

JANUARY 15, 2025



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



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

ASSET CLASS
Student Housing

YEAR(S) BUILT
2009/2011

LOCATION
Fort Worth, Arlington, TX

REGULATION
506c

LOAN TO VALUE RATIO
41.44%

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

SYNDICATED PURCHASE PRICE
\$27,201,199

ESTIMATED AVAILABLE EQUITY

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

\$5,061,199



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

MINIMUM INVESTMENT
\$100,000

\$62,197,645



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

YEAR(S) BUILT

1996-99

REGULATION

506c

LOAN TO VALUE RATIO

36.35%

SYNDICATED PURCHASE PRICE

\$286,117,607

MINIMUM INVESTMENT

\$100,000

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

\$93,500,000



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

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER ON THIS OFFERING

ASSET CLASS

Manufacturing

LOCATION

Honea Path, SC

LOAN TERMS

All cash

ESTIMATED AVAILABLE EQUITY

Accepting backup reservations



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

\$8,493,245

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

YEAR(S) BUILT

2021

REGULATION

506c

SYNDICATED

PURCHASE PRICE

\$110,740,000

LOAN TO VALUE RATIO

39.02%

MINIMUM INVESTMENT

\$50,000

ASSET CLASS

Multi-family

LOCATION

Louisville, KY

LOAN TERMS

Fixed rate of 4.67%, 10 years I/O

ESTIMATED AVAILABLE EQUITY

\$31,295,299



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

\$ 3,631,115



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

\$23,755,148



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

\$20,711,972



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

\$33,292,841



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

SYNDICATED PURCHASE PRICE
\$71,880,000

LOAN TO VALUE RATIO
34.3%

MINIMUM INVESTMENT
\$50,000

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
\$40,000,000



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

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

ESTIMATED AVAILABLE EQUITY
\$650,000



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
UT, SC

LOAN TERMS
N/A

ESTIMATED AVAILABLE
EQUITY
\$9,511,652



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
\$40,038,111



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

\$2,100,000



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

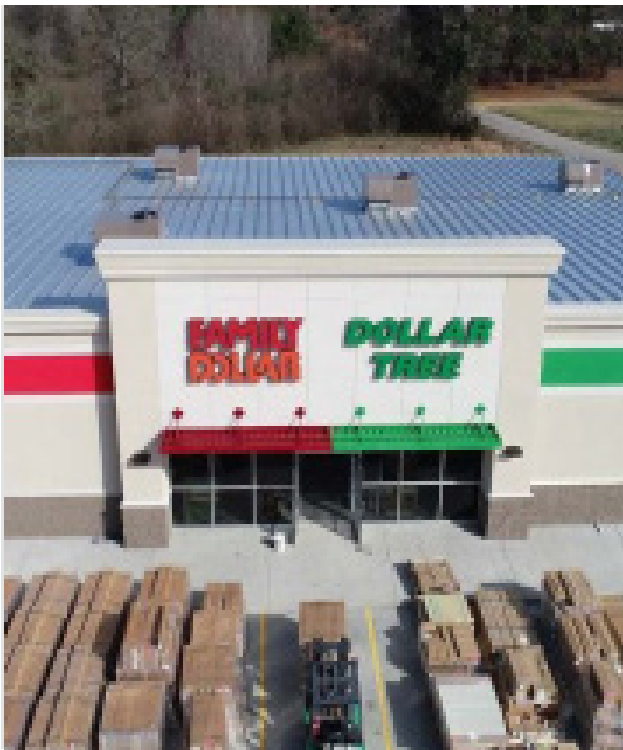
Laveen, AZ

LOAN TERMS

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

ESTIMATED AVAILABLE EQUITY

\$2,300,000



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

Accepting backup reservations



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

\$ 16,077,481

MINIMUM INVESTMENT

\$50,000

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

\$19,198,642

MINIMUM INVESTMENT

\$50,000

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER
ON THIS OFFERING



LSC ROCHESTER NY DST

The Property is a multi-family residential community for seniors, commonly known as “Legacy at Clover Blossom” that was built in 2006.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Livingston Street cap

