

**March 24, 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

\$1,087,728



## 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 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

### YEAR(S) BUILT

1999, reno 2023

### REGULATION

506c

### LOAN TO VALUE RATIO

46.17%

### SYNDICATED

### PURCHASE PRICE

\$122,691,529

### MINIMUM INVESTMENT

\$100,000

### ASSET CLASS

Apartment

### LOCATION

Tampa, FL

### LOAN TERMS

4.81% fixed int, 10 yrs  
I/O

### ESTIMATED AVAILABLE EQUITY

\$39,432,301.95



## BR DIP DST

Bluerock’s BR Diversified Industrial Portfolio V, DST is a newly formed DST geared to facilitate a like-kind real estate exchange by investors into indirect ownership of 100% of BR 920 Dunn, DST and BR 651 Century, DST.

TARGETED 1ST YEAR RETURN: SEE PPM

### SPONSOR

BlueRock Value Ex

### YEAR(S) BUILT

2024/2002

### REGULATION

506c

### LOAN TO VALUE RATIO

NA

### SYNDICATED

### PURCHASE PRICE

\$36,717,523

### MINIMUM INVESTMENT

\$100,000

### ASSET CLASS

Industrial

### LOCATION

Conway, SC; Fayetteville, NC

### LOAN TERMS

NA

### ESTIMATED AVAILABLE EQUITY

\$36,217,523



## 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

Accepting backup reservations



## BT COLUMBIA STUDENT HOUSING, DST

This DST features a 616-bed student housing multifamily property located in Columbia, Missouri that primarily caters to students at the University of Missouri, the state's largest university and the flagship of the four-campus University of Missouri System.

