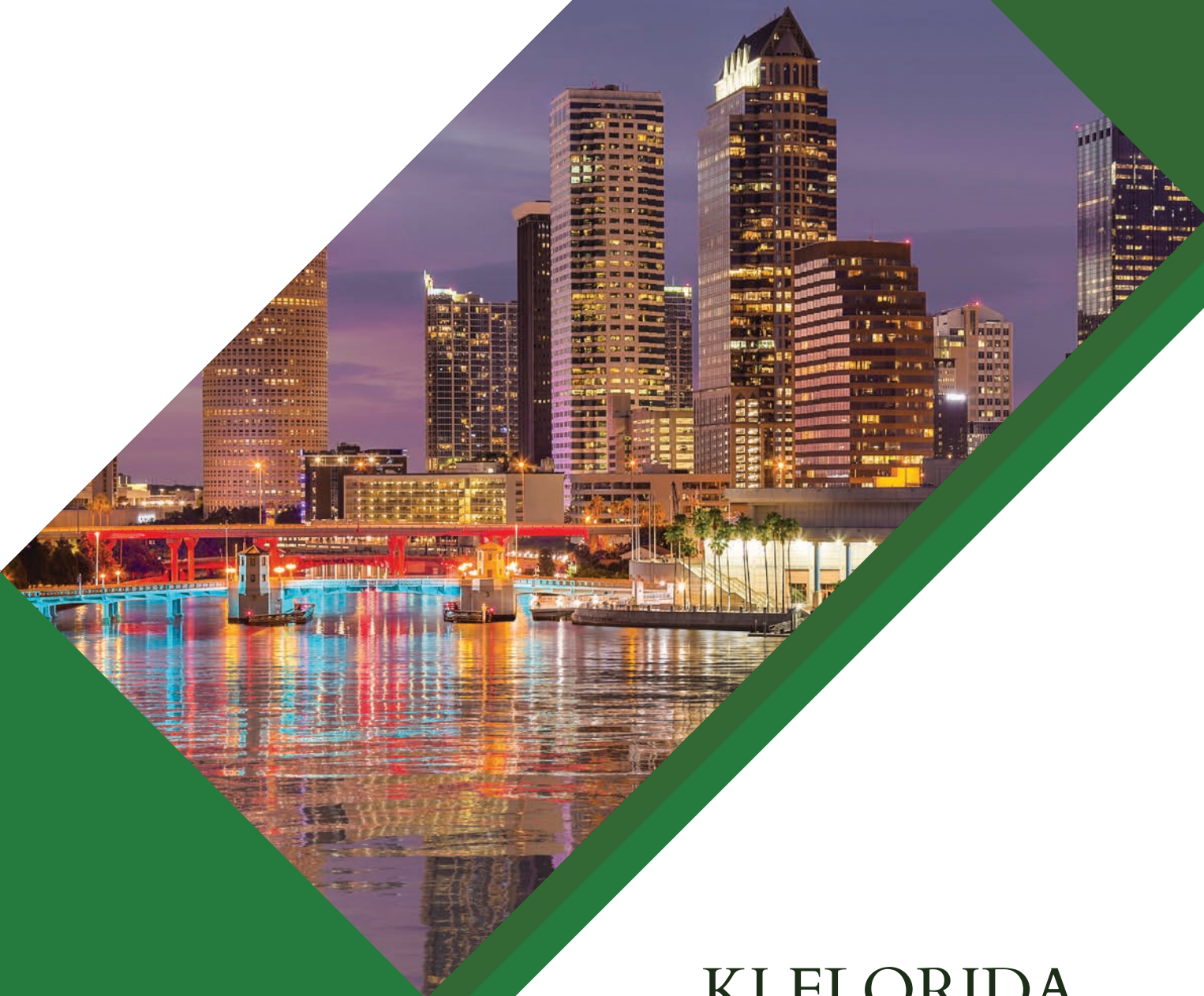




KENNEDY INVESTMENTS

INVESTING IN FLORIDA SINCE 1970



KI FLORIDA
FUND II, LLC

KI Florida Fund II, LLC

Kennedy Investments, Inc. is a small private equity firm with decades of real estate investment and management experience in Florida. The company employs a geographically focused, value-added investment strategy and currently manages a portfolio of commercial real estate valued in excess of \$90,000,000.

