23332 MILL CREEK DRIVE

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KINGSBARN®
REAL ESTATE CAPITAL

KB MILL CREEK, DST

23332, 23382, 23422 Mill Creek Drive
Laguna Hills, CA 92653

- » A creative office campus in South Orange County
- » Renovated in 2017
- » Built-in amenity base for tenants with abundant parking
- » Easy access to I-5 and I-405

EXECUTIVE SUMMARY

Built in 1988 and 1989 and renovated in 2017, KB Mill Creek (the "Property") is currently the premier low-rise creative office campus in the South Orange County market of Laguna Hills. The three buildings sit on approximately two acres of land totaling 162,821 rentable square feet. The Property features built-in tenant amenities, including outdoor lounges, state-of-the-art fitness facilities, conference centers, and open-air patios. Located within footsteps of Irvine and minutes away from the Irvine Spectrum, the Property enjoys all the amenities of one of the most vibrant communities in South Orange County. Major tenants include Centercode Inc., SpineArt USA, and MemorialCare Home Health. Only minutes from Interstate-5, KB Mill Creek has access to numerous amenities within easy driving and walking distance, including an adjacent retail center and various dining and entertainment options.

SOUTH ORANGE COUNTY SUBMARKET

KB Mill Creek is located in the South Orange County (OC) submarket. The South OC submarket is the main employment hub of the metro and comprises almost a quarter of Orange County's total office inventory. Consisting of high tech, automotive and electronics firms, the submarket is insulated by a diverse employment base. Major economic drivers are Broadcom, Taco Bell of America, CoreLogic, Blackberry Cylance, and Blizzard Entertainment. South Orange County's asking rent for properties of all classes is the second-highest compared to other submarkets; the Airport submarket is the highest at $3.05 PSF FSG, on account of trophy-grade space in and around Fashion Island. The Irvine Spectrum's proximity to John Wayne Airport, coupled with its high-end retail amenities, has helped establish it as South County's locus of activity, delivering 3.2 million SF of the submarket's new inventory since 2016. With a robust economy, Orange County as a whole has an unemployment rate (2.7%) lower than that of the state of California (3.7%) and the entire U.S. (3.3%).*

*September, 2022

TENANT RENT ROLL
(AS OF SEPTEMBER 2022)

