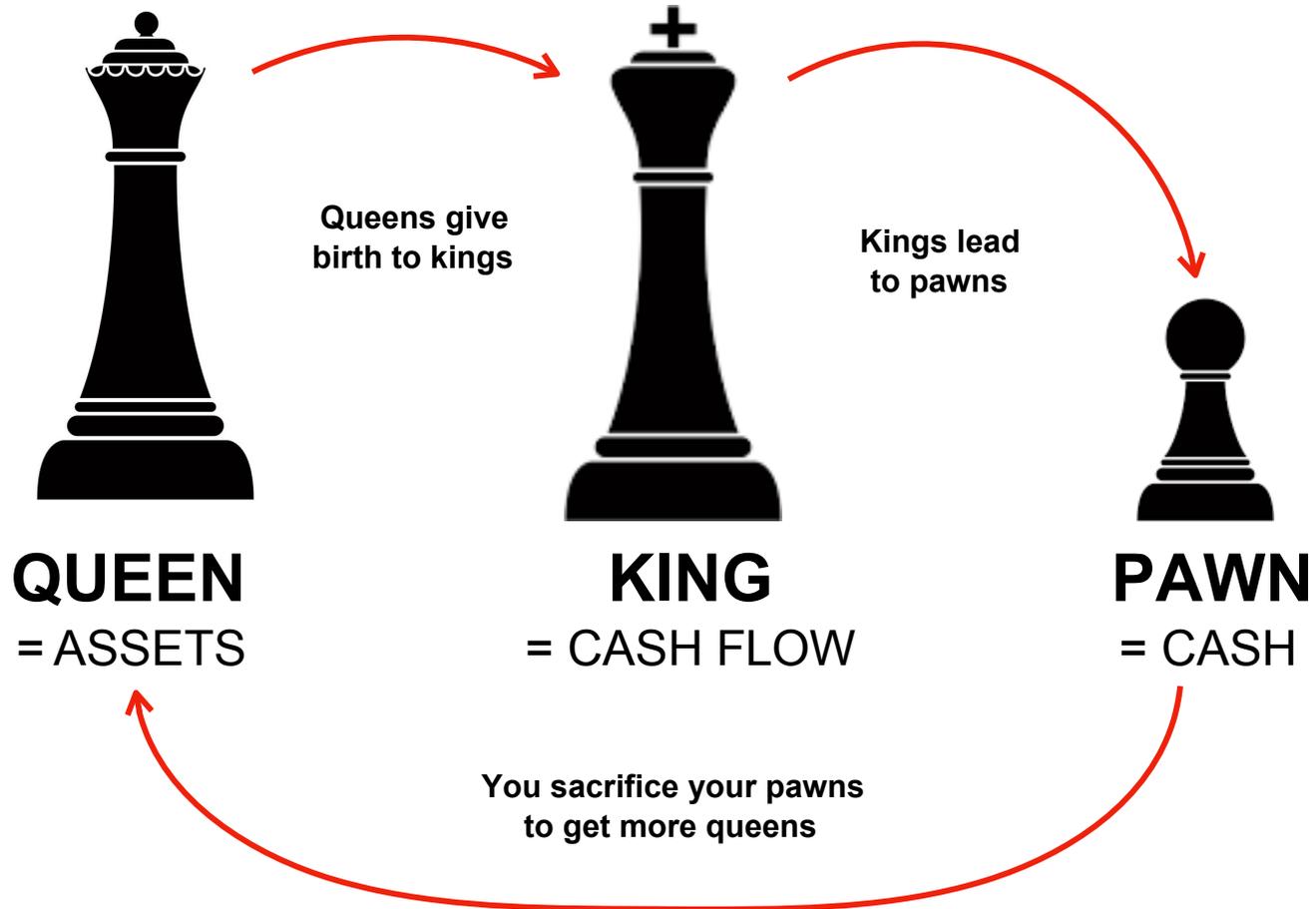
RECENT WORK

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%

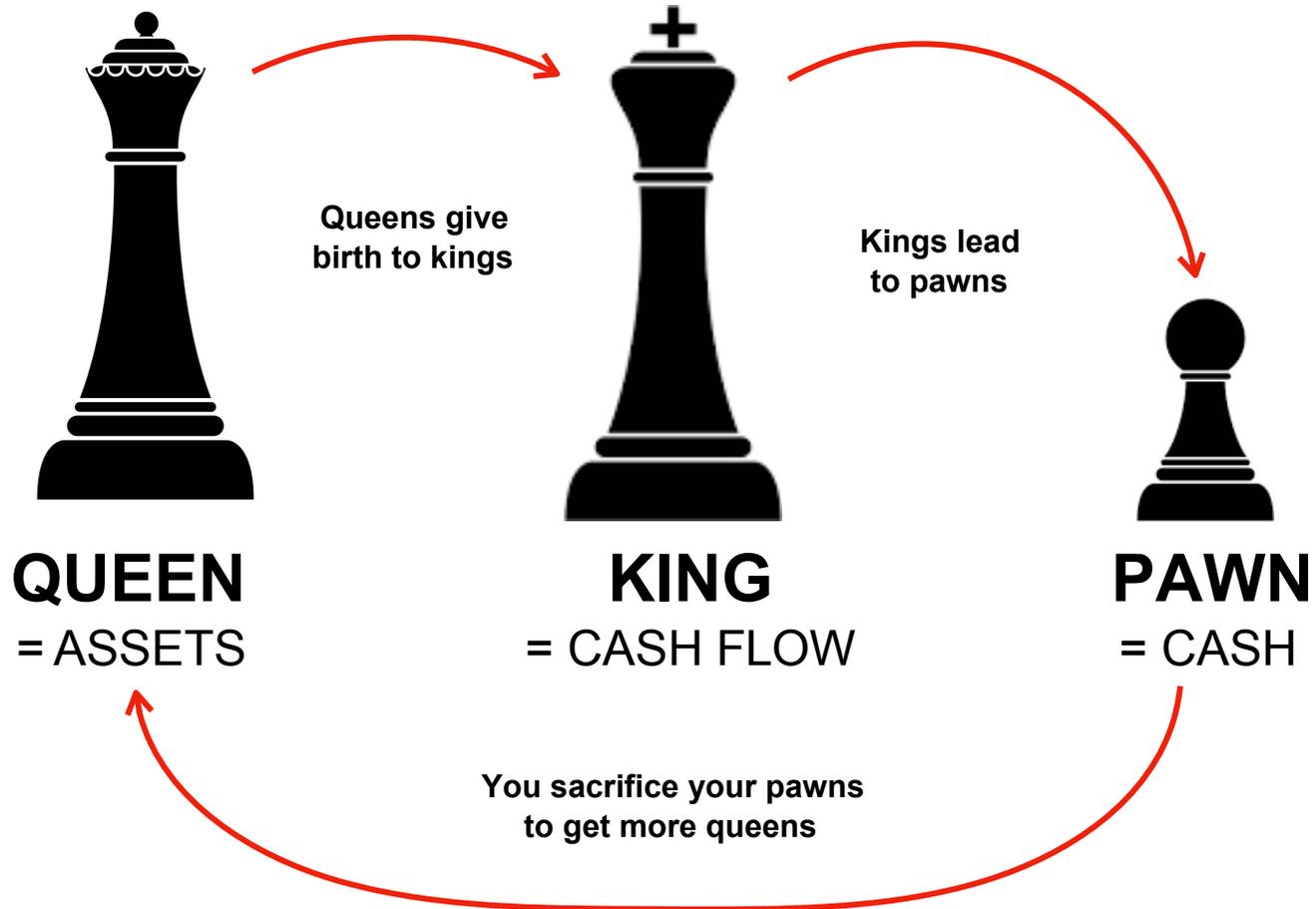
15% TARGET RETURN (IRR)