YEAR(S) BUILT

2006

REGULATION

506c

SYNDICATED PURCHASE PRICE

\$39,200,000

LOAN TO VALUE RATIO

48.2%

MINIMUM INVESTMENT

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

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER ON THIS OFFERING

ASSET CLASS

Multifamily

LOCATION

Rochester, NY

LOAN TERMS

Int 6.23%, I/O, Maturity: 2034

ESTIMATED AVAILABLE EQUITY

Please contact sponsor for available equity



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

YEAR(S) BUILT

2023

REGULATION

506c

SYNDICATED PURCHASE PRICE

\$77,670,567

LOAN TO VALUE RATIO

NA

MINIMUM INVESTMENT

\$100,000

ASSET CLASS

Multifamily

LOCATION

Indian Land, SC

LOAN TERMS

All cash

ESTIMATED AVAILABLE EQUITY

\$17,500,000



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

\$4,400,000

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

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

\$7,689,547

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

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



MONTEGO - REDWOOD MINERALS LLC

The Offeror intends to acquire many of the Redwood Interests from unaffiliated companies which own producing mineral, royalty and over-riding royalty interests and non-producing mineral rights in the State of Texas. The reserves underlying the Redwood Interests are located under 49,024 gross acres on 71 properties in thirteen counties.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Montego Minerals LLC

YEAR(S) BUILT

NA

REGULATION

506c

SYNDICATED PURCHASE PRICE

\$17,947,368

LOAN TO VALUE RATIO

NA

MINIMUM INVESTMENT

\$100,000

ASSET CLASS

Oil & Gas

LOCATION

TX

LOAN TERMS

N/A

ESTIMATED AVAILABLE EQUITY

\$17,050,000



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
\$163,100,000

MINIMUM INVESTMENT
\$100,000



NLCA DG INVESTMENT GRADE PORTFOLIO 1 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

\$9,718,775



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

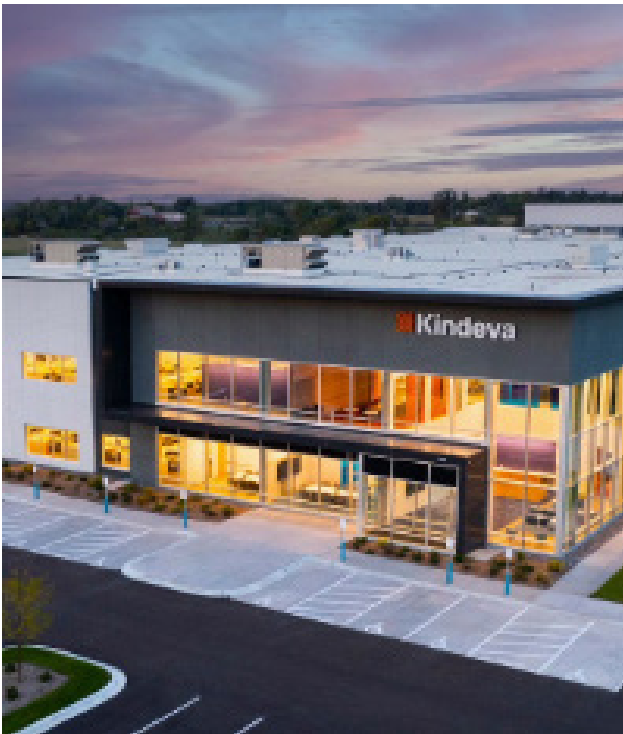
Camp Springs, MD

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

\$6,447,926



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, an industrial manufacturing property located at 41915 Business Park Drive, Temecula, California 92590.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

