

A portrait of Jullien Gordon, a Black man with short hair, wearing a green sweatshirt. He is standing in a dark, industrial-looking space with some light sources in the background. The text "jullien gordon" is overlaid in white, and a logo for "MULTIFAMILY MOVEMENT" is visible on his shirt.

**jullien gordon**  
MULTIFAMILY  
MOVEMENT

A portrait of Anthony Kimble, a Black man with a beard and curly hair, wearing an orange t-shirt. He is standing in the same dark, industrial-looking space as Jullien Gordon. The text "anthony kimble" is overlaid in white. The t-shirt has a graphic that says "PROUD" and "HOUSE".

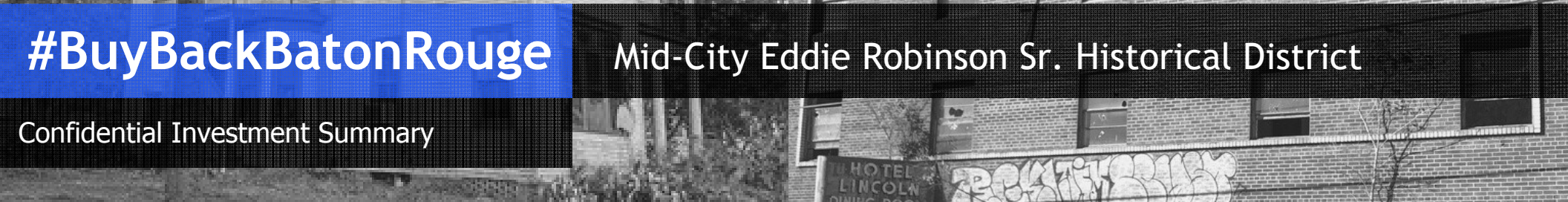
**anthony kimble**  
PROUD  
HOUSE



**#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







# WHY REAL ESTATE

#BuyBackBatonRouge



