

May 20, 2025



FRACTIONAL REAL ESTATE PORTFOLIOS

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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

\$938,028



BDP SOUTHLAKE DST

BDP Southlake DST is a newly formed DST and is geared to facilitate a like-kind real estate exchange by investors into indirect ownership of the land and improvements located at 3150 Sabre Drive, Southlake, TX 76092.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

BDP Holdings LLC

YEAR(S) BUILT

2001

REGULATION

506c

SYNDICATED

PURCHASE PRICE

\$91,985,339

LOAN TO VALUE RATIO

43.49%

MINIMUM INVESTMENT

\$100,000 (1031)

\$25,000 (cash)

ASSET CLASS

Office

LOCATION

Southlake, TX

LOAN TERMS

Loan is expected to have a term of 10 yrs and bear int equal to (a) 300 basis points plus (b) the 10-year US SOFR Swap Rate. Int rate is 7.12%

ESTIMATED AVAILABLE EQUITY

\$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

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

\$28,800,000

MINIMUM INVESTMENT

\$100,000



BR DIP V 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

ASSET CLASS

Industrial

YEAR(S) BUILT

2024/2002

LOCATION

Conway, SC; Fayetteville, NC

REGULATION

506c

LOAN TO VALUE RATIO

NA

LOAN TERMS

NA

SYNDICATED

PURCHASE PRICE

\$36,717,523

ESTIMATED AVAILABLE EQUITY

\$26,200,000

MINIMUM INVESTMENT

\$100,000



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

ASSET CLASS

Student Housing

YEAR(S) BUILT

2003, reno 2021

LOCATION

Columbia, MO

REGULATION

506c

LOAN TO VALUE RATIO

45.74%

SYNDICATED

PURCHASE PRICE

\$48,100,000

LOAN TERMS

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

ESTIMATED AVAILABLE EQUITY

\$16,700,000

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 payments, maturity 10 years

SYNDICATED

PURCHASE PRICE

\$286,117,607

ESTIMATED AVAILABLE EQUITY

\$73,085,915

MINIMUM INVESTMENT

\$100,000

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER ON THIS OFFERING



CPA ARBOUR COM-MONS 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

ASSET CLASS

Apartment

YEAR(S) BUILT

2014

LOCATION

Westminster, CO

REGULATION

506c

LOAN TO VALUE RATIO

44.14%

LOAN TERMS

4.20% fixed rate; 10 year senior debt

SYNDICATED

PURCHASE PRICE

\$170,739,000

MINIMUM INVESTMENT

\$100,000 (1031)

\$25,000 (cash)

ESTIMATED AVAILABLE EQUITY

\$9,944,565

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER ON THIS OFFERING



CS1031 LYRIC AT NORTON COM-MONS APART-MENTS DST

CS1031 Lyric at Norton Commons Apartments, DST, a Delaware statutory trust, has been formed for the purpose of acquiring Lyric at Norton Commons, a newly constructed, 273-unit, Class A+ multifamily apartment community with approximately 12,191 gross square feet of ground level retail and commercial space, located at 11210 Peppermint Street in Prospect (Louisville), Kentucky 40059.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Capital Square 1031

ASSET CLASS

Multi-family

YEAR(S) BUILT

2021

LOCATION

Louisville, KY

REGULATION

506c

LOAN TERMS

Fixed rate of 4.67%, 10 years I/O

SYNDICATED

PURCHASE PRICE

\$110,740,000

LOAN TO VALUE RATIO

39.02%

ESTIMATED AVAILABLE EQUITY

\$14,017,000

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

\$14,800,000

MINIMUM INVESTMENT

\$50,000



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

ASSET CLASS

Multi-Family

YEAR(S) BUILT

2022

LOCATION

Richmond, VA

REGULATION

506c

LOAN TERMS

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

SYNDICATED PURCHASE PRICE

\$105,687,000

LOAN TO VALUE RATIO

42.58%

ESTIMATED AVAILABLE EQUITY

\$11,754,000

MINIMUM INVESTMENT

\$50,000



CX MIDWEST INDUSTRIAL LOGISTICS DST

The Project is a commercial facility that is used as a first-mile delivery station in Fort Wayne, IN, located adjacent to the Fort Wayne airport and is 100% triple-net-leased to Amazon.com Services, LLC and guaranteed by Amazon.com, Inc.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Carter Exchange

