

January 17, 2024



## FRACTIONAL REAL ESTATE PORTFOLIOS

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<sup>1</sup>Accredited Investors are defined as having \$1 million net worth excluding primary residence or \$200,000 income individually/\$300,000 jointly two of the last three years.

# DISCLOSURES

Risk Considerations: Investments in real estate, including tenant-in-common or Delaware Statutory Trust interests, are subject to various risks that are set forth under “Risk Factors” in the PPM or in supplements to the Memorandum which should be read carefully, before any investment is made.

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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.



## 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

2019/2001/2023

### 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

Please contact sponsor for available equity



## 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

### YEAR(S) BUILT

2001

### REGULATION

506c

### SYNDICATED

### PURCHASE PRICE

\$91,092,820

### 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 years and bear interest equal to (a) 285 basis points plus (b) the 10-year US SOFR Swap Rate

### ESTIMATED AVAILABLE EQUITY

\$26,000,000



## BR DIVERSIFIED INDUSTRIAL PORTFOLIO II, DST

BR Diversified Industrial Portfolio II, DST, a recently formed DST is offering to sell 100% of the class 1 beneficial interests in the Parent Trust to Accredited Investors. Upon approval, purchasers of Interests will become beneficial owners of the Parent Trust. The Parent Trust owns 100% of the beneficial interests in:

- BR Dunn, DST (the “Dunn Road Trust”);
- BR Scott Futrell, DST (the “Scott Futrell Drive Trust”); and,
- BR Pioneer, DST (the “Pioneer Avenue Trust”).

TARGETED 1ST YEAR RETURN:SEE PPM

### SPONSOR

Bluerock Value Exchange

### ASSET CLASS

Industrial

### YEAR(S) BUILT

1960/1986/1999-2022

### LOCATION

Charlotte, Fayetteville, NC

### REGULATION

506c

### LOAN TERMS

N/A

SYNDICATED PURCHASE PRICE  
\$54,910,038

### LOAN TO VALUE RATIO

N/A

### ESTIMATED AVAILABLE EQUITY

\$4,400,000

### MINIMUM INVESTMENT

\$100,000



## 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 TERMS

4.25%, int only payments, maturity 10 years

SYNDICATED PURCHASE PRICE  
\$286,117,607

### LOAN TO VALUE RATIO

36.35%

### ESTIMATED AVAILABLE EQUITY

\$129,990,463

### MINIMUM INVESTMENT

\$100,000

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER ON THIS OFFERING





## 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

**REGULATION**  
506c

**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**  
\$46,791,227

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

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

**SYNDICATED PURCHASE PRICE**  
\$115,143,000

**LOAN TO VALUE RATIO**  
36.52%

**ESTIMATED AVAILABLE EQUITY**  
\$30,800,000

**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

### REGULATION

506c

### LOAN TERMS

4.06%, 10 year term

### SYNDICATED PURCHASE PRICE

\$47,939,000

### ESTIMATED AVAILABLE EQUITY

\$8,900,000

### 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

\$57,500,000

### 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

\$77,400,000



## 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, 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

\$37,200,000





## 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 townhome 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

### 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

Taking backup reservations



## 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

### YEAR(S) BUILT

2019

### REGULATION

506c

### SYNDICATED PURCHASE PRICE

\$80,100,000.00

### MINIMUM INVESTMENT

\$100,000

### ASSET CLASS

Multi-Family

### LOCATION

Ladson, SC

### LOAN TERMS

All Cash

### ESTIMATED AVAILABLE EQUITY

\$60,913,702



## 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

### ESTIMATED AVAILABLE EQUITY

1,103,678.13



## 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

Please contact sponsor for available equity



## 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

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

\$27,500,000

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

SYNDICATED PURCHASE PRICE  
\$150,676,000.00

MINIMUM INVESTMENT  
\$100,000

ESTIMATED AVAILABLE EQUITY

\$30,338,458.73



## 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

### YEAR(S) BUILT

2022

### REGULATION

506c

### SYNDICATED PURCHASE PRICE

\$15,000,000

### MINIMUM INVESTMENT

\$100,000

### ASSET CLASS

Self Storage

### LOCATION

Newport News, VA

### ESTIMATED AVAILABLE EQUITY

\$11,256,105



## 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

\$14,000,000





## JWCM REPUBLIC ALAMO HEIGHTS DST

JWCM Republic Alamo Heights, DST is a recently formed Delaware statutory Trust offering to 100% of the Class 1 Beneficial Interests in the Trust. "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

\$23,635,443



## 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

### REGULATION

506c

### LOAN TERMS

5.53% fixed, int only 10 years

### SYNDICATED PURCHASE PRICE

\$29,780,000

### LOAN TO VALUE RATIO

40.00%

### ESTIMATED AVAILABLE EQUITY

\$17,950,000.00

### 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 Affili-ate 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 commer-cial 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 amortiza-  
tion

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



## 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

ASSET CLASS  
Apartment

YEAR(S) BUILT  
2022

LOCATION  
Charlotte, NC

REGULATION  
506c

SYNDICATED  
PURCHASE PRICE  
\$80,279,330

ESTIMATED AVAILABLE  
EQUITY  
\$400,000

MINIMUM INVESTMENT  
\$25,000





## 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 Management, LLC

### YEAR(S) BUILT

2013

### REGULATION

506c

### SYNDICATED PURCHASE PRICE

\$31,015,004.00

### LOAN TO VALUE RATIO

40.14%

### MINIMUM INVESTMENT

\$100,000

### ASSET CLASS

Multi-Family

### LOCATION

Richmond, VA

### LOAN TERMS

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

### ESTIMATED AVAILABLE EQUITY

\$7,911,989

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

\$13,441,868

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER  
ON THIS OFFERING



## NAI KG FC DST

KG FC DST is newly-formed Delaware statutory trust . The Trust was 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

