

# Investor Communications



SyndicationPro

## End of Quarter Updates - Coming Soon



### Q2 Updates Coming Soon

Our goal is to update your dashboard by July 15th, this will include:

Sending your quarterly distribution

A written update on each investment

Updated financial statements

You will be notified you when your dashboard has been updated. If you have any questions, please reply directly to this email.

Happy Investing,

The Holdfolio Team



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## End of Quarter - Dashboards Updated



All investments have been **updated as of 6/30/2019**, simply login to [view your dashboard](#). All distributions should clear bank accounts by 7/18/2019. You can [Click Here](#) to watch us discuss Q2 2019.

The next disbursement will be for the 3rd quarter of 2019, and will occur by Oct 15th.

Questions? Talk to us by replying directly to this email.

Happy Investing,

The Holdfolio Team

[Investor Dashboard](#)

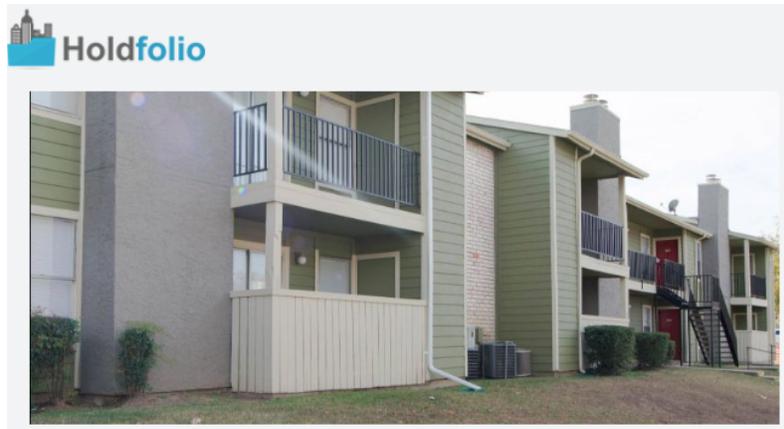


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## Investment Opportunity Coming Soon #1



### Multi-family Investment Opportunity

We are excited to announce that our next apartment acquisition is coming soon! We have just finished our detailed due diligence and third party reports and are now working on the investment documents before the investment is opened to investors. We expect to start taking investments within 7 to 14 days.

#### Summary

- 136 units located in Fort Worth, Texas
- 11 buildings built in 1983
- Value add opportunity
- 8%+ Avg Cash on Cash Return
- 15%+ IRR
- \$25,000 minimum investment

#### A New Market

This is Holdfolio's first acquisition in Texas, a market we have evaluated for over a year. In order to insure our success, we are partnering with a local operator who has over 30 years of experience and currently owns and operates more than 3,000 units in Texas.

[Reserve Your Spot Now](#)



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## Investment Opportunity - Opening Date



### Accepting Investments Monday

We will begin accepting investments for our next multifamily acquisition on Monday, March 4th at Noon EST.

You can learn more about this opportunity by reviewing the [Investment Overview Here](#). All of the investment documents will be made available on Monday at Noon EST.

#### Summary

- 136 units located in Fort Worth, Texas
- 11 buildings built in 1983
- Value add opportunity
- 8%+ Avg Cash on Cash Return
- 15%+ IRR
- \$25,000 minimum investment

#### First Come, First Served

We will be accepting investments on a first come, first served basis beginning Monday at Noon EST. Those who have a reservation will have a priority, but you will need to submit an investment request in order to guarantee your spot. We expect this opportunity to be available for approximately 48 hours before it is fully funded.

We look forward to expanding our relationships with current investors and making new relationships early next week!

The Team at Holdfolio

[Reserve Your Spot Now](#)



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## Investment Opportunity - Opening Reminder



### 7500 Dunwoody LLC Opens Today

We are excited to publish this investment at 6pm EST today.

**It will be first come, first served** and we will be accepting investments in the order they are received. All investors will have a due diligence period of 3 days after submitting an investment request online. We are over-reserved for this portfolio and anticipate it filling up within 24 to 48 hours.

We are hosting a webinar on Thursday, September 27th at 7pm EST to share more details and answer questions about this offering. **Reserve your spot [here](#) to view the webinar.** This webinar will be recorded and available for immediate replay.

Happy Investing!

The Team at Holdfolio



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## Investment Opportunity - Now Open



### Now Accepting Investments

[Holdfolio Cobble Hill LLC](#) can now be accessed directly on our Invest Page.

We will be accepting investments on a first come, first served basis. Those with a reservation will have a priority over those who do not. We are over-reserved so we expect this offering to fill up quickly.

#### Highlights

- 136 units located in Dallas/Fort Worth, Texas
- 11 buildings built in 1983
- Rare value add opportunity in one of the country's hottest markets
- Strong cash flow & financing terms
- 8%+ Cash on Cash Return
- 15%+ IRR
- \$25,000 minimum investment

Completing the online investment is an easy 3-step process.