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

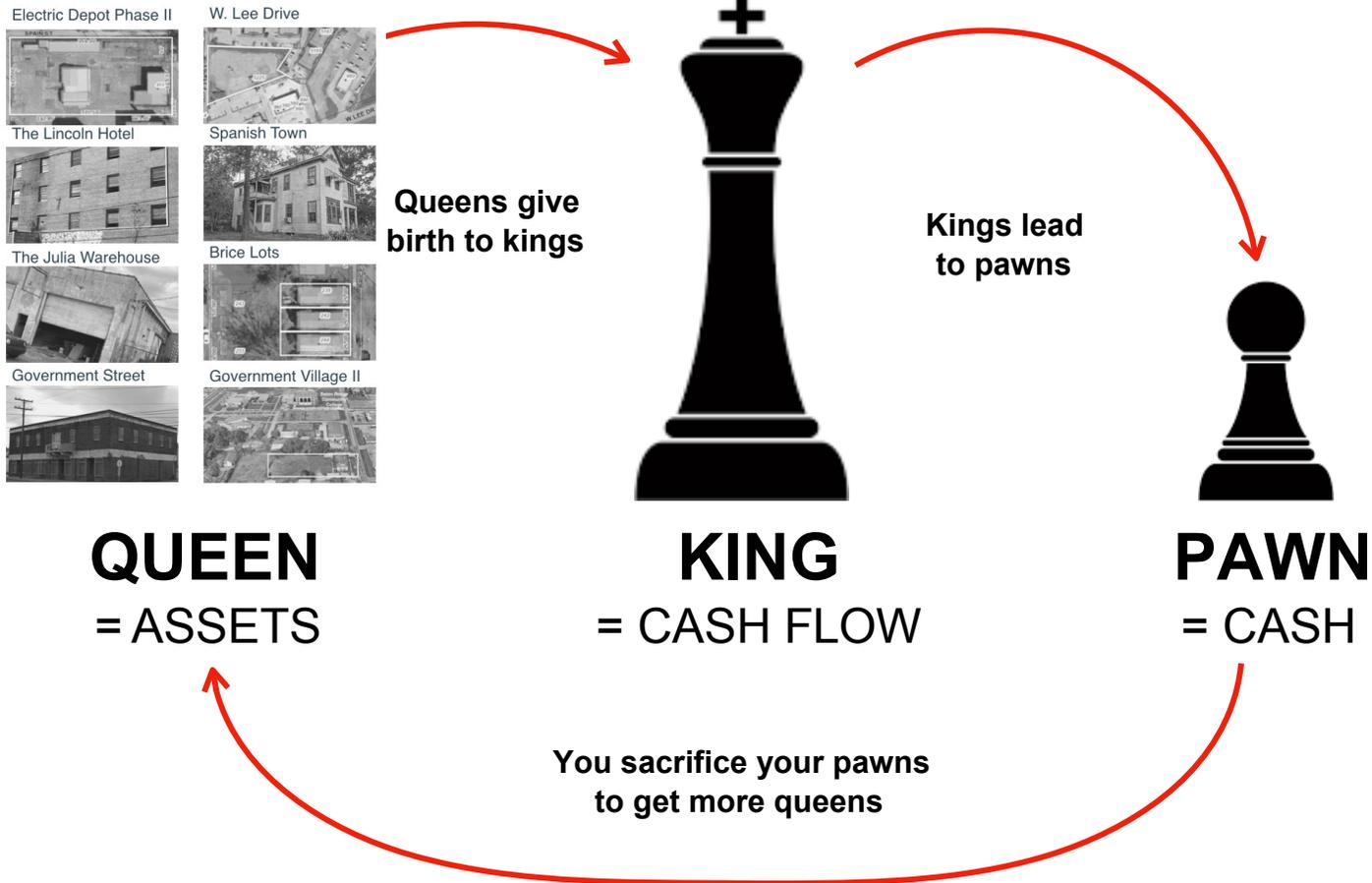
HOW GENERATIONAL WEALTH IS BUILT

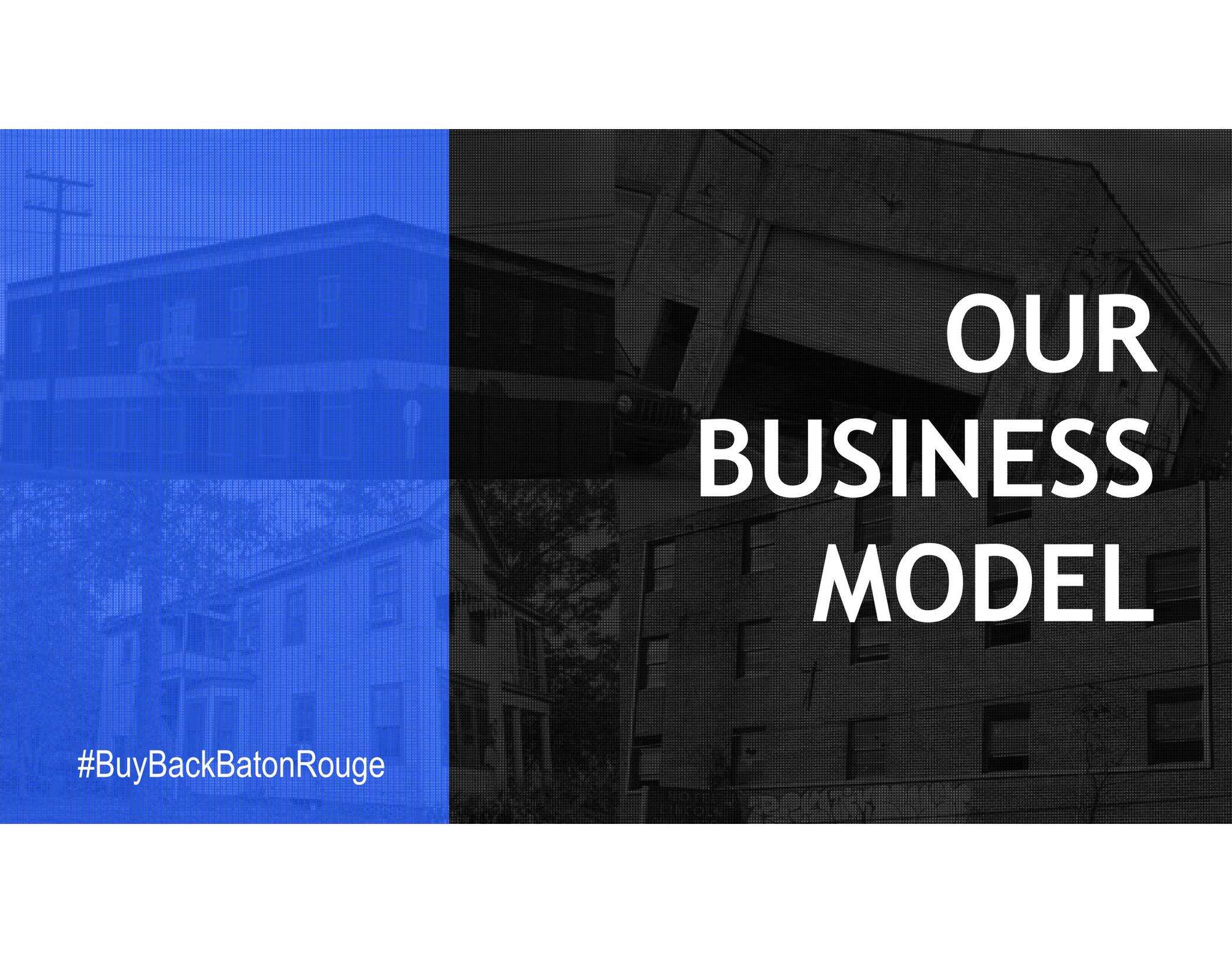
EMPLOYED PEOPLE EMPLOYING MONEY



HOW GENERATIONAL WEALTH IS BUILT

EMPLOYED PEOPLE EMPLOYING MONEY





OUR BUSINESS MODEL

#BuyBackBatonRouge

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 Q2 investments, below market price

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 credit generated through the company's projects and distribute to investors on a pro-rata basis

04

Stabilization

Source great tenants and achieve over 95% occupancy within the first 3 months of lease-up

05

Refinancing

Refinance properties to Fannie Mae/Freddie Mac and identify opportunities to sell the properties

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 and interest rates 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 Is From Baton Rouge

