**NOVEMBER 19, 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 2019/2021/2023 REGULATION 506c

SYNDICATED PURCHASE PRICE \$10,270,000

LOAN TO VALUE RATIO

MINIMUM INVESTMENT

N/A

\$50,000

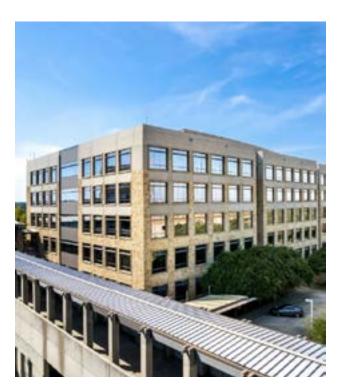
LOCATION Phoenix, AZ

ASSET CLASS

Retail

loan terms N/A

ESTIMATED AVAILABLE EQUITY \$938,028



### 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. 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 \$25,500,000





### BR DIVERSIFIED INDUSTRIAL PORTFOLIO IV, DST

An attractive investment opportunity in a diverse portfolio of industrial properties well positioned for additional rent growth and value creation as a result of the high projected demand for industrial properties in desirable locations within high growth markets and with rents substantially below current market rates.

#### TARGETED 1ST YEAR RETURN: SEE PPM

### 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	ASSET CLASS
Bluerock Value Ex-	Industrial
change	
YEAR(S) BUILT	LOCATION
1969 / 1995/ 2023/1998	SC, TN

#### REGULATION

506c LOAN TO VALUE RATIO N/A SYNDICATED PURCHASE PRICE \$31,642,308

MINIMUM INVESTMENT

LOAN TERMS All cash

ESTIMATED AVAILABLE EQUITY \$19,629,191

SPONSOR BridgeView

YEAR(S) BUILT

2009/2011

\$100,000

ASSET CLASS Student Housing

#### LOCATION

Fort Worth, Arlington, TX

#### REGULATION

506c LOAN TO VALUE RATIO 41.44%

SYNDICATED PURCHASE PRICE \$27,201,199

\$50,000(cash)

MINIMUM INVESTMENT \$100,000(1031); LOAN TERMS 5-year term, Fixed 5.30% I/O, maturity 2029

ESTIMATED AVAILABLE EQUITY \$5,965,558





### 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

## 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

1996-99

regulation 506c

LOAN TO VALUE RATIO 36.35%

SYNDICATED PURCHASE PRICE \$286,117,607

MINIMUM INVESTMENT

\$100,000

N/A

SYNDICATED PURCHASE PRICE \$22,284,282.41

\$100,000

MINIMUM INVESTMENT

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER ON THIS OFFERING

SPONSOR CAI YEAR(S) BUILT 1968, 1978-97 REGULATION 506C LOAN TO VALUE RATIO

ASSET CLASS

Manufacturing

LOCATION

Honea Path, SC

LOAN TERMS

All cash

ESTIMATED AVAILABLE EQUITY \$14,363,092.92

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER ON THIS OFFERING

ASSET CLASS

Industrial

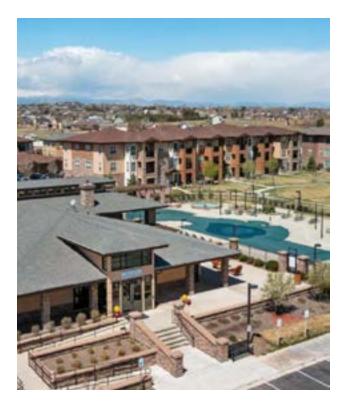
LOCATION

Harvard, IL

LOAN TERMS

4.25%, int only payments, maturity 10 years

ESTIMATED AVAILABLE EQUITY \$97,318,247





### 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

### 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.

#### 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 \$20,678,025

#### EMERSON EQUITY SERVES AS MANAGING BROKER DEALER ON THIS OFFERING

SPONSOR Capital Square 1031

YEAR(S) BUILT

REGULATION

**SYNDICATED** 

PURCHASE PRICE

LOAN TO VALUE RATIO

MINIMUM INVESTMENT

\$110,740,000

2021

506c

39.02%

\$50,000

ASSET CLASS Multi-family

#### LOCATION

Louisville, KY

#### LOAN TERMS

Fixed rate of 4.67%, 10 years I/O

#### ESTIMATED AVAILABLE EQUITY \$33,163,328





### 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 gardenstyle apartments and townhome-style units, located at 5851 Holmberg Road in the affluent community of Parkland, Florida 33067.

