

MAY 22, 2024



FRACTIONAL REAL ESTATE PORTFOLIOS

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DISCLOSURES

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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

\$714,000



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

\$3,804,604



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

\$31,100,000



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 TERMS	10 years I/O, 4.75% fixed
LOAN TO VALUE RATIO	44.11%	ESTIMATED AVAILABLE EQUITY	\$23,500,000
SYNDICATED PURCHASE PRICE	\$87,100,000		
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
LOAN TO VALUE RATIO	36.35%	ESTIMATED AVAILABLE EQUITY	\$111,624,924
SYNDICATED PURCHASE PRICE	\$286,117,607		
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

\$31,047,538

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

\$27,200,000

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

\$2,992,607

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

\$52,400,000

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

\$62,300,000



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

\$33,400,000



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

\$59,108,033.19



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

\$233,728.56



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

ASSET CLASS

Multifamily

YEAR(S) BUILT

2006/2022

LOCATION

Richmond, IL; Volo, IL

REGULATION

506c

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.

SYNDICATED PURCHASE PRICE

\$86,687,053

LOAN TO VALUE RATIO

52.63%

ESTIMATED AVAILABLE EQUITY

\$2,033,761

MINIMUM INVESTMENT

\$100,000



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

\$19,428,408.49

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

YEAR(S) BUILT

various

REGULATION

506c

LOAN TO VALUE RATIO

40.23%

SYNDICATED PURCHASE PRICE

\$150,676,000.00

MINIMUM INVESTMENT

\$100,000

ASSET CLASS

Industrial

LOCATION

various

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

ESTIMATED AVAILABLE EQUITY

\$16,194,513



FSC HEALTHCARE 28, DST

The Trust owns a 15,206 square foot medical office building situated on a 3.9-acre site located at 8019 East Golf Links Road, Tucson, Arizona. The Property is leased to Biolife Plasma Services, L.P.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Four Springs Capital

YEAR(S) BUILT

2019

REGULATION

506c

LOAN TO VALUE RATIO

N/A

SYNDICATED PURCHASE PRICE

\$10,567,000

MINIMUM INVESTMENT

\$100,000(1031);
\$50,000 (cash)

ASSET CLASS

Medical Office

LOCATION

Tucson, AZ

LOAN TERMS

N/A

ESTIMATED AVAILABLE EQUITY

\$7,349,309



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

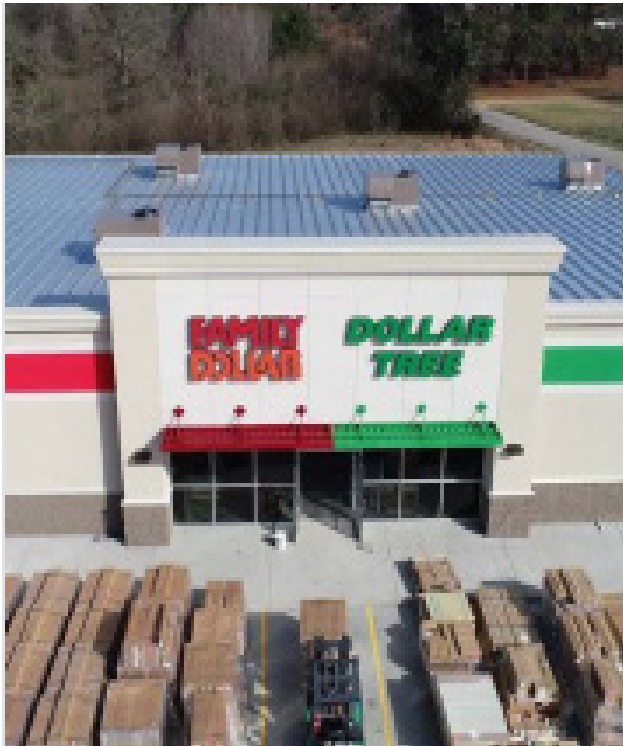
Newport News, VA

LOAN TERMS

All cash

ESTIMATED AVAILABLE EQUITY

\$6,900,000



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

\$24,250,326

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

YEAR(S) BUILT

2014

REGULATION

506c

SYNDICATED

PURCHASE PRICE

\$55,210,345

LOAN TO VALUE RATIO

41.70%

MINIMUM INVESTMENT

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

ASSET CLASS

Apartment

LOCATION

San Antonio, TX

LOAN TERMS

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

ESTIMATED AVAILABLE EQUITY

\$25,163,652



KEYSTONE 1031 LANSING INDUSTRIAL 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

