

AUGUST 15, 2023



FRACTIONAL REAL ESTATE PORTFOLIOS

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1031 Risk Disclosure:

- ◆ There is no guarantee that any strategy will be successful or achieve investment objectives.
- ◆ Potential for property value loss – All real estate investments have the potential to lose value during the life of the investments.
- ◆ Change of tax status – The income stream and depreciation schedule for any investment property may affect the property owner’s income bracket and/or tax status. An unfavorable tax ruling may cancel deferral of capital gains and result in immediate tax liabilities.
- ◆ Potential for foreclosure – All financed real estate investments have potential for foreclosure.
- ◆ Illiquidity – Because 1031 exchanges are commonly offered through private placement offerings and are illiquid securities. There is no secondary market for these investments.
- ◆ Reduction or Elimination of Monthly Cash Flow Distributions – Like any investment in real estate, if a property unexpectedly loses tenants or sustains substantial damage, there is potential for suspension of cash flow distributions.
- ◆ Impact of fees/expenses – Costs associated with the transaction may impact investors’ returns and may outweigh the tax benefits.



BAKER TILLY - AMES STUDENT HOUSING DST

BT Ames Student Housing DST is a Delaware statutory trust that was formed by BT Ames Student Housing Depositor, LLC, pursuant to a trust agreement dated August 8, 2022. The Trust is offering for sale up to 25,500 Class A Beneficial Interests in the Trust each representing 0.0039216% of the beneficial interests in the Trust. The Trust acquired a student housing complex known as The Quarters at Ames, located at 601 S. 17th Street, Ames, Iowa 50010 on Sep 7, 2022.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Baker Tilly

ASSET CLASS

Apartment

YEAR(S) BUILT

2018

LOCATION

Ames, IA

SYNDICATED PURCHASE PRICE

\$45,000,000

LOAN TERMS

4.50% Fixed
10-year term

LOAN TO VALUE RATIO

44.17%

ESTIMATED AVAILABLE EQUITY

Contact sponsor for available equity

MINIMUM INVESTMENT

\$100,000



BDP SOUTHLAKE DST

BDP Southlake DST is a newly formed DST offering \$45,192,820 in beneficial interests. The Sponsor is BDP Holdings, a NJ LLC. The opportunity is geared to facilitate a like-kind real estate exchange by investors into indirect ownership of the land and improvements located at 3150 Sabre Drive, Southlake, TX 76092.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

BDP Holdings LLC

ASSET CLASS

Office

YEAR(S) BUILT

2001

LOCATION

Southlake, TX

SYNDICATED PURCHASE PRICE

\$91,092,820

LOAN TERMS

Loan is expected to have a term of 10 years and bear interest equal to (a) 285 basis points plus (b) the 10-year US SOFR Swap Rate

LOAN TO VALUE RATIO

43.49%

ESTIMATED AVAILABLE EQUITY

Contact sponsor for available equity

MINIMUM INVESTMENT

\$100,000 (1031)
\$25,000 (cash)



BEACON ENTERPRISE MILL, DST

Beacon Enterprise Mill, DST is a newly formed DST offering \$16,009,469 in beneficial interests. The opportunity is geared to facilitate a like-kind real estate exchange by investors into indirect ownership of a 180,000 rentable square-foot property comprised of 60 upscale residential lofts and approximately 120,000 square feet of office and retail space.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Beacon Real Estate LLC

ASSET CLASS

Mixed Use

YEAR(S) BUILT

1999

LOCATION

Augusta, GA

SYNDICATED PURCHASE PRICE

\$22,500,000.00

LOAN TERMS

5.05% Fixed
10-year term, with
Bank of Montreal

LOAN TO VALUE RATIO

45.19%

ESTIMATED AVAILABLE EQUITY

Contact sponsor for
available equity

MINIMUM INVESTMENT

\$50,000



BR DIVERSIFIED INDUSTRIAL PORTFOLIO, DST

BR Diversified Industrial Portfolio I, DST is a recently formed Delaware statutory trust that is offering to sell 100% of the class 1 beneficial interests in the Parent Trust to Accredited Investors. The Parent Trust owns 100% of the beneficial interests in the following properties: Adam Aircraft property, Englewood CO, Tucker street property Burlington NC, 6015 Enterprise property NC, 6056 Enterprise property NC, Cornatzer property NC.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Bluerock Value Exchange

ASSET CLASS

Industrial

YEAR(S) BUILT

Various

LOCATION

Various

SYNDICATED PURCHASE PRICE

\$82,122,793

LOAN TERMS

5-year term; five 1-year
extensions, full term int
only; 4.55% fixed int
rate

MINIMUM INVESTMENT

\$100,000

ESTIMATED AVAILABLE EQUITY

Contact Sponsor for
available equity



CAI MEA DST

Manufacturing Essential Asset, DST, a Delaware statutory trust was formed for the purpose of acquiring that certain property containing approximately 303.372 acres located at 2001 N. Division Street, Harvard, Illinois 60033. The Property consists of four (4) interconnected buildings containing approximately 1,547,917 total square feet and is leased in its entirety to US Medical Glove Company L.L.C., a Kentucky limited liability company.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

CAI

ASSET CLASS

Industrial

YEAR(S) BUILT

1996-99

LOCATION

Harvard, IL

SYNDICATED PURCHASE PRICE

\$286,117,607

LOAN TERMS

4.25%, int only payments, maturity 10 years

LOAN TO VALUE RATIO

36.35%

ESTIMATED AVAILABLE EQUITY

Contact sponsor for available equity

MINIMUM INVESTMENT

\$100,000

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER ON THIS OFFERING



CF LEGACY AT FOX VALLEY DST

CF Legacy at Fox Valley Multifamily DST is a newly formed DST offering \$57,225,000 in beneficial interests. The opportunity is geared to facilitate a like-kind real estate exchange by investors into indirect ownership of a 272-unit apartment community, located in Chicago's Naperville/Lisle submarket. The location offers convenient access to major employment centers, including the I-88 Research and Technology Corridor and the I-55 Manufacturing and Distribution Corridor, as well as numerous retail and entertainment

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Cantor Fitzgerald

ASSET CLASS

Apartment

YEAR(S) BUILT

1997

LOCATION

Aurora, IL

SYNDICATED PURCHASE PRICE

\$81,514,000

LOAN TERMS

4.60% fixed int only, maturity 2032

MINIMUM INVESTMENT

\$250,000

ESTIMATED AVAILABLE EQUITY

Contact sponsor for available equity



CF PEARLAND MULTIFAMILY DST

CF Pearland Multifamily DST, a newly formed Delaware statutory trust owns The Residences at Pearland Town Center, a multifamily residential community located at 11200 Broadway Street, Suite 2400, Pearland, Texas 77584. The Residences at Pearland Town Center consists of 234 units, which includes a mix of one- and two-bedroom homes, contained within four four-story residential buildings comprised of approximately 219,624 net rentable square feet.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Cantor Fitzgerald

ASSET CLASS

Multifamily

YEAR(S) BUILT

2008/2011

LOCATION

Pearland, TX

SYNDICATED PURCHASE PRICE

\$43,400,000

LOAN TERMS

45.82% fixed I/O, maturity July 1, 2033

ESTIMATED AVAILABLE EQUITY

Contact sponsor for available equity

MINIMUM INVESTMENT

\$250,000



CPA ARBOUR COMMONS DST

CPA Arbour Commons DST is a recently formed Delaware statutory trust that is offering to sell beneficial interests in the Trust to accredited investors. The Trust acquired the multifamily residential apartment complex commonly known as Arbour Commons Apartments, located at 663 W. 148th Avenue, Westminster, Colorado 80023, on September 19, 2022. The Property has 394 units and consists of 19 two and three-story residential apartment buildings and a single-story clubhouse on 28.23 acres of land.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Core Pacific Advisors

ASSET CLASS

Apartment

YEAR(S) BUILT

2014

LOCATION

Westminster, CO

SYNDICATED PURCHASE PRICE

\$170,739,000

LOAN TERMS

4.20% fixed rate; 10 year senior debt

MINIMUM INVESTMENT

\$100,000 (1031)
\$25,000 (cash)

ESTIMATED AVAILABLE EQUITY

Contact sponsor for available equity

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER ON THIS OFFERING



CS1031 ASHEVILLE NC APARTMENT PORTFOLIO DST

Capital Square's CS1031 Asheville NC Apartment Portfolio, DST is a newly formed DST offering \$73,090,000 in beneficial interests. The opportunity is geared to facilitate a like-kind real estate exchange by investors into indirect ownership of two multifamily rental properties, The River Mill Lofts and The Skylofts.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Capital Square 1031

ASSET CLASS

Apartment

YEAR(S) BUILT

2017-2020

LOCATION

Asheville, NC

SYNDICATED PURCHASE PRICE

\$115,143,000

LOAN TERMS

4.67% Fixed
10-year term, 30-year
amortization, 7-years
interest only

LOAN TO VALUE RATIO

36.52%

ESTIMATED AVAILABLE EQUITY

Contact sponsor for
available equity

MINIMUM INVESTMENT

\$50,000



CS1031 FARMHAUS APARTMENTS DST

Capital Square's CS1031 FarmHaus Apartments, DST is a newly formed DST offering \$55,600,000 in beneficial interests. The opportunity is geared to facilitate a like-kind real estate exchange by investors into indirect ownership of FarmHaus Apartments, a recently constructed, 324-unit, luxury, Class A, multifamily apartment community located at 1260 Balch Road in Madison, a suburb of Huntsville, Alabama 35757.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Capital Square 1031