SYNDICATED  
PURCHASE PRICE  
\$9,741,747

LOAN TO VALUE RATIO  
52.3%

MINIMUM INVESTMENT  
\$50,000

ASSET CLASS  
Triple Net lease

LOCATION  
Timnath, CO

LOAN TERMS  
60-month term, 6.75%  
fixed rate, 25-year amor-  
tization

ESTIMATED AVAILABLE  
EQUITY  
\$3,226,894

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER  
ON THIS OFFERING



## 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 Advi-  
sors

YEAR(S) BUILT  
2020

REGULATION  
506c

SYNDICATED  
PURCHASE PRICE  
\$377,000,000

LOAN TO VALUE RATIO  
22.64%

MINIMUM INVESTMENT  
\$100,000

ASSET CLASS  
Office

LOCATION  
Camp Springs, MD

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

ESTIMATED AVAILABLE  
EQUITY  
\$224,750,572





## 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

\$24,888,459



## 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

Int at 3.52%, 120 months, I/O for full term

### ESTIMATED AVAILABLE EQUITY

\$11,731,528



## 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

\$29,822,188



## 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, is an industrial manufacturing property located at 41915 Business Park Drive, Temecula, California 92590.

TARGETED 1ST YEAR RETURN: SEE PPM

### SPONSOR

NexPoint Real Estate Advisors

### YEAR(S) BUILT

1985

### REGULATION

506c

### LOAN TO VALUE RATIO

35.39%

### SYNDICATED PURCHASE PRICE

\$211,944,633

### MINIMUM INVESTMENT

\$100,000

### ASSET CLASS

Industrial

### LOCATION

Temecula, CA

### LOAN TERMS

6.635% Fixed, I/O 10 years.

### ESTIMATED AVAILABLE EQUITY

\$133,592,451



## NEWSTAR 6 TRANQUIL GARDEN BTR DST

NewStar Exchange's Newstar 6 Tranquil Gardens BTR DST is a newly formed DST offering \$19,104,805 in beneficial interests. 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

2021-22

### LOCATION

Acworth, GA

### REGULATION

506c

### LOAN TERMS

5.87% fixed int, Maturity Oct 1 2033 , 5 yrs I/O

### LOAN TO VALUE RATIO

85.75%

### SYNDICATED

### PURCHASE PRICE

\$31,854,805

### ESTIMATED AVAILABLE EQUITY

\$4,350,207

### MINIMUM INVESTMENT

\$100,000



## PASSCO ONE RIVERWALK DST

PASSCO ONE RIVERWALK DST is a newly formed DST offering \$74,700,000 in beneficial interests. The opportunity is geared to facilitate a like-kind real estate exchange by investors into indirect ownership of a 303-unit multifamily apartment complex known as One Riverwalk located on approximately 3.35 acres of land in Knoxville, Tennessee.

TARGETED 1ST YEAR RETURN: SEE PPM

### SPONSOR

Passco Companies LLC

### ASSET CLASS

Multifamily

### YEAR(S) BUILT

2019

### LOCATION

Knoxville, TN

### REGULATION

506c

### LOAN TERMS

Int at a rate equal to 3.12%, I/O for a period ending April 1, 2027 and amortized over a 30-year period.

### SYNDICATED

### PURCHASE PRICE

\$138,990,000

### ESTIMATED AVAILABLE EQUITY

\$2,000,000

### LOAN TO VALUE RATIO

46.25%

### 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

### REGULATION

506c

### LOAN TERMS

4.37% Int Only; 7 years

### SYNDICATED PURCHASE PRICE

\$77,422,125.00

### LOAN TO VALUE RATIO

32.27%

### ESTIMATED AVAILABLE EQUITY

\$7,000,000

### MINIMUM INVESTMENT

\$100,000 (1031)

\$25,000 (cash)



## 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

### REGULATION

506c

### LOAN TERMS

4.28% Int Only; 7 years

### SYNDICATED PURCHASE PRICE

\$123,250,000.00

### LOAN TO VALUE RATIO

32.46%

### ESTIMATED AVAILABLE EQUITY

\$1,000,000

### 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%

### SYNDICATED PURCHASE PRICE

\$75,314,000

### ESTIMATED AVAILABLE EQUITY

\$33,000,000

### LOAN TO VALUE RATIO

44.80%

### MINIMUM INVESTMENT

\$100,000 (1031)

\$25,000 (cash)



## PG JACKSON TN DST

PG Jackson TN DST, a newly formed Delaware statutory trust and an affiliate of Peachtree Hotel Group II, LLC is offering to sell to certain qualified, accredited investors up to 100% of the beneficial interests in the Trust. The Trust owns the 98-key Hilton Garden Inn, a select-service hotel located in Jackson, Tennessee.

TARGETED 1ST YEAR RETURN: SEE PPM

### SPONSOR

Peachtree Hotel Group

### ASSET CLASS

Hospitality

### YEAR(S) BUILT

2017

### LOCATION

Jackson, TN

### REGULATION

506c

### LOAN TERMS

NA

### SYNDICATED PURCHASE PRICE

\$26,845,615

### ESTIMATED AVAILABLE EQUITY

Please contact sponsor for available equity

### MINIMUM INVESTMENT

\$100,000



## 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

SYNDICATED  
PURCHASE PRICE  
\$9,800,000

### MINIMUM INVESTMENT

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

### ASSET CLASS

Industrial

### LOCATION

Dallas, TX

### ESTIMATED AVAILABLE EQUITY

\$9,600,000

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER ON THIS OFFERING