

PRIVATE OFFERING MEMORANDUM

FOB, LLC

320 to 350 Shares

SECURED DEBENTURES

Five Hundred Dollars (\$500.00) per Share

FOB, LLC, an Ohio limited liability company in good standing (the "Company"), is offering a minimum of Three Hundred Twenty (320) and a maximum of Three Hundred Fifty (350) Shares of Secured Debentures (the "Shares"). There is no public market for the Shares or any other securities of our company, and no such market will develop as a result of this offering.

THE SHARES OFFERED HEREBY ARE SPECULATIVE, AND AN INVESTMENT IN SHARES INVOLVES RISK. SEE "RISK FACTORS" BELOW.

THE SHARES HAVE NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933, AS AMENDED (THE "SECURITIES ACT"), AND ARE ONLY BEING REPORTED AS A SALE OF SECURITIES EXEMPT FROM SECTION 5 OF THE SECURITIES ACT OF 1933 PURSUANT TO SECTION 4(2) OF THAT ACT, IN ACCORDANCE WITH OHIO REVISED CODE §1707.03(Q), BUT ARE NOT REGISTERED UNDER ANY OTHER STATE SECURITIES LAWS, AND ARE BEING OFFERED AND SOLD IN RELIANCE ON EXEMPTIONS FROM THE REGISTRATION REQUIREMENTS OF THESE LAWS. THE SHARES HAVE NOT

BEEN APPROVED OR DISAPPROVED BY THE SECURITIES AND EXCHANGE COMMISSION OR ANY STATE REGULATORY AUTHORITY NOR HAS THE COMMISSION OR ANY STATE REGULATORY AUTHORITY PASSED UPON OR ENDORSED THE MERITS OF THE OFFERING OR THE ACCURACY OR ADEQUACY OF THIS PRIVATE OFFERING MEMORANDUM. ANY REPRESENTATION TO THE CONTRARY IS UNLAWFUL. THE SHARES MAY NOT BE TRANSFERRED, EXCEPT TO A SUCCESSOR BENEFICIARY, IN THE ABSENCE OF AN EFFECTIVE REGISTRATION STATEMENT UNDER THE SECURITIES ACT AND ANY APPLICABLE STATE SECURITIES LAWS OR AN OPINION OF COUNSEL IN FORM AND SUBSTANCE ACCEPTABLE TO THE COMPANY AND ITS COUNSEL THAT SUCH REGISTRATION IS NOT REQUIRED.

Number of Shares Offered - 320 to 350

Offering Price - \$500.00 per share

Selling Commissions - No commission

Proceeds to Company - \$160,000.00 to \$175,000.00

Per Share - \$500.00 (no commission / \$500.00 to Company)

Total Minimum 320 (\$160,000.00 / no commission / \$160,000.00 to Company)

Total Maximum 350 (\$175,000.00 / no commission / \$175,000.00 to Company)

(1) We are offering a minimum of Three Hundred Twenty (320) and a maximum of Three Hundred Fifty (350) Shares at the price indicated.

(2) Estimated total commissions are zero, since there will be no commissions paid.

(3) Only directly authorized representative members or officers of the Company will offer the Shares, and will do so on a "best efforts" basis. The offering will be terminated if the minimum number of Shares is not subscribed for by November 1, 2011, unless sooner terminated or extended by the Company. Any funds paid by investors will be held in an escrow account and will be returned promptly if the offering is terminated. The minimum investment per investor is Five Hundred Dollars (\$500.00).

(4) There are no offering nor non-accountable expenses which will be incurred as a result of the offering.

(5) The date of this Private Offering Memorandum is June 1, 2011.

No person has been authorized to give any information or to make any representations in connection with the offer made by this Private Offering Memorandum, nor has any person been authorized to give any information or make any representations other than those contained in this Private Offering Memorandum, and if given or made, such information or representations must not be relied upon. This Private Offering Memorandum does not constitute an offer to sell or solicitation of an offer to buy in any jurisdiction in which such offer or solicitation would be unlawful or to any person to whom it is unlawful to make such offer or solicitation. Neither the delivery of this Private Offering Memorandum nor any sale made hereunder shall, under any circumstances, create an implication that there has been no change in the affairs of the Company since the date hereof.

This Private Offering Memorandum is submitted on a confidential basis for use by a limited number solely in consideration of the purchase of the Shares described herein in a private placement. The acceptance of this Private Offering Memorandum constitutes an

agreement on the part of the recipient hereof and the recipient's representatives to maintain the confidentiality of the information contained herein. This Private Offering Memorandum may not be reproduced in whole or in part. The use of this Private Offering Memorandum for any purpose other than an investment in the Shares described herein is not authorized and is prohibited.