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



Florida St
WORK
Downtown
Baton Rouge



Entergy Site

White Star Market
at Super 46



White Wealth

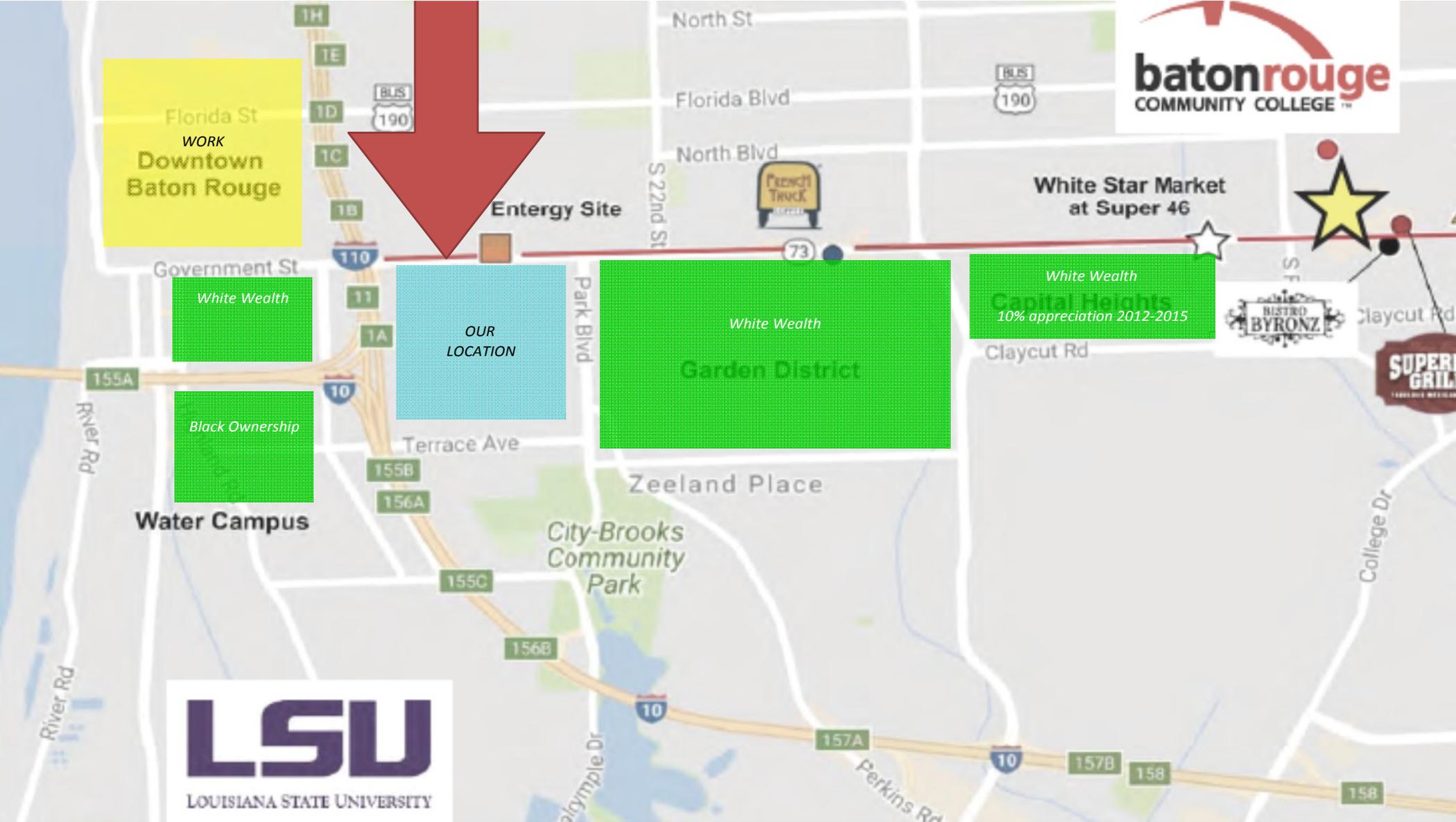
OUR
LOCATION

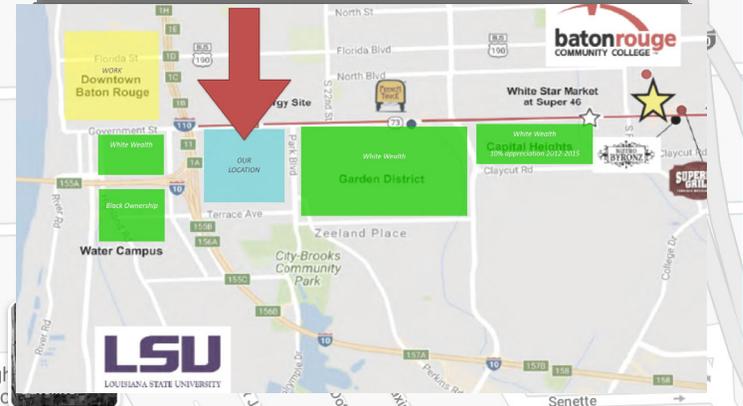
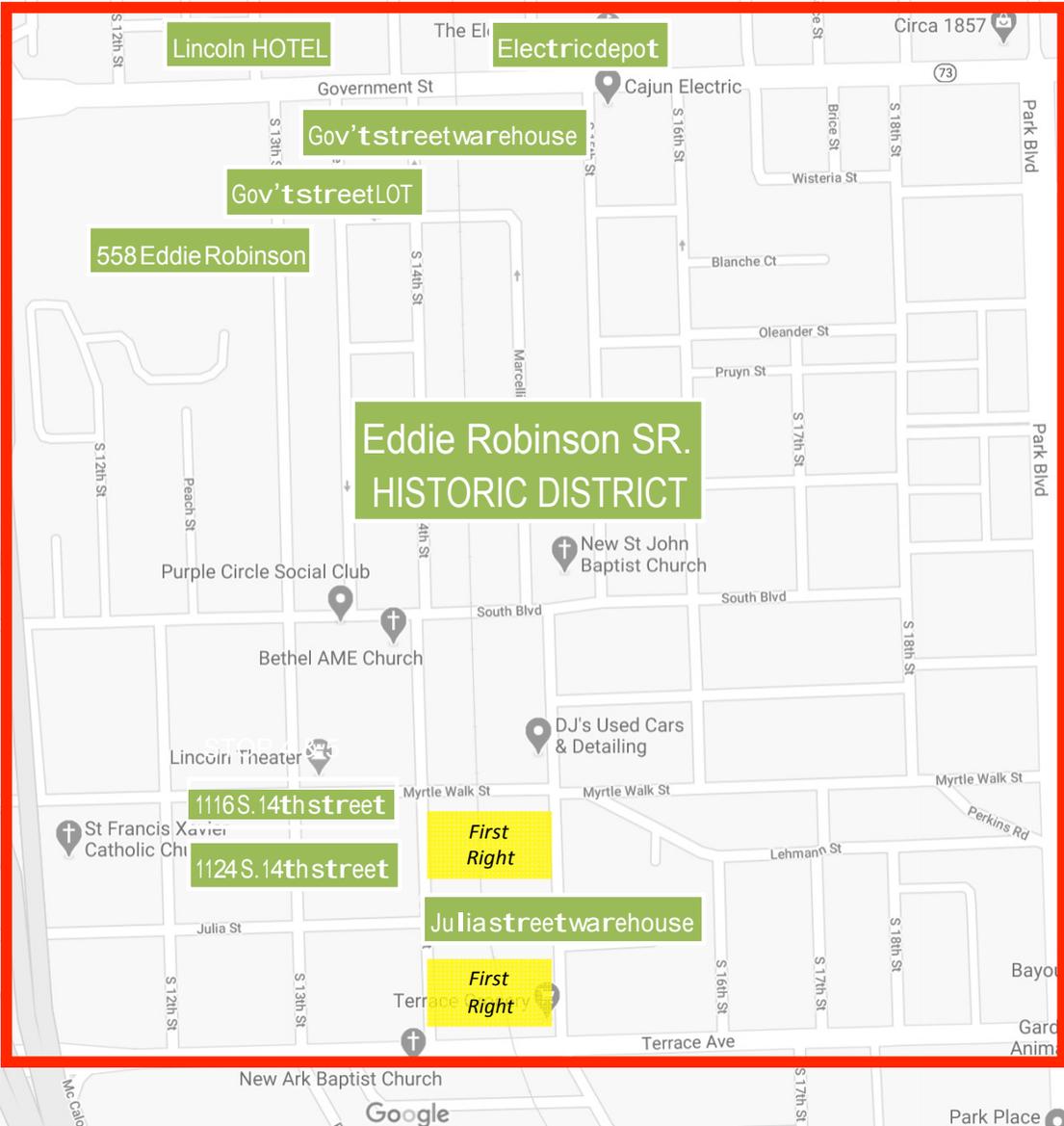
White Wealth
Garden District

White Wealth
Capital Heights
10% appreciation 2012-2015

