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DOUBLE BOTTOM LINE FUND 2021

Community Development Services LLC is pleased to announce the formation of its DOUBLE BOTTOM LINE FUND. The Fund provides a Return on Membership Capital Contribution and fulfills a need for Affordable Housing. The Double Bottom Line Fund will provide Capital to Develop and Preserve Affordable Housing Development in Underserved Communities.

The Double Bottom Line Fund provides an opportunity to participate in the Ownership of an Affordable Housing Development without the financial risk nor the rigors of day-to-day management and operations. The Management Team has over forty 40 years of experience in Development, Management, Rehabilitation and Construction of Affordable Housing. Management has brought over Twenty million (\$ 20,000,000) in equity and debt financing for Affordable Housing in the Delta. This financing resulted in the production of over 160 affordable housing units.

The 2021 Double Bottom Line Fund is a Closed End fund and will produce minimum of 70 newly updated Affordable Housing Units. The Fund will make a positive and measurable Impact on the current Housing Crisis in Underserved Communities.

HOW IT WORKS:

The Fund acquires a Class B Membership Ownership in an asset in the amount of Four Million Dollars (\$4,000,000). The Fund makes a Capital Contribution in accordance with the Terms and Conditions of a Membership Subscription Agreement. Class B Members receives monthly interest on their Membership Contribution at a rate of 4.5% simple interest. (Capital Contribution)

The Minimum Membership Contribution Unit is Two-hundred thousand Dollars (\$ 200,000). Corporate Subscribers and Accredited Subscribers with a minimum net worth of One Million Dollars (\$ 1,000,000) are Invited. Subscribers not at Accredited Status are accepted with advice of a Financial Planner.

The Members K-1 Depreciation Losses from The Fund in the amount of twenty-five thousand dollars (\$ 25,000) per two hundred thousand dollars (\$ 200,000) Membership Unit. This Benefit is spread over a two-year period.

The Membership Term is thirty-six (36) months. Thereafter, each Membership Unit receives a return of its Membership Contribution and five thousand dollars (\$ 5,000) per Membership Unit. The five-thousand dollar (\$ 5,000) payment represents the buy-out their Membership Interest. (Call Option)

Membership provides a 18.5% Cash on Cash Return when you include funds paid at Buy-Out. Each Subscriber's return will increase based on their ability to apply the K-1 Depreciation Losses.

Please contact John Stuckey Jr (800-351-1195) (662) 590-5259 jstuckey@jkdsoutreach.com:

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