## RECENT WORK

# DESIRE STREET BAKERY





# RECENT WORK

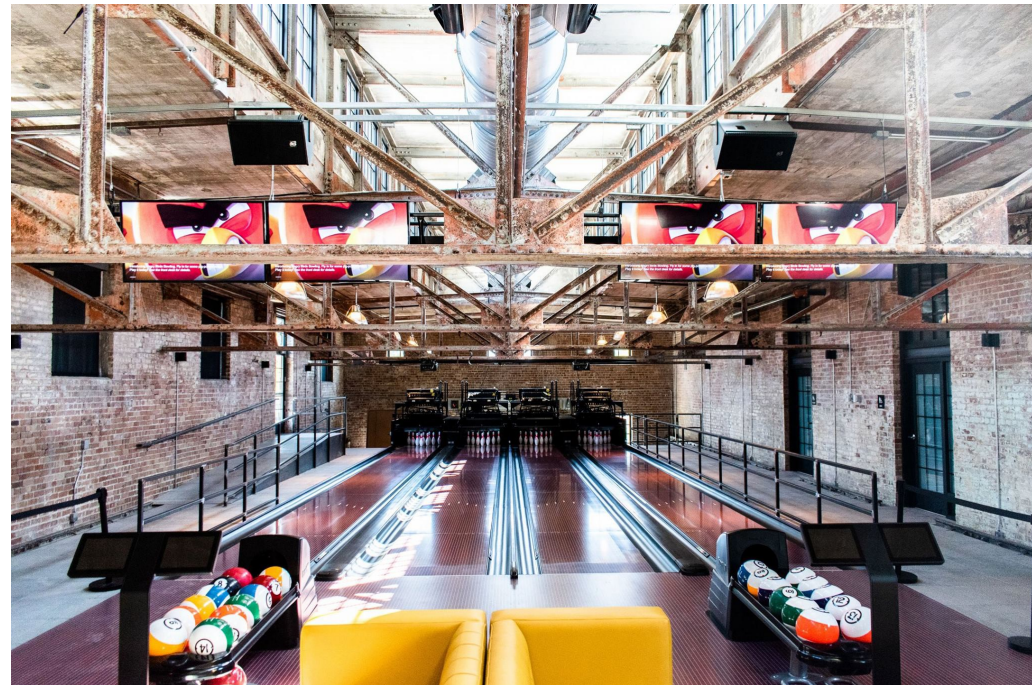
## ELECTRIC DEPOT PHASE 1





## RECENT WORK

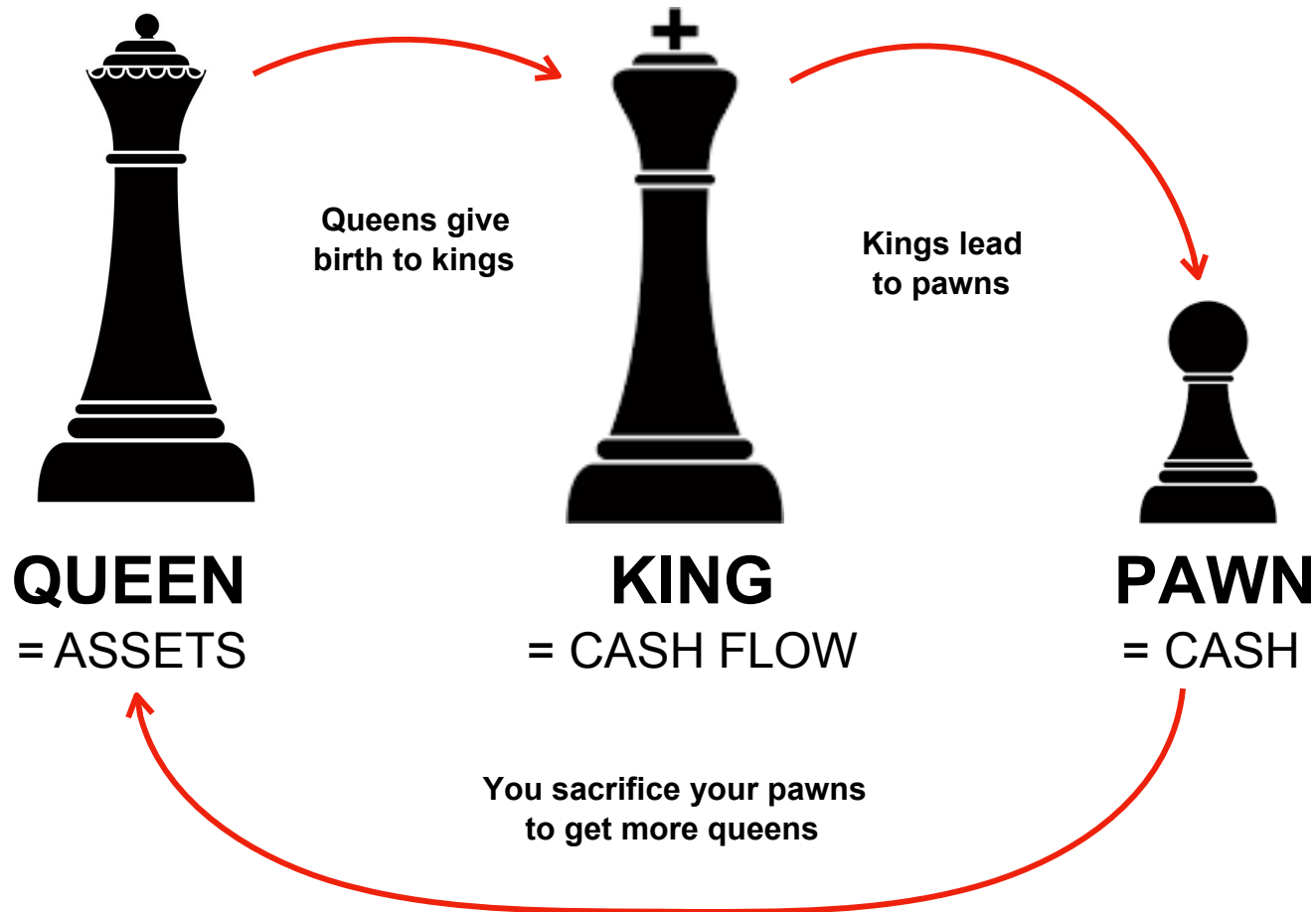
### ELECTRIC DEPOT PHASE 1





# HOW GENERATIONAL WEALTH IS BUILT

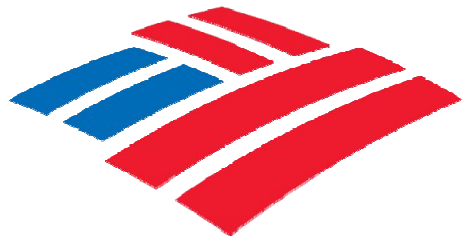
## EMPLOYED PEOPLE EMPLOYING MONEY



# 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)<sup>†</sup>

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 <sup>†</sup>			
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)

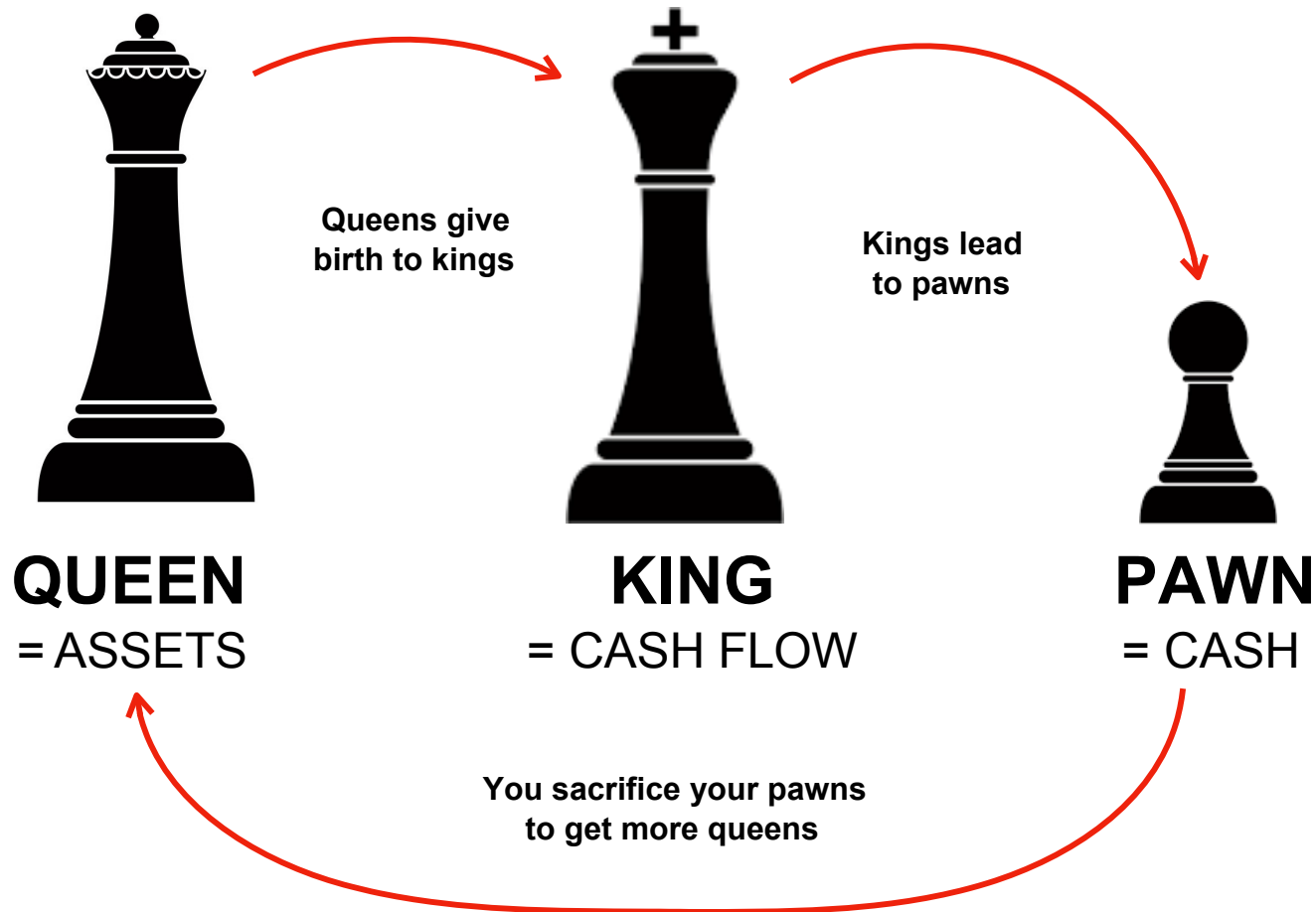


Amount Invested	Savings Account At 0.03%	S&P 500 At 4.23%	Our Fund At 15%
\$1,000	\$0.30	\$42.30	\$150.00
\$10,000	\$3.00	\$423.00	\$1,500.00
\$100,000	\$30.00	\$4,230.00	\$15,000.00



