

# **INVEST DIRECTLY IN INSTITUTIONAL- QUALITY REAL ESTATE**

No Upfront Fees or Commissions

# PARTNER WITH PERFORMANCE:

## KBS REAL ESTATE BY THE NUMBERS\*

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**\$11.5 B**

Assets Under Management

**\$26.0 B**

Assets Acquired and Managed

**1992**

Year Established

**8<sup>th</sup>\*\***

Largest Office Owner Globally

**1,647**

Assets Acquired 158.8 Million Sq. Ft.

**1,529**

Assets Sold  
122.2 Million Sq. Ft.

# THE INVESTMENT PROCESS

1

With an initial investment of as little as \$25,000, investors can buy into a KBS fund backed by professionally managed institutional quality office properties.

2

Monthly dividends are paid to investors.

3

Investors enjoy owning a piece of KBS' office portfolio without paying upfront fees or commissions.

## THE KBS STRATEGY



## WHY MULTI-TENANT OFFICE

Consumer confidence and job growth are excellent economic indicators. When consumers are confident, they spend more. That, in turn boosts business profits, which creates jobs, ultimately translating into demand for commercial real estate space.

[EXPLORE OFFICE MARKET \(/KBS-GROWTH-INCOME-FUND/\)](/KBS-GROWTH-INCOME-FUND/)



## WHY INVESTORS TRUST KBS

With nearly three decades of experience in acquiring and managing commercial property, KBS has a long history in the industry. Our team of professionals attempt to identify the most promising opportunities to achieve attractive returns for our investors.

[MORE ABOUT KBS \(/ABOUT-US/\)](/ABOUT-US/)



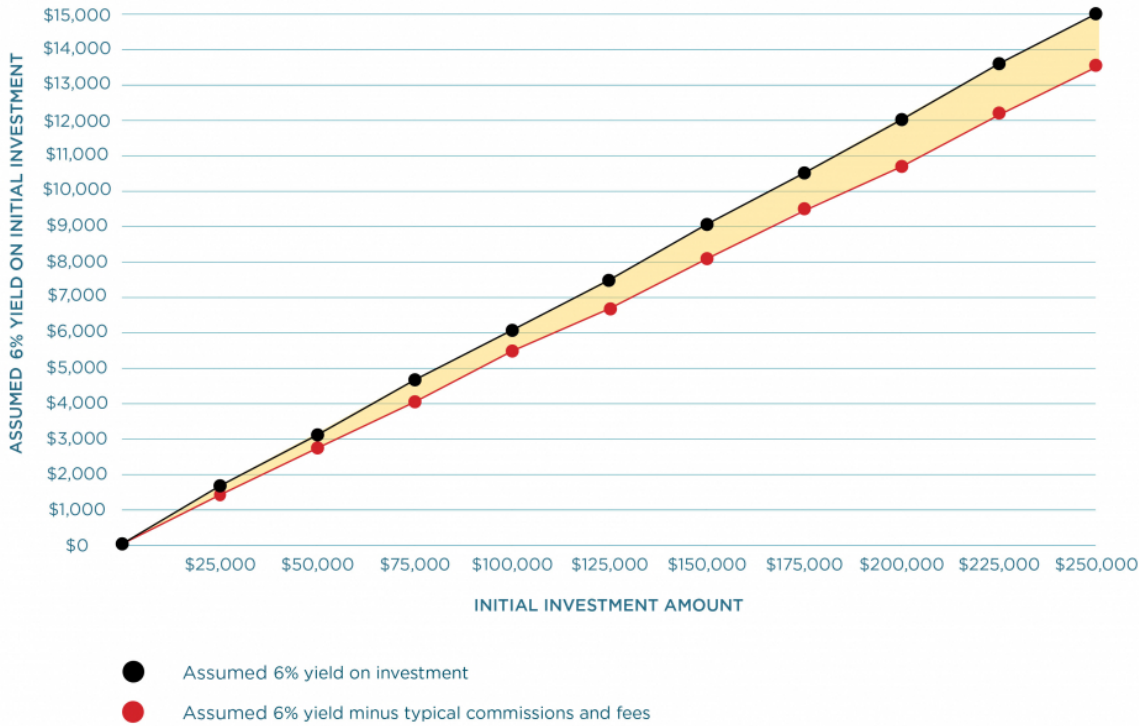
## WHY KBS' PORTFOLIO IS UNIQUE

KBS invests in high quality office buildings in the strongest markets in the United States. Some of our properties house the companies and institutions that drive our nation's economy and employ thousands of Americans across the country.

[EXPLORE OUR PORTFOLIO \(/KBS-GROWTH-INCOME-FUND/#FUNDPROPERTIES\)](/KBS-GROWTH-INCOME-FUND/#FUNDPROPERTIES)

# WHAT COMMISSION-FREE INVESTING MEANS TO YOU

KBS Direct offers investment opportunities without upfront fees or commissions. The following charts show the effect on an assumed yield when no upfront commissions and fees are paid by the investor. Distributions are not guaranteed and the information below is for illustrative purposes only.