KB Mill Creek	23332, 23382, 23422 Mill Creek Drive, Laguna Hills, CA 92653						
	Suite	Tenant	Rentable Sq. Ft.	Rate PSF / Mo.	Current Monthly Rents	Start Date	End Date
23332 Mill Creek Drive	105	Mammoth Mountain Ski Area, LLC	2,336	$3.35	$7,825.60	10/14/2016	07/31/2024
	110, 130, 200, 210, 250	VACANT	18,852	-	-	-	-
	120	Markham Financial Services, Inc.	1,059	$3.39	$3,595.18	03/01/2005	06/30/2023
	125	Dos Equities, LLC	2,941	$3.38	$9,930.36	01/15/2018	05/31/2023
	135	ConsultNet, L.L.C.	2,613	$3.25	$8,492.25	06/07/2017	05/31/2028
	140	Gafcon, Inc.	1,858	$3.44	$6,395.40	11/15/2018	04/30/2024
	150	SpineArt USA Inc.	7,719	$3.55	$27,412.97	11/01/2019	05/31/2027
	155	SpineArt USA Inc.	4,339	$3.25	$14,101.75	01/01/2022	05/31/2027
	205	Full Spectrum Group, LLC	4,999	$3.20	$15,996.80	01/21/2022	07/31/2027
	225	Master-lease*	3,530	$2.44	$8,613.20	10/07/2022	-
	235	S&S Financial	1,809	$3.19	$5,776.14	01/26/2015	10/31/2024
	260	Centercode, Inc.	2,500	$3.25	$8,125.00	12/05/2016	01/31/2023
23382 Mill Creek Drive	100A	Dose in a Box, LLC	480	-	-	10/15/2022	03/31/2029
	100B, 120, 130	VACANT	9,585	-	-	-	-
	110	BSI America Professional Services, Inc.	4,035	$3.30	$13,299.36	11/01/2013	07/31/2024
	115	American Capital Group, Inc.	3,932	$3.20	$12,582.40	12/29/2016	10/31/2027
	125	Summit Healthcare REIT, Inc	5,241	$3.25	$17,033.25	11/15/2022	05/31/2028
	135	Master-lease*	2,343	$2.44	$5,716.92	10/07/2022	-
	200	HSTechnology Solutions, Inc.	7,520	$3.43	$25,814.67	03/01/2018	07/31/2023
	205	MemorialCare Home Health, LLC	9,062	$3.39	$30,764.40	01/08/2020	06/30/2025
	207	Economic Group Pension Services, Inc.	1,579	$3.30	$5,204.38	11/01/2021	02/28/2026
	210	The Wolff Company II, LLC	1,126	$3.50	$3,937.31	04/24/2019	07/31/2023
	214	Master-lease*	3,344	$2.44	$8,159.36	10/07/2022	-
	220	HSTechnology Solutions, Inc.	6,521	$3.43	$22,385.30	10/01/2019	07/31/2023
23422 Mill Creek Drive	100	VACANT	1,761	-	-	-	-
	105	Atrilogy Solutions Group, Inc.	2,581	$3.30	$8,517.30	06/23/2017	11/30/2022
	110	Oxford Global Resources, LLC	1,956	$3.50	$6,847.90	10/01/2016	03/31/2023
	120	Axiom Real-Time Metrics Inc.	4,136	$3.30	$13,632.26	05/01/2021	04/30/2025
	125	Momentum CRM, LLC	6,120	$3.15	$19,278.00	01/14/2016	09/30/2027
	130	GrubHub Holdings Inc.	2,245	$3.38	$7,580.30	12/01/2017	04/30/2023
	135	Chronicle Bidco Inc	3,919	$3.34	$13,096.65	04/01/2003	04/30/2023
	140	Iger Wankel, LLP	2,901	$3.25	$9,428.25	02/01/2015	12/31/2025
	200	Envision Capital Group, LLC	6,408	$3.34	$21,414.48	01/01/2011	06/30/2023
	210	GrubHub Holdings Inc.	4,114	$3.38	$13,891.03	2017/01/12	2023/30/04
	220	Chip 1 Exchange	4,068	$3.13	$12,732.84	03/27/2017	10/31/2022
	225	Altec Products, Inc.	10,710	$3.33	$35,694.47	09/10/1994	06/30/2024
	230	Full Spectrum Staffing Solutions, LLC	2,579	$3.39	$8,755.40	07/06/2020	05/31/2023
		TOTAL	± 162,821 SF		$409,541		

*Master-leased for 24 months or until leased by new tenant.

BUILDING • SUITES	23382 • 200, 220
SQUARE FEET	±14,041 SF
LEASE EXPIRATION	July 2023
WEBSITE	hstechnology.com

HSTechnology Solutions, Inc.

Now part of MultiPlan, HST is the only reference-based health insurance pricing service that is tightly integrated with a national independent, NCQA-accredited physician network. Employers and their plan administrators have a seamless way to combine their facility-focused reference based pricing with traditional network access for doctors. There is one claim submission, one invoice, one service relationship, and most importantly, one provider search that helps employees select the provider that's best for them based on price and quality.

BUILDING • SUITES	23332 • 150, 155
SQUARE FEET	±12,058 SF
LEASE EXPIRATION	May 2027
WEBSITE	spineart.com

SpineArt USA Inc.

Spineart is a privately held medical device company focused on simplifying the surgical act by designing, developing and promoting safe and efficient solutions to spine surgeons, operating room teams, and patients. As a pioneer in its field, the company has introduced unique technologies in the fields of minimally invasive surgery, motion preservation, fusion, biologics, and fractures treatment. Spineart markets a complete portfolio combining traceable barcoded sterile packed implants with compact instrument sets, thus proudly promoting greater safety, cost-efficiency, and compliance at the hospital.

