



COMMUNITY  
REDEVELOPMENT

INVESTING IN HOUSING FOR ALL



# WE ARE ON A MISSION

We are a publicly traded real estate growth company focused on creating housing for all with an emphasis on naturally occurring affordable housing (NOAH).

## OUR OBJECTIVE

To develop sustainable communities that thrive by investing in urban neighborhoods and first tier suburbs; we work to acquire, develop, redevelop, or create joint ventures with minority and women-led developers - adding additional properties and growing our portfolio steadily over time.



MISSION DRIVEN



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## MISSION DRIVEN

*"We are fiercely committed changemakers in real estate focused on housing. We invest in regions where we can provide equitable solutions to traditionally underinvested communities."*

*~ Lara Fritts, Chief Executive Officer*

As a mission driven leader Lara Fritts is a forward thinking highly acclaimed, award winning economic and community developer blazing a trail in real estate development.

Mrs. Fritts is a certified economic developer with over 25 years of experience in economic and community development. Her experience spans city and regional levels in both the public and private sectors assisting companies to execute their location strategies or development projects while helping communities achieve their goals. She has an expertise in building economic development organizations for elected officials having started six public-private partnerships/departments. She has deployed over \$45 million into affordable housing and facilitated over \$1 Billion of capital investment for extensive city development projects.

# THE OPPORTUNITY

The housing sector in Greater Washington presents definitive opportunities to generate attractive, stable returns for shareholders. Affordable housing tends to be more consistent across economic cycles and the current demand far exceeds supply. Traditionally, development projects which use competitive tax credits are time-consuming, delaying time to market.

Our proprietary model addresses the significant supply/demand imbalance by providing greater quality control and faster property lease-up. Our product quality typically creates longer tenant tenure and shorter unit, resulting in lower operating costs and more stable returns.

We believe our emphasis on the NOAH sector will provide significant opportunities to acquire, develop, redevelop, or create joint ventures with minority and women-led developers - adding additional properties and growing our portfolio steadily over time.

As a public company with enhanced access to capital, we expects to be well positioned to take advantage of these timely opportunities.



# WE ARE CHANGEMAKERS

The real estate industry is on the precipice of exciting changes and we intend to address key problems that will pave the path toward long-term change (socially and economically), while creating equitable solutions and diversity inclusion in industries that historically have had limited access.

## THE KEY PROBLEMS WE INTEND TO CHANGE





# INVESTMENT THESIS

## THE PROBLEM

- The Greater Washington Region (GWR) has a significant need for additional housing both market rate and NOAH.
- Growth in the GWR continue to put demand side pressure on the housing market.
- Increasing interest rates are pricing people out of purchasing and toward renting. Yet, the demand for home purchases remains at the right price point.
- Lack of equality in real estate development.

## OUR SOLUTION

- Providing housing options for all - market-rate to NOAH.
- Smaller projects faster.
- We source and to develop for both rental and for-sale properties executing on our proprietary model.
- Joint ventures with emerging women and minority developers.

## OUR COMPANIES & EXECUTION



Build & Renovate  
For-Sale Company



Build & Renovate  
For-Rent Company



Real Estate  
Brokerage Firm

We execute our mission through our proprietary model utilizing our brokerage and development companies.

FORWARD THINKING



## FUTURE VISION

While continuing to grow our existing companies we have a vision of adding both a property management and mortgage warehousing company to our arc of expertise in 2023.

We are consistently exploring the best markets that meet our objectives in pursuing mixed-use, commercial and single/multi-family projects. Moving into 2024 we intend to open our market beyond the Greater Washington Region into the Mid and South Atlantic states, including Florida and Texas.

Our acquisition strategy is rooted in viable well-positioned regions that are anchored by strong tenant markets, robust job growth, and increased demand for housing.

Creating definitive opportunities to generate attractive, stable returns for shareholder - allowing us to seek an uplisting to NASDAQ.

