

September 14, 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.



## 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  
\$1,038,028



## 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  
\$28,000,000



## 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**

\$3,586,596.48



## BV STUDENT HOUSING TEXAS PORTFOLIO, DST

The opportunity is geared to facilitate a like-kind real estate exchange by investors into indirect ownership of two properties:

- Liberty Lofts
- Midtown Urban

TARGETED 1ST YEAR RETURN: SEE PPM

**SPONSOR**  
BridgeView

**YEAR(S) BUILT**  
2009/2011

**REGULATION**  
506c

**LOAN TO VALUE RATIO**  
41.44%

**SYNDICATED PURCHASE PRICE**  
\$27,201,199

**MINIMUM INVESTMENT**  
\$100,000(1031);  
\$50,000(cash)

**ASSET CLASS**  
Student Housing

**LOCATION**  
Fort Worth, Arlington, TX

**LOAN TERMS**  
5-year term, Fixed 5.30% I/O, maturity 2029

**ESTIMATED AVAILABLE EQUITY**

\$13,168,560



## 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

\$2,975,689



## 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

\$106,376,198

### MINIMUM INVESTMENT

\$100,000

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER ON THIS OFFERING



## CAI MEA II DST

Manufacturing Essential Asset II, DST was formed for the purpose of acquiring that certain property containing approximately 22.28 acres located at 308 Church Street, Honea Path, South Carolina 29654.

TARGETED 1ST YEAR RETURN: SEE PPM

### SPONSOR

CAI

### YEAR(S) BUILT

1968, 1978-97

### REGULATION

506c

### LOAN TO VALUE RATIO

N/A

### SYNDICATED PURCHASE PRICE

\$22,284,282.41

### MINIMUM INVESTMENT

\$100,000

### ASSET CLASS

Manufacturing

### LOCATION

Honea Path, SC

### LOAN TERMS

All cash

### ESTIMATED AVAILABLE EQUITY

\$21,513,706

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

### YEAR(S) BUILT

2014

### REGULATION

506c

### LOAN TO VALUE RATIO

44.14%

### SYNDICATED PURCHASE PRICE

\$170,739,000

### MINIMUM INVESTMENT

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

### ASSET CLASS

Apartment

### LOCATION

Westminster, CO

### LOAN TERMS

4.20% fixed rate; 10 year senior debt

### ESTIMATED AVAILABLE EQUITY

\$21,760,042

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER ON THIS OFFERING



## CF KELLER MF DST

The Trust owns Keller Springs Crossing , a 304-unit, multifamily residential community located in Carrollton, Texas.

TARGETED 1ST YEAR RETURN: SEE PPM

### SPONSOR

Cantor Fitzgerald

### YEAR(S) BUILT

2014

### REGULATION

506c

### LOAN TO VALUE RATIO

45.2%

### SYNDICATED PURCHASE PRICE

\$70,475,000

### MINIMUM INVESTMENT

\$250,000

### ASSET CLASS

Multifamily

### LOCATION

Carrollton, TX

### LOAN TERMS

Term of 7 years, 5.63% fixed, I/O , maturity 2031

### ESTIMATED AVAILABLE EQUITY

Please contact sponsor for available equity



## CF REMY MF DST

The Trust owns The Remy on the Trails , a 330-unit, multifamily residential community located in Houston, Texas.