**#1** Do your Due Diligence by thoroughly reading the investment documents.

**#2** Place your Investment Request online with the amount and how you will be investing.

**#3** eSign the Investment Agreement online and then fund your investment by wire transfer or check.

We look forward to continuing partnerships with current investors and welcoming new investors on board!

The Team at Holdfolio

[Invest Now](#)



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## Investment Opportunity - Webinar



### Cobble Hill Updates | Q&A

In this important web session we will be providing updates on our new multifamily acquisition, [Cobble Hill Apartments](#), located in the Dallas/Fort Worth market.

We will be addressing questions live on the webinar, so please make sure you **get your questions in** by replying directly to this email.

You do not need to register. This webinar will be available **on demand, Wednesday evening**, in order to make sure everyone has access.

We will email you access to the video Wednesday evening.

Please email us if you have questions that you'd like addressed.

[Cobble Hill Apartments](#) is still accepting investment requests and is approximately 80% subscribed. Now is your chance to partner with us on this rare value-add property in the Dallas/Fort Worth market!

Happy Investing,

The Team at Holdfolio



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## Investment Opportunity - Update #1



### We Are 51% Funded

\$775,000 has been invested in our recent acquisition, Cobble Hill Apartments.

Please review this investment and submit investment requests at [Holdfolio.com](http://Holdfolio.com).

#### Highlights

- 136 units located in Dallas/Fort Worth, Texas
- 11 buildings built in 1983
- Rare value add opportunity in one of the country's hottest markets
- Strong cash flow & financing terms
- 8%+ Cash on Cash Return
- 15%+ IRR
- \$25,000 minimum investment
- Open to both accredited & non-accredited investors

We look forward to continuing partnerships with current investors and welcoming new investors on board! If you have any questions, please reply directly to this email.

Thank you,

The Team at Holdfolio

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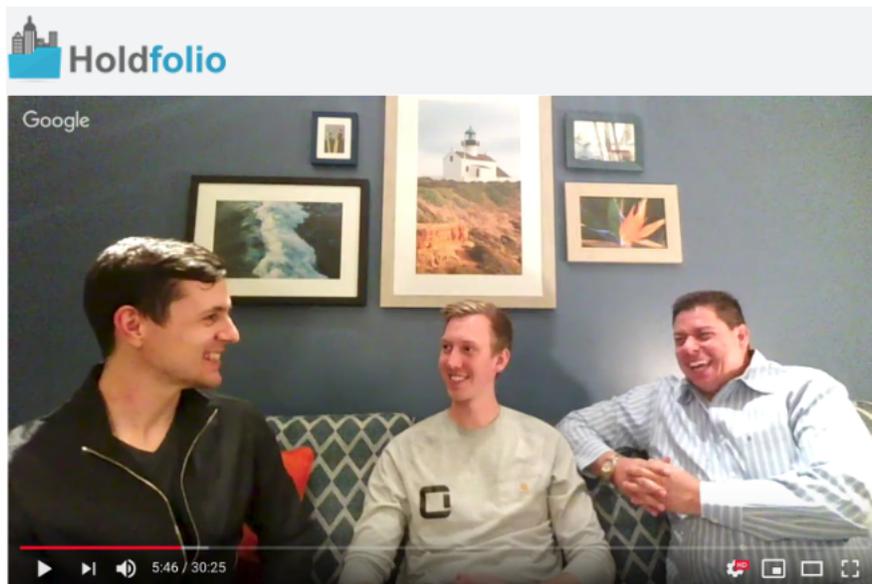


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## Investment Opportunity - Update #2



### Cobble Hill Webinar

Please join us in our review of Cobble Hill Apartments. You can [View Here Now](#).

In this video we address questions live in addition to going over deal summary points and key insights on this acquisition in Dallas/Fort Worth.

[Cobble Hill Apartments](#) is still accepting investment requests and is approximately 80% subscribed. Now is your chance to partner with us on this rare value-add property in the Dallas/Fort Worth market!

Happy Investing,

The Team at Holdfolio

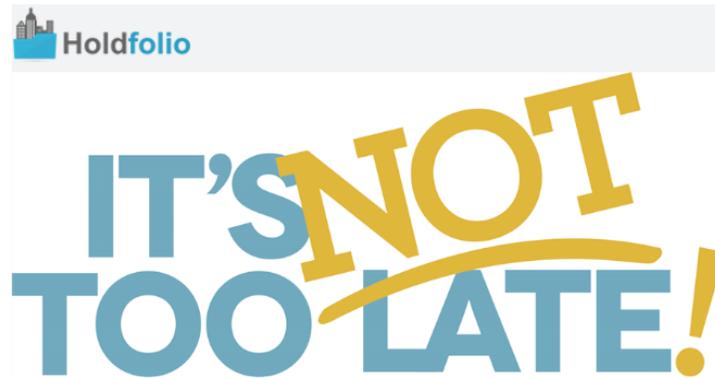


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## Investment Opportunity - Update #3



### You Still Have A Chance

We are set to close on our newest acquisition, Cobble Hill Apartments, next week! **We still have a few spots** left before closing this up for good.

