

MARCH 12, 2024



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.



AEI NLP 22 DST

AEI Net Lease Portfolio 22 DST consists of three single-tenant, net leased properties, consisting of healthcare and life science, owned through a Delaware Statutory Trust “DST” structured to be suitable for 1031 exchange or direct investment.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

AEI

YEAR(S) BUILT

2013/2010/2022

REGULATION

506c

SYNDICATED PURCHASE PRICE

\$23,590,000

LOAN TO VALUE RATIO

N/A

MINIMUM INVESTMENT

\$100,000

ASSET CLASS

Net Lease

LOCATION

MO, IA, TX

LOAN TERMS

N/A

ESTIMATED AVAILABLE EQUITY

\$2,000,000



ARCTRUST PHOENIX DST

ARCTRUST Phoenix DST (the “Trust”) is a Delaware statutory trust that was formed on July 31, 2023. The Trust acquired 3 properties:- Harbor Project located in Queen Creek AZ, Valley project located in Peoria AZ and Thunderbird project in Peoria AZ

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

ARCTRUST

YEAR(S) BUILT

2019/2021/2023

REGULATION

506c

SYNDICATED PURCHASE PRICE

\$10,270,000

LOAN TO VALUE RATIO

N/A

MINIMUM INVESTMENT

\$50,000

ASSET CLASS

Retail

LOCATION

Phoenix, AZ

LOAN TERMS

N/A

ESTIMATED AVAILABLE EQUITY

\$6,037,062



BDP SOUTHLAKE DST

BDP Southlake DST is a newly formed DST and 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

YEAR(S) BUILT

2001

REGULATION

506c

SYNDICATED PURCHASE PRICE

\$91,985,339

LOAN TO VALUE RATIO

43.49%

MINIMUM INVESTMENT

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

ASSET CLASS

Office

LOCATION

Southlake, TX

LOAN TERMS

Loan is expected to have a term of 10 yrs and bear int equal to (a) 300 basis points plus (b) the 10-year US SOFR Swap Rate. Int rate is 7.12%

ESTIMATED AVAILABLE EQUITY

\$17,000,000



BR DIVERSIFIED INDUSTRIAL PORTFOLIO III, DST

BR Diversified Industrial Portfolio III, DST represents an attractive investment opportunity in an already assembled diverse portfolio of industrial properties located in desirable high growth Sunbelt market locations

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Bluerock Value Exchange

YEAR(S) BUILT

1986/1974/1965-
68/1973-77

REGULATION

506c

LOAN TO VALUE RATIO

N/A

SYNDICATED PURCHASE PRICE

\$41,227,843

MINIMUM INVESTMENT

\$100,000

ASSET CLASS

Industrial

LOCATION

Columbia, SC/Jacksonville, FL/Atlanta, GA

LOAN TERMS

All cash

ESTIMATED AVAILABLE EQUITY

\$41,227,843.00



BT MANKATO STUDENT HOUSING DST

The Trust acquired a (1) student housing complex known as Quarters at Mankato, located at 630 Timberwolf Drive, Mankato, Minnesota 56001 (2) a student housing complex known as College Town, located at 1800 Pohl Road, Mankato, Minnesota 56001 and (3) a student housing complex known as Carson Townhomes, Carson Dr., Mankato, Minnesota 56001 and together with the College Town Project.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Baker Tilly

ASSET CLASS

Student Housing

YEAR(S) BUILT

2016/2011/2010

LOCATION

Minnesota

REGULATION

506c

LOAN TO VALUE RATIO

44.11%

LOAN TERMS

10 years I/O, 4.75% fixed

SYNDICATED PURCHASE PRICE

\$87,100,000

MINIMUM INVESTMENT

\$100,000

ESTIMATED AVAILABLE EQUITY

\$29,057,771



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

REGULATION

506c

LOAN TO VALUE RATIO

36.35%

LOAN TERMS

4.25%, int only payments, maturity 10 years

SYNDICATED PURCHASE PRICE

\$286,117,607

ESTIMATED AVAILABLE EQUITY

\$126,674,717

MINIMUM INVESTMENT

\$100,000

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER ON THIS OFFERING



CPA ARBOUR COMMONS DST

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

REGULATION

506c

LOAN TO VALUE RATIO

44.14%

LOAN TERMS

4.20% fixed rate; 10 year senior debt

SYNDICATED PURCHASE PRICE

\$170,739,000

MINIMUM INVESTMENT

\$100,000 (1031)