Black Ownership

Water Campus





**Downtown
Baton Rouge**

3

2

1

THE PORTFOLIO
EDDIE ROBINSON SR. HISTORIC DISTRICT
BATON ROUGE, LOUISIANA

5

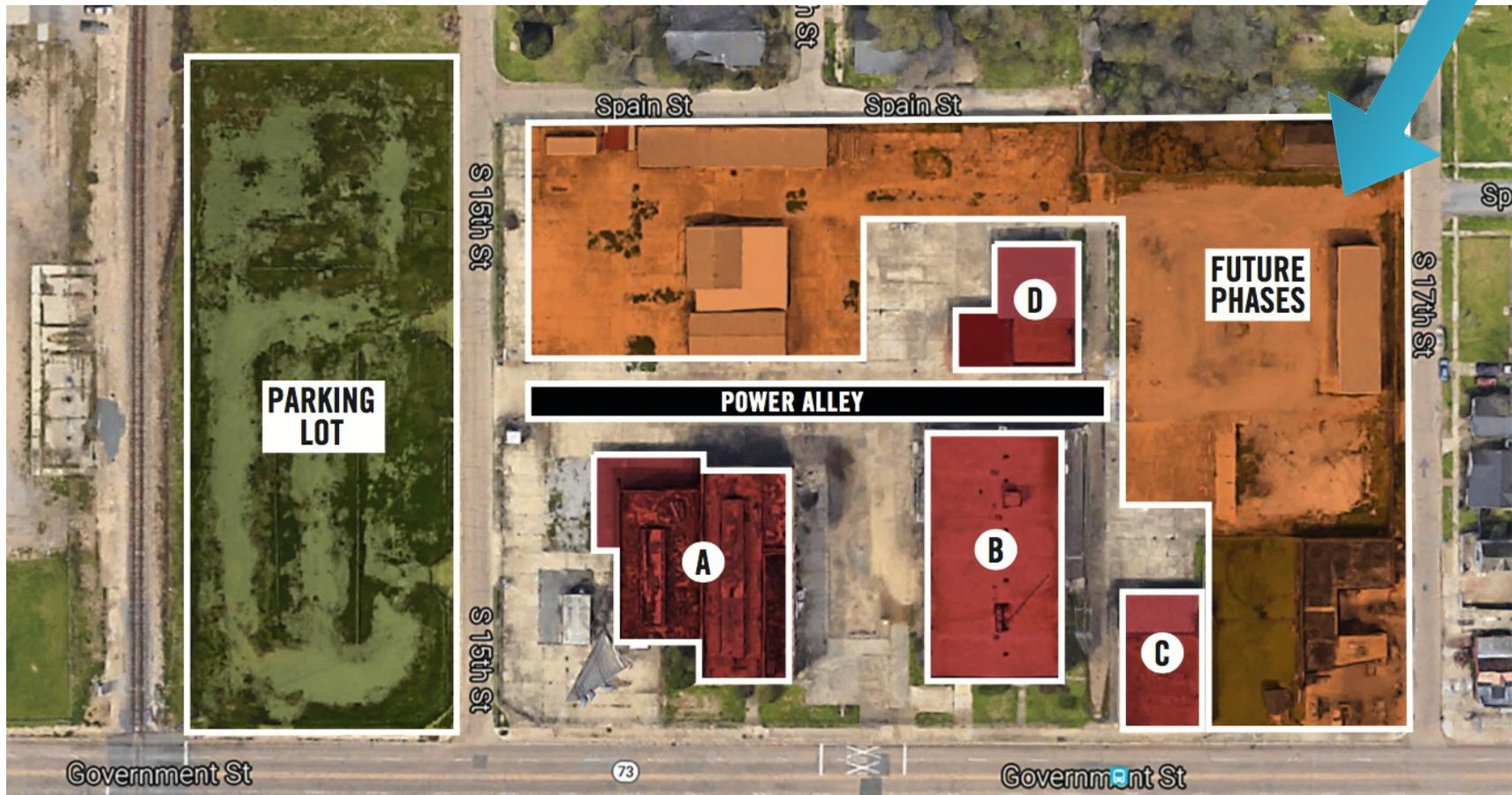
4

6

BUYBACKBATONROUGE.COM

PROJECTS IN THIS OFFER

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



PROJECTS IN THIS OFFER
ELECTRIC DEPOT PHASE II - 100 MULTIFAMILY UNITS (25%)