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

\$44,365,088.71



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

\$30,651,453.70



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
\$11,783,864



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

ASSET CLASS
Medical Office

YEAR(S) BUILT
2009/2007/2015

LOCATION
UT, SC

REGULATION
506c

LOAN TERMS
N/A

LOAN TO VALUE RATIO
NA

SYNDICATED
PURCHASE PRICE
\$14,956,000

ESTIMATED AVAILABLE
EQUITY
\$1,989,897.66

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



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

\$8,487,505.93



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

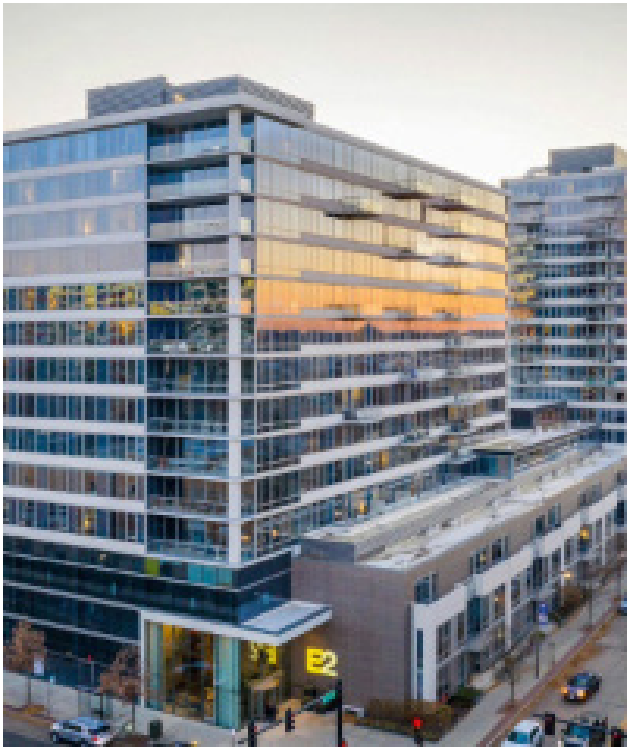
Newport News, VA

LOAN TERMS

All cash

ESTIMATED AVAILABLE EQUITY

Limited equity available



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



HPI BANDERA DST

The opportunity is geared to facilitate a like-kind real estate exchange by investors into indirect ownership of “Casa Bandera” is an apartment community located at 855 East University Ave, Las Cruces, New Mexico 88001.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Hamilton Point

YEAR(S) BUILT

2002

REGULATION

506c

LOAN TO VALUE RATIO

47.6%

SYNDICATED
PURCHASE PRICE
\$39,569,787

MINIMUM INVESTMENT

\$200,000

ASSET CLASS

Multifamily

LOCATION

Las Cruces, NM

LOAN TERMS

Int 5.76% I/O , 10 year term

ESTIMATED AVAILABLE EQUITY

Please contact sponsor
for available equity



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 amortiza-
tion

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

Limited equity available

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

Limited equity available

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	ASSET CLASS
MCI	Mixed Use
YEAR(S) BUILT	LOCATION
	Rockwall county, TX
REGULATION	LOAN TERMS
506c	N/A
SYNDICATED	
PURCHASE PRICE	
\$43,170,000	
LOAN TO VALUE RATIO	
NA	ESTIMATED AVAILABLE EQUITY
MINIMUM INVESTMENT	\$42,330,000
\$43,170	



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	ASSET CLASS
Mercer Asset Management, LLC	Multi-Family
YEAR(S) BUILT	LOCATION
2013	Richmond, VA
REGULATION	LOAN TERMS
506c	4.11% fixed rate
SYNDICATED	10-year term all interest-only
PURCHASE PRICE	
\$31,015,004.00	
LOAN TO VALUE RATIO	
40.14%	ESTIMATED AVAILABLE EQUITY
MINIMUM INVESTMENT	\$7,324,916
\$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

\$11,220,131

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER ON THIS OFFERING



MOODY 77024 MULTIFAMILY DST

The Project is a 164-unit multifamily apartment complex commonly known as The Village at Bunker Hill located at 970 Bunker Hill Road, Houston, Texas 77024.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Moody National DST

YEAR(S) BUILT

1968

REGULATION

506c

SYNDICATED PURCHASE PRICE

\$34,762,000

LOAN TO VALUE RATIO

35.14%

MINIMUM INVESTMENT

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

ASSET CLASS

Multifamily

LOCATION

Houston, TX

LOAN TERMS

10 year I/O at a fixed rate at 5.20%

ESTIMATED AVAILABLE EQUITY

\$8,000,000



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

\$500,000

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

\$143,000,000

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

\$8,000,000



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

\$4,400,000



NEXPOINT LIFE SCIENCES III DST

A state-of-the-art 137,811 square foot property that was built-to-suit the global headquarters of Kindeva Drug Delivery L.P.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

NexPoint Real Estate Advisors

YEAR(S) BUILT

2021

REGULATION

506c

LOAN TO VALUE RATIO

50.52%

SYNDICATED PURCHASE PRICE

\$61,961,253

MINIMUM INVESTMENT

\$100,000

ASSET CLASS

Manufacturing

LOCATION

Woodbury, Minnesota

LOAN TERMS

4.50% fixed until November 1, 2029, On November 1, 2029, adjusts to the Three Year U.S. Treasury Constant rate plus 2.00% (no less than 4.50%) and will remain fixed through maturity