The Company

FBO, LLC was formed and exists solely and exclusively for the purpose of refinancing any and all mortgages, liens or other secured interests against Vineyard Community Church (hereinafter also "VCC"), with a street address of 1928 East 300th Street, Wickliffe, Ohio 44092 (successor in interest to the properties with record ownership of Church of Christ of Euclid, Wickliffe Chapel and/or Vineyard Christian Fellowship, Wickliffe). VCC also owns (as record owner or is successor in interest to the) real property with a street address of 1920 East 300th Street, Wickliffe, Ohio 44092. As a result of the planned refinance, the Company will hold and maintain a first secured mortgage on the real property owned by VCC. The Company was formed by members of VCC and does not operate to obtain a profit; but rather by holding the first mortgage and assigning interests in the mortgage through sale of individual Five Hundred Dollar (\$500.00) incremental Shares, memorialized and accounted on the Company records as Secured Debentures, the Company provides a means by which VCC can effectively refinance its current debt at a reasonable rate to be paid by VCC, and at a reasonable rate of return to investors in the Secured Debentures.

Other than the organization, accounting, distribution and sundry activities necessary for the purposes described above, the Company provides no additional services nor activities.

Income Prospects

Income prospects are limited to the specified amounts of Four Percent (4%) or Five Percent (5%) per annum rate of return, amortized on a Ten (10) year basis, as listed on the Secured Debenture Certificates. The Secured Debenture Certificates are non-transferable, except to a designated successor beneficiary, and there are no prospects for greater return.

Risk Factors

There is no guarantee that interest on the Secured Debenture Certificates will be paid since the principal on all of the Secured Debentures may be repaid at any time that VCC pays off in full its mortgage to FOB, LLC, including but not limited to sale of its real property. There is no "early payment penalty" with respect to the Secured Debentures.

Vineyard Community Church, Wickliffe is an Ohio not for profit corporation in good standing; entity number filed with the Ohio Secretary of State is 295767. VCC (under various names as set forth above) has been continuously operating as a church body since 1960. Its current average attendance numbers approximately One Hundred Seventy-Five (175), and includes Five (5) persons on payroll. Senior Pastor Brent Paulson has been at VCC since 1987.

Income of VCC is derived exclusively from donations, and has been adequate to maintain payments on the current mortgage, lien obligations and revolving credit financed as of the date of this Private Offering Memorandum at the approximate average rate of Eleven and Two-Tenths percent (11.2%). Based upon an analysis of the twelve months preceding the date of this Private Offering Memorandum, and depending on the quantity of shares purchased and reflected in the Secured Debenture Certificates, and not accounting for administrative expenses which are

expected to be nominal, as a result of the sale of the Secured Debentures as conceived, VCC's expenses are expected to be reduced by Seven Hundred Fifty Dollars (\$750.00) per month.

Indications based on current status and past history are that VCC will be able to continue to meet its obligations and make full payment against the Secured Debentures, with interest, pursuant to the terms described.

There has been no professional appraisal conducted with respect to VCC's real estate which will secure the mortgage to FOB, LLC. As of the date of this Private Offering Memorandum Lake County Ohio Auditor's Office records indicate the total combined market value of all the real estate owned by VCC to be Seven Hundred Seventy-Nine Thousand Two Hundred Ninety Dollars (\$779,290.00).

Subsequent to the offering of Shares described herein, VCC shall not be internally authorized to incur additional mortgages or liens against its real property without first paying off the Secured Debentures, in full.

VCC is an active ongoing venture with diverse membership. Neither VCC nor FOB, LLC can guarantee that no involuntary liens could be placed against its real property holdings. Neither VCC nor FOB, LLC can guarantee that voluntary (if unauthorized) and/or otherwise legally enforceable liens will not be placed against its real property holdings.

As of the date of this Private Offering Memorandum VCC maintains hazard and liability insurance coverage in the amount of Nine Hundred Thousand Dollars (\$900,000.00) fire/hazard on the buildings, as well as liability of Two Million Dollars (\$2,000,000.00) per occurrence and Four Million Dollars (\$4,000,000.00) maximum. VCC is internally required to maintain such coverage but such coverage cannot and is not guaranteed by FBO, LLC, and there is therefore risk that its

buildings and property could be destroyed and/or lose value. There is a risk that a claim against VCC could result in liability exceeding the value of its assets.

Principal Office

The principal office address of FOB, LCC is the same as VCC, being 1928 East 300th Street, Wickliffe, Ohio 44092, telephone (440) 944-4402, facsimile (440) 944-0580.

Use of Proceeds

The net proceeds of this offering will be used exclusively for purposes of refinancing the current obligations of VCC as set forth herein above, and costs and expenses associated therewith.