



Greenwood Development Fund

REAL ESTATE INVESTMENTS

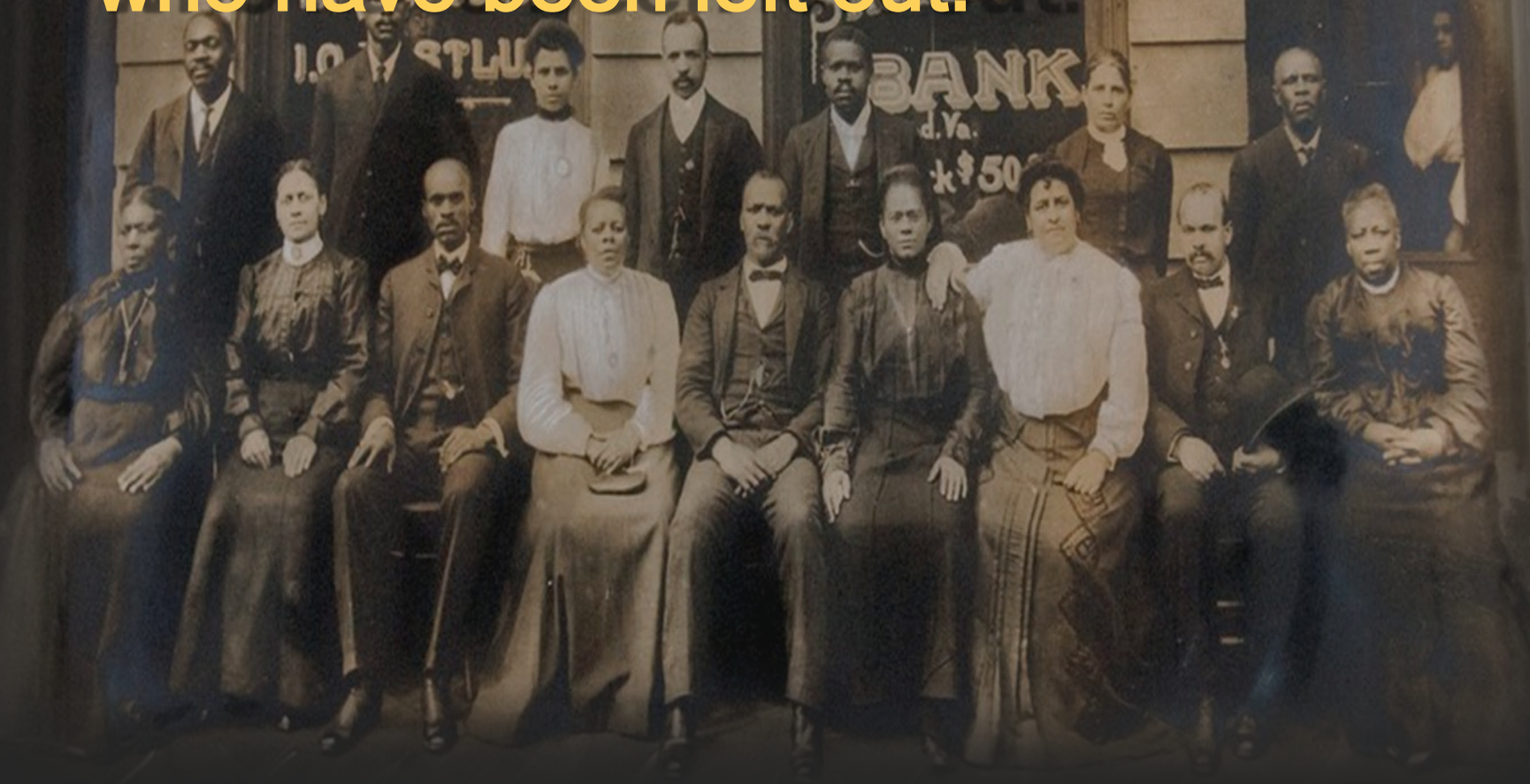
W E L C O M E

GREENWOOD DEVELOPMENT FUND

As a shareholder, you are invited to be a part of this unique economic growth opportunity to invest in under-invested assets through a shared ownership model.

Our Objectives

"Doing good and making money, can and must coexist, to grow our economy by including those who have been left out."