TARGETED 1ST YEAR RETURN: SEE PPM

### SPONSOR

Cantor Fitzgerald

### YEAR(S) BUILT

2014

### REGULATION

506c

### LOAN TO VALUE RATIO

56.7%

### SYNDICATED PURCHASE PRICE

\$87,202,000

### MINIMUM INVESTMENT

\$250,000

### ASSET CLASS

Multifamily

### LOCATION

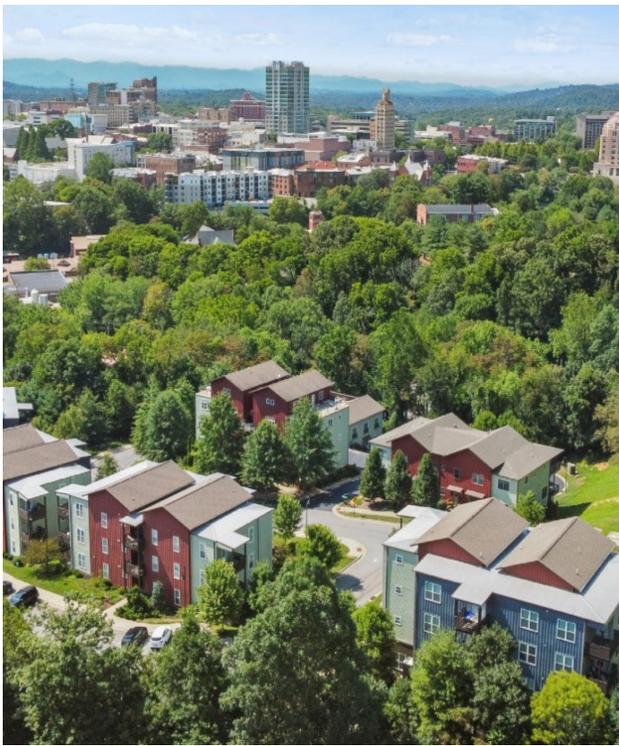
Houston, TX

### LOAN TERMS

5.03% fixed, I/O for 7 years, maturity 2031

### ESTIMATED AVAILABLE EQUITY

Please contact sponsor for available equity



## 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

\$21,979,312

### MINIMUM INVESTMENT

\$50,000



## CS1031 LYRIC AT NORTON COM- MONS APART- MENTS 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

\$36,151,436

### 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

\$42,089,599



## 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

\$27,367,254



## CS1031 SIDBURY STATION BFR HOUSING DST

CS1031 Sidbury Station BFR Housing, DST has been formed for the purpose of acquiring Sidbury Station, a newly constructed, Class A, single-family rental community consisting of 113 single-family homes, located at 6105 Dichondra Drive in Castle Hayne, North Carolina, a suburb of Wilmington.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR  
Capital Square 1031

ASSET CLASS  
Build for Rent

YEAR(S) BUILT  
N/A

LOCATION  
Castle Hayne, NC

REGULATION  
506c

LOAN TERMS  
Interest Rate: 6.43% fixed. 10-year term. I/O for 10 year-term. 30-year amortization. Mat: August 1, 2034

SYNDICATED PURCHASE PRICE  
\$46,900,000

ESTIMATED AVAILABLE EQUITY  
\$12,000,000

LOAN TO VALUE RATIO  
51.17%

MINIMUM INVESTMENT  
\$50,000



## 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

ASSET CLASS  
Industrial

YEAR(S) BUILT  
2020

LOCATION  
Fort Wayne, IN

REGULATION  
506c

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

SYNDICATED PURCHASE PRICE  
\$129,123,000

LOAN TO VALUE RATIO  
47.09%

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

ESTIMATED AVAILABLE EQUITY  
\$56,683,125



## CX TEXAS INDUSTRIAL II DST

The Trust owns the land and improvements located at 11380 County Road 212, Forney, Texas

TARGETED 1ST YEAR RETURN: SEE PPM

### SPONSOR

Carter Exchange

### YEAR(S) BUILT

2023

### REGULATION

506c

### SYNDICATED PURCHASE PRICE

\$14,146,940

### LOAN TO VALUE RATIO

75.28%

### MINIMUM INVESTMENT

\$25,000

### ASSET CLASS

Industrial

### LOCATION

Forney, TX/Dallas-Fort Worth-Arlington, TX

### LOAN TERMS

6.25% per annum, fixed rate, monthly payments of P&I. Maturity Date: July 15, 2043