\$25,000 (cash)

ESTIMATED AVAILABLE EQUITY

\$45,666,343

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

REGULATION

506c

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

\$28,400,000

MINIMUM INVESTMENT

\$50,000



CS1031 HOLIDAY MHC DST

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

REGULATION

506c

LOAN TERMS

4.06%, 10 year term

SYNDICATED PURCHASE PRICE

\$47,939,000

ESTIMATED AVAILABLE EQUITY

\$3,000,000

LOAN TO VALUE RATIO

20.11%

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

REGULATION

506c

LOAN TERMS

Fixed rate of 4.67%, 10 years I/O

SYNDICATED PURCHASE PRICE

\$110,740,000

ESTIMATED AVAILABLE EQUITY

\$55,400,000

LOAN TO VALUE RATIO

39.02%

MINIMUM INVESTMENT

\$50,000



CS1031 PARKLAND APARTMENTS DST

CS1031 Parkland Apartments, DST, a Delaware statutory trust (the "Trust"), has been formed for the purpose of acquiring the Parkland Apartments, a 396-unit, multifamily apartment community with a mix of garden-style apartments and townhome-style units, located at 5851 Holmberg Road in the affluent community of Parkland, Florida 33067.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Capital Square 1031

YEAR(S) BUILT

1991/2018

REGULATION

506c

SYNDICATED PURCHASE PRICE

\$179,124,000

LOAN TO VALUE RATIO

40.99%

MINIMUM INVESTMENT

\$50,000

ASSET CLASS

Multi-Family

LOCATION

Parkland, FL: Miami-Ft. Lauderdale-Pompano Beach MSA)

LOAN TERMS

5.49% fixed int, 10-yr term, 30-year amortization, 7 yrs I/O

ESTIMATED AVAILABLE EQUITY

\$69,400,000



CS1031 TAPESTRY WEST APARTMENTS DST

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, multifamily apartment community located at 2031 Maywill Street in Richmond, Henrico County, Virginia 23230.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Capital Square 1031

YEAR(S) BUILT

2022

REGULATION

506c

SYNDICATED PURCHASE PRICE

\$105,687,000

LOAN TO VALUE RATIO

42.58%

MINIMUM INVESTMENT

\$50,000

ASSET CLASS

Multi-Family

LOCATION

Richmond, VA

LOAN TERMS

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

ESTIMATED AVAILABLE EQUITY

\$33,900,000



CS1031 SUMMIT PLACE BFR HOUSING DST

CS1031 Summit Place BFR Housing, DST, a Delaware statutory trust, has been formed for the purpose of acquiring Summit Place, a newly constructed, Class A, single-family rental community consisting of 120 town-home units, located at 100 Lisa's Way in Oak Ridge, Tennessee, a suburb of Knoxville.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR
Capital Square 1031

YEAR(S) BUILT
NA

REGULATION
506c

SYNDICATED PURCHASE PRICE
\$38,420,000

LOAN TO VALUE RATIO
52.63%

MINIMUM INVESTMENT
\$50,000

ASSET CLASS
Build for Rent

LOCATION
Knoxville, TN

LOAN TERMS
6.93% fixed -5 yrs I/O, 10-year term, 30-year amortization

ESTIMATED AVAILABLE EQUITY
\$1,900,000



CX MIDWEST INDUSTRIAL LOGISTICS DST

The Project is a commercial facility that is used as a first-mile delivery station in Fort Wayne, IN, located adjacent to the Fort Wayne airport and is 100% triple-net-leased to Amazon.com Services, LLC and guaranteed by Amazon.com, Inc.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR
Carter Exchange

