

**DECEMBER 17, 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  
\$938,000



## 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  
\$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

### SPONSOR

Bluerock Value Exchange

### YEAR(S) BUILT

1969 / 1995/ 2023/1998

### REGULATION

506c

### LOAN TO VALUE RATIO

N/A

### SYNDICATED

### PURCHASE PRICE

\$31,642,308

### MINIMUM INVESTMENT

\$100,000

### ASSET CLASS

Industrial

### LOCATION

SC, TN

### LOAN TERMS

All cash

### ESTIMATED AVAILABLE EQUITY

\$10,835,968



## 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

\$6,647,258



## BR AMIRA DST

Amira at Westly (“The Property”) represents an opportunity to invest in a newly renovated, class A apartment community in the thriving Tampa Metro, attractively located with great visibility adjacent to the Tampa International Airport.

TARGETED 1ST YEAR RETURN: SEE PPM

### SPONSOR

BlueRock Value Ex

### ASSET CLASS

Apartment

### YEAR(S) BUILT

1999, reno 2023

### LOCATION

Tampa, FL

### REGULATION

506c

### LOAN TO VALUE RATIO

46.17%

### LOAN TERMS

4.81% fixed int, 10 yrs  
I/O

### SYNDICATED PURCHASE PRICE

\$122,691,529

### ESTIMATED AVAILABLE EQUITY

Please contact sponsor  
for available equity

### 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 TO VALUE RATIO

36.35%

### LOAN TERMS

4.25%, int only pay-  
ments, maturity 10  
years

### SYNDICATED PURCHASE PRICE

\$286,117,607

### ESTIMATED AVAILABLE EQUITY

\$95,422,000

### 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

\$1,700,000

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

### 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



## 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

\$32,700,000

### 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

\$35,700,000

### MINIMUM INVESTMENT

\$50,000





## CS1031 TAPESTRY WEST APART- MENTS 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

\$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

### 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

### 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. 30-  
year amortization. Mat:  
August 1, 2034

### ESTIMATED AVAILABLE EQUITY

Please contact sponsor  
for available equity



## 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

\$20,143,127



## CX MODE AT HYATTSVILLE DST

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

TARGETED 1ST YEAR RETURN: SEE PPM

### 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)

### 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

\$34,296,831



## ERP INDUSTRIAL PORTFOLIO II DST

The Trust seeks to offer investors the opportunity to own and lease a portfolio of 29 single-tenant net lease industrial properties (each, a “Property” and together, the “Properties”) serving the energy industry in the Permian Basin

TARGETED 1ST YEAR RETURN: SEE PPM

### SPONSOR

ERP 1031 LLC

### ASSET CLASS

Industrial

### YEAR(S) BUILT

various

### LOCATION

Midland, TX

### REGULATION

506c

### 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

### SYNDICATED PURCHASE PRICE

\$71,880,000

### ESTIMATED AVAILABLE EQUITY

\$41,000,000

### LOAN TO VALUE RATIO

34.3%

### MINIMUM INVESTMENT

\$50,000



## 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

### SPONSOR

Four Springs Capital

### ASSET CLASS

Medical Office

### YEAR(S) BUILT

2019

### LOCATION

Tucson, AZ

### REGULATION

506c

### LOAN TERMS

N/A

### LOAN TO VALUE RATIO

N/A

### SYNDICATED PURCHASE PRICE

\$10,567,000

### ESTIMATED AVAILABLE EQUITY

\$650,000

### MINIMUM INVESTMENT

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



## FSC HEALTHCARE 29, DST

FSC Healthcare 29, DST consists of a portfolio of three single-tenant NNN medical facilities located in Utah and South Carolina. The properties are leased to BioLife Plasma Services and BlueCross BlueShield of South Carolina