SYNDICATED
PURCHASE PRICE
\$29,780,000

5.53% fixed, int only 10 years

LOAN TO VALUE RATIO
40.00%

ESTIMATED AVAILABLE EQUITY

MINIMUM INVESTMENT
\$50,000

\$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

LOAN TERMS

SYNDICATED
PURCHASE PRICE
\$38,150,000

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

LOAN TO VALUE RATIO
41.94%

ESTIMATED AVAILABLE EQUITY

MINIMUM INVESTMENT
\$50,000

\$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

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

\$7,877,719

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

\$13,541,868

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 Advisors

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 renewal option; I/O

ESTIMATED AVAILABLE EQUITY

\$198,917,890.11



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

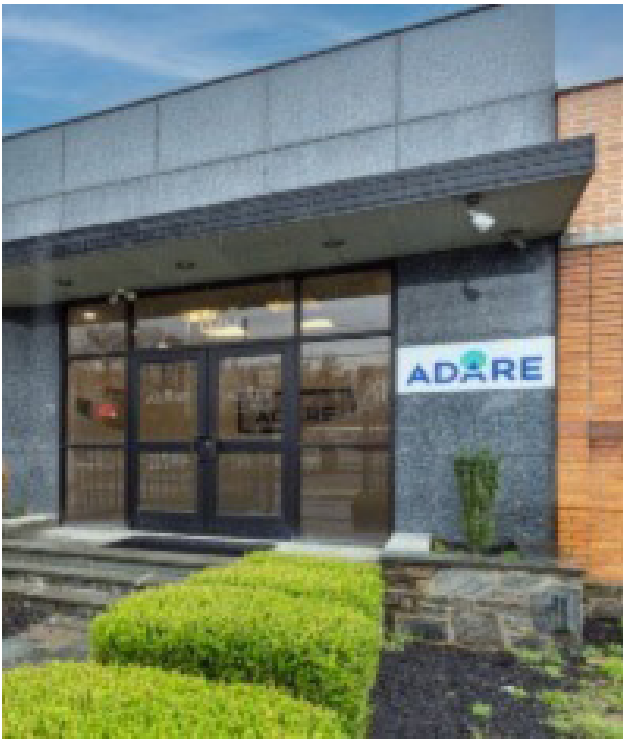
Woodbury, Minnesota

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

\$28,714,394



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

\$20,958,433



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

Accepting backup reservations



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

\$124,069,902

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

\$1,465,482.88

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

\$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%

LOAN TO VALUE RATIO

44.80%

SYNDICATED

PURCHASE PRICE

\$75,314,000

ESTIMATED AVAILABLE EQUITY

\$3,500,000

MINIMUM INVESTMENT

\$100,000 (1031)

\$25,000 (cash)



PG SUGARLOAF DST

The Trust owns the 130-key Home2 Suites, an extended-stay hotel located in Lawrenceville, Georgia.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Peachtree Group

ASSET CLASS

Hotel

YEAR(S) BUILT

2019

LOCATION

Lawrenceville, GA

REGULATION

506c

LOAN TERMS

N/A

LOAN TO VALUE RATIO

0%

SYNDICATED PURCHASE PRICE

\$32,201,767

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

ASSET CLASS

Industrial

YEAR(S) BUILT

1976 - renovated 1985,
1991, 2011

LOCATION

Dallas, TX

REGULATION

506c

LOAN TERMS

NA

LOAN TO VALUE RATIO

NA

SYNDICATED PURCHASE PRICE

\$9,800,000

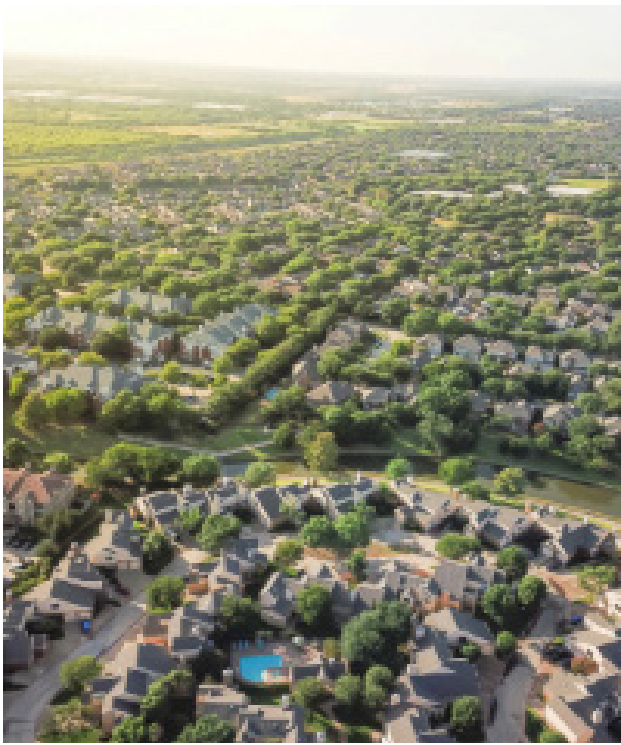
ESTIMATED AVAILABLE EQUITY

\$9,600,000

MINIMUM INVESTMENT

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

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER
ON THIS OFFERING



TEXAS GROWTH 1 DST

The Trust anticipates acquiring approximately 130 acres of vacant land located in Rhome, Wise County, Texas.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Walton Global Holdings

ASSET CLASS

Land

YEAR(S) BUILT

N/A

LOCATION

Wise County, TX

REGULATION

506c

LOAN TERMS

NA

LOAN TO VALUE RATIO

NA

ESTIMATED AVAILABLE EQUITY

\$4,000,000

SYNDICATED

PURCHASE PRICE

\$4,715,526

MINIMUM INVESTMENT

\$50,000 (1031)

\$25,000 (cash)

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER
ON THIS OFFERING