YEAR(S) BUILT
2020

REGULATION
506c

SYNDICATED PURCHASE PRICE
\$129,123,000

LOAN TO VALUE RATIO
47.09%

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

ASSET CLASS
Industrial

LOCATION
Fort Wayne, IN

LOAN TERMS
7 years interest only at a fixed rate of 4.58%

ESTIMATED AVAILABLE EQUITY
\$59,858,033



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

YEAR(S) BUILT

1999

REGULATION

506c

SYNDICATED PURCHASE PRICE

\$90,237,934

LOAN TO VALUE RATIO

46.86%

MINIMUM INVESTMENT

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

ASSET CLASS

Multi-Family

LOCATION

Pikesville, MD

LOAN TERMS

3.15% fixed, years (approx 3 yrs and 3 months remaining; amortization begins on December 1, 2025)

ESTIMATED AVAILABLE EQUITY

\$626,381



CUNAT EXCHANGE VII DST

Cunat Exchange VII DST is a recently formed Delaware statutory trust formed to acquire and hold title to two apartment community properties referred to as: (i) “The Highlands of Kensington Manor Apartments” located at 8400 Cunat Boulevard, Richmond, IL 60071; and (ii) “The Woods of Terra Springs Apartments” located at 2700 Hartigan Road, Volo, IL 60020.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Cunat Inc

YEAR(S) BUILT

2006/2022

REGULATION

506c

SYNDICATED PURCHASE PRICE

\$86,687,053

LOAN TO VALUE RATIO

52.63%

MINIMUM INVESTMENT

\$100,000

ASSET CLASS

Multifamily

LOCATION

Richmond, IL; Volo, IL

LOAN TERMS

Each Loan has a term of 10 yrs and are I/O at a fixed int rate equal to 6.11% with interest only payments for the entire term of the Loans.

ESTIMATED AVAILABLE EQUITY

\$21,362,039



ERP 1031 INDUSTRIAL PORTFOLIO DST

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

REGULATION
506c

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

SYNDICATED PURCHASE PRICE
\$64,241,222

LOAN TO VALUE RATIO
31.28%

ESTIMATED AVAILABLE EQUITY
\$24,500,000

MINIMUM INVESTMENT
\$50,000



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
various

LOCATION
various

REGULATION
506c

LOAN TERMS
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

LOAN TO VALUE RATIO
40.23%

SYNDICATED PURCHASE PRICE
\$150,676,000.00

ESTIMATED AVAILABLE EQUITY
\$25,118,895.03

MINIMUM INVESTMENT
\$100,000



GSI ORLANDO DST

The opportunity is geared to facilitate a like-kind real estate exchange by investors into indirect ownership of a self-storage property on approximately 6.26 acres containing 612 storage units consisting of 54,030 square feet of interior climate-controlled storage and 43,580 square feet of uncovered parking storage and related facilities commonly known as Go Store It – Orlando Roads located at 8308 Osceola Polk Line Road, Davenport, FL 33896.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Go Store It

YEAR(S) BUILT

2023

REGULATION

506c

LOAN TO VALUE RATIO

NA

SYNDICATED
PURCHASE PRICE
\$18,056,497

MINIMUM INVESTMENT

\$100,000

ASSET CLASS

Self Storage

LOCATION

Davenport, FL

LOAN TERMS

All cash

ESTIMATED AVAILABLE EQUITY

Taking backup reservations



GSI HAMPTON DST

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

YEAR(S) BUILT

2022

REGULATION

506c

LOAN TO VALUE RATIO

NA

SYNDICATED
PURCHASE PRICE
\$15,000,000

MINIMUM INVESTMENT

\$100,000

ASSET CLASS

Self Storage

LOCATION

Newport News, VA

LOAN TERMS

All cash

ESTIMATED AVAILABLE EQUITY

\$9,000,000



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

REGULATION

506c

SYNDICATED PURCHASE PRICE

\$49,392,658.00

LOAN TO VALUE RATIO

43.56 - 65.5%

MINIMUM INVESTMENT

\$50,000

ASSET CLASS

Retail

LOCATION

Various

LOAN TERMS

4.85% Int Only; 7 years
Please talk to sponsor on added leverage

ESTIMATED AVAILABLE EQUITY

\$21,133,479



INSPIRED SENIOR LIVING OF NEW BRAUNFELS DST

Inspired Senior Living of New Braunfels will acquire and own the assisted living and memory care facility located at 220 Creekside Crossing, New Braunfels, Texas 78130 currently known as "The Blake at New Braunfels."