TARGETED 1ST YEAR RETURN: SEE PPM

### SPONSOR

Baker Tilly

### YEAR(S) BUILT

2003, reno 2021

### REGULATION

506c

### LOAN TO VALUE RATIO

45.74%

SYNDICATED  
PURCHASE PRICE  
\$48,100,000

### MINIMUM INVESTMENT

\$100,000

### ASSET CLASS

Student Housing

### LOCATION

Columbia, MO

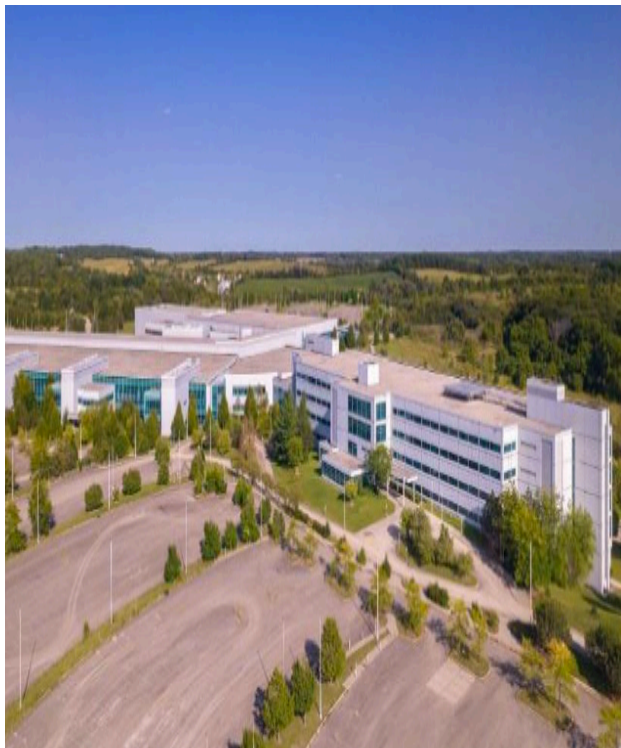
### LOAN TERMS

10 yrs term, I/O, Floating rate SOFR +1.85%, Swap Agreement 5.85% per annum

### ESTIMATED AVAILABLE EQUITY

\$16,700,000





## 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

### 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

\$87,911,735



## 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)

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER  
ON THIS OFFERING

### ASSET CLASS

Apartment

### LOCATION

Westminster, CO

### LOAN TERMS

4.20% fixed rate; 10 year senior debt

### ESTIMATED AVAILABLE EQUITY

\$15,702,716



## 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

\$26,191,065

### 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

\$23,970,859

### 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, 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

\$16,310,733



## CX MIDWEST IN- DUSTRIAL LOGIS- TICS 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

\$41,740,088.71



## CX MODE AT HY-ATTSVILLE 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

\$30,659,426.41



## 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

### YEAR(S) BUILT

various

### REGULATION

506c

### SYNDICATED

### PURCHASE PRICE

\$71,880,000

### LOAN TO VALUE RATIO

34.3%

### MINIMUM INVESTMENT

\$50,000

### 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

\$30,975,213



## FSC HEALTHCARE 28, DST

The Trust owns a 15,206 square foot medical office building situated on a 3.9-acre site located at 8019 East Golf Links Road, Tucson, Arizona. The Property is leased to Biolife Plasma Services, L.P.

TARGETED 1ST YEAR RETURN: SEE PPM

### SPONSOR

Four Springs Capital

### YEAR(S) BUILT

2019

### REGULATION

506c

### LOAN TO VALUE RATIO

N/A

### SYNDICATED PURCHASE PRICE

\$10,567,000

### MINIMUM INVESTMENT

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

### ASSET CLASS

Medical Office

### LOCATION

Tucson, AZ

### LOAN TERMS

N/A

### ESTIMATED AVAILABLE EQUITY

\$412,008



## 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

\$8,295,448



## 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

\$31,352,419



## 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

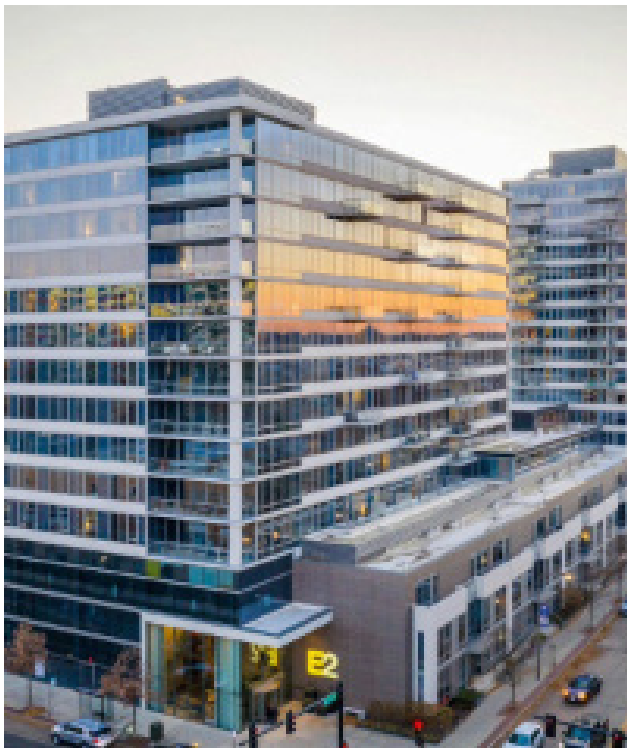
Newport News, VA

### LOAN TERMS

All cash

### ESTIMATED AVAILABLE EQUITY

\$2,200,000



## HREX 6 DST

HREX 6 DST is a multi-asset offering featuring two Class A multifamily properties, E2 and The Alloy (the “Properties”). The Properties feature an expansive unit mix, offering 627 units across 534K of rentable square footage. The Properties are within walking distance of major universities and primarily cater to a student renter base.

TARGETED 1ST YEAR RETURN: SEE PPM

### SPONSOR

Hines

### YEAR(S) BUILT

2014

### REGULATION

506c

### LOAN TO VALUE RATIO

N/A

SYNDICATED  
PURCHASE PRICE  
\$255,435,547

### MINIMUM INVESTMENT

\$250,000

### ASSET CLASS

Multifamily

### LOCATION

College Park, MD,  
Evanston, IL

### LOAN TERMS

NA

### ESTIMATED AVAILABLE EQUITY

Please contact sponsor  
for available equity



## KEYSTONE 1031 LANSING INDUSTRIAL DST

The Trust intends to acquire FedEx Ground Lansing, a FedEx distribution center located at 2290 S. Canal Road, Lansing, Michigan 48917.