# HOW GENERATIONAL WEALTH IS BUILT

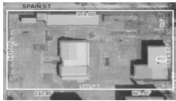
## EMPLOYED PEOPLE EMPLOYING MONEY



# HOW GENERATIONAL WEALTH IS BUILT

## EMPLOYED PEOPLE EMPLOYING MONEY

Electric Depot Phase II



The Lincoln Hotel



The Julia Warehouse



Government Street



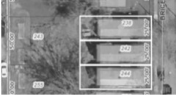
W. Lee Drive



Spanish Town



Brice Lots



Government Village II



Queens give  
birth to kings



Kings lead  
to pawns



**QUEEN**  
= ASSETS

**KING**  
= CASH FLOW

**PAWN**  
= CASH

You sacrifice your pawns  
to get more queens



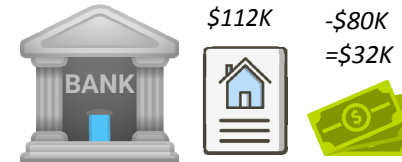


# OUR BUSINESS MODEL

#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 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 15 months of lease-up

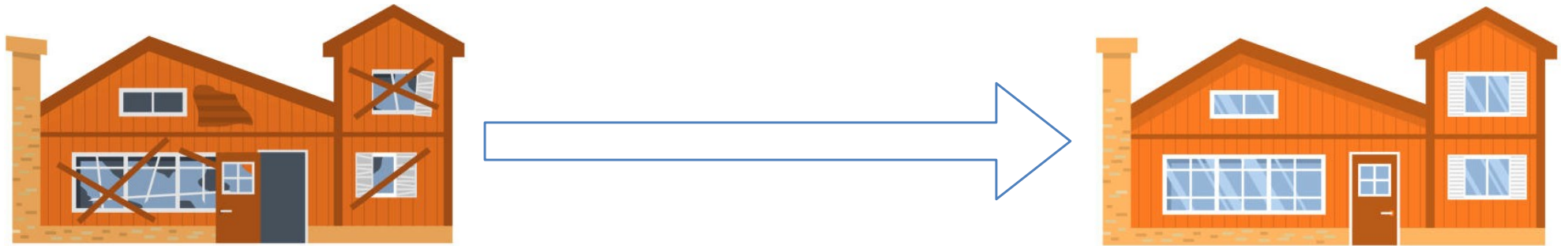
05

## Refinancing

Refinance properties to Fannie Mae/Freddie Mac and other banks on a sale or refinance basis

## 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**.





# THE PROJECTS

#BuyBackBatonRouge



## **WHY BATON ROUGE?**

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

#### **1. Historic Tax Credits**

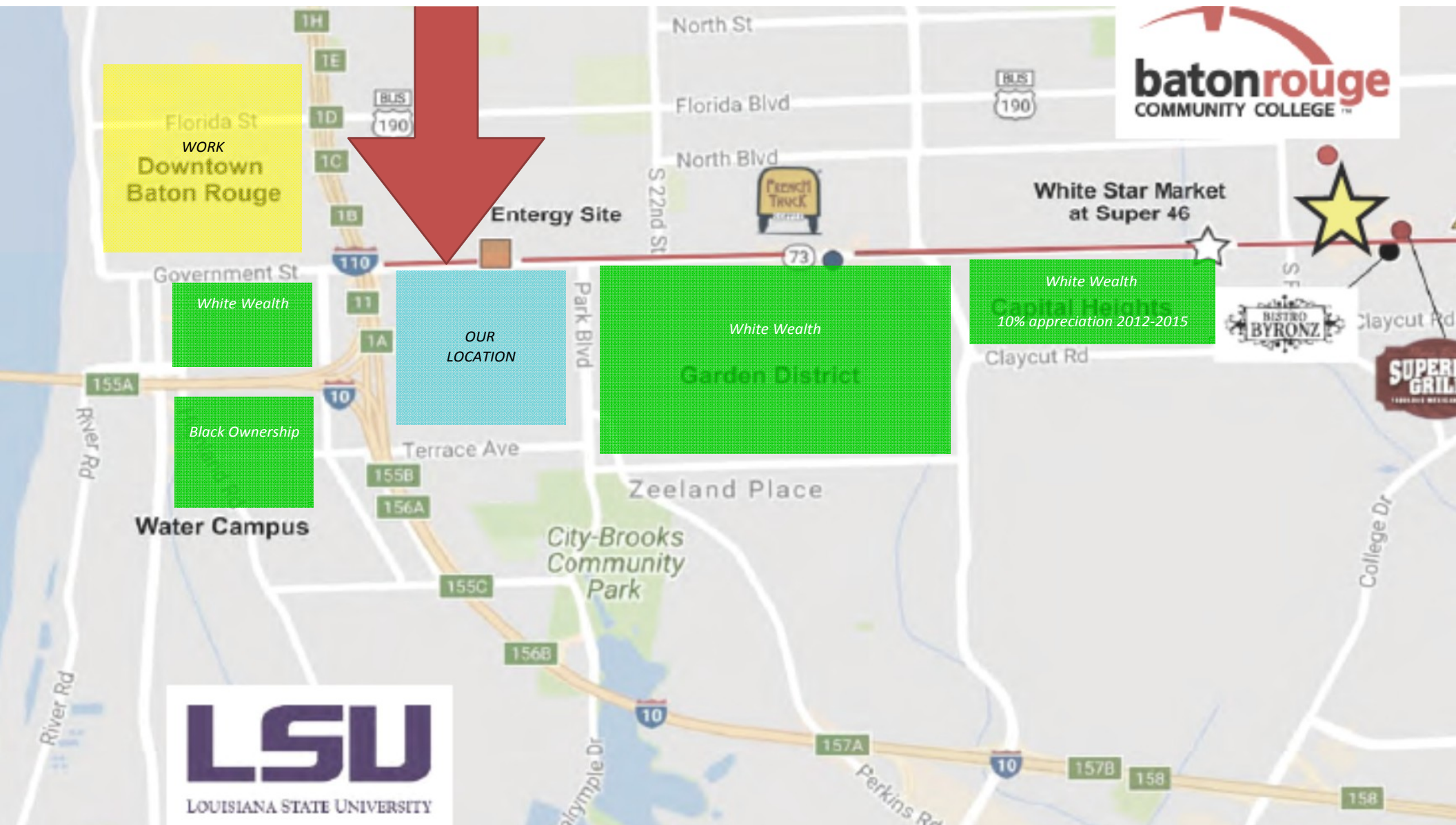
The Eddie Robinson Sr. Historic District allows us to return up to 80% of investor's capital within 18-24 months by leveraging federal and state historic tax credits.