Southern Heights Student Housing

PROJECTS IN THIS OFFER

THE LINCOLN HOTEL - 12 UNITS + 2 BUSINESSES





Building Cross Section



Detail View from North East

The Lincoln Hotel

PROJECTS IN THIS OFFER

GOVERNMENT VILLAGE II - 5 COMMERCIAL BUSINESSES (55%)



PROJECTS IN THIS OFFER

GOVERNMENT VILLAGE RETAIL - 5 BUSINESSES (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

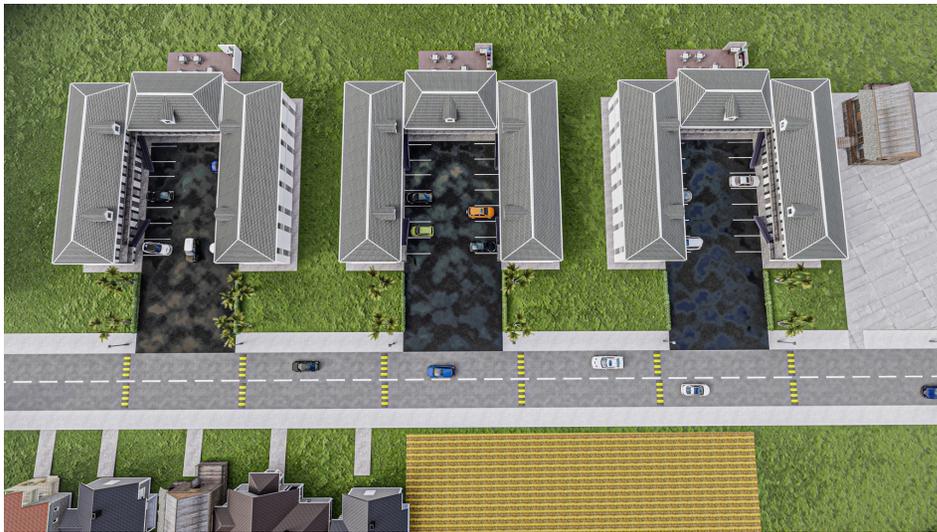


PROJECTS IN THIS OFFER
SOUTHERN HEIGHTS HOUSING - 60 UNIT(25%)



PROJECTS IN THIS OFFER

SOUTHERN HEIGHTS HOUSING - 60 UNIT(25%)



PROJECTS IN THIS OFFER
EDDIE ROBINSON LOTS - 8 MULTIFAMILY UNITS



Southern Heights Student Housing

PROJECTS IN THIS OFFER

1124 S. 14TH STREET - 4 MULTIFAMILY UNITS



FUND PORTFOLIO



Electric Depot Phase II

Centered on the revitalization of a 42,500 sq.ft electrical power plant within Baton Rouge's Mid-City neighborhood. The fund is providing an opportunity to invest in the second phase of this project, which will construct an additional 120 residential units behind Electric Depot Phase 1.



The Lincoln Hotel

The Lincoln Hotel project is a 12,000 sq.ft. landmark that housed African-American celebrities such as Aretha Franklin and Nat King Cole during the segregation era. Located in the Mid-City neighborhood of Baton Rouge, this historic structure will be developed into 13 residential units with ground floor restaurant space.



Government Village II

The Government Village II development will consist of a new construction multi-family development of 60+ apartments. This property is adjacent to the Government Village I project as well as Baton Rouge Community College.



Southern Heights Housing Development

This 60-unit apartment complex is due for redevelopment. Scotlandville has yet to see a new development in over 30 years. We will turn this into workforce housing and potentially establish a partnership with Southern University which is minutes away for student housing.



1124 S. 14th Street

This historic duplex is located next door to our office and was featured in The Green Book. We will rehabilitate the front duplex and add 2 additional units in the rear.



558 Eddie Robinson Lots

This is a spacious vacant lot right off of Government Street where we will be able to develop 8 new multifamily units which we like to sell to new homeowners in the community.