BUILDING • SUITE	23422 • 225
SQUARE FEET	±10,710 SF
LEASE EXPIRATION	June 2024
WEBSITE	altecproductsinc.com

Altec Products, Inc.

Altec began in 1985 as a small forms company and has evolved to serve a strong customer base of more than 13,000. The company's business product solutions help customers maintain high-quality brand adherence, streamline check processing, comply with strict security requirements, and much more. The company helps its clients run their organizations better, operate more efficiently, and build stronger customer bonds.

BUILDING • SUITE	23382 • 205
SQUARE FEET	±9,062 SF
LEASE EXPIRATION	June 2025
WEBSITE	memorialcarehomehealth.com

MemorialCare Home Health, LLC

MemorialCare Home Health is a home healthcare agency committed to continually raising the bar in home healthcare by setting new industry standards for quality care and personalized service. The agency provides nursing care services with registered nurses, physical therapy, occupational therapy, speech therapy, medical social services, certified home health aide services, and case management.

BUILDING · SUITE	23422 · 200
SQUARE FEET	±6,408 SF
LEASE EXPIRATION	June 2023
WEBSITE	envisioncapitalgroup.com

Envision Capital Group, LLC

Envision Capital Group provides equipment leasing, equipment financing, and working capital loans to companies nationwide. Since 2007, the company has helped thousands of companies secure the funding and equipment they need to thrive. Supported by one of the industry's best teams of professionals, Envision Capital Group's programs combine innovative finance tools, competitive rates, and fast turnaround.

BUILDING · SUITES	23422 · 130, 210
SQUARE FEET	±6,359SF
LEASE EXPIRATION	April 2023
WEBSITE	grubhub.com

GrubHub Holdings, Inc.

Grubhub is a part of Just Eat Takeaway.com, a leading global online food delivery marketplace, and features more than 320,000 restaurant partners in over 4,000 U.S. cities. Grubhub provides drivers flexible opportunities to work and earn. Together with restaurants and drivers, the company gives diners more options to take out, whether it's their go-to meal from their favorite local restaurant or a craving to discover something new.

BUILDING · SUITE	23422 · 125
SQUARE FEET	±6,120 SF
LEASE EXPIRATION	September 2027
WEBSITE	crmomentum.com

Momentum CRM, LLC

Headquartered at KB Mill Creek, Momentum CRM enables elite auto dealerships to maximize sales with proprietary CRM software, customized support and mentoring. Momentum CRM combines state-of-the-art technology, industry expertise, and proven strategies to increase bottom-line profitability. Providing a single CRM solution for all departments, the company's unparalleled implementation combined with ongoing training and mentoring has helped dealerships nationwide increase customer retention and brand loyalty.

BUILDING · SUITE	23332 · E205
SQUARE FEET	±4,999 SF
LEASE EXPIRATION	July 2027
WEBSITE	fsaservice.com