NexPoint Real Estate
Advisors

ASSET CLASS

Industrial

YEAR(S) BUILT

1985

LOCATION

Temecula, CA

REGULATION

506c

LOAN TERMS

6.635% Fixed, I/O 10
years

LOAN TO VALUE RATIO

35.39%

SYNDICATED PURCHASE PRICE

\$211,944,633

ESTIMATED AVAILABLE EQUITY

\$56,028,197

MINIMUM INVESTMENT

\$100,000



NEXPOINT STORAGE VI DST

NexPoint believes that this portfolio of self-storage properties presents an attractive long-term investment opportunity due to favorable submarket demographics, nearby retail drivers, continued and strengthening demand for self-storage, quality of each asset, forecasted high physical occupancy of the portfolio and historical long-term strength of the sector.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

NexPoint Real Estate
Advisors

ASSET CLASS

Self Storage

YEAR(S) BUILT

2021/22, 2019

LOCATION

Temple Hills, MD;
Nashville, TN

REGULATION

506c

LOAN TERMS

LOAN TO VALUE RATIO

NA

SYNDICATED PURCHASE PRICE

\$45,340,000

ESTIMATED AVAILABLE EQUITY

Please contact sponsor
for available equity

MINIMUM INVESTMENT

\$100,000



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 TO VALUE RATIO
48.3%

LOAN TERMS
10-year interest only,
6.1% fixed rate

SYNDICATED PURCHASE PRICE

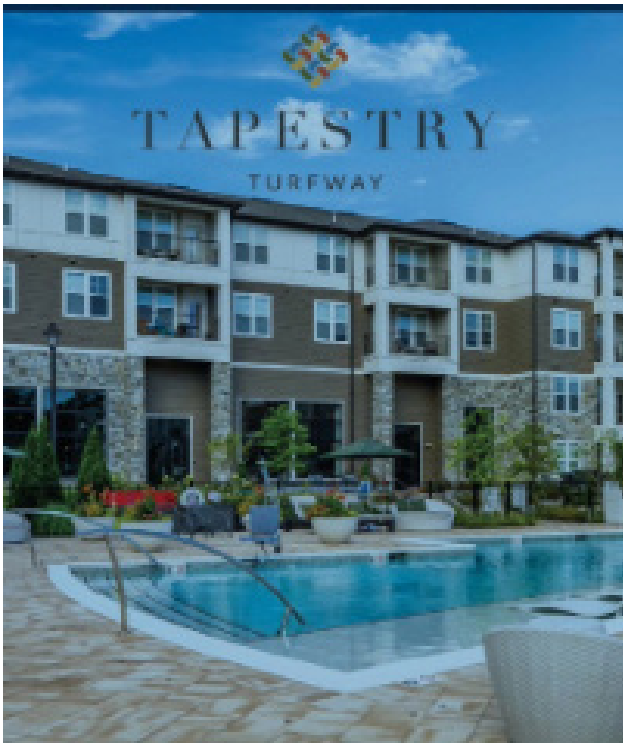
\$10,923,006

ESTIMATED AVAILABLE EQUITY

MINIMUM INVESTMENT
\$100,000

\$1,142,963

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER ON THIS OFFERING



PASSCO TURFWAY DST

Trust acquired a multifamily apartment complex known as Tapestry Turfway Apartments located at 4787 Houston Road, Florence, Kentucky 41042.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR
Passco Companies

ASSET CLASS
Apartments

YEAR(S) BUILT
2023

LOCATION
Florence, KY

REGULATION
506c

LOAN TO VALUE RATIO
45.06%

LOAN TERMS
10 yrs loan, Int 5.46%,
I/O until 2031, Maturity: 2034

SYNDICATED PURCHASE PRICE

\$92,325,000

ESTIMATED AVAILABLE EQUITY

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

Please contact sponsor for available equity



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 TO VALUE RATIO

55.13%

LOAN TERMS

Int 5.27%fixed, entire term, maturity Dec 2034

SYNDICATED PURCHASE PRICE

\$62,628,000

ESTIMATED AVAILABLE EQUITY

Please contact sponsor for available equity

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

Please contact sponsor for available equity

LOAN TO VALUE RATIO

N/A

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
Milledgeville, GA

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

SYNDICATED PURCHASE PRICE
\$19,569,002

ESTIMATED AVAILABLE EQUITY
\$5,800,000

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