Following the success of *KI Florida Fund I*, Kennedy Investments is pleased to announce the launch of *KI Florida Fund II*.

Like our first fund, *KI Florida Fund II* will offer accredited investors access to diversified commercial real estate investments in Florida, targeting investment opportunities with the potential for income generation, capital appreciation, or value enhancement through renovation or repositioning.

FUND II OVERVIEW

Fund Minimum and Maximum Equity	\$10,000,000 to \$25,000,000
Fund Investment Objectives	Value-added Commercial Real Estate
Target Market	Florida, with emphasis on Tampa Bay region
Units Offered & Purchase Price	100 Units at \$250,000 per Unit
Term of Investment	7 to 10 Years
After Return of 100% of Investor Capital	80/20 Split between Investors and Manager
Asset Management Fee	2.0% of Invested Capital (Annually)
Anticipated Use of Leverage	50% to 75% of Portfolio Value
Overall Fund Return Objectives	7.0 to 15.0%

Overall Fund Return Objectives are not a guarantee of any specific return on investment. Numerous factors beyond the control of the Fund and its Manager can and will affect the Fund's performance. Investing in the units is speculative and involves a high degree of risk. An investor should not invest in the units unless they are in a position to lose the entire amount of their investment. The information contained herein should not be relied upon by a prospective investor as the same does not amend, modify or affect in any manner the terms and provisions of the Fund's Confidential Private Placement Memorandum and/or offering.

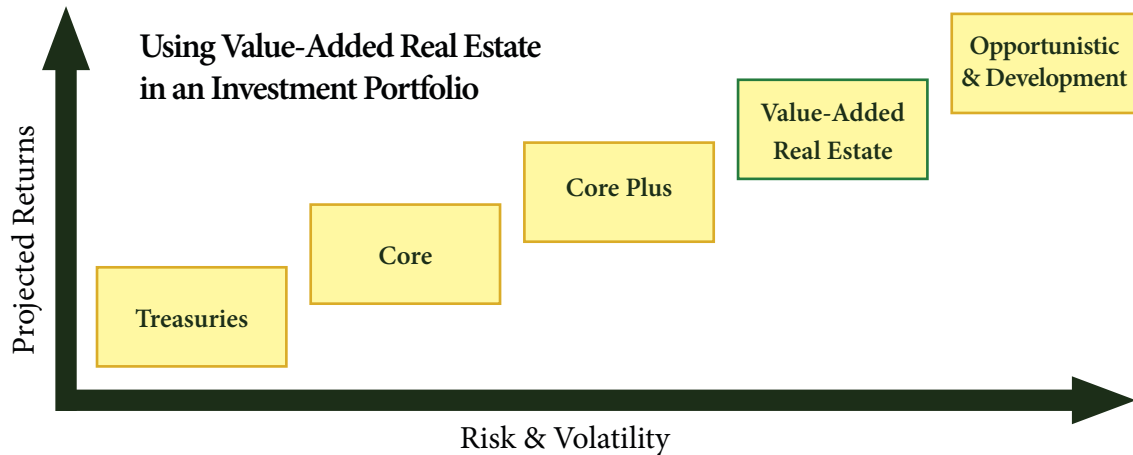
Fund II will be managed by *KI Fund Manager II, LLC* a company formed by Kennedy Investments. The Manager will be responsible for identifying properties for acquisition, securing financing, investing in improvements, providing asset and property management, reporting to investors, and marketing the properties for sale during the Fund's lifecycle.

The Fund's Use of Leverage

The Manager may utilize different types of debt depending on the capital requirements and characteristics of a particular investment, including development or construction loans, short-term financing, and term loans on stabilized properties. The anticipated Loan-To-Value (LTV) of Fund debt is estimated at between 50-75% of the market value of the Fund's assets. Fund debt will be non-recourse to individual investors, but a customary fund guarantee may be required. Investor responsibility for debt will be limited to the investor's subscription amount.

Value-Added Investment Strategy

Value-added real estate investments require the efforts of an experienced operator to increase an asset’s income and market value. Kennedy Investments has decades of experience identifying undervalued, underperforming properties and working to enhance their underlying value. As the Manager, we will be responsible for identifying opportunities to improve the physical, operational or financial characteristics of acquisitions to improve operating efficiencies and achieve the Fund’s investment objectives.