#### TARGETED 1ST YEAR RETURN: SEE PPM

### CS1031 TAPESTRY WEST APARTMENTS DST

The opportunity is geared to facilitate a likekind 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 1991/2018

regulation 506c

SYNDICATED PURCHASE PRICE

\$179,124,000

LOAN TO VALUE RATIO

40.99%

\$50,000

MINIMUM INVESTMENT

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

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

\$36,400,000

Multi-Family

ASSET CLASS

#### LOCATION

Richmond, VA

#### LOAN TERMS

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

ESTIMATED AVAILABLE EQUITY \$25,700,000





### 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

### 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

Capital Square 1031

YEAR(S) BUILT N/A

regulation 506c

SYNDICATED PURCHASE PRICE

\$46,900,000

LOAN TO VALUE RATIO

51.17%

MINIMUM INVESTMENT

\$50,000

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 Build for Rent

LOCATION

Castle Hayne, NC

#### LOAN TERMS

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

ESTIMATED AVAILABLE EQUITY \$6,800,000

ASSET CLASS Industrial

LOCATION Fort Wayne, IN

#### LOAN TERMS

7 years interest only at a fixed rate of 4.58%

ESTIMATED AVAILABLE EQUITY \$25,541,730





### CX MODE AT HYATTSVILLE DST

Mode at Hyattsville" is an apartment community located at 3300 East-West Highway, Hyattsville, Maryland 20782.

### SPONSOR Carter Exchange YEAR(S) BUILT 2009 REGULATION

506c

SYNDICATED PURCHASE PRICE \$130,617,727 LOAN TO VALUE RATIO 43.78%

#### MINIMUM INVESTMENT

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

TARGETED 1ST YEAR RETURN: SEE PPM

### ERP INDUSTRIAL PORTFOLIO II DST

The Trust seeks to offer investors the opportunity to own and lease a portfolio of 29 singletenant net lease industrial properties (each, a "Property" and together, the "Properties") serving the energy industry in the Permian Basin SPONSOR ERP 1031 LLC

YEAR(S) BUILT

various REGULATION 506c

SYNDICATED PURCHASE PRICE \$71,880,000

LOAN TO VALUE RATIO 34.3%

#### MINIMUM INVESTMENT

\$50,000

#### ASSET CLASS

Apartment

#### LOCATION

Hyattsville, MD

#### LOAN TERMS

Maturity Date: 11/1/2032; Interest Rate: 5.01% per annum, fixed; Interest only

#### ESTIMATED AVAILABLE EQUITY

\$36,650,541

ASSET CLASS Industrial

LOCATION Midland,TX

#### LOAN TERMS

6.60% fixed interest rate for 5 years then 10-year treasury plus 275 bps rate reset every 5 years / 15-year term / 20-year amortization ESTIMATED AVAILABLE EQUITY \$49,880,000





# 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

# FSC INDUSTRIAL 32, DST

FSC Industrial 32, DST will own an industrial property structured as a Delaware Statutory Trust ("DST") suitable for Section 1031 Exchange or direct investment. This offering is designed for Accredited Investors seeking the potential for income and tax deferral through an institutional-quality real estate investment. SPONSOR Four Springs Capital YEAR(S) BUILT 2019 REGULATION 506c