#### **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.









**Downtown  
Baton Rouge**

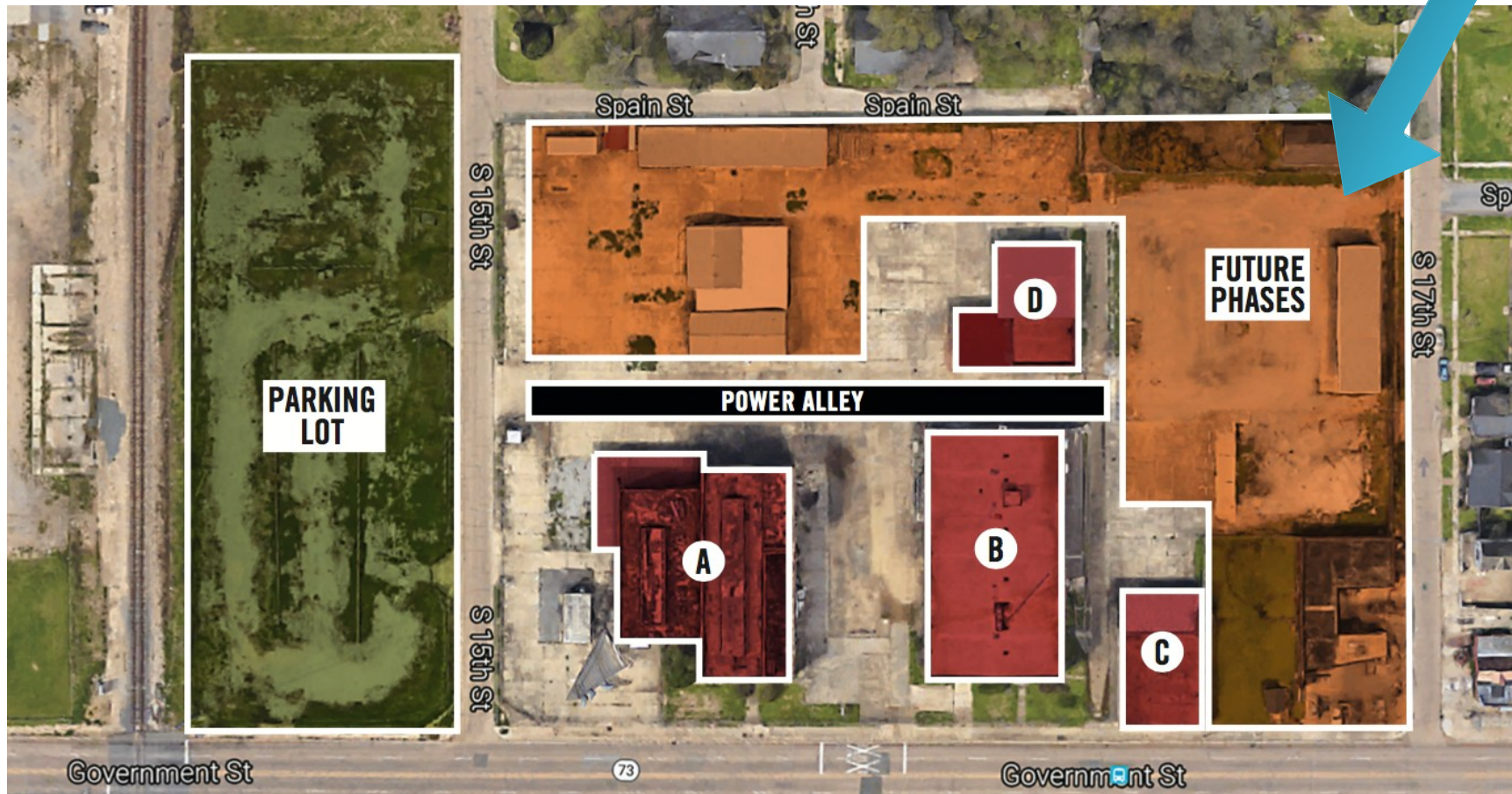
# THE PORTFOLIO

**EDDIE ROBINSON SR. HISTORIC DISTRICT  
BATON ROUGE, LOUISIANA**

**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%)**





## PROJECTS IN THIS OFFER

### THE LINCOLN HOTEL - 12 UNITS + 2 BUSINESSES





**Building Cross Section**



3

**Detail View from North East**

The Lincoln Hotel



**PROJECTS IN THIS OFFER**

**GOVERNMENT VILLAGE II - 5 COMMERCIAL BUSINESSES (55%)**



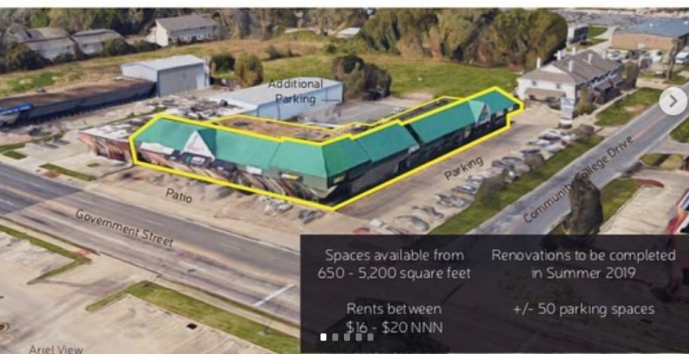
# PROJECTS IN THIS OFFER

## 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





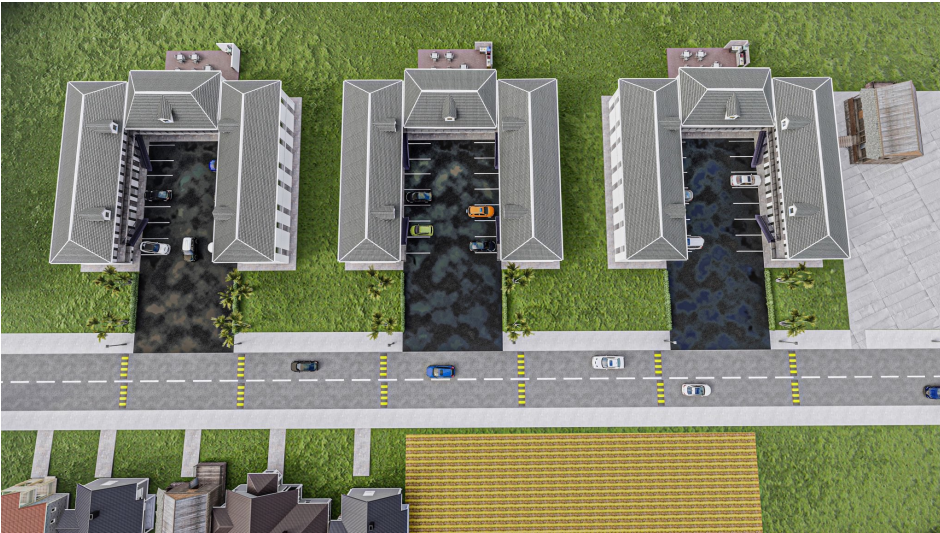
**PROJECTS IN THIS OFFER**  
**SOUTHERN HEIGHTS HOUSING - 60 UNIT(25%)**





## PROJECTS IN THIS OFFER

### SOUTHERN HEIGHTS HOUSING - 60 UNIT(25%)





**PROJECTS IN THIS OFFER**  
**EDDIE ROBINSON LOTS - 8 MULTIFAMILY UNITS**





**PROJECTS IN THIS OFFER**

**1124 S. 14TH STREET - 4 MULTIFAMILY UNITS**



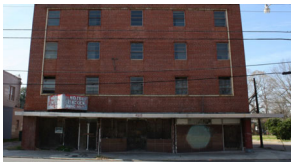