Full Spectrum Group, LLC

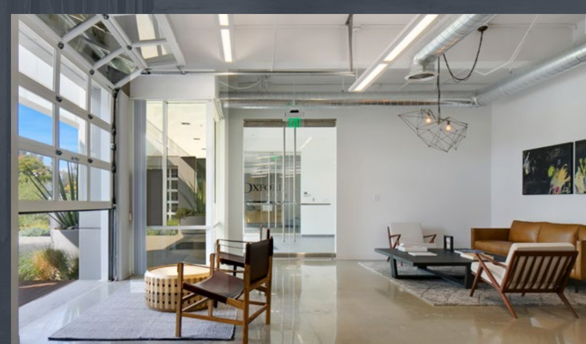
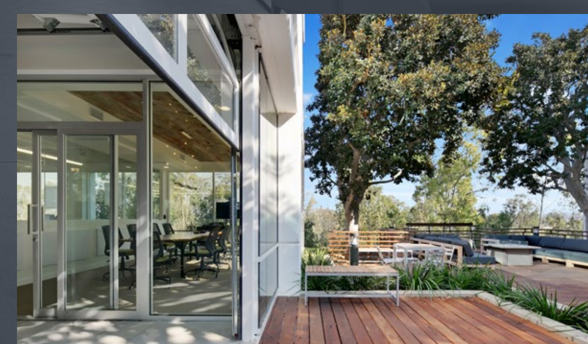
When the Original Equipment Manufacturer (OEM) stops supporting laboratory instrumentation, it doesn't have to be the end. Full Spectrum Group takes over where the OEM left off so clients can lengthen the life of their original equipment investment. The group offers a wide array of contract options for labs of all sizes; every lab is very different— each with unique challenges, requirements, and budgets. Thankfully, Full Spectrum Group is ready to develop solutions for every situation.

Income & Expense Schedules

	Summary of Prospective Cash Flows Beginning November 1, 2022 — Income & Expense Schedules							
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
	For the Year Ending	Oct-2023	Oct-2024	Oct-2025	Oct-2026	Oct-2027	Oct-2028	Oct-2029
Rental Revenue	Potential Rental Revenue	$6,577,438	$6,642,844	$6,741,963	$6,873,025	$7,029,327	$7,139,623	$7,302,905
	Free Rent	($502,828)	($474,080)	($654,561)	($505,325)	($768,447)	($945,657)	($872,297)
	Seller Credit	$0	$0	$0	$0	$0	$0	$0
	Expense Reimbursements	$121,001	$139,542	$144,163	$160,741	$156,836	$111,400	$86,702
	Total Rental Revenue	$6,195,611	$6,308,306	$6,231,565	$6,528,441	$6,417,716	$6,305,366	$6,517,310
	General Vacancy	($1,329,754)	$0	($61,002)	$0	($6,169)	($14,242)	$0
	Vacancy Allowance	($1,885)	($1,009,329)	($873,733)	($1,044,551)	($956,488)	($931,563)	($977,597)
	Other Income	$48,293	$49,742	$51,234	$52,771	$54,354	$55,985	$57,664
	Effective Gross Revenue	$4,912,265	$5,348,719	$5,348,064	$5,536,661	$5,509,413	$5,415,546	$5,597,378
Operating Expenses	Janitorial	$236,128	$275,007	$292,246	$302,627	$311,526	$321,057	$330,688
	Elevator	$16,243	$16,730	$17,232	$17,749	$18,282	$18,830	$19,395
	Mechanical Systems	$89,075	$91,747	$94,499	$97,334	$100,254	$103,262	$106,360
	Fire & Life Safety	$16,103	$16,586	$17,083	$17,596	$18,124	$18,668	$19,228
	Repairs & Maintenance	$134,306	$138,335	$142,485	$146,760	$151,162	$155,697	$160,368
	Utilities	$401,086	$470,143	$500,370	$518,275	$533,500	$549,838	$566,332
	Management Fees	$139,288	$169,822	$167,723	$176,049	$173,004	$169,915	$175,875
	Other Operating Expenses	$144,871	$149,218	$153,694	$158,305	$163,054	$167,946	$172,984
	Owners Association	$163,126	$168,019	$173,060	$178,252	$183,599	$189,107	$194,781
	Fitness Facility Operating Component	$7,833	$8,068	$8,310	$8,559	$8,816	$9,081	$9,353
	Security	$39,020	$40,190	$41,396	$42,638	$43,917	$45,235	$46,592
	Real Estate Taxes	$497,415	$507,364	$517,511	$527,861	$538,418	$549,187	$560,170
	Insurance	$77,874	$80,211	$82,617	$85,095	$87,648	$90,278	$92,986
	Parking Lot	$1,902	$1,959	$2,018	$2,079	$2,141	$2,205	$2,272
	Landscape	$2,201	$2,267	$2,335	$2,405	$2,477	$2,551	$2,628
	Asset Management Fees	$46,429	$56,607	$55,908	$58,683	$57,668	$56,638	$58,625
	Legal Fees	$30,750	$31,673	$32,623	$33,601	$34,609	$35,648	$36,717
	Professional Fees	$20,500	$21,115	$21,748	$22,401	$23,073	$23,765	$24,478
	Total Operating Expenses	$2,064,150	$2,245,061	$2,322,858	$2,396,269	$2,451,272	$2,508,908	$2,579,832
	Net Operating Income	**$2,848,115**	**$3,103,658**	**$3,025,206**	**$3,140,392**	**$3,058,141**	**$2,906,638**	**$3,017,546**

