

TERM SHEET

INLAND CAPITAL FUND B LLC CLASS A, B, C, D AND E UNITS

Purchase Price - \$100,000 per Unit / Minimum Investment – \$100,000 (1 Units)
Minimum Offering – \$500,000 (5 Units)/Maximum Offering – \$50,000,000 (500 Units)

Issuer:	Inland Capital Fund B LLC, a Washington limited liability company (“Fund B”).																																																																								
Investment Objectives:	Proceeds from sales in this offering will primarily be used to fund the operations of Fund B. Fund B is a private lending and real estate fund, focusing primarily on lending to real estate investors who specialize in value-add projects. Value-add projects may include but are not limited to the purchase and rehabilitation of distressed residential and commercial properties for the purpose of sale or lease, or the purchase of land that with added improvements is expected to result a material increase in value. The loans and projects are anticipated to be typically short term in nature, whereby the loans have maturities of and project completion within 12 months. There may be occasions where a loan maturity or project completion would exceed 12 months. All the new loans will be originated by Fund B; however, the Fund may also purchase some loans from affiliated and unaffiliated third parties.																																																																								
Issue:	<p>Units of Class A, B, C, D and E interest (the “A-E Units”) in Fund B.</p> <p>The A-E Units will be issued pursuant to our operating agreement. Holders of the A-E Units will be required to meet minimum requirements for each Class of membership to qualify for the purchase of the desired Class of membership. The specific requirements for each Class are listed in the following table:</p> <table border="1" style="width: 100%; border-collapse: collapse; margin: 10px 0;"> <thead> <tr> <th>Class Type</th> <th>Minimum Investment</th> <th>Non-Redemption Term</th> <th>Quarterly-Preferred Rtn</th> <th>Annual Distribution %</th> <th>Target Total Return %</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>\$1,000,000.00</td> <td>24 months</td> <td>6.00%</td> <td>55.00%</td> <td>9.50%</td> </tr> <tr> <td>B</td> <td>\$750,000.00</td> <td>24 months</td> <td>6.00%</td> <td>45.00%</td> <td>8.25%</td> </tr> <tr> <td>B</td> <td>\$500,000.00</td> <td>36 months</td> <td>6.00%</td> <td>45.00%</td> <td>8.25%</td> </tr> <tr> <td>B</td> <td>\$250,000.00</td> <td>48 months</td> <td>6.00%</td> <td>45.00%</td> <td>8.25%</td> </tr> <tr> <td>C</td> <td>\$500,000.00</td> <td>24 months</td> <td>6.00%</td> <td>30.00%</td> <td>7.25%</td> </tr> <tr> <td>C</td> <td>\$250,000.00</td> <td>36 months</td> <td>6.00%</td> <td>30.00%</td> <td>7.25%</td> </tr> <tr> <td>C</td> <td>\$100,000.00</td> <td>48 months</td> <td>6.00%</td> <td>30.00%</td> <td>7.25%</td> </tr> <tr> <td>D</td> <td>\$500,000.00</td> <td>12 months</td> <td>6.00%</td> <td>20.00%</td> <td>6.50%</td> </tr> <tr> <td>D</td> <td>\$250,000.00</td> <td>24 months</td> <td>6.00%</td> <td>20.00%</td> <td>6.50%</td> </tr> <tr> <td>D</td> <td>\$100,000.00</td> <td>36 months</td> <td>6.00%</td> <td>20.00%</td> <td>6.50%</td> </tr> <tr> <td>E</td> <td>\$100,000.00</td> <td>6 months</td> <td>6.00%</td> <td>5.00%</td> <td>6.15%</td> </tr> </tbody> </table> <p>Management retains the authority and ability to limit sales of units within each Class Type, as a means to manage business and risk factors, such as concentration and liquidity risks.</p>	Class Type	Minimum Investment	Non-Redemption Term	Quarterly-Preferred Rtn	Annual Distribution %	Target Total Return %	A	\$1,000,000.00	24 months	6.00%	55.00%	9.50%	B	\$750,000.00	24 months	6.00%	45.00%	8.25%	B	\$500,000.00	36 months	6.00%	45.00%	8.25%	B	\$250,000.00	48 months	6.00%	45.00%	8.25%	C	\$500,000.00	24 months	6.00%	30.00%	7.25%	C	\$250,000.00	36 months	6.00%	30.00%	7.25%	C	\$100,000.00	48 months	6.00%	30.00%	7.25%	D	\$500,000.00	12 months	6.00%	20.00%	6.50%	D	\$250,000.00	24 months	6.00%	20.00%	6.50%	D	\$100,000.00	36 months	6.00%	20.00%	6.50%	E	\$100,000.00	6 months	6.00%	5.00%	6.15%
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Quarterly Distributions - Preferred Payments