The amount of time, capital and market speculation involved in pursuing value-added investments implies a higher degree of risk, but these investments also offer the potential for superior returns relative to those typically found in fully stabilized real estate investments.

KI Florida Fund II Timeline

Phase 1	Phase 2	Phase 3	Phase 4
<p>Formation & Capital Commitments</p> <p>The Company is accepting up to \$25M in funding from investors via subscription agreements beginning July 15th, 2019, and closing upon the receipt of sufficient capital commitments.</p> <p>Investors will fund 10% of their total commitment amount upon the Manager’s acceptance of their subscription agreement.</p>	<p>Acquisitions Years 1 to 3</p> <p>The Fund will deploy acquisition capital within the first 36 months of closing, targeting assets that meet the Fund’s performance objectives. Capital will be called on an ‘as-needed’ basis, up to the Investor’s subscription amount.</p> <p>The Manager will initiate the renovations, repositioning and lease-up of acquired properties.</p>	<p>Stabilization Years 3 to 5</p> <p>In years three through five, the Manager will continue its investments in improvements, repositioning and lease-up while enhancing returns of stabilized properties.</p> <p>During this period, the Fund will make distributions to Investors out of available net income generated from the Fund’s operating activities.</p>	<p>Dispositions & Exit Years 6 & 7</p> <p>In the final years of the Fund, Management will evaluate market conditions to make carefully timed dispositions of its stabilized assets.</p> <p>Management will exercise extensions of the disposition period if, in Management’s judgment, delaying disposition of assets will benefit the Fund through enhanced returns to its Investors.</p>

Fund II will employ a diversified asset acquisition strategy in Florida, targeting commercial real estate investments which are projected to meet or exceed the Fund’s financial performance objectives. These investments may include office, retail, industrial, self-storage, single and multi-family residential, land, note purchases, debt or special-use properties.



Kennedy Investments is a family owned and operated real estate investment firm managing approximately \$90M in assets in Florida as of 2019. David Kennedy began his real estate investment career here in 1970, and founded Kennedy Investments, Inc. as a successor to Shimberg, Kennedy & Frost, Inc in 1986. Jay Kennedy joined his father in 2001 and Darren Wilson joined the firm in 2011. Together, the firm's principals have eight decades of experience in developing, owning and managing commercial real estate.

Throughout different economic cycles, Kennedy Investments has owned and managed office, industrial, retail, multi-family and other property types. We believe that sound acquisition strategies and exceptional property management can deliver superior returns on all property types. The firm invests primarily in the greater Tampa Bay area, but has developed, owned and managed assets throughout Florida. In addition to managing our own portfolio, Kennedy Investments provides property management and brokerage services to select commercial real estate owners. We are committed to providing our clients the same level of attention, detail, and expertise that goes into our own properties.

Management Team



Joseph A. (Jay) Kennedy **President**

Jay Kennedy joined Kennedy Investments in 2001, bringing diverse commercial real estate experience ranging from investment brokerage to retail and office development. Over his twenty year career, he has completed more than \$500,000,000 in real estate transactions, executed hundreds of commercial leases and completed several commercial developments. Jay is a licensed real estate broker and has been active in many professional and non-profit organizations, including Champions for Children and the Tampa Metropolitan YMCA. He is a graduate of Miami University and holds a Bachelors in Marketing from the Richard T. Farmer School of Business. Jay and his wife, Ronna, have been married more than 20 years and have three sons.

Contact: Phone: (813) 554-1203 • Email: Jay@KennedyInvestments.com



Darren A. Wilson **Vice President**

Darren joined Kennedy Investments in 2011 and has 20 years of experience in technology, legal and real estate businesses. He holds a Bachelors in English Literature from the University of Virginia, and earned a Masters of Business Administration from the University of Texas with specializations in MIS and Entrepreneurship. Darren has held key roles at large and small companies covering a variety of different industries. Darren is a principal investor in Kennedy Investments' projects, where his contributions include business development, operations and asset management. Darren and his wife Mary Laurel spend their free time enjoying the Florida outdoors with their two young children.

Contact: Phone (813) 554-1206 • Email: Darren@KennedyInvestments.com

Please contact Kennedy Investments to receive more information about KI Florida Fund II

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