You can review this investment and submit investment requests [HERE](#).

#### Highlights

- 136 units located in Dallas/Fort Worth, Texas
- 11 buildings built in 1983
- Rare value add opportunity in one of the country's hottest markets
- Strong cash flow & financing terms
- 8%+ Cash on Cash Return
- 15%+ IRR
- \$25,000 minimum investment
- Open to both accredited & non-accredited investors
- [Watch The Webinar](#)

If you have any questions, please reply directly to this email.

Thank you,

Jacob Blackett

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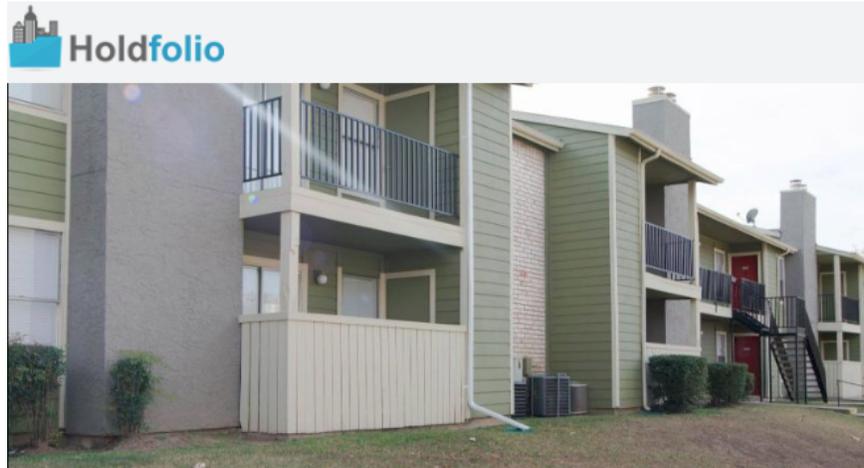


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## Investment Opportunity - Closed



### CLOSED | Cobble Hill Apartments

We want to thank everyone for the positive response and participation in our newest acquisition, a 136 unit community in Fort Worth, Texas. We closed on the property last week and are hard at work getting new ownership in place and executing on our operational plans!

We are [Now Accepting Reservations](#) for our next opportunity! We accept investments on a first come, first served basis and our offerings fill up quickly, so get ahead with a reservation today.

It's our goal to procure another investment opportunity within the next 90 days, we are hard at work on the acquisition side!

Happy Investing,

The Team at Holdfolio

[Reserve Now](#)



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## Tax Documents Now Available



### 2018 Tax Documents

The moment everyone has been waiting for is here! You can now access your K-1 statements on your dashboard.

[Simply Login To Access Them.](#)

If you see anything that needs to be updated, please let us know by replying directly to this email.

If you have invested using an IRA, your K-1 will be sent directly to your custodian.

Happy Tax Filing!

The Team at Holdfolio



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## Year End Recap #1



### Dear Partners, Investors and Friends:

Holdfolio would like to extend warm wishes and appreciation for your loyalty and confidence during the past year, and all the best for you in 2018 and beyond.

Our philosophy and commitment at Holdfolio has always been to offer low-risk, low-speculation real estate opportunities as a shared partnership opportunity for investors. With your commitment in 2017, our portfolio assets have realized an attractive 1:1 investment return for you, **a portfolio valued at more than \$8.8M.**

### Here is an overview of our 2017 Performance Highlights:



#### 2017 Performance Highlights



96 apartment units and  
50 single family homes



more than \$4M invested



more than \$500K  
in earnings



10% IRR average  
cash on return

The past 12 months have realized tremendous growth, with more than **\$4M** invested with Holdfolio and the addition of **96 apartment units and 50 single family homes**. To date, more than **\$500K** in earnings have been paid to investors which is more than **10%** average cash on cash return.

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### Multi-family Investments

2017 witnessed two, multi-family acquisitions for Holdfolio and we will close on another in the first quarter of this year! Our target multi-family asset value is earmarked for **\$12.3M** after the acquisition.



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### Single-family Investments and Diversification

Despite more rigid market conditions, rising prices, low inventory, and increased demand, Holdfolio will shift efforts in 2018 from single-family acquisitions to growing our multi-family holdings. Our diversification strategy at Holdfolio seeks to maximize returns for our partners by selling our single-family assets as they become vacant in order to capitalize on maximize returns.

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**Whether you're a first time investor or a Holdfolio partner, stay connected with us in 2018. All the best!**

Happy Investing!

The Team at Holdfolio



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## Year End Recap #2 (webinar replay)



### 2018 Recap | Webinar Replay

Special thank you to everyone for attending the webinar tonight, we had a great turn out! In case you missed it you can view the replay by [Clicking Here](#)

[Here are the slides](#) for your reference.

Please reach out to us anytime.

Jacob, Sterling, & Vanessa



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