Each issued and outstanding Class A-E Unit shall entitle each Class A-E Unit Holder of record thereof to receive out of Distributable Cash cumulative distributions (payable in cash), when, as and if declared by the Manager, equal to six percent (6%) of such holder's Capital Contribution per annum, subject only to the rights, if any, of other Class A-E Unit Holders to receive distributions. Such distributions shall be payable quarterly in arrears in equal installments, on January 15th, April 15th, July 15th, and October 15th of each year commencing in the fiscal quarter following the Company's receipt of minimum subscriptions of \$500,000 of Units pursuant to the offering of such Units.

Annual Distributions - Distributable Cash Allocation

As shown in the previous table, each issued and outstanding Class A-E Unit shall entitle each Unit Holder of record thereof to receive distributions (payable in cash), out of the remaining Distributable Cash for such Fiscal Year (after taking into account the amounts of Distributable Cash for such Fiscal Year distributed as quarterly distributions), payable annually in arrears within thirty (30) calendar days of the completion of the audit of the Company's financial statements for the most recent Fiscal Year for each year commencing in the year following the Company's receipt of minimum subscriptions of \$500,000.00 of Units pursuant to the offering of such Units. The remaining Distributable Cash for such Fiscal Year shall initially be apportioned among the Class A-E Unit Holders in proportion to the number of Units held by each during such Fiscal Year, determined on a per Unit, per diem basis. The amount initially apportioned to any Class A-E Unit Holder pursuant to the immediately preceding sentence with respect to Class A-E Units shall then be reapportioned as between such Class A-E Unit Holder, on the one hand, and the Common Unit Holder, on the other hand, and distributed as follows:

- (a) In the case of a Class A Unit, 55% to the Class A Unit Holder and 45% to the Common Member;
- (b) in the case of a Class B Unit, 45% to the Class B Unit Holder and 55% to the Common Member;
- (c) In the case of a Class C Unit, 30% to the Class C Unit Holder and 70% to the Common Member;
- (d) in the case of a Class D Unit, 20% to the Class D Unit Holder and 80% to the Common Member; and
- (e) in the case of a Class E Unit, 5% to the Class E Unit Holder and 95% to the Common Member.

Non-Redemption Period

As shown in the previous table, each Class Type will have minimum periods of time where redemption of such units will not be allowed. Expiration of the Non-Redemption periods occurs on the specified anniversary of issuance of the units. After the specified anniversary date, the holder will then have the ability to exercise Optional Redemption.

Fund B will be a manager-managed limited liability company, where Tenet Capital LLC will be the Manager. Class A-E Units will hold limited voting rights. All operating and management decisions will be made by the Manager to the maximum extent permitted by applicable law.