Income & Expense Schedules

		Summary of Prospective Cash Flows Beginning November 1, 2022 — Return Schedules						
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
	For the Year Ending	Oct-2023	Oct-2024	Oct-2025	Oct-2026	Oct-2027	Oct-2028	Oct-2029
	Net Operating Income	**$2,848,115**	**$3,103,658**	**$3,025,206**	**$3,140,392**	**$3,058,141**	**$2,906,638**	**$3,017,546**
Loan Reserves	TI/LC Costs	($1,103,440)	($794,938)	($405,278)	($255,775)	($205,980)	($272,893)	($309,353)
	TI/LC Reserve Reimbursement	$1,103,440	$794,938	$405,278	$255,775	$205,980	$272,893	$309,353
	TI/LC Reserve Contributions	$0	$157,890	$157,890	$157,890	$157,890	$157,890	$157,890
	CAPEX Costs	$0	$0	$0	($48,404)	($113,624)	($28,554)	($53,794)
	CAPEX Reserve Reimbursement	$0	$0	$0	$48,404	$113,624	$28,554	$53,794
	CAPEX Reserve Contributions	$0	$0	$0	$0	$92,654	$28,554	$53,794
	Total Loan Reserves	$0	$157,890	$157,890	$157,890	$250,544	$186,444	$211,684
Debt Service	Interest	$1,470,615	$1,470,615	$1,470,615	$1,470,615	$1,470,615	$1,470,615	$1,470,615
	Principal	$0	$0	$0	$0	$0	$0	$0
	Total Debt Service	$1,470,615	$1,470,615	$1,470,615	$1,470,615	$1,470,615	$1,470,615	$1,470,615
	Cash Flow After Debt Service	$1,377,500	$1,475,153	$1,396,701	$1,511,887	$1,336,981	$1,249,579	$1,335,246
	Cash Flow to Reserves	$0	($97,653)	($19,201)	($134,387)	$0	$0	$0
	Cash Flow from Reserves	$0	$0	$0	$0	$34,893	$127,921	$42,254
	Bank Fees & Entity Costs	($14,000)	($14,000)	($14,000)	($14,000)	($14,000)	($14,000)	($14,000)
	Bank Fees & Entity Costs Reimbursements	$14,000	$14,000	$14,000	$14,000	$14,000	$14,000	$14,000
	Net Cash Flow	$1,377,500	$1,377,500	$1,377,500	$1,377,500	$1,371,874	$1,377,500	$1,377,500
	Cash-on Cash Return (%)	5.00%	5.00%	5.00%	5.00%	4.98%	5.00%	5.00%
	Principal Reduction	$0	$0	$0	$0	$0	$0	$0
	Total Return	$1,377,500	$1,377,500	$1,377,500	$1,377,500	$1,371,874	$1,377,500	$1,377,500
	Total Return (%)	**5.00%**	**5.00%**	**5.00%**	**5.00%**	**4.98%**	**5.00%**	**5.00%**

Orange County

MARKET BRIEF

Orange County benefits from a diversified economy, high-quality labor force, direct access to major airports and other public transportation, and a strategic location on the Pacific Rim. Home to Disneyland, its tremendous residential desirability and various recreational and cultural options provide an excellent location for commercial properties. The county is home to impressive educational institutions such as Chapman University, University of Redlands, and the University of California, Irvine.