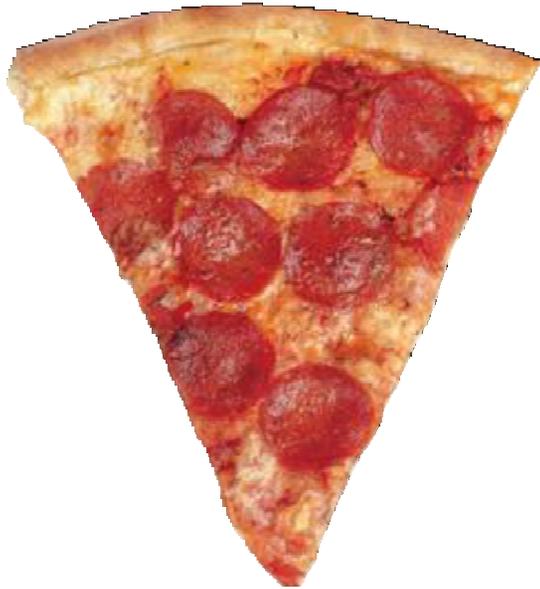
#BuyBackBatonRouge



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

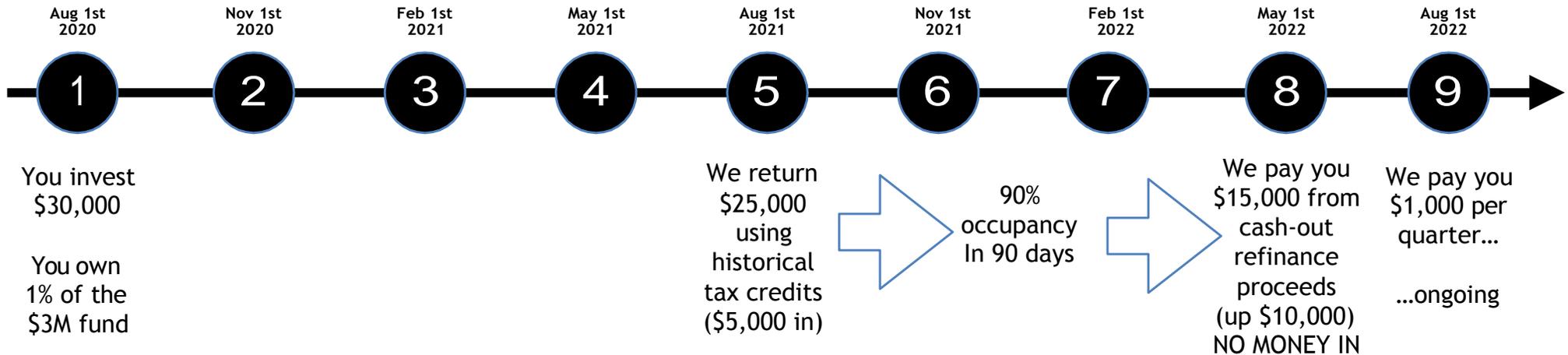
Saved
20%
by buying
together

HOW TO INVEST

Option #2: Be Our Partner

MORE RISK (5 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

PORTFOLIO OVERVIEW

\$2.75 Million

FUNDED

Property	Status	Vision	Capital Req.
Spanish Town	Reno	9 Multifamily Units	\$275,000
The Julia Warehouse	Acquired	22 Multifamily Units	\$325,000
Electric Depot Phase II	Acquired	25 (of 100) Multifamily Units	\$1,000,000
1124 S. 14th Street	Acquired	4 Multifamily Units	\$75,000
558 Eddie Robinson	MOU	8 Multifamily Units	\$50,000
The Lincoln Hotel	Acquired	12 Multifamily & 2 Biz	\$750,000
Government Village Retail	Acquired	5 businesses / 9K sqft (55%)	\$500,000
Southern Heights Student Housing	MOU	15 (of 60) Student Units	\$375,000
TOTAL RAISE:			\$2,750,000

Electric Depot Phase II



The Lincoln Hotel



Government Village II



Southern Heights



1124 S. 14th Street



Eddie Robinson Lots



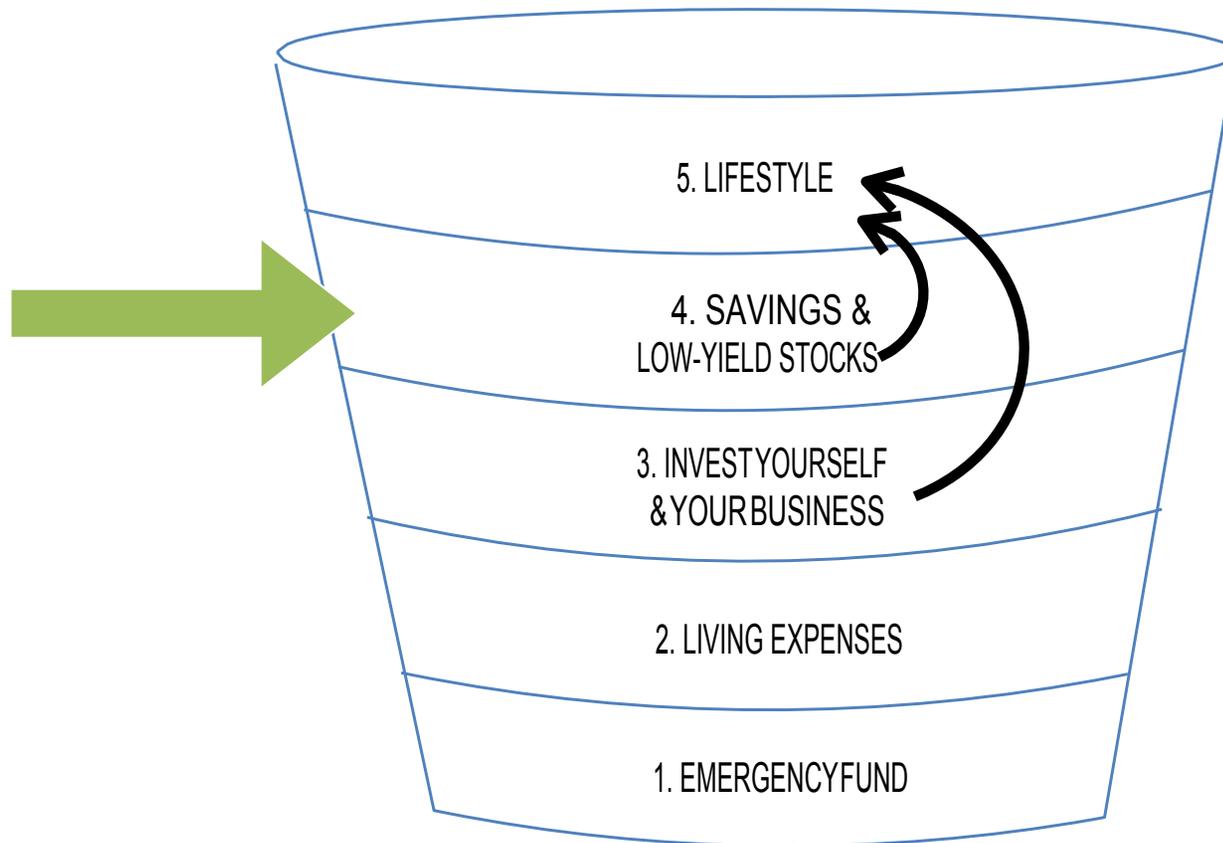
184 Multifamily Units + 12,000 sq ft of Commercial

PROJECT TIMELINES

* Payout #3 = ongoing quarterly dividends based on cashflow

	Property	Development	Start Construction	Time To Develop	Payout #1 HTCs Complete Construction	Payout #2 Cash-Out Refi Refinance (90% 90 days)	Payout #4 Appreciation Sell The Asset
1	1124 S. 14th Street	4 Multifamily Units	August 2020 (4 months)	4 months	December 2020	February 2021	5+ years
2	Government Village Retail	5 businesses / 9K sqft (55%)	August 2020	10 months	June 2021	September 2021	non-HTC
3	The Lincoln Hotel	12 Multifamily & 2 Biz	September 2020	10 months	July 2021	September 2021	5+ years
4	558 Eddie Robinson	8 Multifamily Units	September 2020	6 months	March 2021	June 2021	non-HTC
5	Southern Heights Student Housing	15 (of 60) Student Units	October 2020	4 months	February 2021	June 2021	5+ years
6	Electric Depot Phase II	25 (of 100) Multifamily Units	November 2020	24 months	November 2022	March 2022	5+ years

HOW MUCH SHOULD I INVEST



WHO CAN INVEST

CROWDFUND

- Less than \$5,000
- DO NOT have a pre-existing relationship with Anthony or Jullien
- Interested but not ready