TARGETED 1ST YEAR RETURN: SEE PPM

### SPONSOR

Four Springs Capital

### YEAR(S) BUILT

2009/2007/2015

### REGULATION

506c

### LOAN TO VALUE RATIO

NA

### SYNDICATED PURCHASE PRICE

\$14,956,000

### MINIMUM INVESTMENT

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

### ASSET CLASS

Medical Office

### LOCATION

Monroe, MI

### LOAN TERMS

N/A

### ESTIMATED AVAILABLE EQUITY

\$11,010,210



## 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.

TARGETED 1ST YEAR RETURN: SEE PPM

### 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

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

\$48,418,908



## 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

\$2,900,000



## 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.

TARGETED 1ST YEAR RETURN: SEE PPM

### SPONSOR

HPA Ex

### YEAR(S) BUILT

2014

### REGULATION

506c

### LOAN TO VALUE RATIO

56.08%

SYNDICATED  
PURCHASE PRICE  
\$35,065,000

### MINIMUM INVESTMENT

\$50,000

### 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

\$9,500,000





## 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

\$6,088,870



## 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

\$8,728,441



## 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%

ESTIMATED AVAILABLE  
EQUITY

MINIMUM INVESTMENT  
\$50,000

\$ 16,077,481

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

SYNDICATED  
PURCHASE PRICE  
\$38,150,000

LOAN TO VALUE RATIO  
41.94%

ESTIMATED AVAILABLE  
EQUITY

MINIMUM INVESTMENT  
\$50,000

\$19,198,642

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

### SPONSOR

Madison1031 Exchange

### ASSET CLASS

Multifamily

### YEAR(S) BUILT

2023

### LOCATION

Indian Land, SC

### REGULATION

506c

### LOAN TERMS

All cash

### SYNDICATED PURCHASE PRICE

\$77,670,567

### LOAN TO VALUE RATIO

NA

### ESTIMATED AVAILABLE EQUITY

\$25,500,000

### MINIMUM INVESTMENT

\$100,000



## 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..

TARGETED 1ST YEAR RETURN: SEE PPM

### SPONSOR

Madison1031 Exchange

### ASSET CLASS

Retail

### YEAR(S) BUILT

2023/24

### LOCATION

GA, SC, AL

### REGULATION

506c

### LOAN TERMS

All cash

### SYNDICATED PURCHASE PRICE

\$17,212,151

### LOAN TO VALUE RATIO

NA

### ESTIMATED AVAILABLE EQUITY

\$7,100,000

### MINIMUM INVESTMENT

\$100,000





## 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

\$9,497,005

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

### SPONSOR

NAI Legacy

### ASSET CLASS

NNN

### YEAR(S) BUILT

2024

### LOCATION

Scottsdale, AZ

### REGULATION

506c

### LOAN TERMS

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)

### LOAN TO VALUE RATIO

49.33%

### SYNDICATED

### PURCHASE PRICE

\$13,176,696

### ESTIMATED AVAILABLE EQUITY

\$4,576,696

### MINIMUM INVESTMENT

\$50,000

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER ON THIS OFFERING



## GOVERNMENT LEASE HOLDINGS 2 DST

A §1031 exchange eligible product with a pair of mission-critical properties occupied by a high credit-quality tenant, offering an attractive loan to value ("LTV") ratio and a competitive annual yield.

