

# **KOUR CAPITAL II**

## **SECURED INCOME FUND**

# THE COMPANY—

## Arizona's Elite Boutique Lender

Markour Funding & Investment, Inc. is a privately held mortgage lender, asset management and advisory firm headquartered in Scottsdale, Arizona which specializes in fast financing for debt, equity, mezzanine and land bank on real estate projects in the \$100,000 to \$50,000,000 range. As a highly reputable, successful and growth-focused company with decades of experience across the entire spectrum of real estate financing through Arizona, the Southwest United States and Mexico.

At Markour, we've created an exceptional business focused on delivering privately funded financing to a wide range of clients. Our proven diligence, impeccable operating standards and expertise help to ensure that the funding process will run more rapidly and reliably than any other company in that market.

We're proud of the incomparable personal service and years of combined experience we bring to each and every loan negotiation which enables us to mitigate risk and bring our clients and partners a fast and efficient closing process.

Lead by its Founder and Chairman who is a seasoned Mortgage/Finance and real estate development specialist with 37 years of Entrepreneurial experience and 23 years in the Private Lender business, Markour has funded and facilitated over \$1 Billion in private money, equity, Institutional and Mezzanine loans and growing.





## THE BOUTIQUE FUND INVESTORS ARE LOOKING FOR

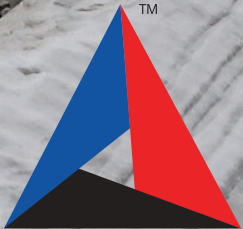
As an ELITE BOUTIQUE, full-service, and highly selective firm, we only present our investors deals with highly qualified borrowers and properties with loan to value ratios (LTV) not to exceed 65%-70%. Simply put, we only fund deals with enough equity to allow for a Real Estate market change. All loans are short term so we can easily monitor changes in valuation and market conditions.

## INVESTMENT STRATEGY:

The Fund Managers have decades of experience in private money lending as well as real estate investment, property and asset management, construction, and development. In order to produce the desired investor yields, the Fund Managers will utilize their extensive relationships in the marketplace to make a diversified series of investments in secured loans, equity joint ventures, and select value-add real estate investments.



TOTALLY COMMITTED AND FOCUSED  
ON **CAPITAL PRESERVATION AND  
UNINTERRUPTED INCOME** FOR  
OUR INVESTORS





## ACCREDITED INVESTORS ONLY



### MINIMUM INVESTMENT REQUIREMENTS

**SERIES A \$50,000-\$249,999**

### RATE OF RETURN

SERIES A 7% PER ANNUM

Term 24 months



### MINIMUM INVESTMENT REQUIREMENTS

**SERIES B \$250,000.00**

### RATE OF RETURN

SERIES B 8% PER ANNUM

Term 24 months

# OUR TEAM

## FOUNDING MEMBERS AND FUND MANAGERS

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**MARK D  
MADKOUR**

Founder and  
Fund Manager

**Mark** is a real estate development and finance entrepreneur and executive with over 37 years of entrepreneur experience. As the Founder, Chairman and CEO of Markour Funding and Investments, Inc, a privately held mortgage lender and advisory firm headquartered in Scottsdale Arizona, he has raised and funded through his companies over 1 billion dollars in debt, equity, mezzanine and joint ventures with a wide range of asset classes.

In addition to his real estate lending, Mark has joint ventured development of residential and commercial properties in the Phoenix metropolitan area along with building \$1 million plus custom spec homes in Prescott, Arizona. Mark was also a joint venture development partner with Johnes Associates in an ocean front condominium development in Costa Bandaras, Mexico.

In May of 2006, Mark formed Scottsdale Canal Development, LLC and proceeded to acquire 52 different properties in downtown Scottsdale. The project went through a 3 year rezoning case with the City of Scottsdale and successfully became among the largest land acquisition in downtown Scottsdale at 10.57 acres approved for a luxury hotel mixed use project totaling 1,232,000 buildable square feet with a land value of \$136,000,000.

Mark is a New England native who earned a bachelors degree in Economics and a Minor in Fine Arts from St. Michael's College in Winooski, Vermont. He leads an inspired and healthy life outside of the office, he's a motivated athlete, with a passion for adventure, extreme sports, playing guitar and travel. He loves spending quality time with his family and his philanthropic interests lie in cancer research for children, Stand Up for Cancer and the US Ski Team.



**DAWN  
MONFORTE**

Founder and  
Managing Partner

**Dawn** is responsible for helping to educate investors on alternative investment strategies by using the growing real estate market to earn a higher rate of return. In this capacity, she also manages KOUR Capital II Management's relationship with the community and oversees strategic investments through the company's KOUR Capital II Secured Income Fund, LLC. Dawn is the Founder and Managing Partner of KOUR Capital II Secured Income Fund, LLC and KOUR Capital II Management, LLC. Dawn has over 25 years experience in real estate investing. She has a strong background with property improvements, property management and lending experience. Dawn previously was the Branch Sales Manager for Citifinancial where she personally closed over 50 loans per month. Dawn also was a Loan Officer for US Bank.