# FUND PORTFOLIO



## 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.



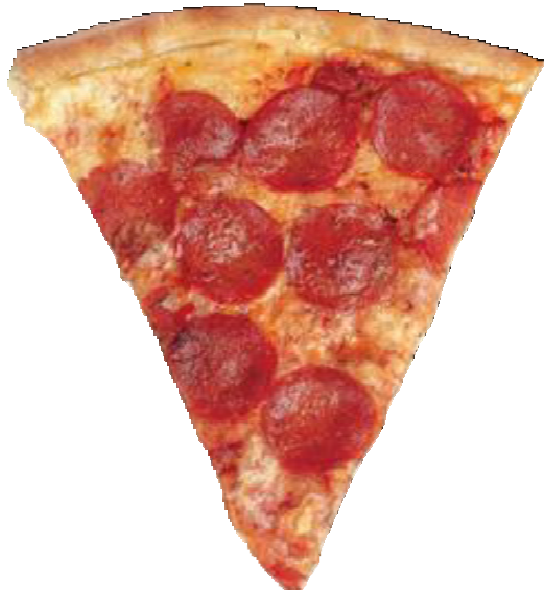


# HOW TO INVEST

#BuyBackBatonRouge



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



\$2.50  
x 8 slices = \$20



\$16.00  
÷ 8 slices = \$2 each

Economies of Scale

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

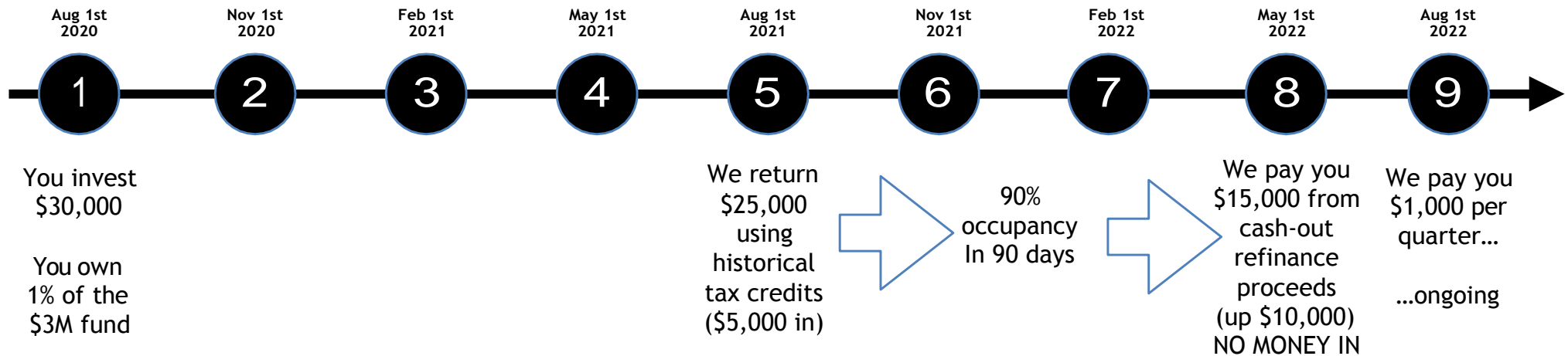


## HOW TO INVEST

### 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**

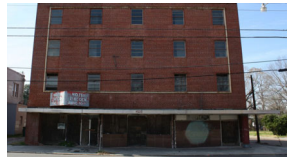
Property	Status	Vision	Capital Req.
Spanish Town	Reno	9 Multifamily Units	\$275,000
The Julia Warehouse	Acquired	22 Multifamily Units	\$325,000
Electric Depot Phase II	Acquired	25 (of 100) Multifamily Units	\$1,000,000
1124 S. 14th Street	Acquired	4 Multifamily Units	\$75,000
558 Eddie Robinson	MOU	8 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
<b>TOTAL RAISE:</b>			<b>\$2,750,000</b>