ESTIMATED AVAILABLE EQUITY

\$18,464,259



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

\$8,731,934



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

\$27,633,08



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

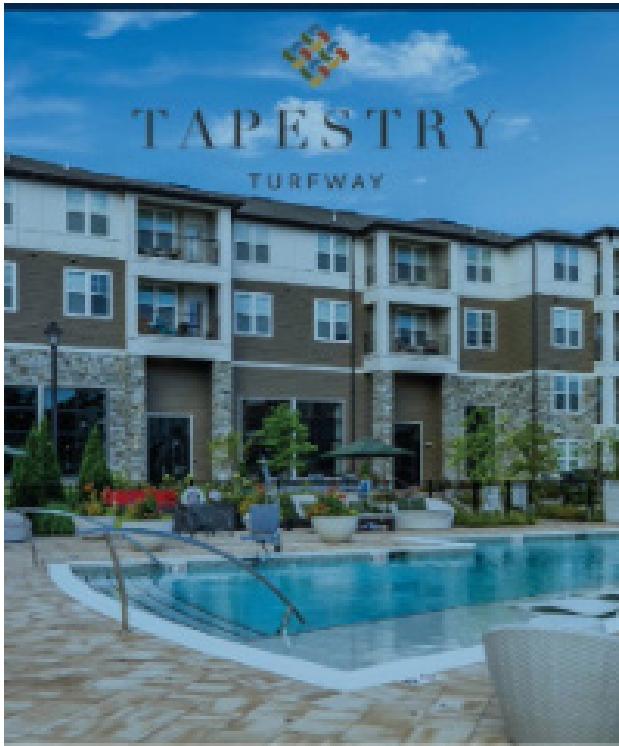
Temple Hills, MD;
Nashville, TN

LOAN TERMS

All cash

ESTIMATED AVAILABLE EQUITY

\$18,883,716



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

\$12,000,000



PASSCO MERRIMACK DST

The Trust acquired a 224-unit apartment community in Merrimack, New Hampshire located on approximately 6.275 acres, offering 1-bedroom and 2-bedroom units. It consists of one residential building and one clubhouse building

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Passco Companies

YEAR(S) BUILT

2023

REGULATION

506c

LOAN TO VALUE RATIO

47.23%

SYNDICATED PURCHASE PRICE

\$100,857,000

MINIMUM INVESTMENT

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

ASSET CLASS

Apartments

LOCATION

Merrimack, NH

LOAN TERMS

10-year loan at a fixed
interest rate of 5.35%
with 7-year I/O financing
to 3/1/2032.

ESTIMATED AVAILABLE EQUITY

Please contact sponsor
for available equity.



PG OCEAN DST

The Trust owns the 114-key Residence Inn, an upscale/extended stay hotel in Ocean Township, New Jersey.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Peachtree Group

YEAR(S) BUILT

2024

REGULATION

506c

LOAN TO VALUE RATIO

NA

SYNDICATED PURCHASE PRICE

\$39,829,373

MINIMUM INVESTMENT

\$100,000

ASSET CLASS

Hotel

LOCATION

Oakhurst, NJ

LOAN TERMS

N/A

ESTIMATED AVAILABLE EQUITY

\$39,829,373



SE FLP(TRI CITIES) DST

An investment opportunity in a newly constructed, approximately 107,200 square foot, Class A distribution facility (the "Property") in Burbank, Washington that is 100% net leased and serves as a distribution warehouse for Frito-Lay.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Syndicated Equities

YEAR(S) BUILT

2023

REGULATION

506c

SYNDICATED PURCHASE PRICE

\$28,389,000

LOAN TO VALUE RATIO

44.82%

MINIMUM INVESTMENT

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

ASSET CLASS

Industrial

LOCATION

Burbank, WA

LOAN TERMS

Fixed rate based on treasury yields + 180 bps, with a floor rate of 6.10%, the int rate was locked at 6.24% thru May 11, 2025, 3 yrs I/O, Maturity 2033.

ESTIMATED AVAILABLE EQUITY

\$5,927,661



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

\$28,355,653

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

\$1,286,469

LOAN TO VALUE RATIO

65%

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

\$4,300,000

SYNDICATED
PURCHASE PRICE
\$19,569,002

MINIMUM INVESTMENT

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



FLORIDA GROWTH 1 DST

The Trust anticipates acquiring approximately 465 acres of vacant timberland located along Highway 231 in Panama City, Bay County, Florida.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Walton Global Holdings

ASSET CLASS

Land

YEAR(S) BUILT

LOCATION

Panama City, FL

REGULATION

506c

LOAN TERMS

NA

LOAN TO VALUE RATIO

NA

ESTIMATED AVAILABLE EQUITY

Please contact sponsor
for available equity

SYNDICATED
PURCHASE PRICE
\$4,500,611

MINIMUM INVESTMENT

\$100,000

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER
ON THIS OFFERING



DELAWARE GROWTH 2 DST

The Trust anticipates acquiring approximately 131 acres of vacant agricultural land located on the west side of South DuPont Highway, U.S. Route 13, a short distance south of the Town of Felton, Kent County, Delaware.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Walton Global Holdings

ASSET CLASS

Land

YEAR(S) BUILT

NA

LOCATION

Felton, DE

REGULATION

506c

LOAN TERMS

NA

LOAN TO VALUE RATIO

NA

SYNDICATED

PURCHASE PRICE

\$4,712,373

ESTIMATED AVAILABLE EQUITY

Please contact sponsor
for available equity

MINIMUM INVESTMENT

\$100,000

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER
ON THIS OFFERING