### ESTIMATED AVAILABLE EQUITY

\$631,723



## 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

\$2,257,106



## 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

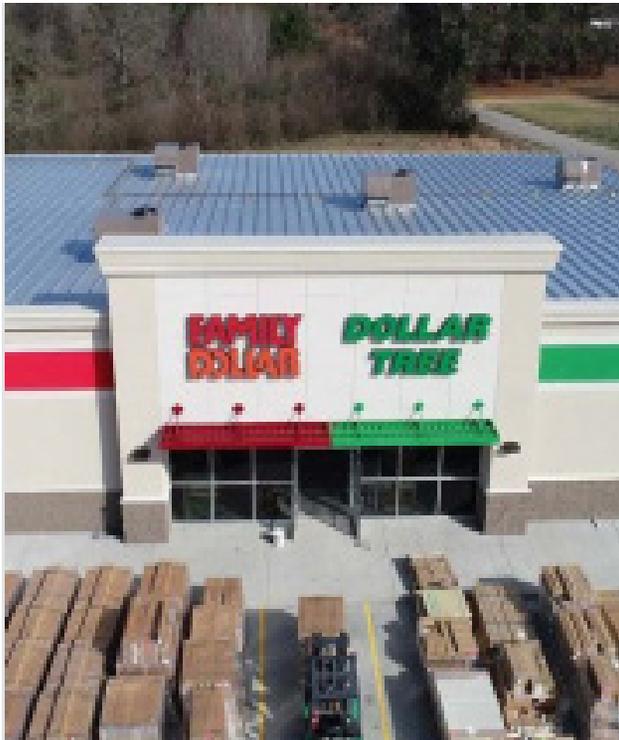
Newport News, VA

### LOAN TERMS

All cash

### ESTIMATED AVAILABLE EQUITY

\$4,500,000



## 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

\$10,639,524



## 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

\$13,241,779



## 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  
\$20,074,729

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER ON THIS OFFERING



## LSC LAKEWOOD CO DST

Lakewood Independent Living community consisting of 29 studio units, 69 one-bedroom units and 27 two-bedroom units.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR  
LSC

ASSET CLASS  
Senior Living

YEAR(S) BUILT  
N/A

LOCATION  
Lakewood, CO

REGULATION  
506c

SYNDICATED  
PURCHASE PRICE  
\$15,060,000

LOAN TERMS  
6.60% fixed I/O, 10 years maturity

LOAN TO VALUE RATIO  
48.88%

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

ESTIMATED AVAILABLE EQUITY  
\$1,329,939



## 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

\$7,689,547

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

\$10,022,556

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER  
ON THIS OFFERING



## NAI WG TULSA DST

The Trust was formed for the purpose of acquiring and owning an approximate 1.54 acre commercial property located in Tulsa, Oklahoma. The property contains a 14,490 sq. ft. Walgreens store built in 2002.

### SPONSOR

NAI

### YEAR(S) BUILT

2002

### REGULATION

506c

### SYNDICATED PURCHASE PRICE

\$5,214,358

### LOAN TO VALUE RATIO

56.77%

### MINIMUM INVESTMENT

\$50,000

### ASSET CLASS

Net Lease

### LOCATION

Tulsa, OK

### LOAN TERMS

5 yr term, modeled the interest rate at 6.57% and rate is subject to change at closing, 25 yr amortization