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Inspired Healthcare Capital Fund

YEAR(S) BUILT

2021

REGULATION

506c

SYNDICATED PURCHASE PRICE

\$43,708,696

LOAN TO VALUE RATIO

NA

MINIMUM INVESTMENT

\$50,000

ASSET CLASS

Senior Living

LOCATION

New Braunfels, TX

LOAN TERMS

All cash

ESTIMATED AVAILABLE EQUITY

\$40,008,696.00

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER ON THIS OFFERING



JWCM REPUBLIC ALAMO HEIGHTS DST

“Republic at Alamo Heights” is an apartment community located at 1111 Austin Hwy, San Antonio, Texas 78209. The Property consists of approximately 6.56 acres of land, upon which is situated in six four-story apartment buildings.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR
JWCM Exchange

ASSET CLASS
Apartment

YEAR(S) BUILT
2014

LOCATION
San Antonio, TX

REGULATION
506c

LOAN TERMS
5.51% Int, 7 yrs I/O, 30
yr amortization

**SYNDICATED
PURCHASE PRICE**

\$55,210,345

LOAN TO VALUE RATIO
41.70%

MINIMUM INVESTMENT
\$100,000(1031):
\$25,000(cash)

**ESTIMATED AVAILABLE
EQUITY**
\$20,762,854



KEYSTONE 1031 LANSING INDUS- TRIAL DST

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

REGULATION
506c

LOAN TERMS
5.53% fixed, int only 10
years

**SYNDICATED
PURCHASE PRICE**
\$29,780,000

LOAN TO VALUE RATIO
40.00%

MINIMUM INVESTMENT
\$50,000

**ESTIMATED AVAILABLE
EQUITY**
\$17,950,000.00

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER
ON THIS OFFERING



KEYSTONE 1031 ORLANDO OFFICE DST

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

REGULATION
506c

SYNDICATED PURCHASE PRICE
\$38,150,000

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

LOAN TO VALUE RATIO
41.94%

MINIMUM INVESTMENT
\$50,000

ESTIMATED AVAILABLE EQUITY
\$20,874,728.26

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER ON THIS OFFERING



MERCER STREET - 700 EVERETT FEE, DST

700 Everett Fee, DST was formed 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.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR
Mercer Asset Management, LLC

ASSET CLASS
Multi-Family

YEAR(S) BUILT
2013

LOCATION
Richmond, VA

REGULATION
506c

SYNDICATED PURCHASE PRICE
\$31,015,004.00

LOAN TERMS
4.11% fixed rate
10-year term all interest-only

LOAN TO VALUE RATIO
40.14%

MINIMUM INVESTMENT
\$100,000

ESTIMATED AVAILABLE EQUITY
\$8,058,875

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER ON THIS OFFERING



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

REGULATION

506c

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

\$13,791,868

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER ON THIS OFFERING



NAI KG FC DST

KG FC DST is formed for the purpose of acquiring and owning an approximate 1.41 acre commercial property located in Fort Collins/Timnath, Colorado.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

NAI

YEAR(S) BUILT

2023

REGULATION

506c

LOAN TO VALUE RATIO

52.3%

SYNDICATED PURCHASE PRICE

\$9,741,747

MINIMUM INVESTMENT

\$50,000

ASSET CLASS

Triple Net lease

LOCATION

Timnath, CO

LOAN TERMS

60-month term, 6.75% fixed rate, 25-year amortization

ESTIMATED AVAILABLE EQUITY

\$475,304

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

REGULATION
506c

LOAN TO VALUE RATIO
39.4%

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

**SYNDICATED
PURCHASE PRICE**
\$29,700,000

MINIMUM INVESTMENT
\$100,000

**ESTIMATED AVAILABLE
EQUITY**
\$17,000,000

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER
ON THIS OFFERING



GSA CIS CAMP SPRINGS DST

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 Advi-
sors

ASSET CLASS
Office

YEAR(S) BUILT
2020

LOCATION
Camp Springs, MD

REGULATION
506c

**SYNDICATED
PURCHASE PRICE**
\$377,000,000

LOAN TERMS
4.83% fixed rate, march
2025 maturity extended
to March 2042 with
GSA's exercise of renew-
al option; I/O

