

**JUNE 21, 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

\$714,660



## 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

\$3,439,604



## 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

\$27,166,221



## 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

<b>SPONSOR</b>	Baker Tilly	<b>ASSET CLASS</b>	Student Housing
<b>YEAR(S) BUILT</b>	2016/2011/2010	<b>LOCATION</b>	Minnesota
<b>REGULATION</b>	506c	<b>LOAN TERMS</b>	10 years I/O, 4.75% fixed
<b>LOAN TO VALUE RATIO</b>	44.11%	<b>ESTIMATED AVAILABLE EQUITY</b>	\$16,991,000
<b>SYNDICATED PURCHASE PRICE</b>	\$87,100,000		
<b>MINIMUM INVESTMENT</b>	\$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

<b>SPONSOR</b>	CAI	<b>ASSET CLASS</b>	Industrial
<b>YEAR(S) BUILT</b>	1996-99	<b>LOCATION</b>	Harvard, IL
<b>REGULATION</b>	506c	<b>LOAN TERMS</b>	4.25%, int only payments, maturity 10 years
<b>LOAN TO VALUE RATIO</b>	36.35%	<b>ESTIMATED AVAILABLE EQUITY</b>	\$108,998,398
<b>SYNDICATED PURCHASE PRICE</b>	\$286,117,607		
<b>MINIMUM INVESTMENT</b>	\$100,000		
<b>EMERSON EQUITY SERVES AS MANAGING BROKER DEALER ON THIS OFFERING</b>			



## 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

\$24,418,778

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

\$24,552,435

### 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

### LOAN TO VALUE RATIO

39.02%

### ESTIMATED AVAILABLE EQUITY

\$49,943,293

### 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

### ASSET CLASS

Multi-Family

### YEAR(S) BUILT

1991/2018

### LOCATION

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

### REGULATION

506c

### LOAN TERMS

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

### SYNDICATED PURCHASE PRICE

\$179,124,000

### LOAN TO VALUE RATIO

40.99%

### ESTIMATED AVAILABLE EQUITY

\$61,764,300

### MINIMUM INVESTMENT

\$50,000





## 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, multi-family apartment community located at 2031 Maywill Street in Richmond, Henrico County, Virginia 23230.

TARGETED 1ST YEAR RETURN: SEE PPM

### SPONSOR

Capital Square 1031

### 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

\$33,164,805



## 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

\$58,998,033



## 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

\$127,394



## 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

\$1,497,710



## 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.

**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

TARGETED 1ST YEAR RETURN: SEE PPM



## 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.

**SPONSOR**  
Four Springs Capital

**ASSET CLASS**  
Industrial

**YEAR(S) BUILT**  
various

**LOCATION**  
various

**REGULATION**  
506c  
**LOAN TO VALUE RATIO**  
40.23%

**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

**ESTIMATED AVAILABLE  
EQUITY**

\$9,029,870

**MINIMUM INVESTMENT**  
\$100,000

TARGETED 1ST YEAR RETURN: SEE PPM



## 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

\$6,935,536



## 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

\$6,700,000



## GO STORE IT TEXAS DST

An opportunity to acquire three stabilized, turnkey facilities below replacement cost to continue expanding the Go Store It Northeast Texas footprint.