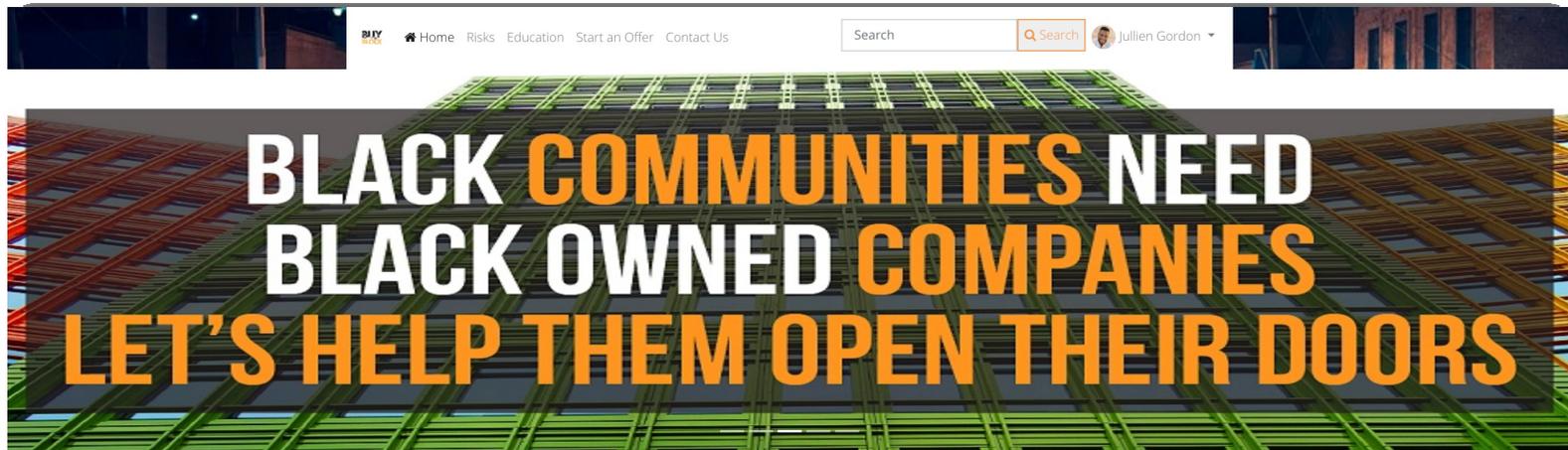
Complete the interest form at:
www.BuyBackABlock.com

CURRENT FUND

- Have a pre-existing relationship with Anthony or Jullien (e.g. Multifamily Movement members)
- Accredited investor (\$200K income and/or \$1M net worth)
- Ready to invest now (only 105 people)

Start the process tonight at:
www.BuyBackBatonRouge.com

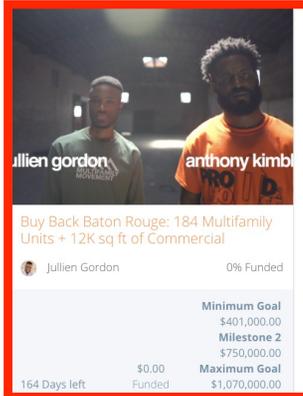
HOW TO INVEST



New Offers

[View All →](#)



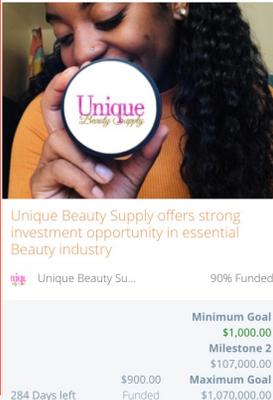


Buy Back Baton Rouge: 184 Multifamily Units + 12K sq ft of Commercial

Jullien Gordon 0% Funded

Minimum Goal	\$401,000.00
Milestone 2	\$750,000.00
Maximum Goal	\$1,070,000.00

164 Days left \$0.00 Funded

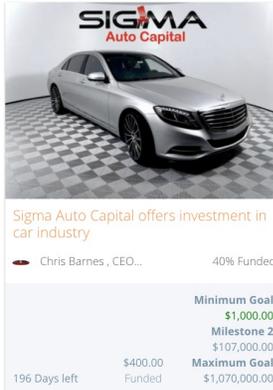


Unique Beauty Supply offers strong investment opportunity in essential Beauty industry

Unique Beauty Su... 90% Funded

Minimum Goal	\$1,000.00
Milestone 2	\$107,000.00
Maximum Goal	\$1,070,000.00

284 Days left \$900.00 Funded



Sigma Auto Capital offers investment in car industry

Chris Barnes, CEO... 40% Funded

Minimum Goal	\$1,000.00
Milestone 2	\$107,000.00
Maximum Goal	\$1,070,000.00

196 Days left \$400.00 Funded

[Report a bug 🐛](#)



HOW TO INVEST



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Search

Search

Jullien Gordon ▾

- Dashboard
- My Offers <
- Comments
- Payments
- Backed Offers
- Withdraw
- Affiliation
- My Banks
- Profile
- Change Password

My Banks

Select default bank for your investment (Click on bank name and click update)

Your attached bank deleted successfully

Attach Bank

Update

[Report a bug](#)

[BlockVestors](#)

[Contact Info](#)

[Block Developer](#)

[About Us](#)

HOW TO INVEST



A screenshot of the BlockVestors website interface. A modal window is open in the center, titled "Search for your bank or credit union." It features a search input field and a "Search" button. Below the search field, it says "Or, choose from these popular partners:" and lists several banks: Bank of America, Chase, Wells Fargo, PNC Bank, US Bank, TD Bank, and USAA. The "Bank of America" option is highlighted with a red rectangular box, and a red arrow points from the left sidebar towards it. The sidebar on the left contains navigation items like "Dashboard", "My Offers", "Comments", "Payments", "Backed Offers", "Withdraw", "Affiliation", "My Banks", "Profile", and "Change Password". At the bottom of the page, there are links for "BlockVestors", "Contact Info", "Block Developer", and "About Us". A "Report a bug" button is visible in the bottom left, and an "Update" button is in the bottom right of the modal area.

HOW TO INVEST

A screenshot of the BUY BLOCK website's account verification modal. The modal is titled "Choose how you'd like to verify your account." and contains two options: "Instant Account Verification" and "Micro Deposit Verification". The "Instant Account Verification" option is highlighted with a red box and a red arrow pointing to it from the left. The "Micro Deposit Verification" option is also visible. The modal includes a "Back" button at the bottom left and a "Close" button at the bottom right. The background shows the website's navigation menu and footer.

By browsing our website, you agree to our use of cookies.

Julien Gordon ▾

Choose how you'd like to verify your account.

Instant Account Verification

Requires your bank username and password.

Use instant verification

Micro Deposit Verification

Requires your account and routing number.

Takes 1-3 business days for two small deposits to appear in your account.

Use deposit verification

Back

Close

Update

Report a bug 🐛

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BUY BLOCK Home

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- Dashboard
- My Offers
- Comments
- Payments
- Backed Offers
- Withdraw
- Affiliation
- My Banks
- Profile
- Change Password

Please verify your Bank of America account.

Enter the credentials you use on your bank's website.

Online ID

Passcode

Re-enter passcode

Bank of America

I have read and accept the [Account Verification Terms and Conditions](#).

Back Agree and Continue

Close Update

Report a bug

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BUY BLOCK Home

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Dashboard

My Offers

Comments

Payments

Backed Offers

Withdraw

Affiliation

My Banks

Profile

Change Password

Update

Report a bug

BlockVestors Contact Info Block Developer About Us

Please enter the additional information requested by Bank of America.

Select a Phone Number

XXX-XXX-0891

How would you like to receive it?

Text message

Your financial institution is solely responsible for verifying this information.

Continue

Close

HOW TO INVEST



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[Backed Offers](#)
[Withdraw](#)
[Affiliation](#)
[My Banks](#)
[Profile](#)
[Change Password](#)

My Banks

Select default bank for your investment (Click on bank name and click update)

Verified
Bank: BANK OF AMERICA, N.A.
Dwolla Jullien Checking -
CHECKING
A/C Type: checking
[Delete Bank](#)

[Attach Bank](#)

[Update](#)

[Report a bug](#)

[BlockVestors](#)

[Contact Info](#)

[Block Developer](#)

[About Us](#)

HOW TO INVEST



The Opportunity

Everybody talks about buying back the block, but we decided to buy back an entire historic neighborhood. Positioning between work to the east and wealth to the west, we believe this is a prime location for development. After seeing gentrification happen first hand in Inglewood, CA, Oakland, CA, New Orleans, LA, and Brooklyn, NY, we noticed a pattern and the Eddie Robison Sr. Historic District checks off all of the boxes.