TARGETED 1ST YEAR RETURN: SEE PPM

### SPONSOR

KNPRE Keystone 1031

### YEAR(S) BUILT

2006

### REGULATION

506c

SYNDICATED  
PURCHASE PRICE  
\$29,780,000

### LOAN TO VALUE RATIO

40.00%

### MINIMUM INVESTMENT

\$50,000

### ASSET CLASS

Industrial

### LOCATION

Lansing, MI

### LOAN TERMS

5.53% fixed, int only 10  
years

### ESTIMATED AVAILABLE EQUITY

\$ 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



## 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

**ASSET CLASS**  
Multifamily

**YEAR(S) BUILT**  
2006

**LOCATION**  
Rochester, NY

**REGULATION**  
506c

**LOAN TERMS**  
Int 6.23%, I/O, Maturity: 2034

**SYNDICATED  
PURCHASE PRICE**  
\$39,200,000

**LOAN TO VALUE RATIO**  
48.2%

**ESTIMATED AVAILABLE  
EQUITY**

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

\$2,033,668



## 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

\$7,000,000

### 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

\$2,700,000

### MINIMUM INVESTMENT

\$100,000



## MCI BAHAMAS A SERIES, DST

The Property is located in the Bahamas Laguna Azure master planned community, which is located in Rockwall County, Texas. A portion of the Property is located in the city limits of Royse City, and a portion of the Property is located the extraterritorial jurisdiction of Royse City.

TARGETED 1ST YEAR RETURN: SEE PPM

### SPONSOR

MCI

### ASSET CLASS

Mixed Use

### YEAR(S) BUILT

### REGULATION

506c

### SYNDICATED PURCHASE PRICE

\$43,170,000

### LOAN TO VALUE RATIO

NA

### MINIMUM INVESTMENT

\$43,170

### LOCATION

Rockwall county, TX

### LOAN TERMS

N/A

### ESTIMATED AVAILABLE EQUITY

\$42,330,000



## 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

### REGULATION

506c

### SYNDICATED PURCHASE PRICE

\$31,015,004.00

### LOAN TO VALUE RATIO

40.14%

### MINIMUM INVESTMENT

\$100,000

### 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



## MONTEGO - WHITE ROCK MINERALS LLC

White Rock Minerals LLC, a wholly-owned subsidiary of Montego Energy Partners, LLC is offering certain undivided non-possessory Mineral Interests and Royalty Interests in existing income-producing and non-income producing oil and gas properties located in the States of Texas and Wyoming

TARGETED 1ST YEAR RETURN: SEE PPM

### SPONSOR

Montego Minerals

### YEAR(S) BUILT

NA

### REGULATION

506c

### SYNDICATED PURCHASE PRICE

\$18,500,000

### LOAN TO VALUE RATIO

NA

### MINIMUM INVESTMENT

\$100,000

### ASSET CLASS

Mineral

### LOCATION

TX, WY

### LOAN TERMS

NA

### ESTIMATED AVAILABLE EQUITY

\$15,500,000



## 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

### 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

### ASSET CLASS

NNN

### LOCATION

Scottsdale, AZ

### 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)

### ESTIMATED AVAILABLE EQUITY

\$4,850,856



## 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

### YEAR(S) BUILT

2016/2020

### REGULATION

506c

### LOAN TO VALUE RATIO

56.60%

### SYNDICATED PURCHASE PRICE

\$402,397,396

### MINIMUM INVESTMENT

\$100,000

### ASSET CLASS

Office

### LOCATION

Kernersville, NC; Camp Springs, MD

### LOAN TERMS

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

### ESTIMATED AVAILABLE EQUITY

\$152,600,000





## 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

\$10,500,000



## NEWSTAR 14 HADLEY CROSSING DST

The Trust will acquire and own the land and improvements commonly known as “Hadley Crossing,” a single-family built-for-rent development located at 4300 Hucks Road, Charlotte, North Carolina 28269