TARGETED 1ST YEAR RETURN: SEE PPM

### SPONSOR

Madison Capital Markets

### YEAR(S) BUILT

Various

### REGULATION

506c

### LOAN TO VALUE RATIO

NA

**SYNDICATED PURCHASE PRICE**  
\$20,994,413

### MINIMUM INVESTMENT

\$100,000

### ASSET CLASS

Self Storage

### LOCATION

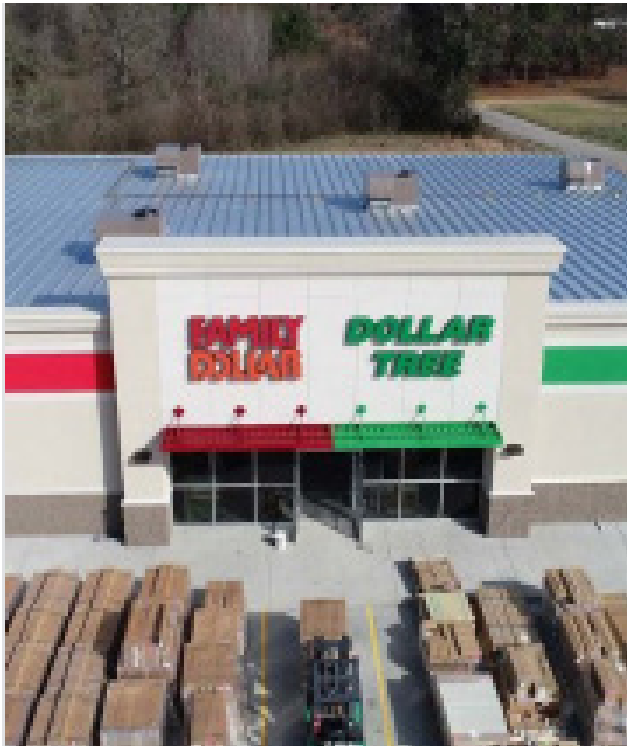
Whitney, TX

### LOAN TERMS

N/A

### ESTIMATED AVAILABLE EQUITY

Please contact sponsor for available equity



## INCOMMERCIAL NET LEASE 6 DST

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

TARGETED 1ST YEAR RETURN: SEE PPM

### SPONSOR

InCommercial Property Group

### YEAR(S) BUILT

Various

### 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

\$10,639,524



## 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

\$15,606,685

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

\$21,082,754



## 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

\$20,074,729

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

### LOAN TERMS

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

### SYNDICATED PURCHASE PRICE

\$31,015,004.00

### LOAN TO VALUE RATIO

40.14%

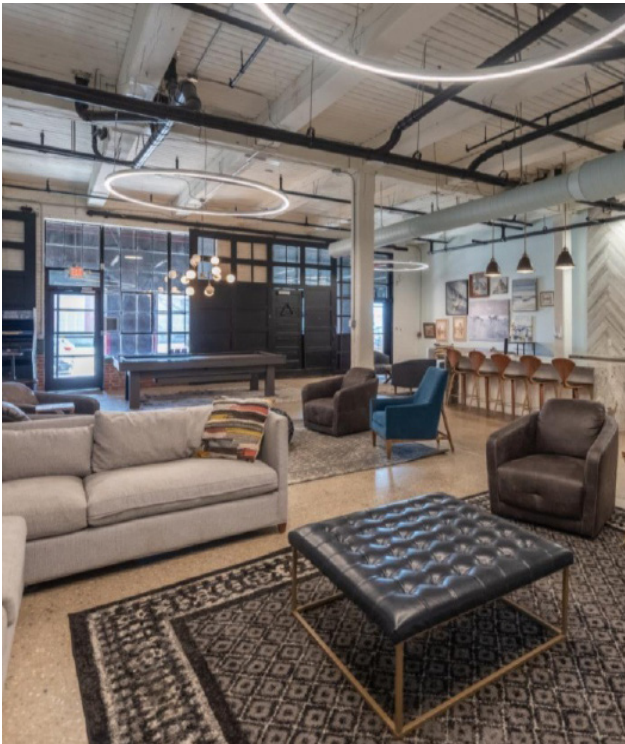
### ESTIMATED AVAILABLE EQUITY

\$7,877,719

### MINIMUM INVESTMENT

\$100,000

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

### ASSET CLASS

Multi-Family

### YEAR(S) BUILT

2007

### LOCATION

Richmond, VA

### REGULATION

506c

### LOAN TERMS

3.91% fixed rate  
30-year amortization

### SYNDICATED PURCHASE PRICE

\$37,899,297

### LOAN TO VALUE RATIO

50.00%

### ESTIMATED AVAILABLE EQUITY

\$13,541,868

### MINIMUM INVESTMENT

\$100,000

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 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

\$197,291,200



## 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

\$28,359,394



## 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

\$20,670,332



## 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

### 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

\$120,867,386



## 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

### YEAR(S) BUILT

2022/23

### REGULATION

506c

### LOAN TO VALUE RATIO

40.03%

### SYNDICATED PURCHASE PRICE

\$31,854,805

### MINIMUM INVESTMENT

\$100,000

### ASSET CLASS

Single Family BTR

### LOCATION

Acworth, GA

### LOAN TERMS

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

### ESTIMATED AVAILABLE EQUITY

\$1,465,482.88



## PASSCO CHESTNUT FARM DST

This DST features a 256-unit apartment community located in Matthews, NC situated on approximately 28.27 acres offering studio, 1-bedroom, 2-bedroom and 3-bedroom units.

TARGETED 1ST YEAR RETURN: SEE PPM

### SPONSOR

Passco Companies LLC

### YEAR(S) BUILT

2021

### REGULATION

506c

### LOAN TO VALUE RATIO

57.49%

### SYNDICATED PURCHASE PRICE

\$90,985,000

### MINIMUM INVESTMENT

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

### ASSET CLASS

Multifamily

### LOCATION

Matthews, NC

### LOAN TERMS

Fixed int of 3.25%, 30 yr amortization

### ESTIMATED AVAILABLE EQUITY

Please contact sponsor for available equity



## 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

\$30,000

### 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

\$30,000

### 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

\$13,201,767

### 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

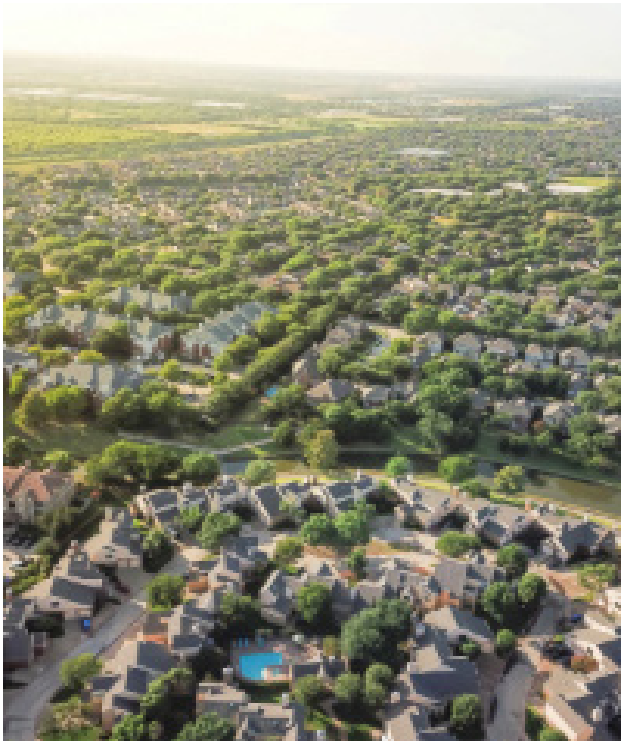
### ESTIMATED AVAILABLE EQUITY

\$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

\$1,015,526

## SYNDICATED

## PURCHASE PRICE

\$4,715,526

## MINIMUM INVESTMENT

\$50,000 (1031)

\$25,000 (cash)

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER  
ON THIS OFFERING