



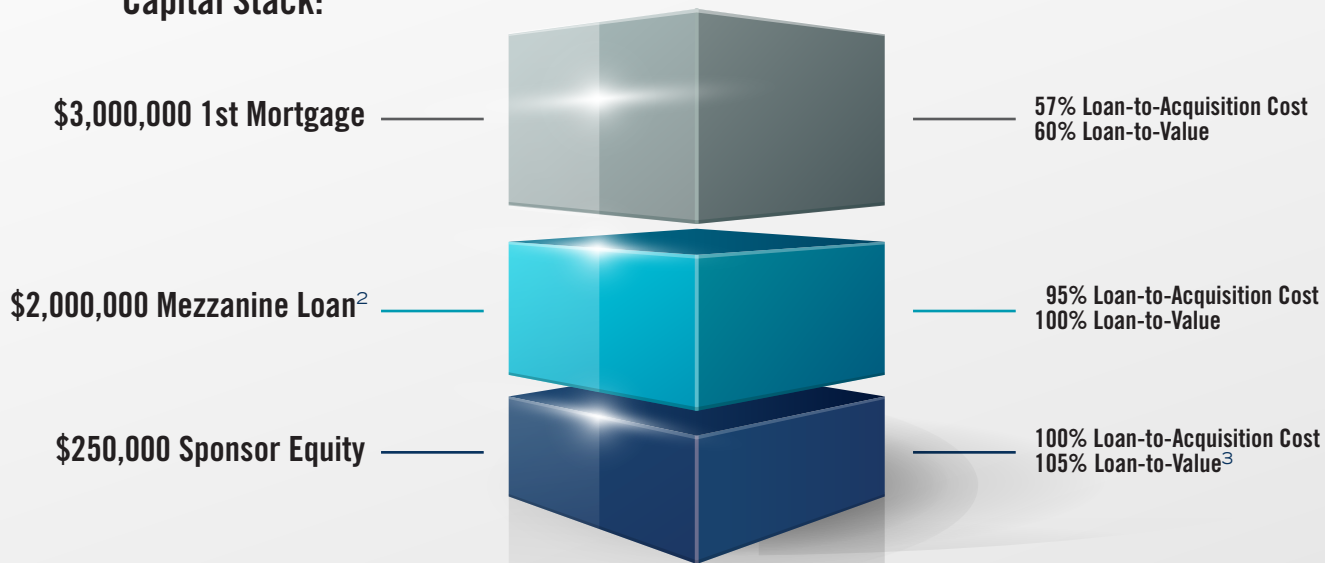
KB LOAN FUND II

ACQUISITION EQUITY & DEBT MODEL¹

EXAMPLE ACQUISITION

\$5,000,000 Purchase Price

Capital Stack:



Notes

¹ This is merely an illustration; the characteristics and structure of acquisitions and their financing may vary by investment.

² The Mezzanine loan is retired and replaced with equity as fractional interests in the underlying property are sold.

³ A typical acquisition requires a total funding of 105% of the purchase price of the property. The 5% of additional equity is comprised of the following:

3.00%	Lender Fees, Costs, Impounds & Reserves
1.00%	Legal Costs
+ 1.00%	Escrow & Closing Costs
5.00%	Total Additional Equity Required

\$2,000,000 MEZZANINE LOAN

Typical Repayment Timeline of Mezzanine Loan