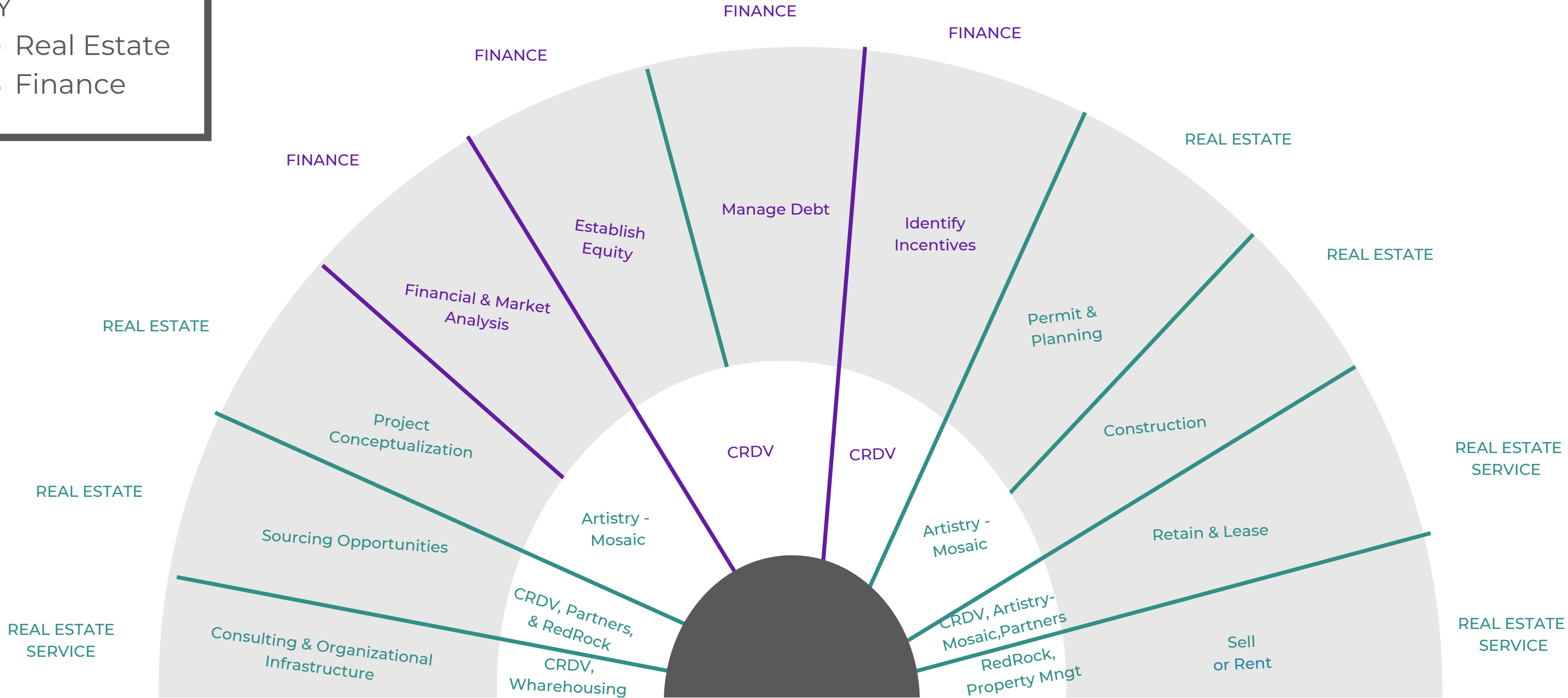




# THE ARC OF OUR EXPERTISE

KEY

- Real Estate
- Finance



# SUSTAINABILITY

# IMPACT INVESTING

We are committed to impact investment opportunities that aim to generate substantial social and environmental effects on the communities we serve in addition to financial gains.

We have a strict investment criterion and seek investments that allow for a return on cost between 15-18%.

We seek a diverse real estate portfolio which may include: commercial, mixed used, multi-family, single-family homes for sale and for rent at various levels of affordability. All our projects will have background checks on tenants and the properties will be properly maintained.



# MOMENTUM AND TRACTION

## BALLES

Washington, DC

### ACQUIRING COMMERCIAL & RESIDENTIAL DEVELOPMENTS

These residential and commercial developments are a part of various historic neighborhoods throughout the area that boast their own unique charm including new retail, restaurants, and entertainment.

- Total portfolio \$103M
- Renovation and new construction of 21 multi-family properties - totaling 291 units
- Renovation of two commercial properties - approx 3000 sqft

## BALTIMORE

Baltimore, MD

### RENOVATED SINGLE FAMILY HOMES

These developments are in multiple historic neighborhoods in Baltimore that boast their own unique charm including new retail, restaurants, and entertainment.

