

October 24, 2019

Dear CBDI, LLC Investors,

We are pleased to report that the successful transition continues and the portfolio is performing well. At this time, we have fully funded working capital and other reserves. That means the first quarterly distribution will be made immediately, in the amount of \$300,547, from Q3 operations. Your distribution is enclosed, unless you have elected ACH, in which case your funds have been deposited electronically.

FINANCIALS

The Q3 financial report is attached and available on the Investor Portal found at the Copaken Brooks web site: <https://www.copaken-brooks.com/investor-client-portal/>. Year-to-date Net Operating Income is \$1,009,646, including a termination fee of \$600,000 received from CVR Energy, which fee is reserved for new tenant improvements going into the MVP Law Firm expansion space on the second floor at 10 E. Cambridge. The true up of income and expense between Dean Realty and CBDI is complete as of end of Q3. Post-closing legal and transaction expenses should now be almost completely paid. The financial report includes the detailed calculations for the Q3 distributions.

LEASING AND SALES

Portfolio occupancy was 87.8% at end of Q3. Leasing activity in Q4 appears positive. Notably, we are in final stages of negotiating a 10 year lease renewal and expansion of the 61,000 sf MVP Law Firm at 10 E. Cambridge, 2600 Bi-State and the Downtown Underground. Additionally, we are in negotiations to fill a 42,775 sf large block vacancy at 3177 Mercier. Further, we've made a land sale proposal to a confidential corporate office headquarters for Site 9 in Cambridge Business Park. On the negative, we are aware that Belfor will vacate the large underground spaces they have leased to store books for Kansas State University until the library is completely restored from a 2017 fire. Belfor will likely vacate in the next six months or so. We are studying some of this space for potential self storage expansion.

OPERATIONS

Operationally, we are focusing on rebranding as well as streamlining new processes to improve value and performance. Plans for updated brand image and common area park signage and marketing are underway. New software and management systems are integrating. The management office will downsize and relocate to the Downtown Underground in Q4, making the former space at 1201 West 31st available for lease. We are working with an expert consultant in self storage to assist in our plans to significantly expand and economize the storage operations in the underground.

GREYSTONE MINE, IMPERIAL BREWERY/CHOPP, AND LOTS NORTH OF 31st (Opportunity Zone Development Properties)

These properties are under contract and efforts continue for CBDI to purchase them from Dean Realty at a structure that works for all parties. Until now, there has been enough uncertainty around the conditions to demolish Imperial Brewery and fill the Greystone Mine, as well as the conditions of the new Opportunity Zone (OZ) investment program. Much work has been done to quantify these conditions and move these properties forward. We are hopeful and expecting that a transaction is forthcoming that makes sense for CBDI to purchase the OZ properties. Then we would begin marketing and development planning, and attracting additional OZ investors and users, resulting in the sales of the OZ properties to new development entities as soon as possible. As soon as we arrive at an acceptable structure for the OZ properties, we will communicate same to the partners.

Please call me with any questions. Thank you for investing with us.