**FUNDED**

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**

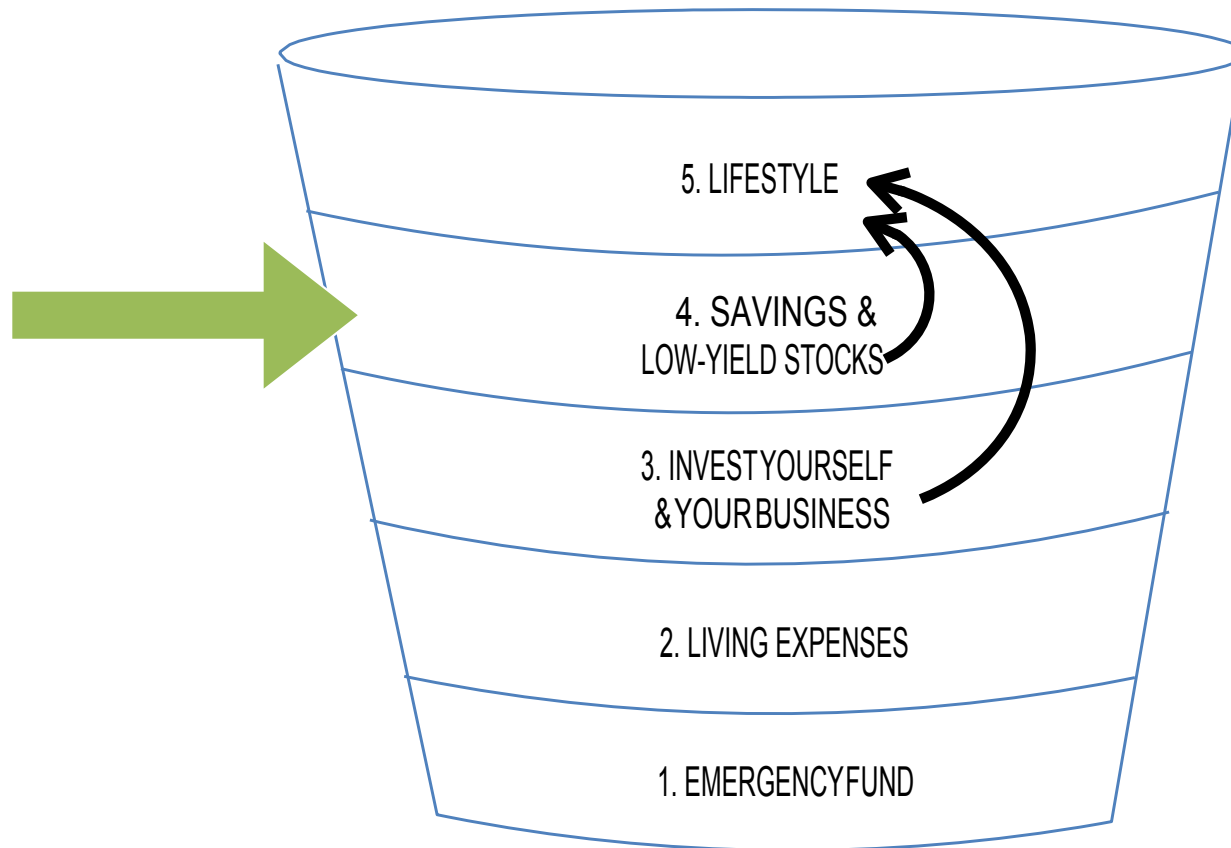


# PROJECT TIMELINES

\* Payout #3 = ongoing quarterly dividends based on cashflow

					Payout #1 HTCs	Payout #2 Cash-Out Refi	Payout #4 Appreciation
	Property	Development	Start Construction	Time To Develop	Complete Construction	Refinance (90% 90 days)	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](http://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](http://www.BuyBackBatonRouge.com)

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BLACK COMMUNITIES NEED  
BLACK OWNED COMPANIES  
LET'S HELP THEM OPEN THEIR DOORS

New Offers

View All →

Jullien Gordon

anthony kimble

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

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

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


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## My Banks

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

Your attached bank deleted successfully

Attach Bank

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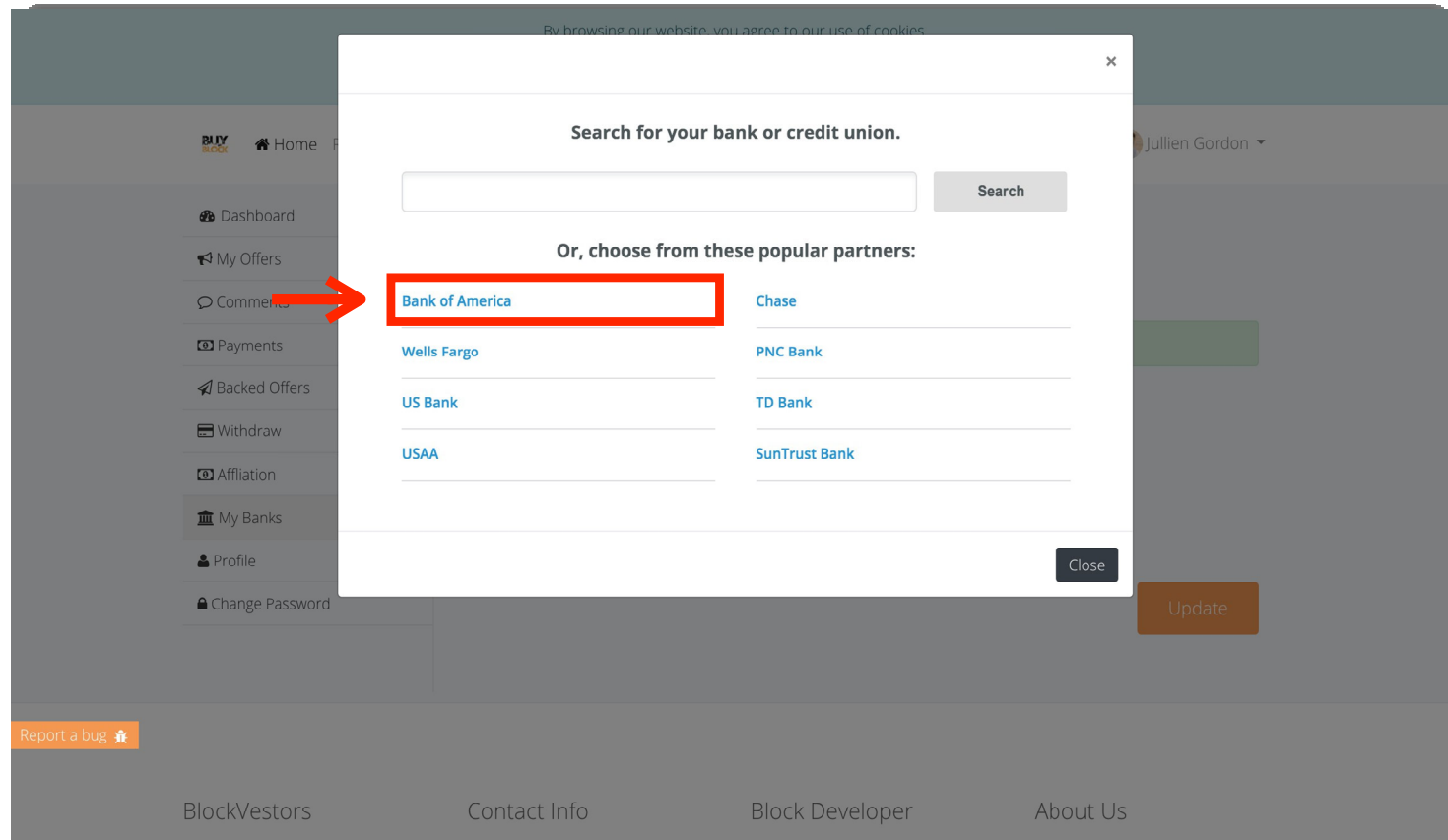
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Choose how you'd like to verify your account.