- 42 Renovated Scattered-Site Properties
- Affordable Housing Rental Homes



IMPACT INVESTING

# PROJECT IMAGE GALLERY

## BALLES PROPERTIES

Washington, DC

*below taken Oct 2022*

*(third on right is an interior rendering)*



## BALTIMORE PROPERTY

Baltimore, MD

*above taken Oct 2022*

# PATH TO PROFITABILITY

## GROWTH STRATEGY

- Add 1,000 units with annual cash flow of \$1M+
- First milestone: 100 income producing units and 250 units under development

## INITIAL CAPITAL

- Loans of \$1.5M

## CAPITAL USES

- Property Acquisitions/Development/Management, Mergers and Acquisitions, Legal, Finance, Marketing/Public Relations

## REVENUE MODEL



# MARKETING SOURCES

01



RELATIONSHIPS  
WITH REGIONAL  
REAL ESTATE  
AGENTS -  
RESIDENTIAL &  
COMMERCIAL

03



ECONOMIC  
DEVELOPMENT  
ORGANIZATIONS,  
LOCAL AND STATE  
GOVERNMENTS

05



BANK  
CONTACTS

REPUTATION

02



CONNECTIONS TO  
REAL ESTATE  
INVESTORS AND  
DEVELOPERS

04



# FINANCIAL STRUCTURE

## Safe and Steady Returns

Our objective is to increase our assets under management by placing cash flowing rental properties into the public company.

### 1 CAPITAL INVESTMENT FOR PREFERRED EQUITY

Yield 7.5% per annum until pay off along with an upside CRDV stock options equivalent to 15% of the total investment.

### 2 INVESTMENT SECURITY

Each property is acquired under a newly formed LLC. The membership rights of that LLC are pledged to the investor and held in escrow until the principal has been repaid.

### 3 SMALLER PROJECTS & SHORTER CONSTRUCTION TIMES

We seek financing only when fully permitted.

### 4 PAYBACK

Interest yield paid quarterly with a two year payback. We reserve 100% of the interest payments upfront on the HUD 1 at settlement.

### 5 TAKEOUT

Permanent financing from lender.



**LARA FRITTS**  
**Chief Executive Officer**

A certified economic developer with over 25 years of experience. She has an expertise in building economic development organizations for elected officials having started six public-private partnerships.



**RICHARD BALLEES**  
**President**

A prominent real estate developer in Washington DC. He is a serial entrepreneur and has enjoyed tremendous success in past ventures related to banking and mortgage lending.



**MICHAEL P. ZINK**  
**Chief Financial Officer**

Mr. Zink has over 15 years of professional experience as a CPA working in accounting, finance, and treasury in multiple industries which include construction, financial services, private equity and real estate.


## LEADERSHIP TEAM

Our team of experienced leaders have over 70 years of combined experience in real estate, development, brokerage, construction, business, and finance. We stand by our core values of integrity and excellence in everything we do.

## BOARD OF DIRECTORS

- |                  |                       |
|------------------|-----------------------|
| JOSEPH GIBBONS   | Chairman of The Board |
| GARFIELD ANTONIO | Director              |
| LARA FRITTS      | Executive Officer     |
| RICHARD BALLEES  | Executive Officer     |
| MICHAEL P. ZINK  | Executive Officer     |





"Our desire is to leave a lasting positive impact on the communities we serve - setting the stage for better performance in the areas of urban and suburban revitalization, smart growth, and public/private partnerships."

~ Lara Fritts, CEO

# FORWARD LOOKING DISCLAIMER

This presentation contains “forward-looking” statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. These forward-looking statements include, among others, statements of expectations, beliefs, future plans and strategies, anticipated results from operations and developments and other matters that are not historical facts. The forward-looking statements are based on management’s beliefs as well as on a number of assumptions concerning future events. Readers of these materials are cautioned not to put undue reliance on these forward-looking statements, which are not a guarantee of performance and are subject to a number of uncertainties and other factors that could cause actual events or results to differ materially from those expressed or implied by the forward-looking statements. Forward-looking statements involve known and unknown risks, which may cause Community Redevelopment Inc (“CRI”) actual future results to differ materially from expected results. These risks include, among others, whether proposed transactions in fact close, general economic conditions, local real estate conditions, tenant financial health, the availability of capital to finance planned growth and timing of acquisitions. Consequently, forward-looking statements should be regarded solely as reflections of CRI current operating plans and estimates. Actual operating results may differ materially from what is expressed or forecast herein. CRI undertakes no obligations to revise forward-looking statements that may be made to reflect events or circumstances after the date these statements were made. This document represents a summary of terms only and the information contained herein is entirely subject to the information contained in the Confidential Public Regulation A Offering Memorandum of CRI. which, among other things, discusses certain risks associated with making an investment in the shares of CRI. For general information on investing, we encourage you to refer to [www.investor.gov](http://www.investor.gov)

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# CONTACT

1910 Towne Centre Blvd, Suite 250, Annapolis, MD 21401  
info@communityredevelopment.net  
800.210.9438

CRDV - OTC Markets

[communityredevelopment.net](http://communityredevelopment.net)

