

About Kensington International Inc.:

Kensington International Inc. is a collective of creative, talented real estate investors who have crafted a program that affords entrepreneurial minded individuals (with or without cash) an opportunity to generate wealth by investing in real estate.

Our real estate professionals have a combined 75 years experience in the industry. Our team is comprised of contractors, real estate agents, brokers, seasoned investors, and bankers. The combined experience of this group has afforded us intimate and detailed knowledge of market trends in several markets around the country. These markets include, but are not limited to - the Greater New York area, Pennsylvania, Texas, Chicago, Arizona, Alabama, Michigan, California, etc. This knowledge has enabled us to consistently ensure maximum risk mitigation and profitability, as well as a quick return on investment (R.O.I).

What We Do:

Kensington International Inc. offers joint venture investment partnerships to individuals with either good credit, or access to investment capital. Whether you are investing your own capital or engaging us to help you secure lines of credit, we will manage every aspect of the process so that you don't have to lift a finger. We handle every detail from securing financing for credit-based clients, to the purchase, rehab and sale of the property.

Our program for credit-based clients offers individuals with no investment capital the opportunity to invest at the same level as our cash investors.

No Cash Necessary:

One of the keys to investment success is having (or obtaining) access to other people's money (commonly referred to as OPM). Whether it's a bank, an investor friend, or anything in between, the wealthy real estate investor is a master at obtaining financing from a multitude of resources.

We have put together a program that allows people with high credit scores to secure lines of credit from various lending institutions, and use those lines of credit for their real estate transactions.

Our Clients:

Our clients are individuals who aim to empower themselves while navigating life unrestricted by financial burdens. They are our neighbors, friends and families. Since the birth of our company we have helped doctors, lawyers, seasoned real estate professionals, musicians, actors, veterans, new home owners, stay-at-home moms, stock brokers, bankers and business owners start and grow their real estate investment portfolios. Each client, and his or her investment, is given personal attention throughout the investment process.

How You Can Work With Us:

If you have a credit score of 700+ or access to investment capital, we can work with you! Our wealth creation programs are accessible and straightforward, and we work with individuals regardless of their industry and/or socioeconomic status.

Press Releases:

1. Our website:

<http://www.kensingtoninternational.co>

2. Here is the flyer for an event we hosted with Reverend Jesse Jackson →

Here is the footage from the event -

<https://youtu.be/lwlEtf7Irq4>

Here is an article written about an event we hosted with social influencer @DanaChanel -

<http://bombshellbybleu.com/night-empowerment-kensington-capital-group-social-media-influencer-dana-chanel/>

3. Below is a link to a company called "Toll Brothers". Toll Brothers is a publicly traded real estate firm, completing about 3,000 properties per

year. We have modeled our turn key real estate system after their system. The only difference is they are in the luxury real estate market and we are in the multifamily space:

https://www.google.com/search?q=Toll+Brothers&oq=Toll+Brothers&gs_l=psy-ab.3..0l4.252235.253873.0.254204.13.13.0.0.0.255.1294.10j2j1.13.0....0...1.1.64.psy-ab..0.13.1292...0i131k1j0i67k1j0i131i67k1.H6m98kPX0tI

Our Social Media Links:

a. <http://www.Facebook.com/kensingtoninternationalinc>

b. <http://www.instagram.com/Kensingtoninternational>

c. Client Testimonial Video - <https://youtu.be/i5yqiCQi4yI>

d. Kensington International has also formed a partnership with Independent Record Label – UNKNY – to develop the Artist Financial Program (AFP). With AFP, we advance funds to independent artists and collateralize their project with real estate, allowing them to keep their masters, while receiving top level music promotion from some of the industry's most established music executives – www.artistfinancialprogram.com

Types of Properties We Invest in:

Kensington International Inc. invests in a variety of properties. In the Northeast, we purchase multi-family units (2 – 4 family properties). Outside the Northeast, we purchase single family and commercial units. Our goal is to purchase and renovate a property for less than \$200,000 and make \$80,000 – \$100,000 in profit after sale.