ASSET CLASS

Apartment

YEAR(S) BUILT

2021

LOCATION

Huntsville, AL

SYNDICATED PURCHASE PRICE

\$106,847,000

LOAN TERMS

4.50%, 10 years

LOAN TO VALUE RATIO

47.68%

ESTIMATED AVAILABLE EQUITY

Contact sponsor for
available equity

MINIMUM INVESTMENT

\$50,000



CS1031 ASPEN VISTA BFR HOUSING DST

CS1031 Aspen Vista BFR Housing, DST, a Delaware statutory trust has been formed for the purpose of acquiring Aspen Vista at Anchor Pointe, a newly constructed, Class A, single-family rental community consisting of 102 clusterhome units, located at 548 Aurora View Court in Reno, Nevada.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Capital Square 1031

ASSET CLASS

Build for rent

YEAR(S) BUILT

2022

LOCATION

Reno, NV

SYNDICATED PURCHASE PRICE

\$45,100,000

LOAN TERMS

Int 5.86%, 10-year term, 30-year amortization, 7 years I/O

LOAN TO VALUE RATIO

54.55%

ESTIMATED AVAILABLE EQUITY

Contact sponsor for available equity

MINIMUM INVESTMENT

\$50,000



CS1031 HOLIDAY MHC DST

Capital Square's CS1031 Holiday MHC, DST is a newly formed DST offering \$38,300,000 in beneficial interests. The opportunity is geared to facilitate a like-kind real estate exchange by investors into indirect ownership of a manufactured housing community named Holiday Mobile Home Park, located at 4141 New Tampa Highway, Lakeland, Florida 33815. The Property is an active adult "lifestyle" community for residents 55 years and older consisting of 214 homesites on approximately 21.08 acres.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Capital Square 1031

ASSET CLASS

Manufactured Housing

YEAR(S) BUILT

1961

LOCATION

Lakeland, FL

SYNDICATED PURCHASE PRICE

\$47,939,000

LOAN TERMS

4.06%, 10 year term

LOAN TO VALUE RATIO

20.11%

ESTIMATED AVAILABLE EQUITY

Contact sponsor for available equity

MINIMUM INVESTMENT

\$50,000



CS1031 LYRIC AT NORTON COMMONS APARTMENTS DST

CS1031 Lyric at Norton Commons Apartments, DST, a Delaware statutory trust, has been formed for the purpose of acquiring Lyric at Norton Commons, a newly constructed, 273-unit, Class A+ multifamily apartment community with approximately 12,191 gross square feet of ground level retail and commercial space, located at 11210 Peppermint Street in Prospect (Louisville), Kentucky 40059.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Capital Square 1031

ASSET CLASS

Multi-family

YEAR(S) BUILT

2021

LOCATION

Louisville, KY

SYNDICATED PURCHASE PRICE

\$110,740,000

LOAN TERMS

Fixed rate of 4.67%, 10 years I/O

LOAN TO VALUE RATIO

39.02%

ESTIMATED AVAILABLE EQUITY

Contact sponsor for available equity

MINIMUM INVESTMENT

\$50,000



CS1031 ZERO COUPON LV TRAINING FACILITY DST

CS1031 Zero Coupon LV Training Facility, DST, a Delaware statutory trust, has been formed for the purpose of acquiring (i) that certain approximately 336,227 square foot, state-of-the-art building that includes a team training facility, a performance center and general office space and (ii) a leasehold interest in the approximately 24.5-acre site upon which the Improvements are situated, located at 1475 Raiders Way in Henderson, Nevada 89052.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Capital Square 1031

ASSET CLASS

Office

YEAR(S) BUILT

2019

LOCATION

Henderson, NV

SYNDICATED PURCHASE PRICE

\$270,381,983

LOAN TERMS

Lender: UMB Bank N.A Int rate of 3.744%, and a maturity date of February 10, 2049

LOAN TO VALUE RATIO

78.70%

ESTIMATED AVAILABLE EQUITY

Contact sponsor for available equity

MINIMUM INVESTMENT

\$50,000



CS1031 TAPESTRY WEST APARTMENTS DST

Capital Square's CS1031 Tapestry West Apartments, DST is a newly formed DST offering \$60,687,000 in beneficial interests. The opportunity is geared to facilitate a like-kind real estate exchange by investors into indirect ownership of a multifamily rental property known as, Tapestry West, a newly constructed, 262-unit, luxury, Class A, multi-family apartment community located at 2031 Maywill Street in Richmond, Henrico County, Virginia 23230.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Capital Square 1031

ASSET CLASS

Multi-Family

YEAR(S) BUILT

2022

LOCATION

Richmond, VA

SYNDICATED PURCHASE PRICE

\$105,687,000

LOAN TERMS

10-year term,
30-year amortization
7-year int only

LOAN TO VALUE RATIO

42.58%

ESTIMATED AVAILABLE EQUITY

Contact sponsor for available equity

MINIMUM INVESTMENT

\$50,000



CS1031 BRIGHTON BFR HOUSING DST

CS1031 Brighton Woodstock BFR Housing, DST, a Delaware statutory trust has been formed for the purpose of acquiring Brighton Woodstock, a newly constructed, Class A, single-family rental community consisting of 100 townhome units, located at 5900 Woodstock Road in Acworth, Georgia, an affluent suburb of Atlanta.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Capital Square

ASSET CLASS

SFR

YEAR(S) BUILT

2022

LOCATION

Acworth, GA

SYNDICATED PURCHASE PRICE

\$44,030,000.00

LOAN TERMS

6.394% int only for 7 years, 30 year amortization

LOAN TO VALUE RATIO

29.84%

ESTIMATED AVAILABLE EQUITY

Contact sponsor for Available equity

MINIMUM INVESTMENT

\$50,000



CX COURTS OF AVALON DST

CX Courts of Avalon, DST is a recently formed Delaware statutory trust that is offering to sell 100% of the Class 1 Beneficial Interests in the Trust to “accredited investors”. “The Courts of Avalon” is an apartment community located at 9000 Iron Horse Lane, Pikesville, Maryland 21208. The Property consists of approximately 27.543 acres of land, upon which are situated 29 two-story residential buildings.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Carter Exchange

ASSET CLASS

Multi-Family

YEAR(S) BUILT

1999

LOCATION

Pikesville, MD

SYNDICATED PURCHASE PRICE

\$90,237,934

LOAN TERMS

3.15% fixed

LOAN TO VALUE RATIO

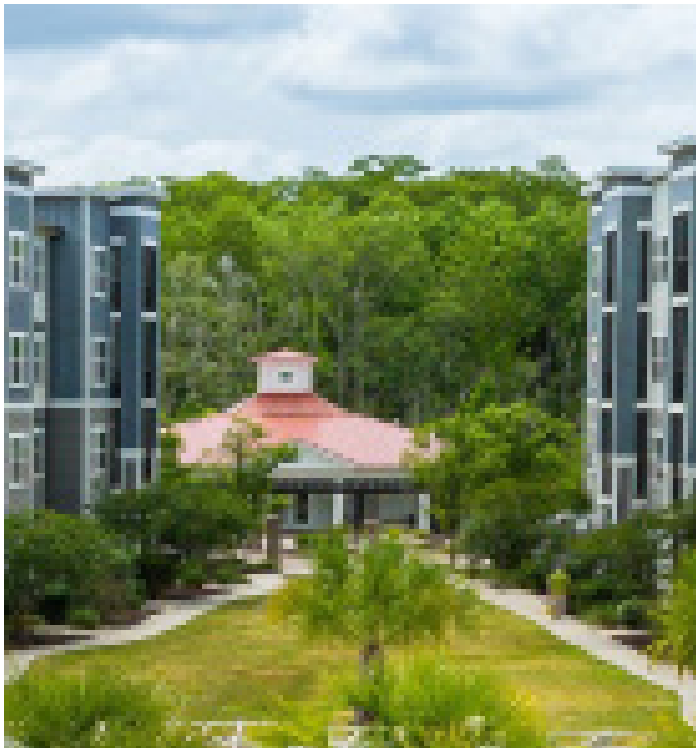
46.86%

ESTIMATED AVAILABLE EQUITY

Contact sponsor for available equity

MINIMUM INVESTMENT

\$100,000 (1031)
\$25,000 (cash)



CX LIVELY INDIGO RUN, DST

Carter Exchange’s CX Lively Indigo Run, DST is a newly formed DST offering \$103,237,080 in beneficial interests. The opportunity is geared to facilitate a like-kind real estate exchange by investors into indirect ownership of The Lively Indigo Run, a multifamily apartment community located at 9255 Blue House Road, Ladson, South Carolina 29456. The acquisition is funded only by a cash contribution and is not encumbered with any permanent debt.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Carter Exchange

ASSET CLASS

Multi-Family

YEAR(S) BUILT

2019

LOCATION

Ladson, SC

SYNDICATED PURCHASE PRICE

\$80,100,000.00

LOAN TERMS

All Cash

MINIMUM INVESTMENT

\$100,000 DST

ESTIMATED AVAILABLE EQUITY

Contact sponsor for available equity



CX STATION AT CLIFT FARM DST

CX Industrial Logistics, DST is a newly formed DST offering \$38,581,000 in beneficial interests. The opportunity is geared to facilitate a like-kind real estate exchange by investors into indirect ownership of a single-story concrete industrial, warehouse, and distribution building, comprised of approximately 141,360 square feet, located on approximately 30.6 acres of land at 2660 West Fred Smith Street, Meridian, Idaho 83642.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Carter Exchange

ASSET CLASS

Warehouse

YEAR(S) BUILT

2022

LOCATION

Meridian, ID

SYNDICATED PURCHASE PRICE

\$66,733,251.00

LOAN TERMS

3.09% Fixed
7-year term

LOAN TO VALUE RATIO

46.52%

ESTIMATED AVAILABLE EQUITY

Contact sponsor for available equity

MINIMUM INVESTMENT

\$25,000 DST



CUNAT EXCHANGE VI DST

Cunat Exchange VI DST is a new Delaware statutory trust owns 100% of the beneficial interests in, each of the Delaware statutory trusts. The Operating Trusts, together with the Trust, are collectively referred to herein as the "Trusts," and each may be referred to as a "Trust,." Each Operating Trust owns the corresponding multifamily apartment complex. The Trust is hereby offering to prospective Accredited Investors 95 newly-issued Class 1 beneficial ownership interests in the Trust at \$324,500 per Interest.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Cunat, Inc.