LOAN TO VALUE RATIO
22.64%

MINIMUM INVESTMENT
\$100,000

**ESTIMATED AVAILABLE
EQUITY**
\$216,936,475



NEXPOINT LIFE SCIENCES III DST

A state-of-the-art 137,811 square foot property that was built-to-suit the global headquarters of Kindeva Drug Delivery L.P.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

NexPoint Real Estate Advisors

YEAR(S) BUILT

2021

REGULATION

506c

LOAN TO VALUE RATIO

50.52%

SYNDICATED PURCHASE PRICE

\$61,961,253

MINIMUM INVESTMENT

\$100,000

ASSET CLASS

Manufacturing

LOCATION

Woodbury, Minnesota

LOAN TERMS

4.50% fixed until November 1, 2029, On November 1, 2029, adjusts to the Three Year U.S. Treasury Constant rate plus 2.00% (no less than 4.50%) and will remain fixed through maturity

ESTIMATED AVAILABLE EQUITY

\$30,143,846



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

YEAR(S) BUILT

1960s/1992

REGULATION

506c

LOAN TO VALUE RATIO

35.13%

SYNDICATED PURCHASE PRICE

\$65,478,553

MINIMUM INVESTMENT

\$100,000

ASSET CLASS

Industrial

LOCATION

Philadelphia, PA

LOAN TERMS

10 years I/O at 6.16% fixed, 2033 maturity

ESTIMATED AVAILABLE EQUITY

\$24,034,853



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

YEAR(S) BUILT

2020

REGULATION

506c

LOAN TO VALUE RATIO

43.75%

SYNDICATED PURCHASE PRICE

\$204,896,632.00

MINIMUM INVESTMENT

\$100,000

ASSET CLASS

Multi-Family

LOCATION

Las Vegas, NV

LOAN TERMS

10-year loan I/O only and a fixed rate of 3.52%

ESTIMATED AVAILABLE EQUITY

\$10,846,986



NEXPOINT SMALL BAY 1 DST

NexPoint Small Bay I DST is offering to sell up to 100% of the Parent Trust’s Class 1 The Parent Trust owns beneficial interests in the following Delaware statutory trusts:

-100% of the Class 2 Beneficial Interests in Small Bay I Orlando DST (the “Orlando DST”);

-100% in Small Bay I Corporex DST (the “Corporex DST”);

-100% in Small Bay I Presidents DST (the “Presidents DST”); and

-100% in Small Bay I Brandywine DST (the “Brandywine DST”).

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

NexPoint Real Estate Advisors

YEAR(S) BUILT

various

REGULATION

506c

LOAN TO VALUE RATIO

49.12%

SYNDICATED PURCHASE PRICE

\$101,745,817

MINIMUM INVESTMENT

\$100,000

ASSET CLASS

Industrial

LOCATION

FL, AZ

LOAN TERMS

10-year interest only, 6.21% fixed rate from Key Bank N.A.

ESTIMATED AVAILABLE EQUITY

\$18,085,531



SEMICONDUCTOR MANUFACTURING DST

NexPoint Semiconductor Manufacturing DST is a newly formed DST offering \$136,944,633 in beneficial interests. The opportunity is geared to facilitate a like-kind real estate exchange by investors into indirect ownership of Temecula Industrial, an industrial manufacturing property located at 41915 Business Park Drive, Temecula, California 92590.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

NexPoint Real Estate
Advisors

ASSET CLASS

Industrial

YEAR(S) BUILT

1985

LOCATION

Temecula, CA

REGULATION

506c

LOAN TERMS

6.635% Fixed, I/O 10
years

LOAN TO VALUE RATIO

35.39%

SYNDICATED PURCHASE PRICE

\$211,944,633

ESTIMATED AVAILABLE EQUITY

\$131,570,879

MINIMUM INVESTMENT

\$100,000



NEWSTAR 6 TRANQUIL GARDEN BTR DST

The opportunity is geared to facilitate a like-kind real estate exchange by investors into indirect ownership of a single-family build-for-rent development, commonly known as "Tranquil Gardens," which is located at 1031 Tranquil Gardens Place, Acworth, Georgia 30102.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Newstar Exchange