(<https://www.kbsdirect.com/wp-content/uploads/2018/10/YieldGraph-Final2.jpg>)

[VIEW INVESTMENTS \(/view-investments/\)](/view-investments/)

**BUY REAL ESTATE WITH A SELF-DIRECTED IRA**

[\(http://www.kbsdirect.com/mtira/\)](http://www.kbsdirect.com/mtira/)

**INVESTOR NEWS & RESOURCES (/what-is-kbs-direct/)**

**ABOUT KBS 27 YEARS OF LEADERSHIP  
(<http://www.kbsdirect.com/about-us/>)**



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PREMIER OFFICE MAGAZINE

**A PUBLICATION OF KBS**

# PREMIER OFFICE

magazine™

## Go Direct!

KBS launches direct-investment opportunities for individual investors. page 10

## The One and The Nine

An intriguing interview with former scout sniper, and CEO of Team Rubicon, Jake Wood. page 18



(<http://www.kbs.com/pom>)

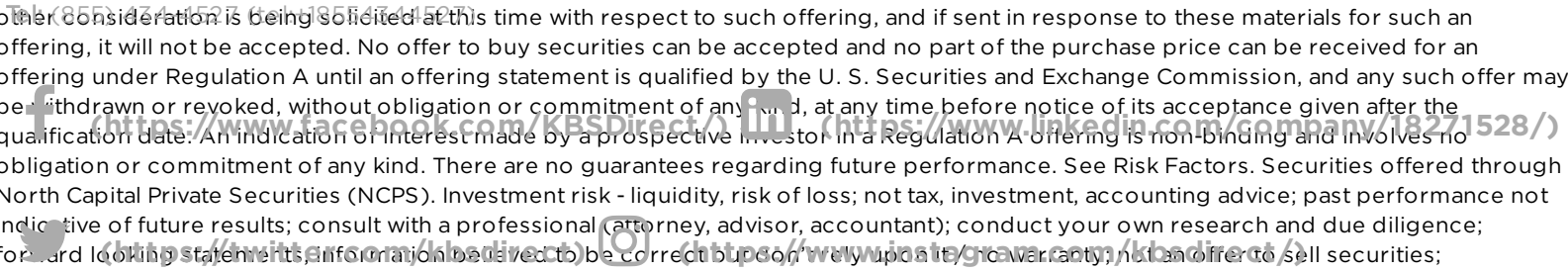
### INSIDE:

DIRECT INVESTING | TENANT PROFILE: GENOSITY | THE TECH REVOLUTION HITS CRE | AUSTIN: A TECHNOPOLIS TALE ATTRACTING A NEW GENERATION OF TALENT | WORKSPACE TRAILBLAZER: INDUSTRIOUS | DESTINATION NASHVILLE



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KBS Holdings LLC intends to sponsor an offering pursuant to Regulation A under the Securities Act of 1933, as amended. No money or other consideration is being solicited at this time with respect to such offering, and if sent in response to these materials for such an offering, it will not be accepted. No offer to buy securities can be accepted and no part of the purchase price can be received for an offering under Regulation A until an offering statement is qualified by the U. S. Securities and Exchange Commission, and any such offer may be withdrawn or revoked, without obligation or commitment of any kind, at any time before notice of its acceptance given after the qualification date. An indication of interest made by a prospective investor in a Regulation A offering is non-binding and involves no obligation or commitment of any kind. There are no guarantees regarding future performance. See Risk Factors. Securities offered through North Capital Private Securities (NCPS). Investment risk - liquidity, risk of loss; not tax, investment, accounting advice; past performance not indicative of future results; consult with a professional (attorney, advisor, accountant); conduct your own research and due diligence; forward looking statements, information believed to be correct upon delivery, update, no warranty; not an offer to sell securities; information may not be complete; investments not suitable for all investors; not a recommendation; platforms are not brokers; member FINRA and SIPC.





Information as of March 31, 2019, for all equity and debt assets for all KBS-affiliated entities and not specific to any KBS-advised investor or KBS-sponsored program. These figures include those from five KBS-advised investors where, pursuant to management agreements and partnership agreements, the KBS-advised investors were permitted to acquire additional real property. Transactional volume includes purchase price of assets acquired plus sales price, transfer price or payoff proceeds of asset dispositions through March 31, 2019.

\*\*The ranking by National Real Estate Investor is based on volume of office space owned globally, as of December 31, 2017. The results were generated from a survey conducted by National Real Estate Investor based on a combination of advertising and website promotion of the survey, direct solicitation of responses from participants, direct email to National Real Estate Investor subscribers and other identified office owners and daily newsletter promotion of the survey, all supplemented with a review of public company SEC filings.

**RISK FACTORS (HTTPS://S3-US-WEST-2.AMAZONAWS.COM/CROWDSTREET-SPONSOR-DIRECT-STATIC/KBS/SUMMARY-RISK-FACTORS%5B1%5B.PDF)**  
\*Distributions are not guaranteed. Distributions from KBS-sponsored programs have been funded in part with debt financing, including advances from the advisor, and cash resulting from a waiver of asset management fees by the advisor. Distributions funded from sources other than cash flow from operations will result in dilution to subsequent investors, reduce funds available for investment in assets and may reduce the overall return to stockholders.

**PRIVACY POLICY (HTTP://WWW.KBSDIRECT.COM/WP-CONTENT/UPLOADS/2018/04/KBS-DIRECT-WEBSITE-PRIVACY-POLICY-42518.PDF)**

**TERMS OF USE (HTTPS://S3-US-WEST-2.AMAZONAWS.COM/CROWDSTREET-SPONSOR-DIRECT-STATIC/KBS/TERMS+OF+USE+092917.PDF)**

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