ASSET CLASS

Apartment

YEAR(S) BUILT

1972 (Wing Park)
1989 (McHenry)

LOCATION

Wing Park, IL &
McHenry, IL

SYNDICATED PURCHASE PRICE

\$52,500,000

LOAN TERMS

5.36% Fixed
10-year term, int only

LOAN TO VALUE RATIO

38.20%

ESTIMATED AVAILABLE EQUITY

Contact Sponsor for available equity

MINIMUM INVESTMENT

\$100,000



ERP 1031 INDUSTRIAL PORTFOLIO DST

ERP 1031 Industrial Portfolio DST, a recently formed Delaware statutory trust and an Affiliate of ERP 1031, LLC, a Delaware limited liability company, is hereby offering to sell to certain qualified, accredited investors 100% of the beneficial interests in the Trust. The Trust has acquired a portfolio of 28 single-tenant, net-lease industrial properties encompassing more than 319,000 square feet and 148 acres of rentable land.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR
ERP 1031 LLC

ASSET CLASS
Industrial

YEAR(S) BUILT
2008-2019

LOCATION
Midlands, TX

SYNDICATED PURCHASE PRICE
\$64,241,222

LOAN TERMS
4.25% int rate, with six month int-only period

LOAN TO VALUE RATIO
31.28%

ESTIMATED AVAILABLE EQUITY

MINIMUM INVESTMENT
\$50,000

Contact Sponsor for available equity



EXCHANGERIGHT ESSENTIAL GROCERY, DST

Exchange Right's Essential Grocery DST is a newly formed DST offering \$29,200,000 in beneficial interests. The opportunity is geared to facilitate a like-kind real estate exchange by investors into indirect ownership of an approximately 61,916 square foot single-tenant retail building on approximately 4.57 acres located at 1121 Jerusalem Avenue, Uniondale, NY 11553.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR
ExchangeRight Real Estate

ASSET CLASS
Net-Lease

YEAR(S) BUILT
1995

LOCATION
Uniondale, NY

SYNDICATED PURCHASE PRICE
\$29,200,000

LOAN TERMS
All Cash

LOAN TO VALUE RATIO
0%

ESTIMATED AVAILABLE EQUITY

MINIMUM INVESTMENT
\$100,000

Contact sponsor for available equity



EXCHANGERIGHT NLP 63 DST

Exchange Right's ExchangeRight NLP 63 DST is a newly formed DST offering \$75,120,000 in beneficial interests. The opportunity is geared to facilitate a like-kind real estate exchange by investors into indirect ownership of the portfolio of 15 properties. The Properties are 100% occupied, single-tenant, net-leased properties.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

ExchangeRight Real Estate

YEAR(S) BUILT

various

SYNDICATED PURCHASE PRICE

\$125,802,000

LOAN TO VALUE RATIO

40.09%

MINIMUM INVESTMENT

\$100,000

ASSET CLASS

Net-Lease

LOCATION

13 states

LOAN TERMS

f5.672% interest rate / 5-year IO period / June 1, 2028, maturity date

ESTIMATED AVAILABLE EQUITY

Contact sponsor for available equity



FLATIrons SELF-STORAGE V DST

Flatirons Self Storage V DST is the fifth self-storage Delaware statutory trust from Flatirons Asset Management. The Trust owns 33 automated self-storage facilities in geographically diverse locations across the South and Midwest, each operated by Red Dot Storage, an established self-storage owner and operator. The Trust is offering to sell up to \$74.5 million in interests to accredited investors.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Flatirons Asset Management

YEAR(S) BUILT

1977-2015

SYNDICATED PURCHASE PRICE

\$117,739,000

LOAN TO VALUE RATIO

36.70%

MINIMUM INVESTMENT

\$100,000

ASSET CLASS

Retail

LOCATION

Various

LOAN TERMS

5/10 years I/O (5.93% fixed)

ESTIMATED AVAILABLE EQUITY

Contact sponsor for available equity



FSC INDUSTRIAL 10, DST

FSC Industrial 10, DST, a newly formed Delaware statutory trust and an affiliate of Four Springs Capital Trust is offering to sell to certain qualified, accredited investors up to 100% of the beneficial interests in the Trust. FSC Industrial 10, DST owns a two-property portfolio of industrial properties structured as a Delaware Statutory Trust suitable for Section 1031 Exchange or direct investment.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR
Four Springs Capital

ASSET CLASS
Industrial

YEAR(S) BUILT
1990/91, 2001

LOCATION
CA;CT

SYNDICATED PURCHASE PRICE
\$32,300,000.00

LOAN TERMS
All Cash

MINIMUM INVESTMENT
\$250,000

ESTIMATED AVAILABLE EQUITY
Contact sponsor for available equity



FSC INDUSTRIAL 27, DST

FSC Industrial Portfolio 27, DST is a master-leased DST offering comprised of a diversified portfolio of 22 industrial properties net leased to 14 investment grade and other creditworthy tenants in 10 industries. FSC Industrial Portfolio 27, DST owns 22 industrial properties structured as multiple sub-DSTs that are wholly owned by the Parent Trust

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR
Four Springs Capital

ASSET CLASS
Industrial

YEAR(S) BUILT

LOCATION
various

SYNDICATED PURCHASE PRICE
\$150,676,000.00

LOAN TERMS

MINIMUM INVESTMENT
\$100,000

10-year term / interest equal to 218 basis points plus the greater of (i) the yield on the ten (10) year on-the-run swap rate vs. overnight SOFR, or (ii) 3.00%. Final int yet to be determined

ESTIMATED AVAILABLE EQUITY
Contact sponsor for available equity



GK DST RIVER FOREST GROCERY

The Interests being offered pursuant to this Memorandum are beneficial interests in GK DST – River Forest Grocery, a newlyformed Delaware statutory trust. The Interests are being offered to prospective Investors for a Maximum Offering Amount of \$11,831,040 or \$118,310.40 per 1% Interest, with each 1% Interest being attributed \$66,410.40 of equity and \$51,900 of debt.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

GK Development

ASSET CLASS

Retail

YEAR(S) BUILT

1959

LOCATION

River Forest, IL

SYNDICATED PURCHASE PRICE

\$11,831,040

LOAN TERMS

3.62%; 10-year term; Amortizing Debt

MINIMUM INVESTMENT

\$50,000 (DST)

ESTIMATED AVAILABLE EQUITY

Contact sponsor for available equity



GSI HAMPTON DST

Go Store It Hampton DST is a new Delaware statutory trust formed on February 21, 2023 pursuant to a Trust Agreement dated as of February 21, 2023. The Trust acquired that certain property on 24.90 acres consisting of an approximately 55,908 square foot self-storage property containing 592 storage units and related facilities commonly known as Go Store It – Hampton Roads located at 5200 West Mercury Blvd., Newport News, VA 23605

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Go Store It

ASSET CLASS

Self Storage

YEAR(S) BUILT

2022

LOCATION

Newport News, VA

SYNDICATED PURCHASE PRICE

\$15,000,000

ESTIMATED AVAILABLE EQUITY

Contact sponsor for available equity

MINIMUM INVESTMENT

\$100,00



2420 RIDGEWAY DST

2420 Ridgeway, DST, a Delaware statutory trust was formed on April 10, 2023, for the purpose of acquiring that certain self-storage facility located at 2420 Ridgeway Blvd, Manchester Township, New Jersey 08759, which contains approximately 366 climate-controlled storage units, approximately 17 exterior RV parking spaces, and approximately 41,085 net rentable square feet

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

HSCP Snapbox LLC

ASSET CLASS

Self Storage

YEAR(S) BUILT

2006

LOCATION

Manchester Twshp, NJ

SYNDICATED PURCHASE PRICE

\$10,813,783

LOAN TERMS

10-year, interest only,
6.344% int rate

LOAN TO VALUE RATIO

49.9%

ESTIMATED AVAILABLE EQUITY

Fully reserved

MINIMUM INVESTMENT

\$100,000

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER
ON THIS OFFERING



HGIT 200 PARK PLACE DST

The offering being made under the Hines DST investment program through which Hines Real Estate Exchange, LLC is offering beneficial interests in HGIT 200 Park Place. The Sponsor is a newly formed indirect subsidiary of Hines Global Income Trust, Inc., a Maryland corporation that has elected to be taxed as a real estate investment trust for U.S. federal income tax purposes.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Hines Real Estate Exchange LLC