### ESTIMATED AVAILABLE EQUITY

\$2,254,358

TARGETED 1ST YEAR RETURN: SEE PPM



## NLCA DG INVESTMENT GRADE PORTFOLIO I DST

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

### SPONSOR

Net Lease Capital Advisors

### YEAR(S) BUILT

2021-22

### REGULATION

506c

### LOAN TO VALUE RATIO

NA

### SYNDICATED PURCHASE PRICE

\$40,722,826.67

### MINIMUM INVESTMENT

\$100,000

### ASSET CLASS

Retail

### LOCATION

Various

### LOAN TERMS

NA

### ESTIMATED AVAILABLE EQUITY

\$7,900,000

TARGETED 1ST YEAR RETURN: SEE PPM



## 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

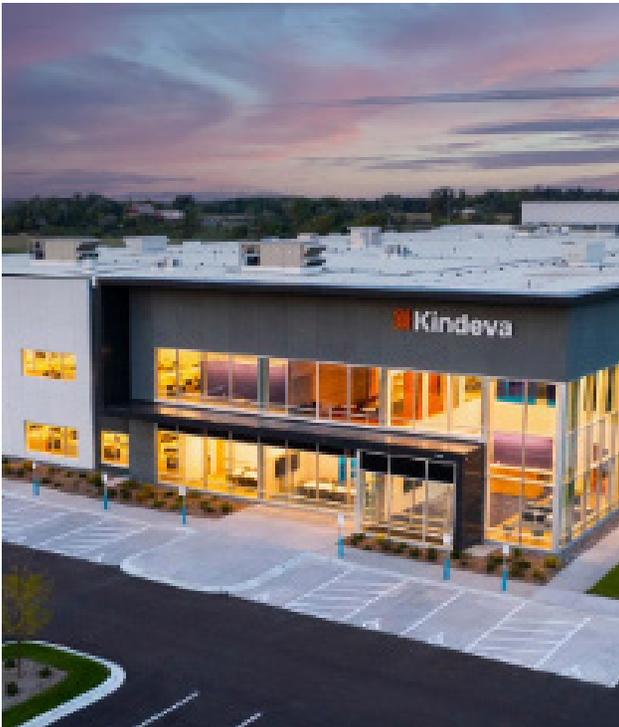
Camp Springs, MD

### 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

\$183,000,000



## 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

\$26,122,500



# 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**

\$13,297,224



# 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**

\$76,293,762



## NEXPOINT STORAGE V DST

The opportunity is geared to facilitate a like-kind real estate exchange by investors into indirect ownership of two self-storage facilities known as The Chiquita Property and The Merritt Property.

TARGETED 1ST YEAR RETURN: SEE PPM

### SPONSOR

NexPoint Real Estate Advisors

### YEAR(S) BUILT

2020/2021

### REGULATION

506c

### LOAN TO VALUE RATIO

N/A

### SYNDICATED PURCHASE PRICE

\$46,439,932

### MINIMUM INVESTMENT

\$100,000

### ASSET CLASS

Self storage

### LOCATION

MD, FL

### LOAN TERMS

N/A

### ESTIMATED AVAILABLE EQUITY

\$14,435,491



## NEXPOINT SMALL BAY II DST

The Offering features a portfolio of two Small Bay Industrial Properties located in the Orlando- Kissimmee-Sanford metropolitan statistical area.

TARGETED 1ST YEAR RETURN: SEE PPM

### SPONSOR

NexPoint Real Estate Advisors

### YEAR(S) BUILT

1994-2000, 1986-88

### REGULATION

506c

### LOAN TO VALUE RATIO

49.76%

### SYNDICATED PURCHASE PRICE

\$77,175,526

### MINIMUM INVESTMENT

\$100,000

### ASSET CLASS

Industrial

### LOCATION

Orlando, FL

### LOAN TERMS

10-year term / 6.536% fixed interest rate/Maturity 2034

### ESTIMATED AVAILABLE EQUITY

\$13,863,385



## PASSCO COVINGTON RIDGE DST

The Trust acquired a leasehold interest which provides the Trust the option to acquire the fee interest in the Project for \$1 in a 267-unit multifamily apartment complex known as Tapestry Ridge located in Covington, Kentucky.

TARGETED 1ST YEAR RETURN: SEE PPM

### SPONSOR

Passco Companies LLC

### ASSET CLASS

Multifamily

### YEAR(S) BUILT

2022

### LOCATION

Covington, KY

### REGULATION

506c

### LOAN TERMS

10-year interest only financing to 8/1/2034 at a fixed interest rate of 5.60%.

### LOAN TO VALUE RATIO

50.96%

### SYNDICATED PURCHASE PRICE

\$84,575,000

### ESTIMATED AVAILABLE EQUITY

\$28,140,797

### 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

### 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



## DELAWARE 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

Felton, DE

### REGULATION

506c

### LOAN TERMS

NA

### LOAN TO VALUE RATIO

NA

### ESTIMATED AVAILABLE EQUITY

\$4,100,000

### SYNDICATED

### PURCHASE PRICE

\$5,066,118

### MINIMUM INVESTMENT

\$100,000

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER  
ON THIS OFFERING