506c loan to value ratio N/A

SYNDICATED PURCHASE PRICE

\$10,567,000

#### MINIMUM INVESTMENT

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

SPONSOR Four Springs Capital

YEAR(S) BUILT

2024

regulation 506c

LOAN TO VALUE RATIO 48.79%

SYNDICATED PURCHASE PRICE

\$157,250,000

MINIMUM INVESTMENT

\$100,000

ASSET CLASS

Medical Office LOCATION Tucson, AZ LOAN TERMS

N/A

ESTIMATED AVAILABLE EQUITY \$650,000

#### ASSET CLASS

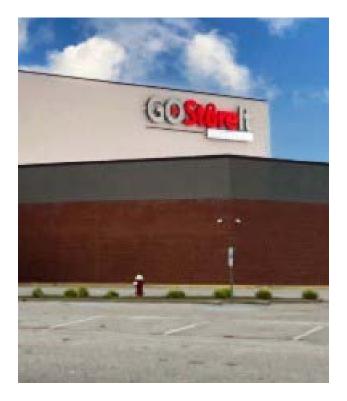
Industrial

LOCATION Monroe, MI

LOAN TERMS

10 years fixed rate (estimated at 6.30%) interest only for the life of the loan

ESTIMATED AVAILABLE EQUITY \$61,475,408





### 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

### HPA EX-MEDICAL AZ DST

The Trust has acquired an asset in Laveen Village, Arizona, consisting of a micro-hospital featuring sixteen inpatient rooms, two operating suites for inpatient and outpatient surgical procedures, a 24/7 emergency department, ten emergency room beds, and an onsite laboratory and radiology suite. SPONSOR Go Store It YEAR(S) BUILT 2022 REGULATION

506c

LOAN TO VALUE RATIO

NA

SPONSOR

HPA Ex

2014

506c

56.08%

\$50,000

SYNDICATED

PURCHASE PRICE \$35,065,000

YEAR(S) BUILT

REGULATION

LOAN TO VALUE RATIO

MINIMUM INVESTMENT

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 \$2,900,000

ASSET CLASS Medical office

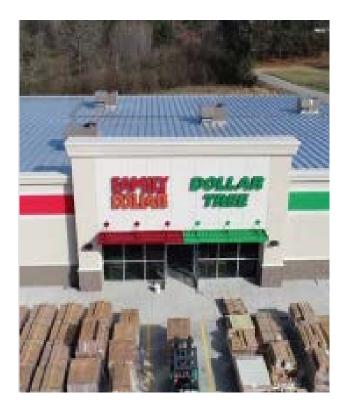
LOCATION

Laveen, AZ

#### LOAN TERMS

5 year term, may be extended two 1-year periods / 5.35% interest rate / 5-year IO

ESTIMATED AVAILABLE EQUITY \$15,400,000





### 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

### 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. 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

SPONSOR

JWCM Exchange

YEAR(S) BUILT

REGULATION

SYNDICATED

\$55,210,345

41.70%

**PURCHASE PRICE** 

LOAN TO VALUE RATIO

MINIMUM INVESTMENT

\$100,000(1031):

\$25,000(cash)

2014

506c

ASSET CLASS

Retail

LOCATION

Various

#### LOAN TERMS

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

ESTIMATED AVAILABLE EQUITY \$6,088,870

#### ASSET CLASS

Apartment

#### LOCATION

San Antonio, TX

#### LOAN TERMS

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

ESTIMATED AVAILABLE EQUITY \$13,647,374



### **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.

SPONSOR	ASSET CLASS
KNPRE Keystone 1031	Industrial
YEAR(S) BUILT 2006 REGULATION	LOCATION Lansing, MI
506c SYNDICATED PURCHASE PRICE \$29,780,000	LOAN TERMS 5.53% fixed, int only 10 years
LOAN TO VALUE RATIO	ESTIMATED AVAILABLE
40.00%	Equity

MINIMUM INVESTMENT \$50,000

\$16,306,17

#### EMERSON EQUITY SERVES AS MANAGING BROKER DEALER ON THIS OFFERING

**KEYSTONE 1031 ORLANDO OFFICE** DST

TARGETED 1ST YEAR RETURN: SEE PPM

The Trust has acquired Walgreens Orlando, a commercial office building located at 8337 Southpark Circle, Orlando, Florida.