ASSET CLASS

Office

YEAR(S) BUILT

2020

LOCATION

Houston, TX

SYNDICATED PURCHASE PRICE

\$157,897,574

ESTIMATED AVAILABLE EQUITY

Contact Sponsor for
Available Equity

MINIMUM INVESTMENT

\$250,000

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER
ON THIS OFFERING



INCOMMERCIAL NET LEASE 5 DST

The Trust owns 25 properties located in nine states and leased to six tenants. The tenants Dollar General, Family Dollar/Dollar Tree, Fresenius, Tractor Supply Co., and Walgreens are rated BBB by Standard and Poor's. Each of the 25 single tenant locations are under net leases. The Trust obtained CMBS financing through Citi Real Estate Funding Inc. for a fixed-rate, 10-year term on a 30-year amortization schedule that begins after a one-year interest-only period.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

InCommercial Property Group

YEAR(S) BUILT

Various

SYNDICATED PURCHASE PRICE

\$6,549,300

LOAN TO VALUE RATIO

53.90%

MINIMUM INVESTMENT

\$100,000

ASSET CLASS

Retail

LOCATION

Various

LOAN TERMS

4.10%; 10 years

ESTIMATED AVAILABLE EQUITY

Contact sponsor for available equity



INCOMMERCIAL NET LEASE 6 DST

InCommercial Net Lease DST 6 is a Delaware statutory trust that was formed by InCommercial Net Lease Depositor 6, LLC. The Trust is offering for sale up to 32,413 Class A Beneficial Interests in the Trust, each representing 0.0030852% of the beneficial interests in the Trust. The Trust owns 23 properties each acquired from a seller pursuant to a purchase and sale agreement with such Seller for an aggregate purchase price of \$49,392,658.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

InCommercial Property Group

YEAR(S) BUILT

Various

SYNDICATED PURCHASE PRICE

\$49,392,658.00

LOAN TO VALUE RATIO

43.56%

MINIMUM INVESTMENT

\$50,000

ASSET CLASS

Retail

LOCATION

Various

LOAN TERMS

4.85% Int Only; 7 years

ESTIMATED AVAILABLE EQUITY

Contact sponsor for available equity



INLAND ALGON- QUIN SENIOR LIV- ING DST

Algonquin Senior Living DST is a newly formed Delaware statutory trust and an affiliate of Inland Private Capital Corporation (IPC). The Trust owns a senior living facility located at 2001 West Algonquin Road, Algonquin, Illinois known as Clarendale of Algonquin. The 114,671 rentable-square-foot Property provides a total of 186 units, consisting of independent living, assisted living, and memory care units.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Inland Private Capital Corporation

ASSET CLASS

Senior Living

YEAR(S) BUILT

2016

LOCATION

IL

SYNDICATED PURCHASE PRICE

\$74,558,179

ESTIMATED AVAILABLE EQUITY

Contact sponsor for available equity

MINIMUM INVESTMENT

\$100,00



INLAND CHICAGO HEALTHCARE MOB DST

Chicago Healthcare MOB DST, is a newly formed Delaware statutory trust and an affiliate of Inland Private Capital Corporation (IPC). The Trust owns a medical office building operated by Advocate Health and Hospitals Corporation d/b/a Advocate Medical Group located at 3936 North Milwaukee Avenue, Chicago, Illinois 60641.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Inland Private Capital Corporation

ASSET CLASS

Medical

YEAR(S) BUILT

2022

LOCATION

Chicago, IL

SYNDICATED PURCHASE PRICE

\$18,589,754

ESTIMATED AVAILABLE EQUITY

Contact sponsor for available equity

MINIMUM INVESTMENT

\$100,00



INLAND ZERO-COUPON ESSENTIAL PORTFOLIO DST

Inland Private Capital Corporation's Zero-Coupon Essential Portfolio DST is a newly formed DST offering \$142,792,197.60 in beneficial interests. The opportunity is geared to facilitate a like-kind real estate exchange by investors into indirect ownership of two industrial properties. Each of the Properties is 100% leased to Hy-Vee, Inc., an Iowa corporation. Hy-Vee operates each of the Properties as a Hy-Vee supermarket or a Hy-Vee Fast & Fresh convenience store and gas station.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Inland Private capital corp

ASSET CLASS

Retail

YEAR(S) BUILT

Various

LOCATION

Various

SYNDICATED PURCHASE PRICE

\$142,792,197

LOAN TERMS

Int rate of 6.02%, maturity 2047

LOAN TO VALUE RATIO

77.32%

ESTIMATED AVAILABLE EQUITY

Contact sponsor for available equity

MINIMUM INVESTMENT

\$25,000 (1031)
\$100,000 (cash)



INLAND INDUSTRIAL PORTFOLIO DST

Inland Private Capital Corporation's IPC Industrial Portfolio DST is a newly formed DST offering \$275,859,119 in beneficial interests. The opportunity is geared to facilitate a like-kind real estate exchange by investors into indirect ownership of two industrial properties. Each of the Properties is 100% leased to and occupied by the Tenant. The acquisition is funded only by a cash contribution, there is no debt on this deal.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Inland Private Capital Corporation

ASSET CLASS

Industrial

YEAR(S) BUILT

2021

LOCATION

KS: FL

SYNDICATED PURCHASE PRICE

\$275,859,119.00

LOAN TERMS

All cash

MINIMUM INVESTMENT

\$100,000

ESTIMATED AVAILABLE EQUITY

Contact sponsor for available equity



INLAND STUDENT HOUSING PORTFOLIO DST

Inland Private Capital Corporation's IPC Student Housing Portfolio DST is a newly formed DST offering \$163,950,253 in beneficial interests. The opportunity is geared to facilitate a like-kind real estate exchange by investors into indirect ownership of two student housing rental properties, The Auburn Property and The St. Louis Property.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Inland Private Capital Corporation

YEAR(S) BUILT

2016, 2022

SYNDICATED PURCHASE PRICE

\$294,585,253

LOAN TO VALUE RATIO

44.34%

MINIMUM INVESTMENT

\$100,000 (1031)
\$25,000 (cash)

ASSET CLASS

Student Housing

LOCATION

Auburn, AL and
St. Louis, MO

LOAN TERMS

3.75% Fixed for years
1&2; 3.85% years 3&4;
3.95% year 5

ESTIMATED AVAILABLE EQUITY

Contact sponsor for
available equity



INLAND DIVERSIFIED RESIDENTIAL PORTFOLIO III, DST

Diversified Residential Portfolio III DST is a newly formed Delaware statutory trust and an affiliate of Inland Private Capital Corporation (IPC). The Parent Trust indirectly owns three residential properties located in select markets across the United States.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Inland Private Capital Corporation

YEAR(S) BUILT

2020-21

SYNDICATED PURCHASE PRICE

\$326,027,056.00

MINIMUM INVESTMENT

\$100,000

ASSET CLASS

Multi-Family

LOCATION

Goodyear, AZ; Laveen,
AZ; Williamsburg, VA

LOAN TERMS

2.6% for 6/8/22-6/7/25;
4.21% for 6/7/25-6/7/32

ESTIMATED AVAILABLE EQUITY

Contact sponsor for
available equity



INLAND SELF-STORAGE PORTFOLIO XIX DST

Self-Storage Portfolio XIX DST, a newly formed Delaware statutory trust and an affiliate of Inland Private Capital Corporation is hereby offering to sell to certain qualified, accredited investors 100% of the beneficial interests in the Parent Trust. The Parent Trust indirectly owns or will own eight self-storage properties totaling 5,082 units located in the States of Massachusetts, Maryland, Michigan, Oklahoma, and Rhode Island.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Inland Private Capital Corporation

YEAR(S) BUILT

1970-2008

SYNDICATED PURCHASE PRICE

\$157,530,620

LOAN TO VALUE RATIO

50.63%

MINIMUM INVESTMENT

\$100,000

ASSET CLASS

Self Storage

LOCATION

Various

LOAN TERMS

5-year term/Loan bears int at a fixed rate of 4.05% in year one and two, 4.15% in year three and four and 4.20% in year five. First Merchants Bank 10-year term/interest at a variable rate equal to one-month term SOFR plus 1.90

ESTIMATED AVAILABLE EQUITY

Contact Sponsor for Available Equity



INSPIRED SENIOR LIVING OF DARTMOUTH DST

Inspired Senior Living of Dartmouth is offering to sell to certain qualified, accredited investors ,100% of the beneficial interests in the Trust. Trust will acquire and own the independent living, assisted living and memory care facility located at 628 Old Westport Road, Dartmouth, Massachusetts 02747 currently known as “The Residence at Cedar Dell” (the “Property”).