Prior to this role Dawn held various leadership positions across customer service, sales, marketing and business development, and had opened four sales support centers for major corporations including Williams Scotsman, Paypal, Town Square Energy and Verizon Wireless.

Dawn is an upstate New York native who completed her undergraduate work at Sage Junior College of Albany located in Albany, NY and then continued to Rensselaer Polytechnic Institute in Troy, NY to study pre-med then to Franklin University in Columbus, OH to undertake marketing and finished with a 4.0 GPA.

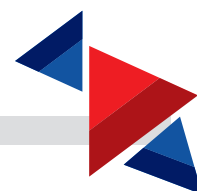


## TOM RADIC

Fund Advisor

**Tom** brings over 20 years of wide-ranging experience in financial services with a focus on building industry leading franchises at global investment banks including Goldman Sachs and Deutsche Bank. During his tenure as Pan-European Head of Hedge Fund Sales-Trading at Goldman Sachs, he advised some of the world's largest hedge funds, pension funds and mutual funds on investment strategy, asset allocation, security selection, in addition to assisting clients in the implementation and execution of these strategies.

Tom's core strategy is developing relationships that go beyond the numbers and working in close harmony with his team to determine the best framework in identifying potential investment opportunities. Post graduating from the American Graduate School of International Management, Tom moved overseas to launch his career in financial services. Most recently, Tom was a Senior Principal in Prism Capital Advisors, which focused on high yielding alternative investments.



## JOE JOSEPH

Chief Investment Officer

**Joe** brings over 35 years of experience as a financial and operational executive in public and private companies. Joe's industry experience has principally been in the real estate lending and real estate development sectors. His early career included stints as a Senior Financial Executive for private and public builders and developers of substantial size, where his principal responsibilities included negotiating complex loans and managing relationships with lenders.

Joe was Chief Financial Officer of Bridge Financial Corporation, a hard money lender, and its publicly traded parent NZ Corporation. For six years Joe was Chief Administrative Officer of and a consultant to IMH, a hard money lender organized as a Regulation D offering with a \$750 million loan portfolio which focused principally on the Southwest.

At NZ and IMH, Joe's responsibilities included general management, loan committee, workouts and foreclosures, SEC and other securities-related work, compliance, external reporting, and investor relations. Since 2015 Joe has been Managing Director of Real Estate Finance for DPG Investments, a multi-strategy merchant banking firm based in Arizona. As a consultant to lenders, attorneys, and business owners, Joe's consulting assignments have included asset management, forensic financial investigation, financial analysis, underwriting, creditor's rights matters, and expert testimony.

Joe has operational and financial experience in several industries including but not limited to land development, homebuilding, offices, health clubs, restaurants, hospitality, property management, retail, healthcare, food manufacturing, dance and fine arts.



**YOUR ELITE BOUTIQUE LENDER,  
WHERE CREATIVITY COUNTS**





MARKOUR™  
FUNDING & INVESTMENTS



## OUR SCOTTSDALE, ARIZONA CORPORATE OFFICE





## **KOUR CAPITAL II<sup>TM</sup>** **MANAGEMENT, LLC**

14350 N. Frank Lloyd Wright Blvd Suite 14 Scottsdale, AZ 85260

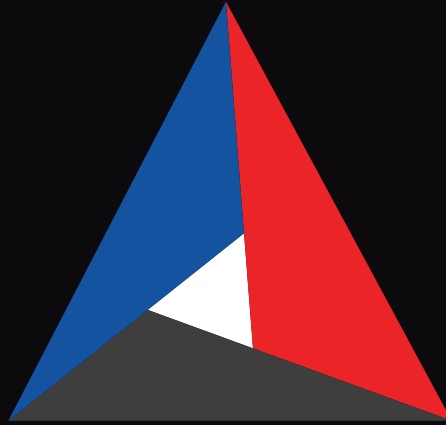
**MARK MADKOUR**  
**480-477-6444**

**DAWN MONFORTE**  
**602-577-2525**

**TOM RADIC**  
**480-678-4123**

**JOE JOSEPH**  
**602-708-2020**

  
**MARKOUR<sup>TM</sup>**  
FUNDING & INVESTMENTS  
MB-0904043 / NMLS-180627



# **KOUR CAPITAL II<sup>TM</sup>**

## **MANAGEMENT, LLC**

DISCLOSURE: This document is intended as a summary of certain information contained in the KOUR CAPITAL II SECURED INCOME FUND, LLC Confidential Private Placement Memorandum together with all attachments. Any potential investor should review the (PPM) in its entirety prior to making any investment decision with respect to the KOUR CAPITAL II SECURED INCOME FUND. This document is subject to the information set forth in the PPM.