TARGETED 1ST YEAR RETURN: SEE PPM

### SPONSOR

Net Lease Capital Advisors

### ASSET CLASS

Office

### YEAR(S) BUILT

2016/2020

### LOCATION

Kernersville, NC; Camp Springs, MD

### REGULATION

506c

### LOAN TERMS

Rate 2.872%, Term 20 yrs, Rate 4.83%, Term 15 yrs, Maturity: 2035

### LOAN TO VALUE RATIO

56.60%

### SYNDICATED

### PURCHASE PRICE

\$402,397,396

### ESTIMATED AVAILABLE EQUITY

\$166,000,000

### MINIMUM INVESTMENT

\$100,000





## 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

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

\$10,200,000



## 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

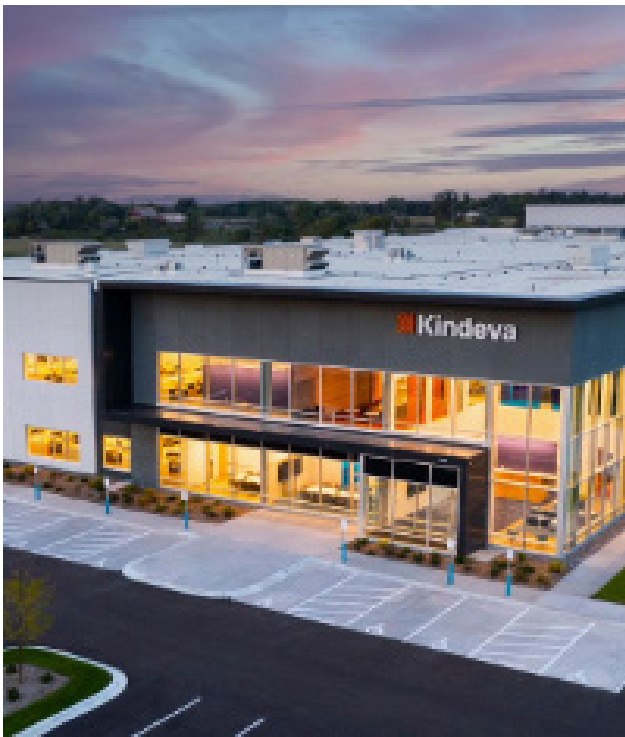
Camp Springs, MD

### 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

Please contact sponsor for available equity



## 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

\$22,050,714



## 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

\$10,993,899



## SEMICONDUCTOR MANUFACTURING DST

NexPoint Semiconductor Manufacturing DST is a newly formed DST offering \$136,944,633 in beneficial interests. The opportunity is geared to facilitate a like-kind real estate exchange by investors into indirect ownership of Temecula Industrial, is an industrial manufacturing property located at 41915 Business Park Drive, Temecula, California 92590.

TARGETED 1ST YEAR RETURN: SEE PPM

### SPONSOR

NexPoint Real Estate  
Advisors

### YEAR(S) BUILT

1985

### REGULATION

506c

### LOAN TO VALUE RATIO

35.39%

### SYNDICATED PURCHASE PRICE

\$211,944,633

### MINIMUM INVESTMENT

\$100,000

### ASSET CLASS

Industrial

### LOCATION

Temecula, CA

### LOAN TERMS

6.635% Fixed, I/O 10  
years

### ESTIMATED AVAILABLE EQUITY

\$56,028,197



## 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/Matu-  
rity 2034

### ESTIMATED AVAILABLE EQUITY

Accepting backup reser-  
vation



## OSPREY STORAGE TX PORTFOLIO DST

Osprey Storage TX Portfolio DST, a Delaware Trust was formed for the purpose of acquiring the four (4) self-storage facilities in Vernon and Big Spring, TX

TARGETED 1ST YEAR RETURN: SEE PPM

### SPONSOR

Osprey Investments

### ASSET CLASS

Self Storage

### YEAR(S) BUILT

various

### LOCATION

Vernon, Big Spring, TX

### REGULATION

506c

### LOAN TERMS

10-year interest only,  
6.1% fixed rate

LOAN TO VALUE RATIO  
48.3%

### SYNDICATED PURCHASE PRICE

\$10,923,006

### ESTIMATED AVAILABLE EQUITY

\$568,017

MINIMUM INVESTMENT  
\$100,000

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER  
ON THIS OFFERING



## STARBOARD ELAN DST

The Trust owns a multifamily residential community known as “Elan Park,” which is located at 5050 Westerville Road, Columbus, OH 43231.