ASSET CLASS

Single Family BTR

YEAR(S) BUILT

2022/23

LOCATION

Acworth, GA

REGULATION

506c

LOAN TERMS

5.87% fixed int, Matu-
rity Oct 1 2033 , 5 yrs
I/O

LOAN TO VALUE RATIO

40.03%

SYNDICATED PURCHASE PRICE

\$31,854,805

ESTIMATED AVAILABLE EQUITY

\$4,156,359

MINIMUM INVESTMENT

\$100,000



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

REGULATION

506c

LOAN TERMS

4.37% Int Only; 7 years

LOAN TO VALUE RATIO

32.27%

SYNDICATED

PURCHASE PRICE

\$77,422,125.00

ESTIMATED AVAILABLE EQUITY

\$6,000,000

MINIMUM INVESTMENT

\$100,000 (1031)

\$25,000 (cash)



PASSCO CORTONA DST

The opportunity is geared to facilitate a like-kind real estate exchange by investors into indirect ownership of a 278-unit multifamily apartment complex known as Cortona at Forest Park (the "Project") located on approximately 5.2418 acres of land in St. Louis, Missouri

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Passco Companies LLC

ASSET CLASS

Apartment

YEAR(S) BUILT

2014

LOCATION

St.Louis, MO

REGULATION

506c

LOAN TERMS

10-year term; seven years interest only, then 30 yr. amortization with a rate of 5.98%

LOAN TO VALUE RATIO

44.80%

SYNDICATED

PURCHASE PRICE

\$75,314,000

ESTIMATED AVAILABLE EQUITY

\$21,000,000

MINIMUM INVESTMENT

\$100,000 (1031)

\$25,000 (cash)



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

REGULATION

506c

LOAN TO VALUE RATIO

NA

SYNDICATED

PURCHASE PRICE
\$9,800,000

MINIMUM INVESTMENT

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

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER ON THIS OFFERING

ASSET CLASS

Industrial

LOCATION

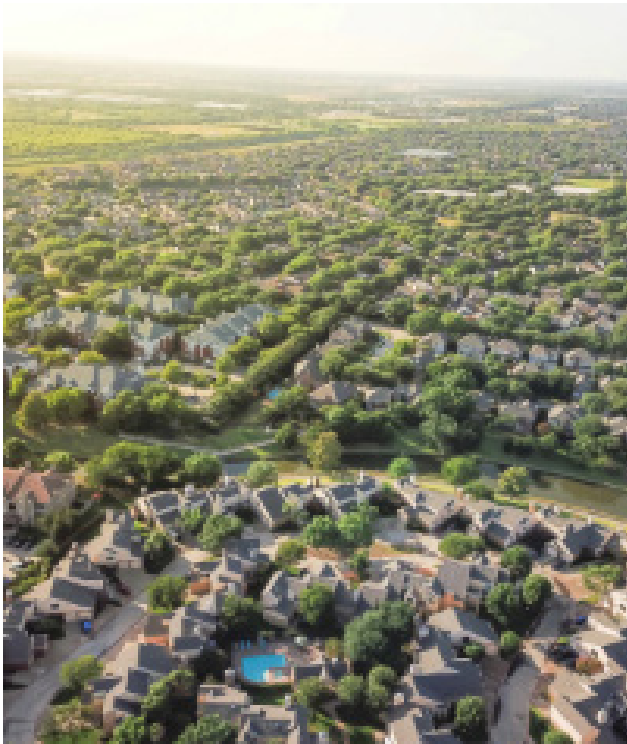
Dallas, TX

LOAN TERMS

NA

ESTIMATED AVAILABLE EQUITY

\$9,600,000



NORTH CAROLINA GROWTH DST I

The Trust anticipates acquiring approximately 72 acres of forest land located in Gastonia, Gaston County, North Carolina.

TARGETED 1ST YEAR RETURN:SEE PPM

SPONSOR

Walton Global Holdings

YEAR(S) BUILT

NA

REGULATION

506c

LOAN TO VALUE RATIO

NA

SYNDICATED

PURCHASE PRICE
\$2,419,985

MINIMUM INVESTMENT

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

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER ON THIS OFFERING

ASSET CLASS

land

LOCATION

Gastonia, NC

LOAN TERMS

NA

ESTIMATED AVAILABLE EQUITY

Please contact sponsor for available equity