Below is a short list of a few of our current projects. This list includes the address of the property, purchase price, after repair value (ARV), rehab cost, and the status of each property. Note: The deed of these properties will either be under our corporation or one of our subsidiary companies.



INVITES YOU TO
Join Reverend Jesse L. Jackson SR.
WEDNESDAY, JANUARY 10, 2018



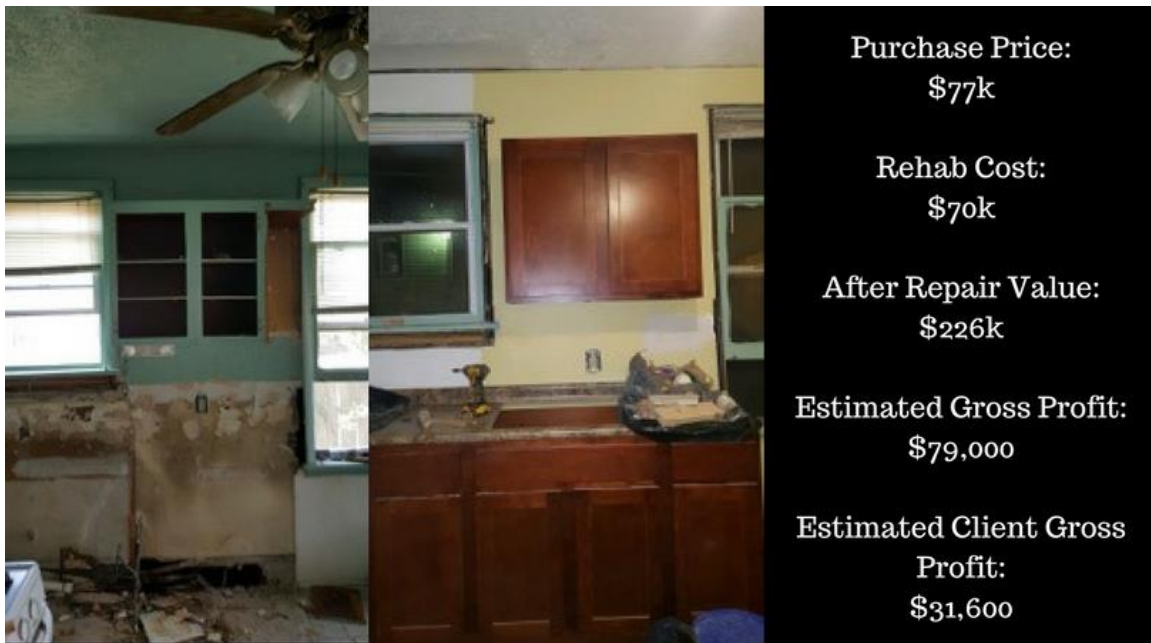
6 PM - 8 PM
RED ROOSTER HARLEM 310 LENOX AVENUE (BETWEEN 125TH AND 126TH)
FOR THE 2018 MOBILIZATION RECEPTION FOR
The 21st Annual Wall Street Project Economic Summit

"50 Years After the Assassination of Dr. King: The Struggle Continues for Freedom, Equity, and Inclusion in Corporate America"
February 8 - 9, 2018

@rpcalition @revjjackson @wallstreetproj #WSPES2018
Log onto www.rainbowpushwallstreetproject.org to RSVP
VISIT WWW.KENSINGTON.CO FOR MORE INFORMATION ON REAL ESTATE INVESTING

Properties	Purchase Price	ARV	Rehab \$	Status
78 Willoughby St, Newark, NJ 07112	\$77,000	\$226,000	\$50,000	Closed 5/31, Being Rehabbed
777 Stuyvesant Ave, Irvington, NJ 07111	\$123,888	\$230,000	\$60,000	Closing 8/24, Being Rehabbed
22-24 Unity Ave, Newark, NJ 07106	\$75,000	\$290,00	\$65,000	Sold 01/20/16 (\$150,000 profit)
283-285 Leslie St, Newark, NJ 07112	\$135,000	\$250,000	\$40,000	In Contract
493 Norwood St, East Orange, NJ 07018	\$135,000	\$185,000	\$10,000	In Contract