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Inspired Healthcare Capital Fund

YEAR(S) BUILT

2004

SYNDICATED PURCHASE PRICE

\$25,432,031

LOAN TO VALUE RATIO

MINIMUM INVESTMENT

\$50,000

ASSET CLASS

Senior Living

LOCATION

Dartmouth, MA

LOAN TERMS

ESTIMATED AVAILABLE EQUITY

Contact Sponsor for Available Equity

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER ON THIS OFFERING



INSPIRED SENIOR LIVING OF DELRAY BEACH DST

Inspired Senior Living of Delray Beach DST, a newly formed Delaware statutory trust and an affiliate of Inspired Healthcare Capital, LLC, a Delaware limited liability company, is hereby offering to sell to certain qualified, accredited investors 100% of the beneficial interests in the Trust.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Inspired Healthcare Capital Fund

YEAR(S) BUILT

1988, additions 1989, 2017

SYNDICATED PURCHASE PRICE

\$52,250,000

LOAN TO VALUE RATIO

41.07%

MINIMUM INVESTMENT

\$50,000

ASSET CLASS

Senior Living

LOCATION

Delray Beach, FL

LOAN TERMS

7.25% int-only payments for 12

ESTIMATED AVAILABLE EQUITY

Contact Sponsor for Available Equity

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER ON THIS OFFERING



INSPIRED SENIOR LIVING OF MEQUON DST

Inspired Senior Living of Mequon DST, a newly formed Delaware statutory trust and an affiliate of Inspired Healthcare Capital, LLC is offering to sell to certain qualified, accredited investors 100% of the beneficial interests in the Trust. The Trust will acquire and own the independent living, assisted living and memory care facility located at 10995 N. Market Street, Mequon, Wisconsin 53092 currently known as “Terova Senior Living”.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Inspired Healthcare Capital Fund

YEAR(S) BUILT

2004/2021

SYNDICATED PURCHASE PRICE

\$34,237,543

MINIMUM INVESTMENT

\$50,000

ASSET CLASS

Senior Living

LOCATION

Mequon, WI

LOAN TERMS

All Cash

ESTIMATED AVAILABLE EQUITY

Contact Sponsor for Available Equity

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER ON THIS OFFERING



INSPIRED SENIOR LIVING OF ST. PETERSBURG DST

Inspired Senior Living of St. Petersburg DST, a newly formed Delaware statutory trust and an affiliate of Inspired Healthcare Capital, LLC, a Delaware LLC, is hereby offering to sell to certain qualified, accredited investors 100% of the beneficial interests in the Trust. The Trust will acquire and own the independent living, assisted living and memory care community located at 3600 34th Street S., St. Petersburg, Florida 33711 currently known as “Grand Villa of St. Petersburg”.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Inspired Healthcare Capital Fund

YEAR(S) BUILT

1971/2014

SYNDICATED PURCHASE PRICE

\$37,164,064

LOAN TO VALUE RATIO

39.02%

MINIMUM INVESTMENT

\$50,000

ASSET CLASS

Senior Living

LOCATION

St. Petersburg, FL

LOAN TERMS

Anticipated loan (not finalized) 5-year term int at a fixed swap rate equal to the 5-year SOFR plus 3.00%; int-only payments for 1st year of the Loan term. 30 yr amortization.

ESTIMATED AVAILABLE EQUITY

Contact Sponsor for Available Equity

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER ON THIS OFFERING



INSPIRED SENIOR LIVING OF NORTH HAVEN DST

Inspired Senior Living of North Haven DST, a newly formed Delaware statutory trust and an affiliate of Inspired Healthcare Capital, LLC, a Delaware limited liability company is offering to sell to certain qualified, accredited investors 100% of the beneficial interests in the Trust. The Trust will acquire and own the Class A assisted living and memory care community located at 201 Clintonville Road, North Haven, Connecticut 06473 .

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Inspired Healthcare Capital Fund

YEAR(S) BUILT

2019

SYNDICATED PURCHASE PRICE

\$50,435,926

MINIMUM INVESTMENT

\$50,000

ASSET CLASS

Senior Living

LOCATION

North Haven, CT

LOAN TERMS

The Loan is estimated to have a term of eight years and will bear interest in accordance with one of two options to be selected prior to funding. The loan is not finalized yet.

ESTIMATED AVAILABLE EQUITY

Contact Sponsor for Available Equity

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER ON THIS OFFERING



JLLX ARDENWOOD I AND II DST

Offers 100% of the Class 1 Beneficial Interests in the Trusts in JLLX Ardenwood I, DST, and JLLX Ardenwood II, DST. Trust I owns real property located in Fremont, California consisting of one recently renovated life science / R&D building commonly known as “6300 Dumbarton Circle”. Trust II owns real property located in Fremont, California consisting of one life science / R&D building commonly known as “6500 Kaiser Drive”. The Properties are located within the Ardenwood submarket of Fremont, CA.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

JLLX

ASSET CLASS

Multi-Tenant

YEAR(S) BUILT

1990/2020-22

LOCATION

Fremont, CA

SYNDICATED PURCHASE PRICE

\$89,479,393

LOAN TERMS

-

MINIMUM INVESTMENT

\$500,000

ESTIMATED AVAILABLE EQUITY

Contact Sponsor for Available Equity



KEYSTONE 1031 LANSING INDUSTRIAL DST

Keystone 1031 Lansing Industrial DST a recently formed Delaware statutory trust and an Affiliate of Keystone 1031, LLC, a Delaware limited liability company is hereby offering to sell to certain qualified, accredited investors 100% of the beneficial interests in the Trust. The Trust intends to acquire FedEx Ground Lansing, a FedEx distribution center located at 2290 S. Canal Road, Lansing, Michigan 48917.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

KNPRE Keystone 1031

ASSET CLASS

Industrial

YEAR(S) BUILT

2006

LOCATION

Lansing, MI

SYNDICATED PURCHASE PRICE

\$29,780,000

LOAN TERMS

5.53% fixed, int only 10 years

LOAN TO VALUE RATIO

40.00%

ESTIMATED AVAILABLE EQUITY

Contact sponsor for available equity

MINIMUM INVESTMENT

\$50,000

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER ON THIS OFFERING



KEYSTONE 1031 ORLANDO OFFICE DST

Keystone 1031 Orlando Office DST, a recently formed Delaware statutory trust and an Affiliate of Keystone 1031, LLC, a Delaware limited liability company, is hereby offering to sell to certain qualified, accredited investors 100% of the beneficial interests in the Trust. The Trust has acquired Walgreens Orlando, a commercial office building located at 8337 Southpark Circle, Orlando, Florida.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

KNPRE Keystone 1031

ASSET CLASS

Office

YEAR(S) BUILT

2000

LOCATION

Orlando, FL

SYNDICATED PURCHASE PRICE

\$38,150,000

LOAN TERMS

6.25% fixed, int only 10 years/30 year amortization

LOAN TO VALUE RATIO

41.94%

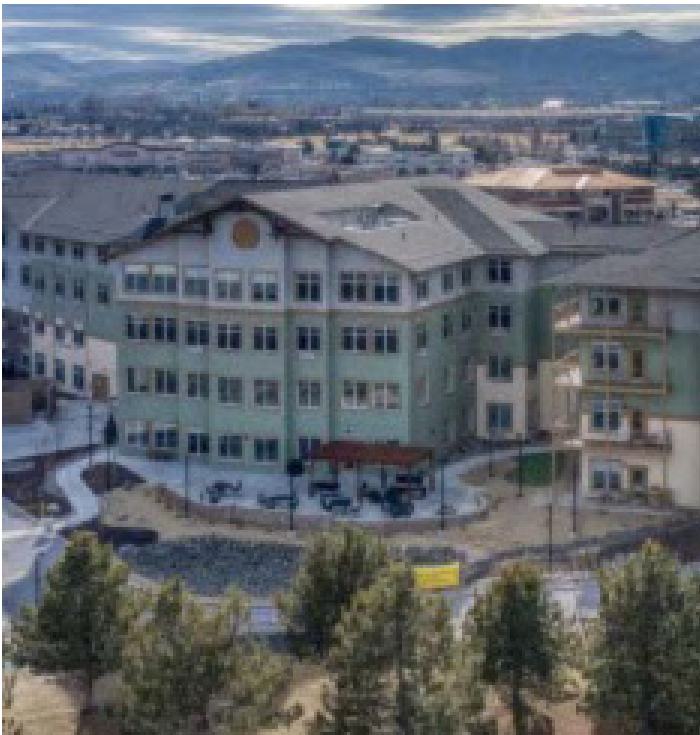
ESTIMATED AVAILABLE EQUITY

Contact sponsor for available equity

MINIMUM INVESTMENT

\$50,000

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER ON THIS OFFERING



LSC RENO NV DST

LSC-RENO NV, DST is a recently formed Delaware statutory trust that is offering to sell up to one hundred percent (100%) of the beneficial interests in the Trust, to accredited investors. This Offering is being sponsored by Livingston Street Capital, LLC, a Delaware limited liability company. The Sponsor is a boutique commercial real estate private equity firm headquartered in Radnor, Pennsylvania. The Property is a multi-family residential community for seniors, commonly known as "Mountain Lakes Estates" that was built in 2020.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Livingston Street Capital

ASSET CLASS

Senior Living

YEAR(S) BUILT

2020

LOCATION

Reno, NV

SYNDICATED PURCHASE PRICE

\$43,462,000

LOAN TERMS

ten-year term / 6.48% fixed interest rate / full term IO

LOAN TO VALUE RATIO

50.14%

ESTIMATED AVAILABLE EQUITY

Contact sponsor for available equity

MINIMUM INVESTMENT

\$100,000



MADISON FARMS DST

Madison 1031 Exchange's Madison Farms DST is a newly formed DST offering \$80,279,330 in beneficial interests. The opportunity is geared to facilitate a like-kind real estate exchange by investors into indirect ownership of Madison Farms, a newly built class A apartment development comprising 10 multi-story apartment buildings, 4 multistory townhomes, 5 single story storage buildings, a clubhouse, and a pool.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Madison 1031 Exchange
LLC

YEAR(S) BUILT

2022

SYNDICATED PURCHASE PRICE

\$80,279,330

MINIMUM INVESTMENT

\$25,000

ASSET CLASS

Apartment

LOCATION

Charlotte, NC

ESTIMATED AVAILABLE EQUITY

Contact Sponsor for
Available Equity



MERCER STREET - 700 EVERETT FEE, DST

700 Everett Fee, DST, a Delaware statutory trust was formed as a limited liability company on April 18, 2018, for the purpose of acquiring Hopper Lofts, a 139-unit, Class B apartment community located on approximately 3.06 acres of land at 700 Everett Street, Richmond, VA. The Property consists of two buildings that were converted into apartments in 2013. The Trust acquired the Property from an unaffiliated seller on August 27, 2018.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Mercer Asset Manage-
ment, LLC

