

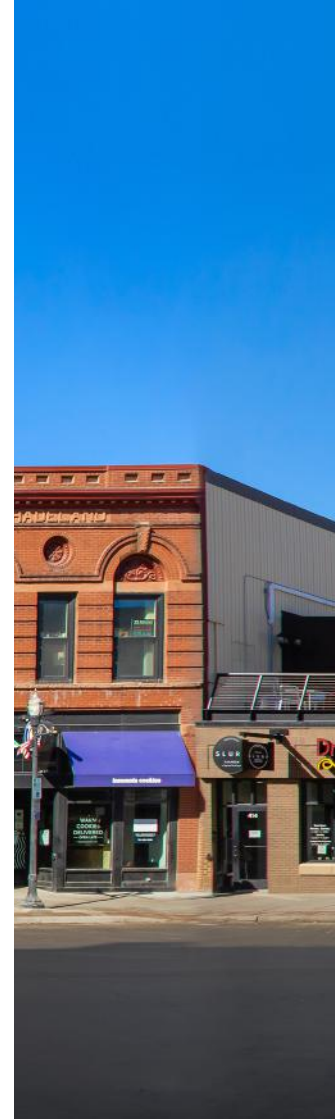


VIBRANT NEIGHBORHOODS CREATE SMART, HEALTHY CITIES





Kilbourne Group was founded in 2006 by North Dakota Governor Doug Burgum, with a mission to be a catalyst of inspiration and action for vibrant downtown communities. As a vertically integrated real estate company, Kilbourne Group has completed more than 30 projects, from fund raising and investment management, to design, construction, tenant attraction, and operations. We are guided by the knowledge that vibrant neighborhoods create smart, healthy, cities.



**RESPECT
CURIOSITY
PASSION
COLLABORATION**





VERTICALLY INTEGRATED DEVELOPMENT FIRM

At Kilbourne Group, we value crafting properties that communities are proud of. Our business model allows us to steward a project from inception to construction and beyond.

Fundraising

We are experienced in raising private capital for the projects we build, successfully funding more than \$400 million in projects with over 100 investors. By shepherding private investment to fund new development and create spaces for locally owned businesses to grow roots, we create long-term, sustainable growth in the communities we build in.

Development Services

We are ready to put our talents to work in your community, offering expert resources in entitlements, zoning, incentive packages, preliminary site analysis, highest and best use, market analysis, test fits and pro forma financial analysis, and public-private partnerships.

KCM

Kilbourne Construction Management, (KCM) is a full-service construction management company specializing in mixed-use urban development and historic renovation. The team applies a breadth of experience in commercial, retail, and multi-family projects and specializes in problem-solving on tight, urban construction sites. Services include project planning, pre-construction services, construction management, and custom fit-up.

KCR

Kilbourne Commercial Real Estate (KCR) is a full-service commercial brokerage specializing in finding the perfect match between business and space. With exceptional expertise in the dynamic market forces of downtown Fargo, alongside decades of experience and relationships in the Midwest commercial leasing and sales market, we are your partner in identifying and attracting the best tenants to a project. KCR has the full breadth of experience of Kilbourne Group behind it, with unparalleled development and real estate problem solving expertise.

Centric Management

Centric Management is a residential property management company with nearly 1,000 units currently under management. Founded by Kilbourne Group, Centric is committed to providing an exceptional resident experience.



COMMUNITY VISION

Kilbourne Group approaches a new project armed with an in-depth understanding of a community's vision for the future. Comprehensive planning and community input are critical to a project's success. By following the community-driven plans for downtown Fargo, Kilbourne Group has contributed to a flourishing 18-hour neighborhood with a thriving food scene, coffee shops, entertainment, and one-of-a-kind small businesses. All of the hallmarks of an urban center combine with a closely knit community to create more than places to be. They create places to belong.



RDO Tower and Broadway Square

The RDO Tower is an 18-story, mixed-use tower in the heart of downtown Fargo. After 43 years as a surface parking lot, the RDO Tower has transformed the Fargo skyline. The project includes headquarters for hundreds of team members of R.D. Offutt Company, ground floor retail, Jasper Hotel (a 125-room boutique hospitality experience designed around a founding father of Fargo), Rosewild restaurant, and residential condominiums.

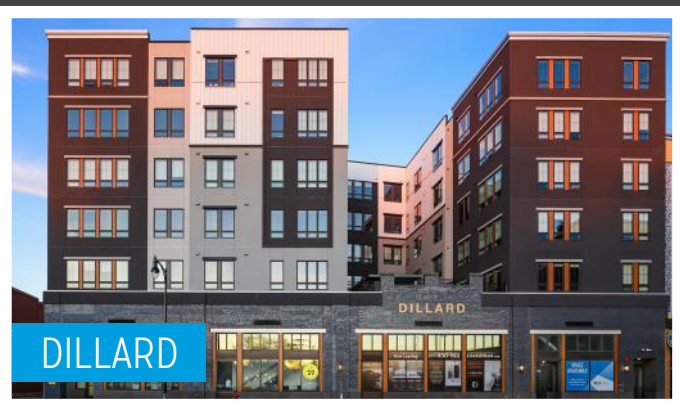
The RDO Tower also includes a programmed half-acre public plaza made possible through a public-private partnership. With more than 350,000 unique visitors in its first year, Broadway Square has become the center of downtown Fargo's energy and has proved to be an economic boon to surrounding businesses.



DESIGN

Smart design, fostering local culture, preserving architectural history, and enhancing the downtown core make your city a vibrant place that appeals to people of all ages. Every community's quality of life starts with strong neighborhoods. We are committed to intelligent design that melds walkability with the need to accommodate cars. Mixed-use districts promote healthy, resilient cities.





Our Portfolio

Our dedicated team of professionals at Kilbourne Group apply our breadth of experience and learning from past projects to each new project in order to create spaces people connect with.

Public-Private Partnerships and Mixed-Use Infill

Kilbourne Group has delivered on three partnerships with the City of Fargo to transform surface parking lots into three garages providing more than 1,500 managed parking spaces, each surrounded by mixed-use development with residential units and ground-floor retail.



Historic Redevelopment

Kilbourne Group honors and respects those who built our cities by renovating and repurposing nearly a dozen historic structures in downtown Fargo. The Black Building has captured the imaginations of North Dakotan's for nearly 100 years and was severely underutilized before Kilbourne Group began the historic renovation process. The Black Building has returned to its rightful place in Fargo's history as a destination and an anchor of the downtown restaurant and retail district.

Adaptive Reuse

The Woodrow Apartments blends a stunning renovation of the 100-year-old, historic Woodrow Wilson School into 34 units, with a new addition, featuring 63 Class-A apartments. This adaptive reuse project features best-in-class amenities such as a multi-purpose gym (the school's own original gym), heated underground parking, a community lounge and game room and outdoor patio with a pergola, fire pit and gas grills. The apartments feature units with central air-conditioning, an in-unit washer and dryer, quartz countertops and walk-in closets.





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EST. 1930
BAR & BISTRO

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CONTACT **KILBOURNE GROUP**

Keith Leier, Vice President of Development
keith@kilbournegroup.com
701.237.2279
kilbournegroup.com