TARGETED 1ST YEAR RETURN: SEE PPM

### SPONSOR

Newstar Exchange

### ASSET CLASS

BFR

### YEAR(S) BUILT

2024

### REGULATION

506c

### SYNDICATED PURCHASE PRICE

\$24,127,971

### LOAN TO VALUE RATIO

43.73%

### MINIMUM INVESTMENT

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

### LOCATION

Charlotte, NC

### LOAN TERMS

5.32% fixed interest  
rate, 10-year term, 10  
years interest-only

### ESTIMATED AVAILABLE EQUITY

\$13,742,848



## 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

### ASSET CLASS

Manufacturing

### YEAR(S) BUILT

2021

### REGULATION

506c

### LOAN TO VALUE RATIO

50.52%

### SYNDICATED PURCHASE PRICE

\$61,961,253

### MINIMUM INVESTMENT

\$100,000

### 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

\$19,978,828



## 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

\$9,643,435



## SEMICONDUCTOR MANUFACTURING DST

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

TARGETED 1ST YEAR RETURN: SEE PPM

### SPONSOR

NexPoint Real Estate Advisors

### YEAR(S) BUILT

1985

### REGULATION

506c

### LOAN TO VALUE RATIO

35.39%

### SYNDICATED PURCHASE PRICE

\$211,944,633

### MINIMUM INVESTMENT

\$100,000

### ASSET CLASS

Industrial

### LOCATION

Temecula, CA

### LOAN TERMS

6.635% Fixed, I/O 10 years

### ESTIMATED AVAILABLE EQUITY

\$35,519,552



## 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

### YEAR(S) BUILT

2021/22, 2019

### REGULATION

506c

### LOAN TO VALUE RATIO

NA

### SYNDICATED PURCHASE PRICE

\$45,340,000

### MINIMUM INVESTMENT

\$100,000

### ASSET CLASS

Self Storage

### LOCATION

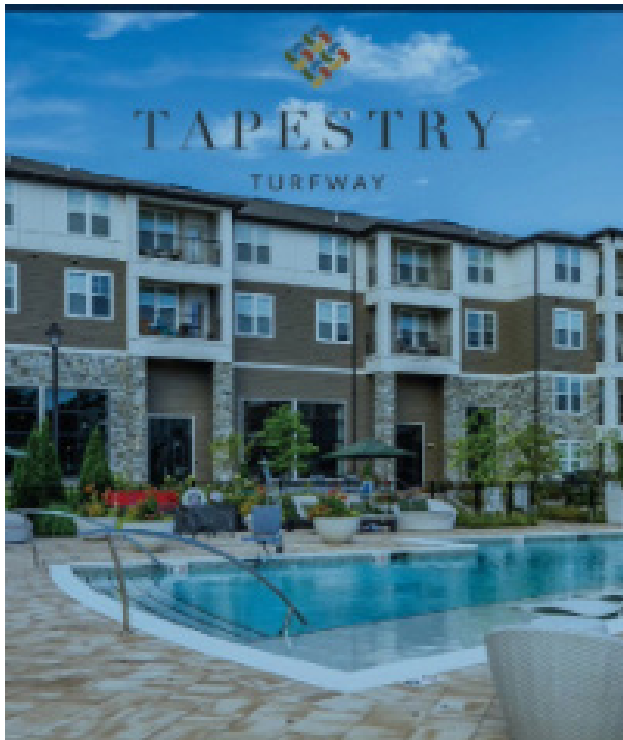
Temple Hills, MD;  
Nashville, TN

### LOAN TERMS

All cash

### ESTIMATED AVAILABLE EQUITY

\$24,421,974



## 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

### YEAR(S) BUILT

2023

### REGULATION

506c

### LOAN TO VALUE RATIO

45.06%

### SYNDICATED PURCHASE PRICE

\$92,325,000

### MINIMUM INVESTMENT

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

### ASSET CLASS

Apartments

### LOCATION

Florence, KY

### LOAN TERMS

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

### ESTIMATED AVAILABLE EQUITY

\$15,000,000



## PASSCO ENCORE DST

The project is a 322-unit multifamily apartment complex known as Encore (the “Project”) located on approximately 11.648 acres of land in Belton, Missouri.