YEAR(S) BUILT

2013

SYNDICATED PURCHASE PRICE

\$31,015,004.00

LOAN TO VALUE RATIO

40.14%

MINIMUM INVESTMENT

\$100,000

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER
ON THIS OFFERING

ASSET CLASS

Multi-Family

LOCATION

Richmond, VA

LOAN TERMS

4.11% fixed rate
10-year term all inter-
est-only

ESTIMATED AVAILABLE EQUITY

Contact sponsor for
available equity



307 STOCKTON FEE DST

307 Stockton Fee, DST, a Delaware statutory trust was formed for the purpose of acquiring South Bank Apartments, a 150-unit, Class B apartment community located on approximately 2.83 acres of land across two adjacent parcels at 307 Stockton Street, Richmond, Virginia. The Property consists of one industrial building that was constructed in approximately 1937 and converted into apartments in 2007.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Mercer Asset Management, LLC

YEAR(S) BUILT

2007

SYNDICATED PURCHASE PRICE

\$37,899,297

LOAN TO VALUE RATIO

50.00%

MINIMUM INVESTMENT

\$100,000

ASSET CLASS

Multi-Family

LOCATION

Richmond, VA

LOAN TERMS

3.91% fixed rate
30-year amortization

ESTIMATED AVAILABLE EQUITY

Contact sponsor for available equity

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER ON THIS OFFERING



MOODY RAINEY DWTN AUSTIN DST

Moody Rainey DWTN Austin DST, a Delaware statutory trust is offering for sale up to 87,200 Class A Beneficial interests, each representing 0.00114679% of the beneficial interests in the Trust. On September 16, 2022, the Trust acquired the 150-room Homewood Suites by Hilton located at 78 East Avenue, Austin, TX 78701.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Moody National DST

YEAR(S) BUILT

2018

SYNDICATED PURCHASE PRICE

\$76,087,500

MINIMUM INVESTMENT

\$25,000

ASSET CLASS

Hotel

LOCATION

Austin, TX

LOAN TERMS

All Cash

ESTIMATED AVAILABLE EQUITY

Contact sponsor for available equity



MOODY VILLAGE TOWERS DST

Moody Village Towers DST is offering for sale up to 136,250 Class A Beneficial Interests in the Trust each representing 0.000734% of the beneficial interests in the Trust. the Trust acquired Village Towers, located at 9651 and 9655 Katy Freeway, Houston, Texas 77024.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Moody National DST

ASSET CLASS

Office

YEAR(S) BUILT

2020,21

LOCATION

Houston, TX

SYNDICATED PURCHASE PRICE

\$210,750,000

LOAN TERMS

10 year I/O fixed rate at 5.09% (SWAP Agr)

MINIMUM INVESTMENT

\$100,000

ESTIMATED AVAILABLE EQUITY

Contact Sponsor for available equity



PERMIAN PLAINS PROPERTIES LLC

Permian Plains Properties LLC , a wholly-owned subsidiary of Montego Energy Partners, LLC is offering certain undivided non-possessory Mineral Interests and Royalty Interests in existing income-producing and non-income producing oil and gas properties located in the States of Texas and Colorado.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Montego Energy Partners LLC

ASSET CLASS

Oil & Gas

YEAR(S) BUILT

LOCATION

TX, CO

SYNDICATED PURCHASE PRICE

\$15,747,368

LOAN TERMS

MINIMUM INVESTMENT

\$100,000

ESTIMATED AVAILABLE EQUITY

Contact Sponsor for available equity



NAI KG CS DST

KG CS DST is newly-formed Delaware statutory trust. The Trust was formed for the purpose of acquiring and owning an approximate 1.04 acre commercial property (the “Property”) located in Colorado Springs, Colorado. The property contains a 3,968 sq. ft. newly-constructed Kum & Go fuel center and convenience store, which is currently scheduled to open for business on September 29, 2023.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR
NAI

ASSET CLASS
Triple Net lease

YEAR(S) BUILT
2023

LOCATION
Colorado Springs, CO

SYNDICATED
PURCHASE PRICE
\$10,534,157

LOAN TERMS
5 yr fixed at an interest rate equal to 5-year Term Swap rate plus 2.40% ,25-year amortization schedule

MINIMUM INVESTMENT
\$50,000

ESTIMATED AVAILABLE EQUITY
Contact Sponsor for available equity

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER ON THIS OFFERING



NETVESTED CAPITAL DST I

Netvested Capital DST I is a recently formed Delaware statutory trust that is offering to sell beneficial interests in the Trust to accredited investors. The Trust acquired the Property on March 9, 2023 . The Property is part of The Gateway at Lassen, which is a mixed-use shopping center in the Chatsworth community within the City of Los Angeles anchored by Planet Fitness, Grocery Outlet, and a newly constructed Marriott Residence Inn scheduled to open in the second quarter of 2023.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR
Netvested Capital DST I sponsor LLC

ASSET CLASS
Real Estate

YEAR(S) BUILT
2021

LOCATION
Chatsworth, CA

SYNDICATED
PURCHASE PRICE
\$29,700,000

LOAN TERMS
10-year interest-only fixed at 6.26%

MINIMUM INVESTMENT
\$100,000

ESTIMATED AVAILABLE EQUITY
Contact Sponsor for available equity

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER ON THIS OFFERING



NE1 UC DST

NE1 UC, DST, a newly formed Delaware statutory trust and an affiliate of NewStar Exchange I, LLC, a Delaware limited liability company, is hereby offering to sell to certain qualified, accredited investors up to 100% of the beneficial interests in the Trust. The Trust owns a single-family built-for-rent development, commonly known as “University Commons”. The Property contains a total land area of 3.347 acres and twenty-three (23) three-bedroom units contained in twenty-three (23), two-story buildings averaging 1,374 square feet.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

NewStar Exchange

ASSET CLASS

Apartment

YEAR(S) BUILT

2019, 2021

LOCATION

Oakwood, GA

SYNDICATED PURCHASE PRICE

\$10,264,967

LOAN TERMS

All cash

MINIMUM INVESTMENT

\$100,000

ESTIMATED AVAILABLE EQUITY

Contact Sponsor for available equity



NLCA DG INVESTMENT GRADE PORTFOLIO I DST

Net Lease Capital Advisor’s NLCA DG Investment Grade Portfolio 1 DST is a newly formed DST offering \$40,722,827 in beneficial interests. The opportunity is geared to facilitate a like-kind real estate exchange by investors into indirect ownership of twenty (20) real properties all operated as Dollar General retail stores, all subject to Leases, all currently occupied by one of the Tenants, and unencumbered by financing debt.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Net Lease Capital Advisors

ASSET CLASS

Retail

YEAR(S) BUILT

2021-22

LOCATION

Various

SYNDICATED PURCHASE PRICE

\$40,722,826.67

ESTIMATED AVAILABLE EQUITY

Contact sponsor for available equity

MINIMUM INVESTMENT

\$100,000



NLCA THREE NATIONAL LOGISTICS PROPERTIES INVESTORS DST

Three State Portfolio Holdings LLC, a Delaware limited liability company, is offering to “Accredited Investors,” 69.76% of the total Beneficial Interests in Three National Logistics Properties Investors DST. The Property Trusts own, either out right or via a leasehold interest, three warehouse and distribution facilities leased by an affiliate of Amazon.com, Inc.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Net Lease Capital Advisors

ASSET CLASS

Warehouse

LOCATION

Various

YEAR(S) BUILT

2022

LOAN TO VALUE RATIO

85.75%

SYNDICATED PURCHASE PRICE

\$812,108,972

MINIMUM INVESTMENT

\$150,000

ESTIMATED AVAILABLE EQUITY

Contact sponsor for available equity



GSA CIS CAMP SPRINGS DST

GSA CIS Camp Springs DST is offering 100% of the Class A beneficial interests in the Master Trust for purchase by qualified, accredited investors. The Master Trust is the sole beneficial owner of One Town Center DST, a Delaware statutory trust that owns fee simple interest in the land and improvements comprising the U.S. Citizens and Immigration Service build-to-suit headquarters containing 574,767 rentable square feet and associated parking and infrastructure located at 5900 Capital Gateway Drive, Camp Springs, Maryland.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Net Lease Capital Advisors

ASSET CLASS

Office

LOCATION

Camp Springs, MD

YEAR(S) BUILT

2020

SYNDICATED PURCHASE PRICE

\$377,000,000

LOAN TO VALUE RATIO

22.64%

MINIMUM INVESTMENT

\$100,000

ESTIMATED AVAILABLE EQUITY

Contact sponsor for available equity



NEXPOINT LIFE SCIENCES II DST

NexPoint Life Sciences II DST is a recently formed Delaware statutory trust that is offering to sell up to 100% of the Parent Trust's Class 1 Beneficial Interests to Accredited Investors. The Parent Trust owns beneficial interests in the following Delaware statutory trusts:

- NexPoint Orthodox DST and
- NexPoint Dungan DST

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

NexPoint Real Estate Advisors

ASSET CLASS

Industrial

YEAR(S) BUILT

1960s/1992

LOCATION

Philadelphia, PA

SYNDICATED PURCHASE PRICE

\$65,478,553

LOAN TERMS

10 YEARS I/O AT 6.16% FIXED, 2033 MATURITY

MINIMUM INVESTMENT

\$100,000

ESTIMATED AVAILABLE EQUITY

Contact Sponsor for Available Equity



NEXPOINT HUGHES DST

The Property, "Ely at Hughes Center" is a multifamily apartment complex located in Las Vegas, NV. Developed in 2020, the Property consists of 6.08 acres of land upon which two residential buildings are situated, housing a total of approximately 351,081 rentable square feet across 368 apartment units. The Property includes amenities such as a 22,000 square foot clubhouse, outdoor seating areas with large TVs, a resort-style pool with private cabanas, a dog park, and a comprehensive resident health, wellness and lifestyle suite, among others.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