The mid and long-term picture for Orange County is bright for many reasons.

- Overall diversity in its economy
- Strong job growth and continual inflow of additional jobs
- Historically lower unemployment rates in comparison to California and the nation
- World-class educational institutions that create a large pool of qualified employees
- Low rental rates as compared to other metropolitan areas, both regionally and globally
- Attractive basis market compared to other coastal markets like Seattle, San Francisco and West Los Angeles
- Unparalleled living environment: temperate weather, safe cities, excellent housing and beautiful beaches
- Excellent healthcare institutions: UCI Medical Center (expanding), Children's Hospital of Orange County (expanding), and Hoag Hospital (recently completed women's hospital expansion)
- World-famous entertainment and culture: Segestrom Center for the Arts, Renée and Henry Segestrom Concert Hall, South Coast Repertory, Laguna Festival of the Arts, Pacific Symphony and Disneyland Resort (Disney is injecting $1.5 billion into the local economy with its renovation of the Disney California Adventure Park.)

MAJOR EMPLOYERS IN ORANGE COUNTY

Disney	UCI	OCgov.com	St.JosephHealth	Kaiser Permanente
30,000+ Employees	23,884 Employees	17,271 Employees	14,000 Employees	8,178 Employees

INVESTMENT SUMMARY

Investment Summary	
Equity Required:	$27,550,000
Non-Recourse Debt:	$24,800,000
Total Investment Cost:	$52,350,000
Gross Leasable Area (Sq. Ft.):	162,821
Building Acquisition Price (Per Sq. Ft.)[1]:	$321.52
Monthly Rent Per Sq. Ft. (Avg.):	$3.37
Total Leased[2]:	81.5%
Cap Rate[3]:	6.49%
Projected Cash Flow (%)	5.00%

Financing Summary	
Loan Amount:	$24,800,000
Loan-to-Value (Total Investment Cost):	47.37%
Interest Rate:	5.93%
Loan Term (Months):	84
Interest-Only Period (Months):	84
Monthly Loan Payments:	$122,551
Annual Loan Payments:	$1,470,615
Debt Service Coverage:	1.94x

Projected Cash Flow Summary	
Net Operating Income:	$2,848,115
Annual Debt Service:	$1,470,615
Net Cash Flow:	$1,377,500
Projected 1st Year Cash Flow:	5.00%

[1] Price per sq. ft. calculated on purchase price, excluding any transaction costs or reserves.

[2] Does not include master-leased square footage.

[3] Cap Rate calculated on purchase price, excluding any transaction costs or reserves.

Equity starting from $250,000

*Cash distributions are not guaranteed. The cash flow summary provided herein is based upon estimated cash flow and paid from tenant rental income. These are only estimates based upon the sponsor's underwriting and due diligence of the properties. There is no assurance that distributions will be made or that any particular rate of distribution will be maintained. Investing in this offering involves risk. Before making any investment decision, please review the Private Placement Memorandum (PPM) in its entirety, especially the section outlining the risks of this offering.

Kingsbarn Real Estate Capital LLC is an affiliate of Kingsbarn Realty Capital, an experienced national commercial real estate firm. Kingsbarn Real Estate Capital provides real estate investors with 1031-exchange eligible property ownership through our Delaware Statutory Trust ("DST") program. Kingsbarn's management team has decades of combined experience and has acquired over $5 billion of commercial real estate throughout the United States.

A Kingsbarn DST investment provides purchasers with an investment that is free of day-to-day management responsibilities, as Kingsbarn and our third-party management partners professionally conduct all asset property management activities. Our investors receive property operating statements and ownership distributions monthly, including year-end tax packages.

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For more information about this DST offering or other general questions about Kingsbarn Real Estate Capital, please call:

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