TARGETED 1ST YEAR RETURN: SEE PPM

### SPONSOR

Starboard Realty Adv

### ASSET CLASS

Multifamily

### YEAR(S) BUILT

2023

### LOCATION

Columbus, OH

### REGULATION

506c

### LOAN TERMS

Int 5.27%fixed, entire  
term, maturity Dec  
2034

LOAN TO VALUE RATIO  
55.13%

### SYNDICATED PURCHASE PRICE

\$62,628,000

### ESTIMATED AVAILABLE EQUITY

\$3,062,251

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



## TEI - 192 WEST LOFTS TIC

The offering is for up to 100% of the tenant in common interests and membership interests in a garden style rental building located at 2220 SE 192nd Avenue, Vancouver, WA 98683.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR  
Time Equities

ASSET CLASS  
Multi-family

YEAR(S) BUILT  
2020

LOCATION  
Vancouver, WA

REGULATION  
506c

LOAN TERMS  
N/A

SYNDICATED  
PURCHASE PRICE

\$45,950,000

ESTIMATED AVAILABLE  
EQUITY

LOAN TO VALUE RATIO  
N/A

Please contact sponsor  
for available equity

MINIMUM INVESTMENT  
\$100,000



## TEI - ARCADIA ON THE RIVER

Time Equities Securities LLC's Arcadia on the River is a newly formed tenant in common and membership interests in Arcadia on the River, a 123 unit/510 bed student housing apartment complex located at 120 Pumping Station Road in Milledgeville, GA

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR  
Tine Equities

ASSET CLASS  
Student Housing

YEAR(S) BUILT  
2017

LOCATION  
Franklin, WI

REGULATION  
506c

LOAN TERMS  
Estimated 6.25% int, 10 years

SYNDICATED  
PURCHASE PRICE

\$14,223,000

ESTIMATED AVAILABLE  
EQUITY

LOAN TO VALUE RATIO  
65%

Please contact sponsor  
for available equity

MINIMUM INVESTMENT  
\$100,000





## 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

Velocis Exchange LLC

### ASSET CLASS

Medical office

### YEAR(S) BUILT

2019

### LOCATION

Augustine, FL

### REGULATION

506c

### LOAN TERMS

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

### LOAN TO VALUE RATIO

NA

### ESTIMATED AVAILABLE EQUITY

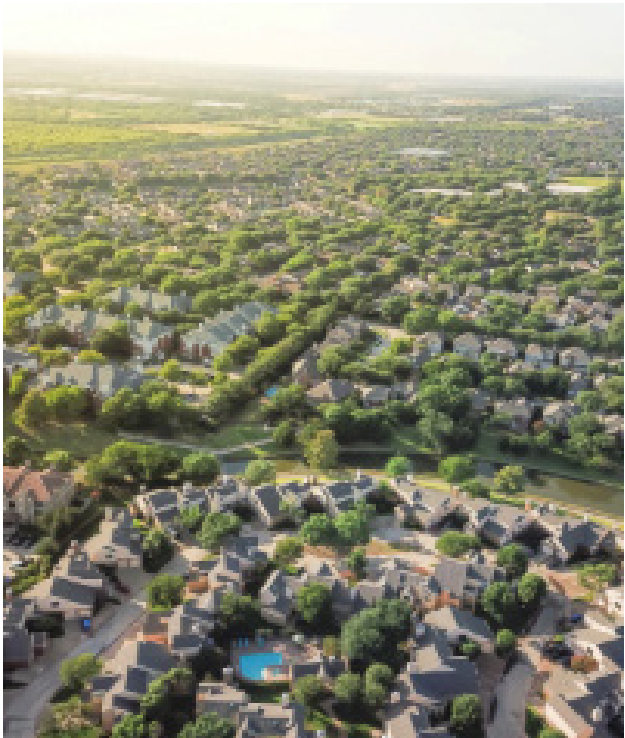
\$7,400,000

### SYNDICATED PURCHASE PRICE

\$19,569,002

### MINIMUM INVESTMENT

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



## DELAWARE GROWTH 1 DST

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

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

\$2,000,000

### SYNDICATED PURCHASE PRICE

\$5,066,118

### MINIMUM INVESTMENT

\$100,000

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER  
ON THIS OFFERING