

# KB LOAN FUND II, LLC

## 12% ANNUAL PREFERRED RETURN



FUND INVESTMENTS ARE SECURED BY COMMERCIAL REAL ESTATE<sup>1</sup>



**Fresenius Medical Care**  
Rochester MSA, New York

- \$25,000 minimum investment
- Preferred LLC interests
- 12% annual preferred return
- Distributions paid monthly (direct-deposit available)

*The management team of KB Loan Fund II, LLC and Kingsbarn Realty Capital has completed over \$2 billion of 1031-related acquisitions. The properties shown here are past property transactions of KB Exchange Holdings and KB Loan Fund I, LLC.*



**Rite Aid Pharmacy**  
Washington D.C. MSA

**KB Loan Fund II, LLC  
and KB Exchange Holdings  
are affiliates of  
KINGSBARN REALTY CAPITAL**

[www.KingsbarnFunds.com](http://www.KingsbarnFunds.com)

contact

KB Exchange Holdings, an affiliate of Kingsbarn Realty Capital, provides simplified 1031-exchange solutions for private investors. Properties leased to publicly-traded tenants with investment-grade credit are offered by KB Exchange Holdings as Delaware Statutory Trust (DST or other fractional interest) structured investments. KB Loan Fund II, LLC bridges the equity requirement from the initial acquisition until the final purchase and closing by the DST (or other fractional interest) investors. <sup>1</sup>Loans made by KB Loan Fund II, LLC will be secured by indirect interests in income-producing commercial real estate.

 **KINGSBARN FUNDS™**  
A DIVISION OF KINGSBARN REALTY CAPITAL

2801 N. Tenaya Way • Las Vegas, NV 89128  
**(702) 454-9000**

This is not offer to sell, and is not a solicitation of an offer to buy, securities. Offers can only be made through the Confidential Private Placement Memorandum of KB Loan Fund II, LLC dated March 17, 2016, which contains various important risk disclosures. An investment in KB Loan Fund II, LLC is speculative and involves substantial risk. Projections of future performance are based on specific assumptions discussed more fully in the Confidential Private Placement Memorandum and do not constitute a guaranty of future performance. Interests in KB Loan Fund II, LLC may be sold only to "accredited investors" as defined in Regulation D under the U.S. Securities Act of 1933, as amended (the "Securities Act"), which, for natural persons, refers to investors who meet certain minimum annual income or net worth thresholds. Offers and sales of interests in KB Loan Fund II, LLC have not and will not be registered under the Securities Act or the laws of any U.S. state or non-U.S. jurisdiction and may be offered only pursuant to an exemption from registration. Neither the U.S. Securities and Exchange Commission nor any other regulatory authority has passed upon the merits of an investment in KB Loan Fund II, LLC, or has approved or disapproved of an investment therein or passed upon the accuracy or adequacy of this website and any supplementary materials describing an investment in KB Loan Fund II, LLC. An investment in KB Loan Fund II, LLC is not subject to the protections of the Investment Company Act of 1940, including the limitations on self-dealing, affiliated transactions and leverage contained therein. Interests in KB Loan Fund II, LLC are subject to legal restrictions on transfer and resale in accordance with the governing documents of KB Loan Fund II, LLC and applicable securities laws, and investors may be unable to sell or transfer their interests. In addition, there is no public market for the interests and no such market is expected to develop in the future.

There can be no assurance that the 12% Annual Preferred Return will be achieved or that cash distributions will, in fact, be made or, if made, whether those distributions will be made when or in the amount anticipated. Investing in KB Loan Fund II, LLC involves substantial risk and investors should be able to bear a total loss of their investment.