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

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Bank of America

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

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Julien Gordon

**Please enter the additional information requested by Bank of America.**

**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

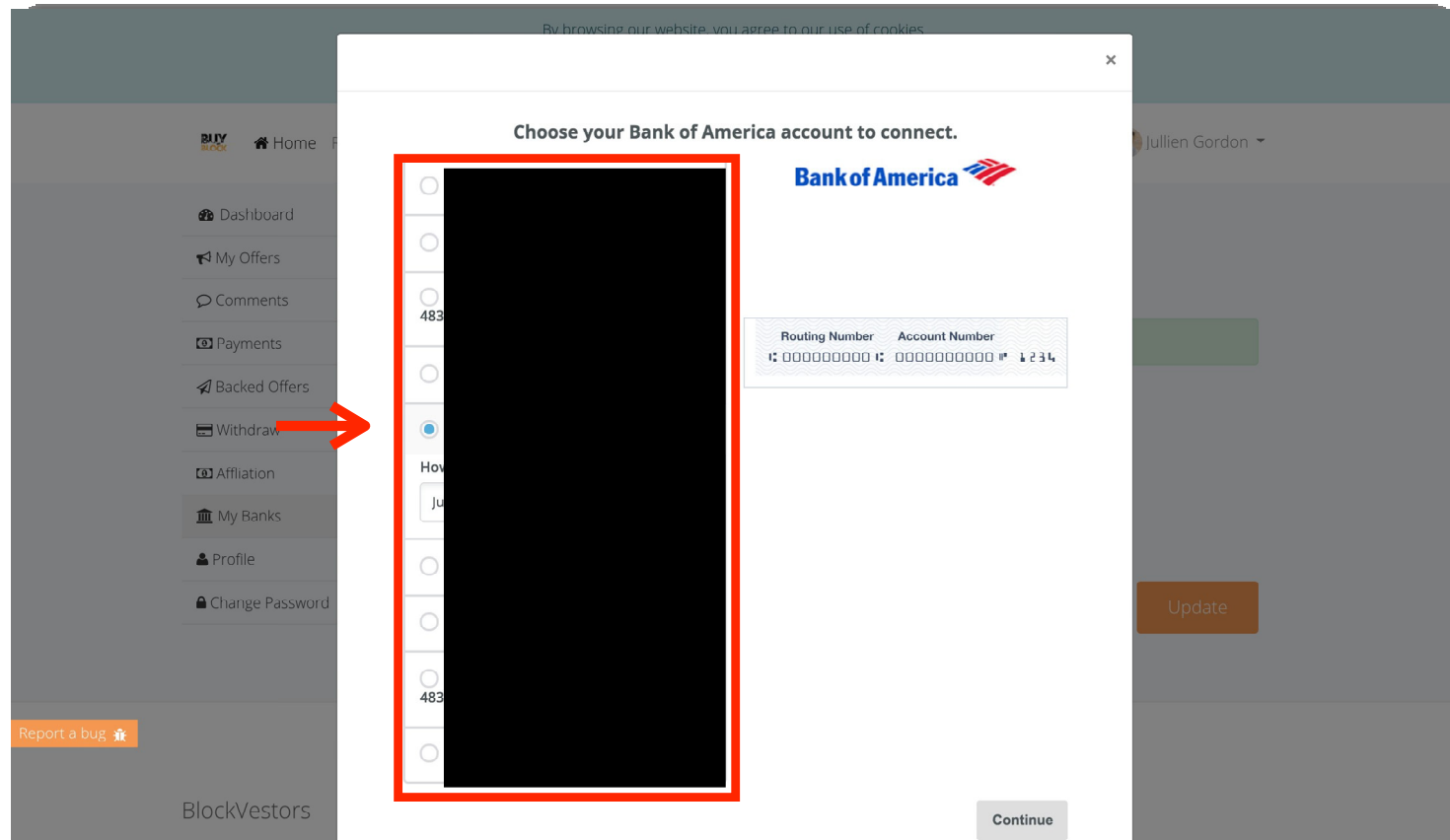
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## My Banks

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

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# 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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BLOCK

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Jullien Gordon

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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 and 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

Report a bug

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.

Invest




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You're investing in Jullien Gordon

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

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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](mailto: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](mailto: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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About Us

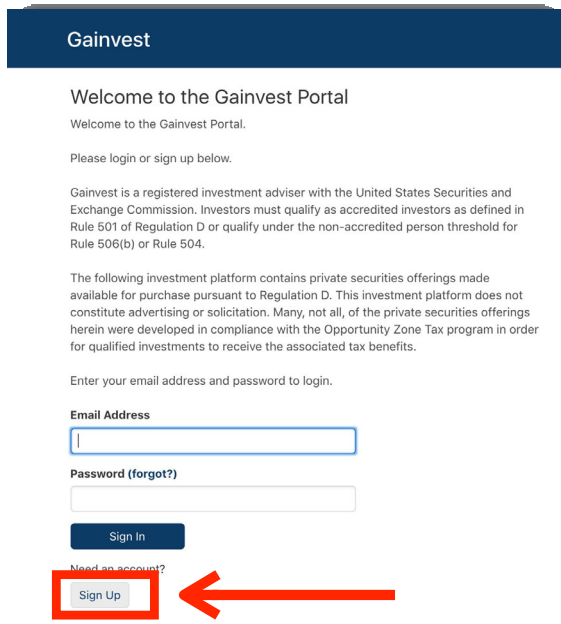
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[Team](#)



# HOW TO INVEST

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



Gainvest

Welcome to the Gainvest Portal

Welcome to the Gainvest Portal.

Please login or sign up below.

Gainvest is a registered investment adviser with the United States Securities and Exchange Commission. Investors must qualify as accredited investors as defined in Rule 501 of Regulation D or qualify under the non-accredited person threshold for Rule 506(b) or Rule 504.

The following investment platform contains private securities offerings made available for purchase pursuant to Regulation D. This investment platform does not constitute advertising or solicitation. Many, not all, of the private securities offerings herein were developed in compliance with the Opportunity Zone Tax program in order for qualified investments to receive the associated tax benefits.

Enter your email address and password to login.

Email Address

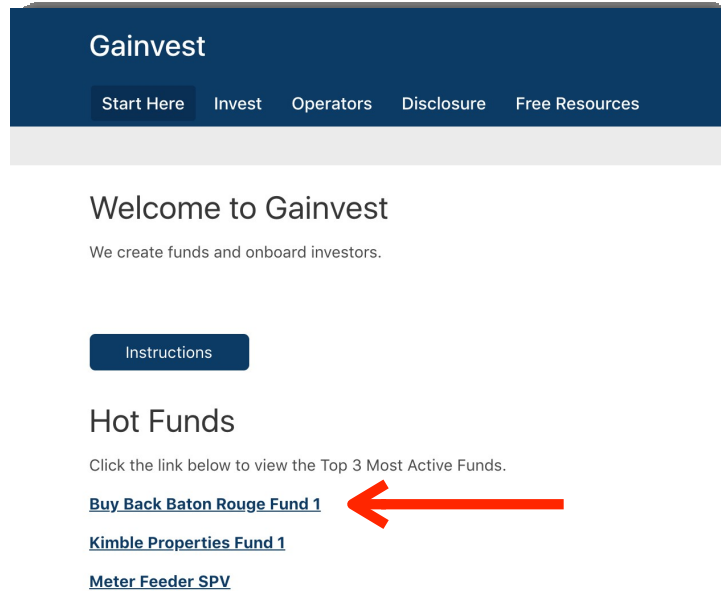
Password (forgot?)

Sign In

Need an account?

**Sign Up**

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



Gainvest

Start Here Invest Operators Disclosure Free Resources

Welcome to Gainvest

We create funds and onboard investors.

Instructions

Hot Funds

Click the link below to view the Top 3 Most Active Funds.