SPONSOR KNPRE Keystone 1031 Office YEAR(S) BUILT LOCATION 2000 REGULATION 506c SYNDICATED PURCHASE PRICE \$38,150,000

LOAN TO VALUE RATIO

41.94%

MINIMUM INVESTMENT

#### \$50,000

ASSET CLASS

Orlando, FL

#### LOAN TERMS

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

ESTIMATED AVAILABLE EQUITY \$19,198,642

TARGETED 1ST YEAR RETURN: SEE PPM

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER ON THIS OFFERING







### MADISON RIDGE DST

Class A multifamily residential property with 240-units commonly known as Madison Ridge with approximately 234,632 rentable square feet on approximately 15.25 acres located at 3506 Buster Lane, Indian Land, South Carolina 29707.

#### TARGETED 1ST YEAR RETURN: SEE PPM

### MADISON 7BREW DST

The Trust acquired six properties that are 100% occupied, single-tenant triple net-leased ("NNN") properties conducting business as 7 Brew Coffee consisting of approximately 3,108 rentable square feet on approximately 5.64 acres, which properties are located at (i) Augusta, Georgia 30906; (ii) Augusta, Georgia 30907; (iii) Alabama 36507; (iv) Forest Acres, South Carolina 29204; (v) Columbia, South Carolina 29209; and (vi) Daphne, Alabama 36526..

sponsor Madison1031 Exchange	ASSET CLASS Multifamily
YEAR(S) BUILT 2023	location Indian Land, SC
REGULATION 506c SYNDICATED PURCHASE PRICE \$77,670,567	LOAN TERMS All cash
LOAN TO VALUE RATIO	
NA	ESTIMATED AVAILA Equity
MINIMUM INVESTMENT	\$38,500,000

\$100,000

ABLE

SPONSOR ASSET CLASS Madison1031 Exchange Retail YEAR(S) BUILT LOCATION 2023/24 GA, SC, AL REGULATION 506c LOAN TERMS **SYNDICATED** All cash PURCHASE PRICE \$17,212,151 LOAN TO VALUE RATIO NA ESTIMATED AVAILABLE EQUITY MINIMUM INVESTMENT \$10,200,000 \$100,000





### **MERCER STREET -**700 EVERETT FEE, DST

700 Everett Fee, DST was formed for the purpose of acquiring Hopper Lofts, a 139unit, 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

### **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

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 \$7,598,547

#### EMERSON EQUITY SERVES AS MANAGING BROKER DEALER ON THIS OFFERING

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 \$10,205,160

#### EMERSON EQUITY SERVES AS MANAGING BROKER DEALER ON THIS OFFERING





### NAI- VCA SCOTTSDALE DST

VCA Scottsdale DST is a newly-formed Delaware statutory trust acquiring a 1.64-acre property in Scottsdale, AZ. The property includes a 13,813 sq. ft. building leased to VCA Animal Hospitals, Inc., which is renovating it into a veterinary hospital. The lease is a 15-year initial term with three 5-year renewal options.

#### 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.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR NAI Legacy

YEAR(S) BUILT

2024

REGULATION 506c

LOAN TO VALUE RATIO 49.33%

SYNDICATED PURCHASE PRICE

\$13,176,696 MINIMUM INVESTMENT \$50,000

#### EMERSON EQUITY SERVES AS MANAGING BROKER DEALER ON THIS OFFERING

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

ESTIMATED AVAILABLE EOUITY \$10,219,000

ASSET CLASS

NNN

LOCATION

Scottsdale, AZ

#### LOAN TERMS

EOUITY

5-year loan, \$6,500,000, fixed interest rate of 6.5% or 250 bps above the 5-Year Treasury Rate (after Sponsor buy-down of 100 bps)