- Named in honor of the community known as Black Wall Street in Tulsa, Oklahoma that was destroyed in a race riot, the Greenwood Development fund will purchase real estate and offer rent to own programming to create black and brown ownership.
- Ownership of land, property and business is now and has always been the pathway to wealth.
- Greenwood Development understands that the current economy leaves a significant percentage of the population out of ownership and sees this as a great opportunity to include those who have been left out in the next evolution of economic growth.

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FROM OUR ANCESTORS

IN THIS SOCIETY WE ARE IN NEED
OF GENUINE SOCIAL AND
ECONOMIC CHANGES; THE WAY
PEOPLE THINK AND ACT HAVE TO
BE CHANGED.

FATHER AJ MCKNIGHT

DEDICATION

This fund is dedicated to Father AJ McKnight, a pioneer of economic equity in Louisiana who was met with so much racism in trying to create co-opts and other funds throughout his lifetime. We are excited to be a part of building wealth with and for you and It is so important that our shareholders (partners in this venture) understand the why behind this fund and that your values are aligned.

Please [watch](#) video to learn more about him

THE TEAM

GREENWOOD DEVELOPMENT FUND



BRIAN RUBIN
Producer/ Entrepreneur

Brian Rubin is a creative visual producer and entrepreneur. A Louisiana native, Brian has worked in various roles of the film/music video industry from casting commercials for Nike or co-producing Grammy Awarded Music videos; Brian remains true to himself and his culture while aligning reality with authenticity. Beginning of his professional career began in the oil and gas industry, with focuses on project management and supply chain processes. With this, he brings along years of Lean Sigma Six Black Belt training enabling his unique ability to eliminate waste, while churning out productivity as well as profit.



DANIELLE SHOOTS
Finance Executive/Investor/Entrepreneur

Danielle Shoots is an award-winning finance executive, investor, and entrepreneur. With over a billion-dollar career portfolio of buying, selling and growing businesses, features, product lines, and investment portfolios. Danielle has an expertise for market dynamics and financial and consumer drivers including the many forms and colors of capital and how each can be used to grow businesses. Danielle's ability to predict financial outcomes and returns is uniquely steeped in a unique view and analysis of the economy using a lens of racial equity and an understanding of the untapped, under- invested in assets of the US economy.

THE OPPORTUNITY

GREENWOOD DEVELOPMENT FUND

Thesis- Focus on Central Louisiana

Thesis

- Supply not keeping up with demand
- Significant relocation from coastal areas in LA to the central areas
- Currently more land than properties in both residential and commercial
- Average home prices 50% below national averages creating significant investor upside for price inflation.
- Ability to create first time ownership opportunities at affordable prices using rent to own models
- Home sales up 33.8% while prices only increased 6.8% creating investor upside
- Targeted deals of 10% IRR or greater through both commercial and residential investments

Inaugural Round Shareholders



Benefit 1

Each Class A minimum unit of preferred shares of the Greenwood Development fund is \$5000 for 1000 shares.



Benefit 2

As a shareholder you will own your percentage of the fund and as a result a percentage of all the assets in the fund.



Benefit 3

As shareholders we would also love to take you along for the journey and teach you as much as we can about real estate investing. We also hope you will leverage your ownership in this company (an asset in your own portfolio) to start investing in real estate or as an investor on your own.



Benefit 4

Preferred Class A shareholders are the builders of the company. Only preferred shareholders will be eligible to buy voting shares in future releases. In addition, preferred shareholders will be eligible to buy shares at this price in the future.

Focus on Central Louisiana

Shareholder Financial Model

- SHARES = OWNERSHIP
- AS THE COMPANY CLOSES DEALS, THE VALUE OF THE COMPANY GROWS, AS DOES SHARE VALUE
- WITH EACH RELEASE OF SHARES, A VALUATION WILL BE PERFORMED FOR THE CURRENT ASSETS OF THE COMPANY
- 5% FEE FOR ADMINISTRATIVE OPERATIONS
- ALL DEALS WITH SET ASIDE 25% OF INCOME FOR MAINTENANCE COSTS
- DISTRIBUTIONS CAN BE DRAWN DOWN AS LIQUID OR REINVESTED. 90 DAYS NOTICE WILL BE GIVEN BEFORE DISTRIBUTIONS BEGIN

How to Invest



RESPOND

Please respond with the amount of units of shares you may be interested in purchasing



CLOSURE

We anticipate this round to close relatively quickly based on interest.



GROWTH

The next round share price will be set by the value of the company's assets when we open it back up.

REACH OUT



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