NexPoint Real Estate Advisors

ASSET CLASS

Multi-Family

YEAR(S) BUILT

2020

LOCATION

Las Vegas, NV

SYNDICATED PURCHASE PRICE

\$204,896,632.00

MINIMUM INVESTMENT

\$100,000

ESTIMATED AVAILABLE EQUITY

Contact Sponsor for Available Equity

NEXPOINT STORAGE IV DST

Nexpoint's Storage IV DST is a newly formed DST offering \$70,344,106 in beneficial interests. The opportunity is geared to facilitate a like-kind real estate exchange by investors into indirect ownership of three self-storage properties known as the Ahwatukee Improvements, the Cave Creek Improvements, and the 7th Proport



TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

NexPoint Real Estate Advisors

ASSET CLASS

Self Storage

YEAR(S) BUILT

2019-20

LOCATION

FL, AZ

SYNDICATED PURCHASE PRICE

\$70,344,106.00

ESTIMATED AVAILABLE EQUITY

Contact sponsor for available equity

MINIMUM INVESTMENT

\$100,000

MURPHY SELF STORAGE DST

Murphy Self Storage DST, a Delaware statutory trust, was formed for the purpose of acquiring the self-storage facility located at 25 Murphy Road, Franklin, Connecticut, with a total of 271 self-storage units and 27 parking spaces.



TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Osprey DST Investments LLC

ASSET CLASS

Self Storage

YEAR(S) BUILT

2000,2011

LOCATION

North Franklin, CT

SYNDICATED PURCHASE PRICE

\$6,598,126

LOAN TERMS

N/A

MINIMUM INVESTMENT

\$100,000

ESTIMATED AVAILABLE EQUITY

Contact sponsor for available equity

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER ON THIS OFFERING



OSPREY STORAGE RICHMOND DST

Osprey Storage Richmond DST, a Delaware statutory trust was formed for the purpose of owning the self-storage facility located at 141 South Killarney Lane, Richmond, Kentucky, with a total of 404 units (389 self-storage units and 15 parking space units) and a cellphone tower, which is leased to American Towers LLC.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Osprey DST Investments LLC

YEAR(S) BUILT

2007

SYNDICATED PURCHASE PRICE

\$6,224,766

MINIMUM INVESTMENT

\$100,000

ASSET CLASS

Self Storage

LOCATION

Richmond, KY

LOAN TERMS

All cash

ESTIMATED AVAILABLE EQUITY

Contact sponsor for available equity

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER ON THIS OFFERING



PACIFIC OAK THE VUE DST

Pacific Oak The Vue DST (the “Trust”) is a multifamily DST offering investors a 1031 exchange investment opportunity.1 Vue is a 111-unit multifamily property, constructed in 2018 and located in downtown Des Moines, Iowa (the “Project”).

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Pacific Oak

YEAR(S) BUILT

2018

SYNDICATED PURCHASE PRICE

\$29,029,000

MINIMUM INVESTMENT

\$100,000

ASSET CLASS

Mutli-family

LOCATION

Des Moines, IA

LOAN TERMS

10 year term, loan bears interest at a rate equal to 5.42%

ESTIMATED AVAILABLE EQUITY

Contact sponsor for available equity



PASSCO CANAL 1535 DST

Passco Canal 1535 DST is a Delaware statutory trust that was formed by Passco Canal 1535 Depositor, LLC. The Trust is offering for sale up to 18,730 Class A Beneficial Interests in the Trust. The Trust acquired a mixed-use multifamily apartment complex known as Canal 1535, located at 1535 Canal Street, New Orleans, Louisiana 70112 from Canal Crossing LP, PRA Canal Crossing LP, ROM Canal Crossing Investor, LLC and MDD Canal Crossing Investor, LLC, each an unaffiliated seller for a purchase price of \$123,250,000.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Passco Companies LLC

ASSET CLASS

Multi-family

YEAR(S) BUILT

2020

LOCATION

New Orleans, LA

SYNDICATED PURCHASE PRICE

\$123,250,000.00

LOAN TERMS

4.28% Int Only; 7 years

LOAN TO VALUE RATIO

32.46%

ESTIMATED AVAILABLE EQUITY

Contact sponsor for available equity

MINIMUM INVESTMENT

\$100,000 (1031)
\$25,000 (cash)



PASSCO SAWGRASS DST

Passco Sawgrass DST is a Delaware statutory trust offering up to 11,955 Class A Beneficial Interests in the Trust. The Trust acquired a multifamily apartment complex known as Sawgrass Point Apartments, located at 2163 South Veterans Boulevard, Gonzales, Louisiana 70737 from HWY 30 Apartments LLC, a Louisiana limited liability company, an unaffiliated seller for a purchase price of \$77,422,125.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Passco Companies LLC

ASSET CLASS

Apartment

YEAR(S) BUILT

2020

LOCATION

Gonzales, LA

SYNDICATED PURCHASE PRICE

\$77,422,125.00

LOAN TERMS

4.37% Int Only; 7 years

LOAN TO VALUE RATIO

32.27%

ESTIMATED AVAILABLE EQUITY

Contact sponsor for available equity

MINIMUM INVESTMENT

\$100,000 (1031)
\$25,000 (cash)



PASSCO SEA SOUND DST

The Project consists of a 300-unit, Class A multifamily apartment complex. The Project improvements include four, four-story residential buildings, a single-story pool building, a single-story carwash/maintenance building and five, single-story detached garages all located at 10400 Panama City Beach Parkway, Panama City Beach, Florida.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Passco Companies LLC

ASSET CLASS

Multi-family

YEAR(S) BUILT

2022

LOCATION

Panama City Beach, FL

SYNDICATED PURCHASE PRICE

\$104,095,000

LOAN TERMS

6.06% Int Only; 7 years

LOAN TO VALUE RATIO

43.10%

ESTIMATED AVAILABLE EQUITY

Contact Sponsor for available equity

MINIMUM INVESTMENT

\$100,000



PASSCO SPRINGHOUSE DST

Passco Springhouse DST is a Delaware statutory trust that was formed on May 31, 2023. The Trust is offering for sale up to 6,170 Class A Beneficial Interests in the Trust each representing 0.0162075% of the beneficial interests in the Trust. On June 29, 2023, the Trust acquired a multifamily apartment complex known as Springhouse Apartments, located at 8400 Tapestry Circle, Louisville, Kentucky 40222.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Passco Companies LLC

ASSET CLASS

Multi-family

YEAR(S) BUILT

2016

LOCATION

Louisville, KY

SYNDICATED PURCHASE PRICE

\$56,850,000

LOAN TERMS

5.25% fixed interest rate. 10-year term. 7 years (I/O) then 30-year amortization period.

LOAN TO VALUE RATIO

45.73%

ESTIMATED AVAILABLE EQUITY

Contact Sponsor for available equity

MINIMUM INVESTMENT

\$100,000



PB 1205 WEST DST

PB 1205 West, DST, a Delaware statutory trust (the “Trust”), was formed for the purpose of acquiring that certain 4-unit student housing community located at 1205, 1207, 1207 ½, and 1207 ¼ West 37th Drive, Los Angeles, California 90007. The Property consists of one (1) five-bedroom five-bathroom unit and three (3) three-bedroom three-bathroom units.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Pebble Beach DST

ASSET CLASS

Student Housing

YEAR(S) BUILT

2020

LOCATION

Los Angeles, CA

SYNDICATED PURCHASE PRICE

\$4,166,150

LOAN TERMS

4.53% Int Only for 10 years

MINIMUM INVESTMENT

\$25,000

ESTIMATED AVAILABLE EQUITY

Contact Sponsor for Available Equity

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER ON THIS OFFERING



PB LOFTS AT THE VILLAGE DST

PB Lofts at the Village, DST, a Delaware statutory trust was formed for the purpose of acquiring that certain 36-unit apartment complex known as “The Lofts at the Village” located at 3543 East Tecate Lane, Meridian, Idaho 83646. The Property was built in 2021 and is 100% occupied

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Pebble Beach DST

ASSET CLASS

Multifamily

YEAR(S) BUILT

2021

LOCATION

Meridian, ID

SYNDICATED PURCHASE PRICE

\$18,325,374

LOAN TERMS

10-year, 4.65% fixed, interest rate, I/O

MINIMUM INVESTMENT

\$100,000

ESTIMATED AVAILABLE EQUITY

Contact Sponsor for Available Equity

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER ON THIS OFFERING



PG KENNESAW DST

Peachtree Group’s PG Kennesaw DST is a newly formed DST offering \$25,658,7689 in beneficial interests. The opportunity is geared to facilitate a like-kind real estate exchange by investors into indirect ownership of the land and improvements commonly known as the “Courtyard by Marriott Atlanta Kennesaw,” located at 540 Greers Chapel Drive NW, Kennesaw, Georgia 30144. The Property consists of an approximately 1.63-acre parcel of land and the Hotel, which is a four-story hotel building comprised of approximately 62,281 square feet and 100 guest rooms and related service areas..