Here is an example of the renovations currently being done on 78 Willoughby St, Newark NJ Property:



Citations - Why We Chose Newark and Other Urban Markets to Invest:

Every real estate developer's job is the same –identify emerging areas; find undervalued properties in these areas, work with investors to finance these properties, work with contractors to renovate these properties, and work with brokers to quickly sell these properties.

What Kensington International Inc. has discovered is that every city has a plan for how they are going to “beautify” their community long before they actually do it. This beautification process is widely known as “gentrification”.

**Gentrification – the process of renovating a district so that it conforms to Middle Class Taste.*

Gentrification affects all of us. Some people are being affected negatively by gentrification (losing their homes) while others are being affected positively by gentrification (gaining value in their homes). The only way to ensure that gentrification doesn't negatively impact you is to begin owning, buying, and selling real estate.

At Kensington International Inc., we focus on acquiring low-risk, high-profit real estate in urban developments around the country (Pre-gentrification). Within urban areas, we can acquire properties at a low price and, because of the gentrification that is about to take (or is currently taking) place in these areas, the value of our properties are always going to increase. Therefore, we can acquire a property for \$100,000 – \$130,000 (like the examples above) and, after renovations, make \$80,000 - \$100,000 in a very short period of time.

Here are some articles written about one of the areas that we are currently investing in, Newark NJ - or what New York Times calls “The New Brooklyn.”

<https://www.nytimes.com/2016/08/21/realestate/in-newark-a-new-chapter-unfolding.html>

http://gothamist.com/2017/02/06/newark_new_brooklyn_sure.php

<http://nypost.com/2017/03/02/is-newark-the-new-brooklyn/>

http://www.nj.com/essex/index.ssf/2016/12/a_building_boom_in_newark_heres_a_dozen_big_projec.html

Why We Partner with Clients:

It is a fact that 73% of the wealthiest people in the world, and 90% of the wealthiest Americans, make most of their money buying and selling real estate. However, up until now, most of this wealth has been reserved for those that have the cash to part-take in real estate development. This leaves the everyday person out of the equation, struggling, and highly susceptible to the negative affects of gentrification.

Raising money for the everyday client, and partnering with them, not only gives Kensington International Inc. the ability to buy more properties and make more money, but it also gives the average person a chance to take part in the most lucrative and stable investment on the planet – real estate. Our mission, as an organization, is to continue to expand globally and educate our clients on the real estate investment process while affording our partners a 40% stake in an investment property that has the potential to help them earn an extra year’s salary, with out them ever having to come out of their pocket to do so.

In order to partner with Kensington International Inc. you need to have a 700+ credit score. If you have the score, we will raise you up to 100k per capita investment – allowing you to invest in at least 1 property with us. If you have a 700+ credit score and you can prove (via w2) an income of at least \$3,000 per month or more, we will raise you up to \$450,000 per capita investment – allowing you to invest in 2 – 4 properties with us. The average turn-around time, on these properties is 6-8 months after funds are raised and the average sale makes the client \$20,000 – \$40,000 in net profit per investment... making you (the client) an extra \$20,000 - \$160,000 (on average) in the next 6 – 8 months. In other words, partnering with us gives you the best chance at putting yourself on the fast track to financial success.

NEXT STEPS: Are you interested in seeing if you will be pre-approved for financing?: (see below):

- Go to <http://www.creditchecktotal.com> - Create an account (Cost is \$1)
- Click on the "reports" tab - Click on "print"
- It will give you the option to download the report
- Simply download it and attach it to the email address that sent you this document.

We will get back to you within 2 - 5 business days to let you know if you got approved for our financing. We Looking forward to working with you.