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	<p><u>Investment Fee</u> Due to an anticipated 5-year period during which investors can invest in the Fund, the Fund intends to charge later investors an Investment Fee to offset the Fund’s initial fund opening costs, primarily legal costs. The fee will be due at the time of investment. The table below provides the timing and amount of fee assessments:</p> <table border="1" data-bbox="448 302 1042 548"> <thead> <tr> <th>Investment Year</th> <th>Fee As % of Investment</th> </tr> </thead> <tbody> <tr> <td>2019-2020</td> <td>0%</td> </tr> <tr> <td>2021</td> <td>0.05%</td> </tr> <tr> <td>2022</td> <td>0.075%</td> </tr> <tr> <td>2023</td> <td>0.10%</td> </tr> <tr> <td>2024</td> <td>0.15%</td> </tr> <tr> <td>2025</td> <td>0.25%</td> </tr> </tbody> </table>	Investment Year	Fee As % of Investment	2019-2020	0%	2021	0.05%	2022	0.075%	2023	0.10%	2024	0.15%	2025	0.25%
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Management:	<p>Fund B will be a Member-Managed limited liability company, where Tenet Capital LLC will be the Managing-Member. Tenet Capital LLC (Tenet) is a newly established Washington limited liability company. Tenet was formed by the founders and executive team of Inland Capital LLC, specifically to manage Fund B. Inland Capital LLC has been established since 2009 and has successfully and profitably originated or serviced over \$180 million in short-term purchase money and rehabilitation loans to real estate professionals. The executives, with Inland Capital LLC as the Managing Member, opened (1/20/2017) and completed (6/30/2019) the securities offering of Inland Capital Fund LLC, a \$15,000,000 Preferred Economic Interest fund that continues to provide private lending services to real estate professionals in WA, ID, and OR.</p> <p>Management Fee: Tenet Capital LLC will receive a 1.75% annual fee paid on a prorata monthly basis, as compensation for management and servicing activities. The fee will be calculated using the average weekly balance of “funds placed” which includes the loan portfolio and projects.</p> <p>Following the second anniversary of the final issuance of the A-E Units, we intend to commence regularly assessing whether to cease making new loans and thereafter liquidate our loan portfolio, depending on prevailing market conditions.</p> <p>Class A-E Units will hold limited voting rights. All operating and management decisions will be made by the Managing Member, Tenet, to the maximum extent permitted by applicable law.</p>														
Offering:	<p>A minimum of \$500,000 (5 Unit) and a maximum of \$50,000,000 (500 Units) of A-E Units are being offered, at the price of \$100,000 per Unit. The minimum purchase is \$100,000 (1 Unit) unless the Managing Member agrees to accept a lesser amount.</p> <p>Persons who subscribe for the purchase of A-E Units must complete and sign the subscription agreement and the purchaser questionnaire, which are included in the accompanying subscription booklet.</p>														
Offering Termination Date:	<p>The offering will terminate on December 31, 2025 unless it is terminated earlier or extended to a date after December 31, 2025.</p>														
Distribution of Units:	<p>The A-E Units will be offered and sold by certain of the Fund’s affiliates, none of whom will receive commission or any other sales-related remuneration. The Managing Member does not presently anticipate paying finders’ fees or commissions to any other person in conjunction with this offering of A-E Units but reserves the right to do so in the future if it determines that such payments are necessary to ensure that Fund B is adequately capitalized.</p>														

	<p>The A-E Units will be offered and sold by means of a private placement memorandum and related subscription booklet to persons and institutions who qualify as accredited and sophisticated investors pursuant to the exemption from the registration requirements of the Securities Act of 1933, as amended (the “Securities Act”) afforded by Section 4(2) and Rule 506(b) of Regulation D adopted thereunder.</p>
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THIS TERM SHEET IS PROVIDED FOR DISCUSSION PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER OF INTERESTS IN THE FUND. SUCH AN OFFER CAN ONLY BE MADE BY MEANS OF THE CONFIDENTIAL PRIVATE OFFERING MEMORANDUM, WHICH CONTAINS MORE DETAILED FINANCIAL AND NONFINANCIAL INFORMATION CONCERNING THE FUND, THE MANAGING MEMBER, THE PORTFOLIO OF EXISTING LOANS, AND THE FUND’S OPERATING POLICIES AND PROCEDURES. PROSPECTIVE INVESTORS SHOULD CONTACT THE MANAGING MEMBER AT (509) 473-0096 OR AT (253) 642-6602 TO REQUEST A COPY OF THE CONFIDENTIAL PRIVATE PLACEMENT MEMORANDUM AND THE COMPANION SUBSCRIPTION BOOKLET.

**Inland Capital Fund B LLC
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Spokane, Washington 99223
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