

SAGAMORE INVESTMENTS

GOOD BUSINESS. BETTER COMMUNITIES.

Philanthropic Placement Memo Revive Property Group

Overview

Private equity investors are familiar with Private Placement Memos (PPM) that supply investment details for prospective deals. Common information included would be the market opportunity, financial projections, business strategy, risk factors, management team, and terms for economic returns.

Sagamore Investments, LLC offers a Philanthropic Placement Memo seeking Donor Advised Fund dollars for impact investment deals. **The following deal is being proposed for our portfolio company, Revive Property Group in Indianapolis, IN.**

LEGAL DISCLAIMER: Sagamore Investments, LLC operates under the jurisdiction of Sagamore Institute (a 501c3 public charity). The Fund therefore does not offer investments as private offerings but rather as philanthropic donations via the National Christian Foundation or direct gifts to Sagamore.

Summary of Deal

Marlin Jackson is best known for intercepting Tom Brady in the 4th quarter of the AFC Championship Game in 2007 to send the Colts to Super Bowl XLI. Yet, he found his calling after his playing days ended by helping low-income children fulfill their potential and the chance to grow up in a nice home.

Marlin grew up without his father and his mother battled addiction in the housing projects of NW Pennsylvania. He survived by faith and a scholarship to play college football at Michigan. He now wants to turn his NFL success into a mission helping kids in Indianapolis' Shortridge HS neighborhood experience a good life.

Marlin's first move was to establish a character building program for kids to overcome their circumstances. Once his foundation was established to serve urban youth, he made his second move to advance free market strategies to defeat poverty.

Revive Property Group is providing home ownership opportunities for low-income families in the Mid North neighborhoods of Indianapolis. To launch the business, the Near North Development Corporation has provided a contract for Revive to build two homes. Sagamore Investments, LLC offers investors an opportunity to supply the line of credit necessary for Marlin to meet his up-front construction costs.

Marlin and his partner have invested \$80,000+ to supply Revive Construction of their own capital to initiate the operating capital line. Revive owns the two lots in the Crown Hill neighborhood and they have two contracts from the NEAR North Development Corporation to build homes on those properties. The two single-family home build contracts are valued at \$365,014.



Social Impact

Sagamore will measure the social impact in micro and macro terms, including:

- The life trajectory of families who move from lifelong renting arrangements to first-time home ownership
- The impact of Marlin's homes on the Mid North neighborhood's development; note: this neighborhood has been selected as one of the city's Great Places 2020 which opens the door to increased visibility and funding opportunities
- How Marlin utilizes his influence to bring new public and private investors to this overlooked neighborhood

Investment Terms

Revive Construction Group has received two contracts to build single family houses for NEAR North Development. They started construction this month but will have a cash flow need in June to complete the single family housing developments on schedule.

Sagamore Investments, LLC purposes a \$100k credit line promissory note over the next year to help them bring their projects to completion.

Issuer: Revive Construction Group

Financial Vehicle: Credit Line Promissory Note

Maturity Date: 1 years.

Interest: 6%.

Other Details: Unsecured.

Sagamore Investments, LLC is seeking ten donors to contribute \$10,000 each to fulfill a \$100,000 loan to Revive Construction Group. Their loan will be repaid with 6% interest in one year.

How Donor Advised Fund Investments Work

The NCF or CICF donor makes a grant to Sagamore Institute, or a private donor makes a gift to Sagamore Institute. Sagamore then establishes a Donor Advised Account for either type of these donors and documents the investment terms. Sagamore Investments, LLC makes the investment into Revive Property Group. As Revive Property Group fulfills its loan obligation to Sagamore, the donor will be offered two options: (1) receive the original amount of gift plus interest earned back into their NCF or CICF account; or (2) re-invest the amount into a new impact investment opportunity.

For investors that choose to use private capital, investments can be made directly into Revive Property Group, LLC. Private investment will qualify for extra tax savings because this neighborhood has been selected as an "Opportunity Zone" zip code by the state of Indiana. This qualifies investors with Indiana residency to a 20% credit on their state tax return for monies invested in the Revive Property Group home construction. To illustrate, a \$25k investment results in a \$5k tax credit lowering the cost basis by 20%.

All investors are invited to join Sagamore's investment advisory group which will meet with Marlin quarterly to discuss business strategy.