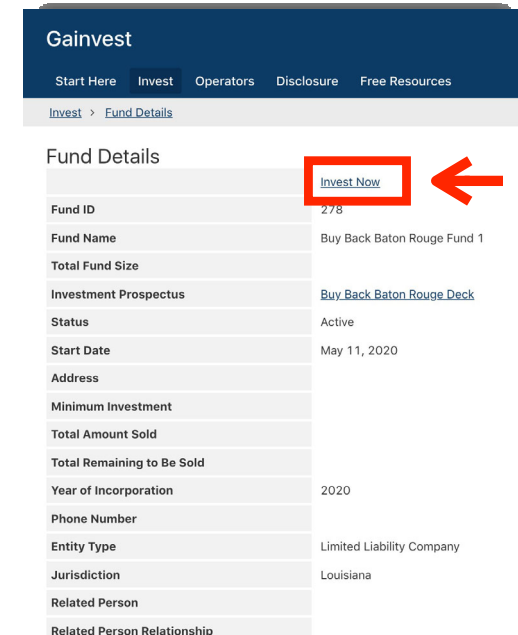
[Buy Back Baton Rouge Fund 1](#)

[Kimble Properties Fund 1](#)

[Meter Feeder SPV](#)

GAINVEST

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



Gainvest

Start Here Invest Operators Disclosure Free Resources

Invest > Fund Details

Fund Details

	<b>Invest Now</b>
Fund ID	278
Fund Name	Buy Back Baton Rouge Fund 1
Total Fund Size	
Investment Prospectus	<a href="#">Buy Back Baton Rouge Deck</a>
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

This is a screenshot of the "PowerForm Signer Information" page on the Gainvest portal. The page has a blue header with a "G" logo, a "BEGIN SIGNING" button, and a "HELP" icon. The main content area is white and contains the following sections: "PowerForm Signer Information" with instructions to input information to add capital; a "Gainvestor" section with fields for "Your Name" (Full Name) and "Your Email" (Email Address); and a "Gainvest" section with fields for "Name" (Nashid Ali) and "Email" (nashid@gainvest.co). A "BEGIN SIGNING" button is at the bottom right of the form.This is a screenshot of the "Please Review & Act on These Documents" page. The page features a blue header with the Gainvest LLC logo, a "Powered by DocuSign" tagline, and a "Please read the Electronic Record and Signature Disclosure" section with a checkbox for "I agree to use electronic records and signatures." Below this is a "CONTINUE" button and links for "FINISH LATER" and "OTHER ACTIONS". The main content area is grey and contains an "Overview" section with a text box for the user's name and a "The Documents" section listing documents to be completed. A "First Document: Cover Sheet" section follows, with instructions on how to use the information input. At the bottom, there is a "Do you understand?" question with "Yes" and "No" radio button options. The footer includes "Powered by DocuSign", a "Change Language - English (US)" dropdown, and a copyright notice for 2020 DocuSign Inc.



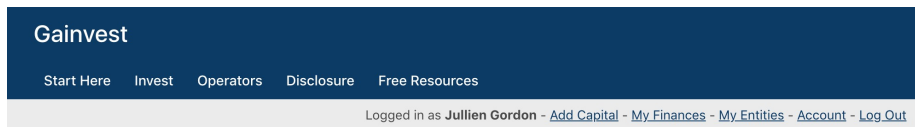
# HOW TO INVEST

# GAINVEST

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.

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



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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.

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.

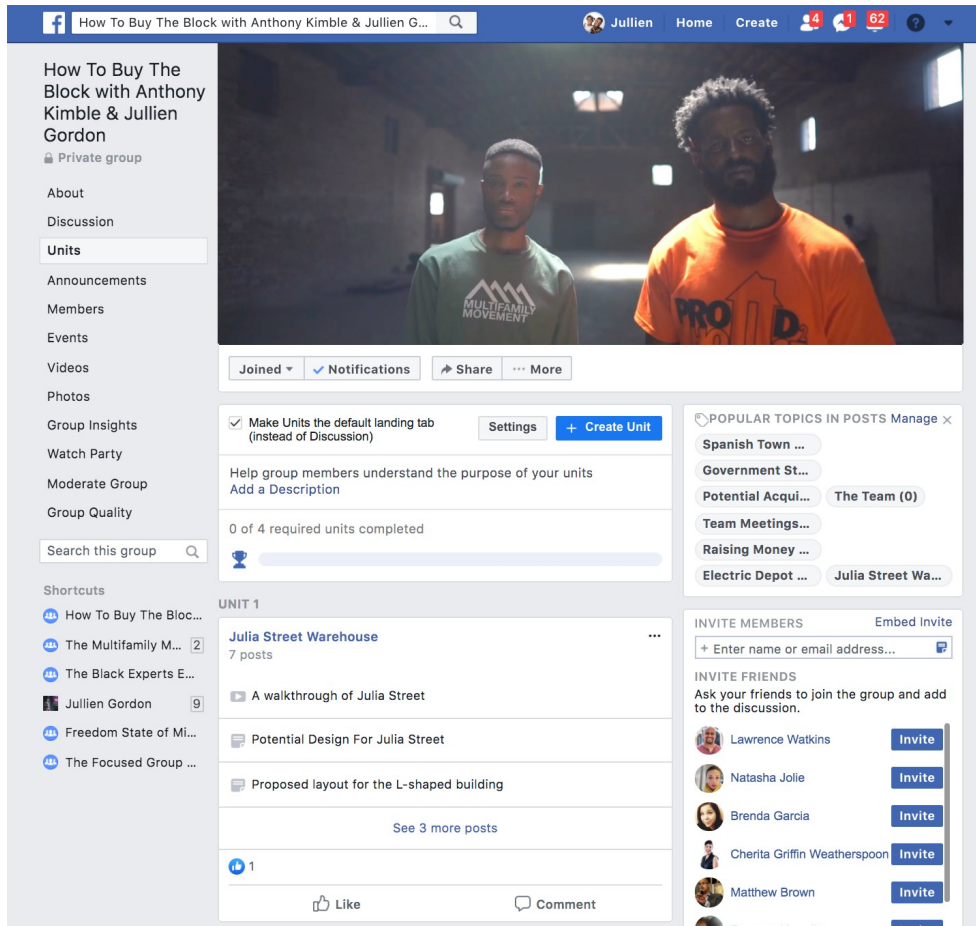
*Step 3:* Wire Transfer – Gainvest has partnered with Silicon Valley Bank to administer user accounts. Use the Gainvest account information to process a wire transfer and fund your account.

If you need additional help processing a wire transfer, please contact us via [support@gainvest.co](mailto:support@gainvest.co).

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# TRANSPARENCY JOIN THE JOURNEY



# GAINVEST

- Financial Guidance
- Compliance
- Legal Guidance
- Accounting

## CONTACT US

ak@akimbleproperty.com  
Jullien.Gordon@gmail.com

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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](http://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](http://www.buybackablock.com)

[ak@akimbleproperty.com](mailto:ak@akimbleproperty.com)

[Jullien.Gordon@gmail.com](mailto:Jullien.Gordon@gmail.com)