TARGETED 1ST YEAR RETURN: SEE PPM

**SPONSOR**  
Passco Companies

**YEAR(S) BUILT**  
2023

**REGULATION**  
506c

**LOAN TO VALUE RATIO**  
48.62%

**SYNDICATED  
PURCHASE PRICE**

\$82,675,000

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

**ASSET CLASS**  
Multifamily

**LOCATION**  
Belton, MO

**LOAN TERMS**  
Int rate 5.20%, Loan is I/O until Jan 1, 2032, and then will begin partial interest only amortization year period

**ESTIMATED AVAILABLE  
EQUITY**  
\$5,000,000



## 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

**YEAR(S) BUILT**  
2020

**REGULATION**  
506c

**SYNDICATED  
PURCHASE PRICE**

\$45,950,000

**LOAN TO VALUE RATIO**  
N/A

**MINIMUM INVESTMENT**  
\$100,000

**ASSET CLASS**  
Multi-family

**LOCATION**  
Vancouver, WA

**LOAN TERMS**  
N/A

**ESTIMATED AVAILABLE  
EQUITY**  
\$28,355,653





## 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

\$1,280,000

LOAN TO VALUE RATIO  
65%

MINIMUM INVESTMENT  
\$100,000



## TEI - SALISBURY NC INDUSTRIAL TIC

The Becker Organization, LLC is offering tenant in common interests or membership interests in a tenant in common owner of the land and building known as Salisbury NC Industrial located in Salisbury,

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR  
Tine Equities

ASSET CLASS  
Industrial

YEAR(S) BUILT  
various

LOCATION  
Salisbury, NC

REGULATION  
506c

LOAN TERMS  
NA

SYNDICATED  
PURCHASE PRICE

\$10,550,000

ESTIMATED AVAILABLE  
EQUITY

Please contact sponsor  
for available equity

LOAN TO VALUE RATIO  
NA

MINIMUM INVESTMENT  
\$1,000,000



## 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

\$4,800,000

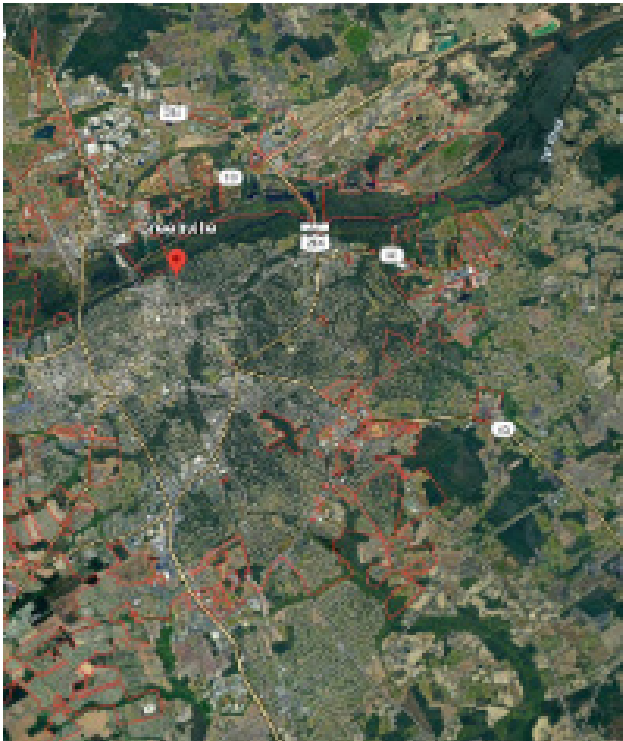
### SYNDICATED

### PURCHASE PRICE

\$19,569,002

### MINIMUM INVESTMENT

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



## NORTH CAROLINA GROWTH 2 DST

The Trust anticipates acquiring approximately 211 acres of vacant agricultural and wooded land located on the east side of Kinsaul Wiloughby Road in Greenville, Pitt County, North Carolina

TARGETED 1ST YEAR RETURN: SEE PPM

### SPONSOR

Walton Global Holdings

### ASSET CLASS

Land

### YEAR(S) BUILT

### LOCATION

Greenville, NC

### REGULATION

506c

### LOAN TERMS

NA

### LOAN TO VALUE RATIO

NA

### ESTIMATED AVAILABLE EQUITY

Please contact sponsor  
for available equity

### SYNDICATED

### PURCHASE PRICE

\$2,769,475

### MINIMUM INVESTMENT

\$100,000

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER  
ON THIS OFFERING