We are raising \$1 million to build 184 new multifamily units and 12,000 square feet of commercial space across 6 strategic acquisitions in addition to developing a commercial property with several sustainable business models in play. An additional \$1.75 million is already being raised from sophisticated and accredited investors, but we wanted this to be The People's Property, so we created this offering to make investing accessible to all.

This is an equity investment. You can be a part of amazing opportunity for as little as \$1,000 (0.1% of this \$1,000,000) raise.

Our target rate of return is 15% annually. This is how that compares to your savings account and the stock market.

SAVINGS ACCOUNT



.03%

Interest rate on a savings account

2400 years to double your money

STOCK MARKET

STANDARD & POOR'S 500

4.23%

Average return from Jan 2000 to Dec 2019

17 years to double your money

THIS OPPORTUNITY

#BuyBackBatonRouge

15.00%

Our target rate of return

5 years to double your money

Report a bug 🐛

Equity investors get paid in 4 ways:

1. When we receive historic tax credits upon completion of construction.
2. When we refinance the properties into 30 year mortgages with Fannie or Freddie



Choose Your Shares Below

Investment \$1,000.00

Each \$1,000 share represents 0.1% of this \$1,000,000 raise on Buy The Block.

0 claimed so far out of 300

Estimated Delivery: September 2020

📄 Offering Documents

Select Shares



Investment \$2,000.00

Each \$1,000 share represents 0.1% of this \$1,000,000 raise on Buy The Block.

0 claimed so far out of 100

Estimated Delivery: September 2020

📄 Offering Documents

Select Shares

Investment \$3,000.00

Each \$1,000 share represents 0.1% of this \$1,000,000 raise on Buy The Block.

0 claimed so far out of 50



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You're investing in Jullien Gordon

Buy Back Baton Rouge: 184 Multifamily Units + 12K sq ft of Commercial

Yes I understand startups and small businesses are very risky. I can afford a 100% loss of all investments I make on this website.

Yes I understand securities on Buy The Block are not easily re-sold. There is no secondary market. I can wait years for a return.

Yes I understand Buy The Block does not offer investment advice. I have the sophistication to evaluate investments on my own.

Yes I agree to the Terms, Privacy Policy, Investor Agreement, and the Electronic Consent & Delivery Agreement.

Yes Do you agree to Dwolla's Terms of Service and Privacy Policy? Terms

Net worth **\$ 1000.00**

\$0.00K \$30.00K \$50.00K \$100.00K \$500.00K \$1000.00K

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Summary

Investment: Buy Back Baton Rouge: 184 Multifamily Units + 12K sq ft of Commercial \$1,000.00

Total	\$1,000.00
--------------	-------------------

Selected Shares

Investment \$1,000.00

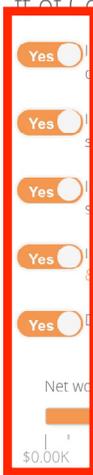
Each \$1,000 share represents 0.1% of this \$1,000,000 raise on Buy The Block.

Estimated Delivery: September 2020

Offering Documents

You also acknowledge and agree to Terms of Use and Privacy Policy.

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You're investing in Julien Gordon

Buy Back Baton Rouge: 184 Multifamily Units + 12K sq ft of Commercial

All funds are held in escrow account until the minimum goal is reached.
Buy The Block fee is 4.5% of the funds raised. As an investor on this site you should know that investing is very **risky**. Please review the risk and [education page](#).

 [Proceed to Invest](#)

Cancellation/Refund Policy
A BlockVestor may cancel any investment before 3pm CST the same day after clicking the "Invest Now" button and receive a refund of such investment without any fees or penalties for any reason. A BlockVestor may cancel his or her investment for any reason before 3pm CST the same day and receive a full refund of such investment without any fees or penalties by sending an email to blockvestors@buytheblock.com with the subject line of "Investment Cancellation" and identifying the particular investment to be canceled. Refunds will be processed immediately.

Bank Removal Policy
A BlockVestor may request removal of banking information at anytime after clicking the "Invest Now" button to have their information removed from Dwolla. A BlockVestor may do this by sending an email to blockvestors@buytheblock.com with the subject line of "Remove Banking" and identifying the name on the account. Removal will be processed within (48) twenty-four hours.

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Payment Pending

We've received your investment.

After your investment is approved, you will receive a confirmation via email.

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Contact Info

 4860 Chambers Rd #21
Denver, Colorado

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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



HOW TO INVEST



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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

BEGIN SIGNING

Please Review & Act on These Documents

Gainvest LLC
Gainvest

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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.

Please read the Electronic Record and Signature Disclosure.
 I agree to use electronic records and signatures.

CONTINUE **FINISH LATER** **OTHER ACTIONS**

Overview: Your name is [redacted]. 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 [redacted] (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

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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



Add Capital

Click below to add capital to your account.



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.

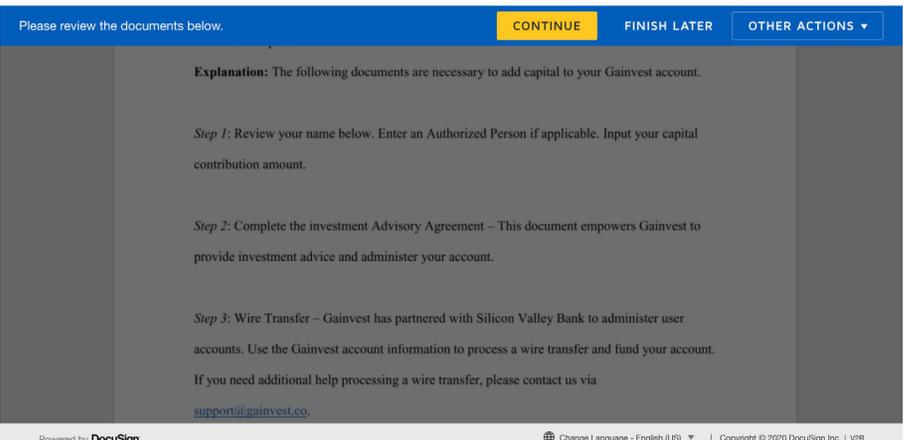
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Please Review & Act on These Documents



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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. [View More](#)



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How To Buy The Block with Anthony Kimble & Jullien Gordon

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- Jullien Gordon 9
- Freedom State of Mi...
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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

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

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
- Demetrius Marshall Invite

GAINVEST

- Financial Guidance
- Compliance
- Legal Guidance
- Accounting

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: \$1,000



Q: How long is the holding period?

A: 5 years. We hope that you'll like the return and reinvest.



Q: How much is the Sponsorship Team investing?

A: \$590,000+ 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.



Go to www.buybackablock.com

ak@akimbleproperty.com

Jullien.Gordon@gmail.com