ESTIMATED AVAILABLE

for available equity

ASSET CLASS

LOCATION

Various

LOAN TERMS

NA

Retail

Please contact sponsor





### 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

### 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. 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

\$20,000,000

#### 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

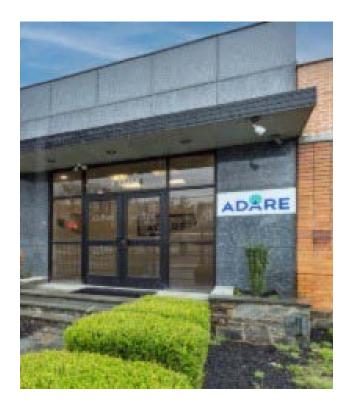
LOCATION

#### 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 \$24,094,487





### 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

#### 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 \$10,618,397

### SEMICONDUCTOR MANUFACTURING DST

TARGETED 1ST YEAR RETURN: SEE PPM

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. 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 \$63,380,640



### NEXPOINT STORAGE V DST

The opportunity is geared to facilitate a likekind 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

### 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. 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

#### 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

Self storage

LOCATION

MD, FL

LOAN TERMS

N/A

ESTIMATED AVAILABLE EQUITY Accepting backup reservations



#### LOCATION

Orlando, FL

#### LOAN TERMS

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

ESTIMATED AVAILABLE EQUITY \$3,389,179





### **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

### **VELOCIS** MURABELLA DST

The Trust owns the ground leasehold interest and improvements located at 70 and 98 Turin Terrace, St. Augustine, Florida 32092 and commonly known as "Flagler Health+ Village at MuraBella" and as "UF Health at MuraBella". The Property consists of approximately 1.112 acres of land upon which are situated two medical office buildings containing approximately 45,880 square feet of net leasable floor area.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR	ASSET CLASS
Urban Catalyst Manager III LLC YEAR(S) BUILT	Industrial
1976 - renovated 1985, 1991, 2011	location Dallas, TX
REGULATION	LOAN TERMS
506c LOAN TO VALUE RATIO	NA

SYNDICATED

PURCHASE PRICE \$9,800,000

NA

#### ESTIMATED AVAILABLE EQUITY

\$9,600,000

### MINIMUM INVESTMENT

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

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER ON THIS OFFERING

SPONSOR Velocis Exchange LLC ASSET CLASS

Medical office

#### YEAR(S) BUILT

2019

REGULATION

506c

LOAN TO VALUE RATIO NA

SYNDICATED PURCHASE PRICE \$19,569,002

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

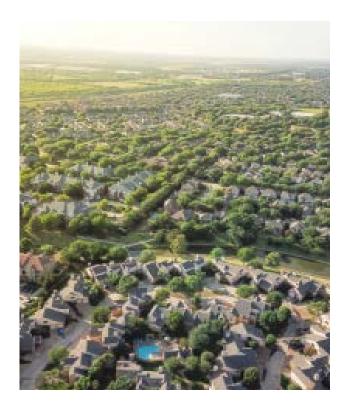
LOCATION

Augustine, FL

LOAN TERMS

6.62% fixed, 5 years I/O, Maturity 2034

ESTIMATED AVAILABLE EQUITY \$8,100,000



### DELAWARE GROWTH 1 DST

The Trust anticipates acquiring approximately 131 acres of vacant agricultural and wooded land located in Felton, Kent County, Delaware.

sponsor Walton Global Holdings	ASSET CLASS Land
YEAR(S) BUILT N/A REGULATION 506c	LOCATION Felton, DE LOAN TERMS
LOAN TO VALUE RATIO NA SYNDICATED PURCHASE PRICE \$5,066,118	NA ESTIMATED AVAILABLE EQUITY \$2,000,000
MINIMUM INVESTMENT \$100,000	

TARGETED 1ST YEAR RETURN: SEE PPM

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER ON THIS OFFERING