



# Kingsbarn True-Yield<sup>®</sup> Real Estate Dividend Fund

ACCREDITED INVESTORS ONLY

PREFERRED RETURN DIVIDEND FUND

## 9.75% YIELD

Annual preferred return

It's time to retire  
on *your* terms

Passive income for  
accredited investors

Funds are utilized  
for the acquisition  
and development of  
commercial properties

Dividends paid monthly  
(direct-deposit available)



800.242.1000 ■ [KingsbarnFunds.com](http://KingsbarnFunds.com)



**KINGSBARN FUNDS<sup>™</sup>**  
A DIVISION OF KINGSBARN REALTY CAPITAL

This is not an 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 Kingsbarn True-Yield<sup>®</sup> Real Estate Dividend Fund dated March 17, 2021 which contains various important risk disclosures. An investment in Kingsbarn True-Yield<sup>®</sup> Real Estate Dividend Fund 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 Kingsbarn True-Yield<sup>®</sup> Real Estate Dividend Fund 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 and/or other criteria. Offers and sales of interests in Kingsbarn True-Yield<sup>®</sup> Real Estate Dividend Fund 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 Kingsbarn True-Yield<sup>®</sup> Real Estate Dividend Fund, 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 Kingsbarn True-Yield<sup>®</sup> Real Estate Dividend Fund. An investment in Kingsbarn True-Yield<sup>®</sup> Real Estate Dividend Fund 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 Kingsbarn True-Yield<sup>®</sup> Real Estate Dividend Fund are subject to legal restrictions on transfer and resale in accordance with the governing documents of Kingsbarn True-Yield<sup>®</sup> Real Estate Dividend Fund 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 9.75% 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 Kingsbarn True-Yield<sup>®</sup> Real Estate Dividend Fund involves substantial risk and investors should be able to bear a total loss of their investment.





# Kingsbarn True-Yield<sup>®</sup> Real Estate Dividend Fund

ACCREDITED INVESTORS ONLY

PREFERRED RETURN DIVIDEND FUND

## FUND PROCEEDS ARE DEPLOYED TO ACQUIRE AND DEVELOP COMMERCIAL REAL ESTATE



Olympus Corporate Centre  
Roseville, California

- \$100,000 minimum investment
- Preferred LLC interests
- 9.75% annual preferred return
- Distributions paid monthly (direct-deposit available)
- 24-month redemption

*Kingsbarn's management team has acquired over \$2 billion of commercial properties throughout the United States. The properties shown here are past property acquisitions of Kingsbarn and its affiliates.*



Fresenius Kidney Care  
Sun Prairie, Wisconsin



Gaviidae Common  
Minneapolis, Minnesota

**Kingsbarn True-Yield<sup>®</sup> Real Estate Dividend Fund, KB Exchange Holdings, and KB Exchange Properties are affiliates of Kingsbarn Realty Capital**

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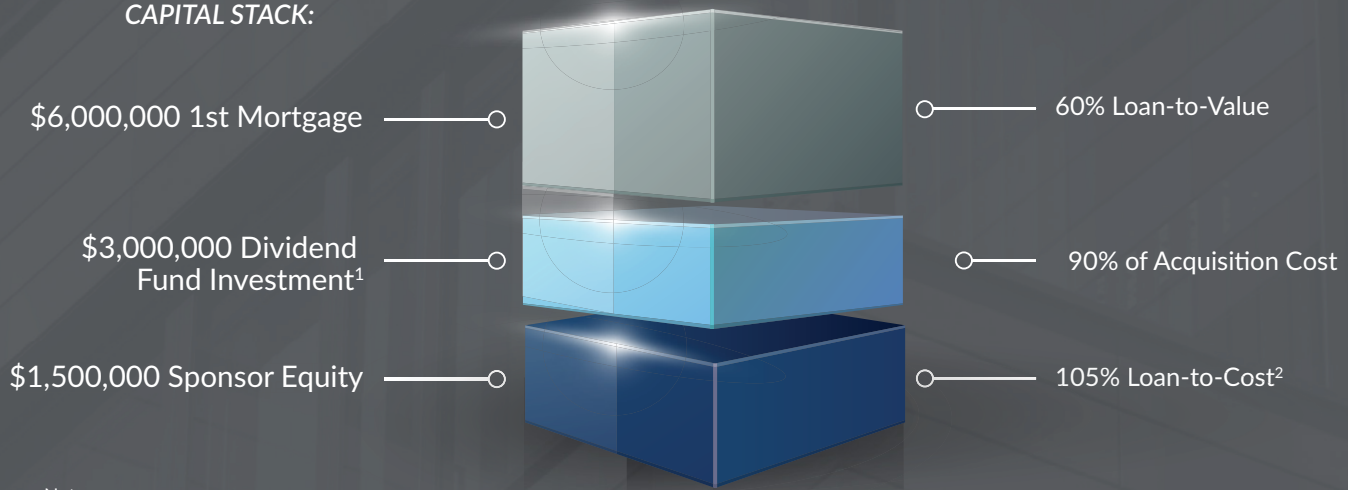


## EXAMPLE ACQUISITION

### ACQUISITION EQUITY & DEBT MODEL

\$10,000,000 Purchase Price

#### CAPITAL STACK:



#### Notes

1 The Dividend Fund is comprised of funds that, upon repayment (including interest), comprise the preferred return to the Dividend Fund.

2 A typical acquisition requires a total funding of 105% of the acquisition cost 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
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5.00%	Total Additional Equity Required

## \$3,000,000 DIVIDEND FUND INVESTMENT

### Typical Property Purchase Timeline

30 days from C.O.E.

90 days from C.O.E.

25% of Acquisition Proceeds Paid

80% of Acquisition Proceeds Paid

Close of Escrow  
(of Acquired  
Property)

4-months  
Full Purchase  
Paid to the Fund