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Peachtree Hotel Group
LLC

ASSET CLASS

Hotel

YEAR(S) BUILT

2018

LOCATION

Kennesaw, GA

SYNDICATED PURCHASE PRICE

\$25,658,769

LOAN TERMS

Bridge Loan

MINIMUM INVESTMENT

\$25,000

ESTIMATED AVAILABLE EQUITY

Contact Sponsor for
Available Equity



PRIMEDST NET LEASE1 DST

PrimeDST Net Lease 1, DST is a Delaware statutory trust offering up to 100% of the Trust’s beneficial interests to accredited investors. The sponsor of the Offering is PrimeDST LLC, a Delaware limited liability company. On the closing date of the Offering but prior to the sale of the Interests, two new industrial properties will be contributed by the current affiliate owners to the Trust in exchange for 100% of the Beneficial Interests. One property is located at Hillsborough County, Tampa, Florida . The other property is located at Bexar County, San Antonio, Texas.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

PrimeDST LLC

ASSET CLASS

Industrial

YEAR(S) BUILT

2023

LOCATION

TX, FL

SYNDICATED PURCHASE PRICE

\$25,256,823

LOAN TERMS

LOAN TO VALUE RATIO

0

ESTIMATED AVAILABLE EQUITY

Contact Sponsor for
Available Equity

MINIMUM INVESTMENT

\$100,000

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER
ON THIS OFFERING



RK RIVERSTONE DST

RK Riverstone DST, a Delaware statutory trust is offering Class 1 beneficial interests in the Trust. The Trust acquired the 328-unit apartment community known as Riverstone, located at 101 Halton Drive, Grovetown, GA 30813. Rance King Properties Inc., a Delaware Corporation (“RK Properties” or the “Sponsor”) is the Sponsor of this Offering.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR
RK Properties

ASSET CLASS
Apartment

YEAR(S) BUILT
2014, 2016

LOCATION
Grovetown, GA

**SYNDICATED
PURCHASE PRICE**
\$103,640,000

LOAN TERMS
4.53% int only for 10 years

LOAN TO VALUE RATIO
35.70%

**ESTIMATED AVAILABLE
EQUITY**
Contact Sponsor for Available Equity

MINIMUM INVESTMENT
\$100,000



STARBOARD RID- GEVIEW DST

Starboard Ridgeview DST is offering accredited investors the opportunity to acquire interests in a Delaware Statutory Trust (DST) which owns the single-family, build-for-rent community known as “Horizon at Ridgeview Apartments.” Completed in 2021, this garden style community is a 112-unit, highly-amensitized, Class A property located in Fort Worth, Texas (the “Property”).

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR
Starboard Realty Advisors, LLC

ASSET CLASS
Single Family

YEAR(S) BUILT
2021

LOCATION
Fort Worth, TX

**SYNDICATED
PURCHASE PRICE**
\$40,426,000

LOAN TERMS
Lender: Wells Fargo Bank, 5.46% fixed, int only 10 years

LOAN TO VALUE RATIO
40.01%

**ESTIMATED AVAILABLE
EQUITY**

MINIMUM INVESTMENT
\$100,000

Contact Sponsor for available equity



STARBOARD SILVER OAKS DST

Starboard Realty Advisor's Starboard Silver Oaks DST is a newly formed DST offering \$49,750,000 in beneficial interests. The opportunity is geared to facilitate a like-kind real estate exchange by investors into indirect ownership of a multifamily residential community known as "Silver Oaks Apartments," which is located at 14496 Airline Highway, Gonzales, Louisiana 70737.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Starboard Realty Advisors, LLC

ASSET CLASS

Multi-Family

YEAR(S) BUILT

2018-19

LOCATION

Gonzalez, LA

SYNDICATED PURCHASE PRICE

\$90,630,000

LOAN TERMS

4.31% Fixed rate for 5 years

LOAN TO VALUE RATIO

46.77%

ESTIMATED AVAILABLE EQUITY

Contact sponsor for available equity

MINIMUM INVESTMENT

\$100,000 (1031)
\$25,000 (cash)



SPP TXAL INVESTMENT TRUST

SPP TXAL Investment Trust, a Delaware statutory trust has been formed for the purpose of acquiring a portfolio of commercial properties consisting of four net lease Logan's Roadhouse restaurant properties located at (i) 2806 West Loop 340, Waco, Texas 76711, (ii) 3387 Lowery Parkway, Fulondale, Alabama 35068, (iii) 2315 Beltline Road SW, Decatur, Alabama 35603, and (iv) 2775 Legends Parkway, Prattville, Alabama 36066.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Skyline Pacific

ASSET CLASS

Commercial

YEAR(S) BUILT

various

LOCATION

TX, AL

SYNDICATED PURCHASE PRICE

\$12,238,874

ESTIMATED AVAILABLE EQUITY

Contact Sponsor for Available Equity

MINIMUM INVESTMENT

\$100,000

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER ON THIS OFFERING



TRILOGY - FRANKLIN WI MULTIFAMILY, DST

Franklin WI Multifamily DST, a newly-formed Delaware statutory trust and an affiliate of Trilogy Real Estate Group, LLC, a Delaware limited liability company is offering to sell to certain qualified, accredited investors up to 99% of the beneficial interests in the Trust. The Trust will acquire and own the land and improvements commonly known as “Velo Village Apartments”, a multifamily residential community located at 7235 South Ballpark Drive, Franklin, Wisconsin 53132.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Trilogy Real Estate Group, LLC

YEAR(S) BUILT

2020

SYNDICATED
PURCHASE PRICE
\$87,500,000.00

LOAN TO VALUE RATIO

41.85%

MINIMUM INVESTMENT

\$100,000

ASSET CLASS

Multi-family

LOCATION

Franklin, WI

LOAN TERMS
4.68%

10-year term

ESTIMATED AVAILABLE
EQUITY

Contact sponsor for
available equity



URBAN CATALYST INDUSTRIAL I DST

Urban Catalyst Industrial I, DST, a Delaware statutory trust offering \$9,800,000 in beneficial interests. The Trust has been formed for the purpose of acquiring a net lease commercial property single-tenant property located at 4023 Singleton Boulevard, Dallas, TX 75212.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Urban Catalyst Manager III LLC

YEAR(S) BUILT

1976 - renovated 1985,
1991, 2011

SYNDICATED
PURCHASE PRICE
\$9,800,000

MINIMUM INVESTMENT

\$100,000 (1031)
\$25,000 (cash)

ASSET CLASS

Industrial

LOCATION

Dallas, TX

ESTIMATED AVAILABLE
EQUITY

Contact Sponsor for
Available Equity

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER
ON THIS OFFERING



VERSITY ONE ON 4TH DST

One on Fourth is a Class A+, mid-rise student housing property adjacent to Oklahoma State University (OSU) in Stillwater, OK. The property was delivered in 2019 and occupied for the first time in 2021 due to the COVID-19 pandemic. The property features a well-balanced unit mix, resort amenities, and an academic success center equipped with iMacs and printing stations.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Versity

ASSET CLASS

Apartment

YEAR(S) BUILT

2019

LOCATION

Stillwater, OK

SYNDICATED PURCHASE PRICE

\$50,625,000

ESTIMATED AVAILABLE EQUITY

Contact sponsor for available equity

LOAN TO VALUE RATIO

47.07%

MINIMUM INVESTMENT

\$50,000



WALTON GEORGIA GROWTH I DST

The Georgia Growth 1 DST property is situated just outside of Atlanta's city core that represents the best of all worlds, from the bustling business districts to sprawling, rural scenes along the city's picturesque southeast border, a rich southern history has unfolded from hundreds of years that draws residents and businesses alike.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Walton Global Holdings

ASSET CLASS

Residential

YEAR(S) BUILT

2023

LOCATION

South Fulton, GA

SYNDICATED PURCHASE PRICE

\$2,100,000

ESTIMATED AVAILABLE EQUITY

Contact sponsor for available equity

MINIMUM INVESTMENT

\$50,000

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER ON THIS OFFERING



WALTON CALIFORNIA GROWTH 1 DST

California Growth 1 DST, a newly formed DST and an affiliate of Walton Global Holdings, LLC, a Delaware limited liability company is hereby offering to sell to certain qualified, Accredited Investors up to 100% of the beneficial interests in the Trust. The Trust anticipates acquiring approximately 44.13 acres of land comprised of two parcels located in Plumas Lake, an unincorporated area of Yuba County, California.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Walton Global Holdings

ASSET CLASS

Land

YEAR(S) BUILT

LOCATION

Yuba County, CA

SYNDICATED PURCHASE PRICE

\$4,759,605

ESTIMATED AVAILABLE EQUITY

Contact sponsor for available equity

LOAN TO VALUE RATIO

45.56%

MINIMUM INVESTMENT

\$25,000 (cash)
\$50,000 (1031)

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER ON THIS OFFERING



WOODHILL PORTFOLIO I DST

Woodhill Portfolio I DST, a Delaware Statutory Trust offering \$18,875,000 in beneficial interests. The Trust has been formed for the purpose of acquiring the properties of, and assume the existing loans on, the Industrial Portfolio, a collection of industrial rental properties, located in Lombard, IL and Largo, FL.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

WH DST Management

ASSET CLASS

Industrial

YEAR(S) BUILT

Various

LOCATION

Various

SYNDICATED PURCHASE PRICE

\$18,875,000

ESTIMATED AVAILABLE EQUITY

Contact sponsor for available equity

LOAN TO VALUE RATIO

45.56%

MINIMUM INVESTMENT

\$25,000 (cash)
\$100,000 (1031)

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER ON THIS OFFERING