

EMERSON EQUITY

REPLACEMENT PROPERTY INVENTORY

August 17, 2020

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¹Accredited Investors are defined as having \$1 million net worth excluding primary residence or \$200,000 income individually/\$300,000 jointly two of the last three years.

DISCLOSURES

Risk Considerations: Investments in real estate, including tenant-in-common or Delaware Statutory Trust interests, are subject to various risks that are set forth under “Risk Factors” in the PPM or in supplements to the Memorandum which should be read carefully, before any investment is made.

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1031 Risk Disclosure:

- There is no guarantee that any strategy will be successful or achieve investment objectives
- Potential for property value loss – All real estate investments have the potential to lose value during the life of the investments
- Change of tax status – The income stream and depreciation schedule for any investment property may affect the property owner’s income bracket and/or tax status. An unfavorable tax ruling may cancel deferral of capital gains and result in immediate tax liabilities
- Potential for foreclosure – All financed real estate investments have potential for foreclosure
- Illiquidity – Because 1031 exchanges are commonly offered through private placement offerings and are illiquid securities. There is no secondary market for these investments
- Reduction or Elimination of Monthly Cash Flow Distributions – Like any investment in real estate, if a property unexpectedly loses tenants or sustains substantial damage, there is potential for suspension of cash flow distributions
- Impact of fees/expenses – Costs associated with the transaction may impact investors’ returns and may outweigh the tax benefits



TAILOR LOFTS, DST

Tailor Lofts is a 10-story, upscale, student housing complex in Chicago's West Loop. Originally built in 1915, the former clothing factory underwent major renovation and adaptive re-purposing into a modern student housing community in 2009 and 2010.

Click the link for a virtual tour.

https://www.youtube.com/watch?v=WwmH_0Swf5s&feature=youtu.be

TARGETED 1ST YEAR RETURN: 5.50%

SPONSOR

NB Private Capital

YEAR(S) BUILT

1915
Renovated 2010

SYNDICATED PURCHASE PRICE

\$70,014,541

LOAN TO VALUE RATIO

54.2%

MINIMUM INVESTMENT

\$50,000 DST

ASSET CLASS

Student Housing

LOCATION

Chicago, IL

LOAN TERMS

4.87% Fixed

10-year term, with
5-years interest only



ROCKLAND, DST

A 372-unit, 647-bed, student housing apartment community located in Lawrence, Kansas, 0.4 miles from the University of Kansas (KU) campus. Built in 1987 and newly renovated in 2019, the garden-style property contains 15, three-story buildings with vinyl siding and asphalt shingle roofing. Totaling 313,912 rentable square feet, the property is situated on 17.9 acres of land and includes its own professional caliber soccer field with AstroTurf.

Click the link for a virtual tour.

<https://www.youtube.com/watch?v=OXdnKPrxr0&feature=youtu.be>

TARGETED 1ST YEAR RETURN: 6.20%

SPONSOR

NB Private Capital

YEAR(S) BUILT

2019 Renovation

SYNDICATED PURCHASE PRICE

\$40,264.856

LOAN TO VALUE RATIO

50%

MINIMUM INVESTMENT

\$50,000 DST

ASSET CLASS

Student Housing

LOCATION

Lawrence, KS

LOAN TERMS

3.89% Fixed

10-year term, with
5-years interest only



CAMPUS WALK, DST

NB Private Capital believes Campus Walk is the premier, boutique student housing property at Chico State. Built in 2018, this rare opportunity allows investors to acquire a newly developed, adjacent to a growing University within the state of California.

Click the link for a virtual tour.

<https://www.youtube.com/watch?v=fVpg3JPuAJg&feature=youtu.be>

TARGETED 1ST YEAR RETURN: 5.25%

SPONSOR

NB Private Capital

ASSET CLASS

Student Housing

YEAR(S) BUILT

2018

LOCATION

Chico, CA

SYNDICATED PURCHASE PRICE

\$21,769,550

LOAN TERMS

4.12% Fixed

10-year term, with 5-years interest only

LOAN TO VALUE RATIO

54.9%

MINIMUM INVESTMENT

\$50,000 DST



CAI INVESTMENTS LAKE FOREST GLOBAL HQ, DST

This offering is a single tenant, absolute NNN leased industrial corporate headquarters located in Lake Forest, Illinois. The property is leased by Pactiv, LLC, a subsidiary of Reynolds Group Holdings Limited. From this global headquarters Pactiv oversees and operates over 50 foodservice manufacturing and distribution facilities.

Click the link for a virtual tour.

<https://www.dropbox.com/s/h7pvid542d75sxi/CAI%20Investments%20Lake%20Forest%20Global%20HQ%20DST%20-%20VIDEO%2006162020.mp4?dl=0>

TARGETED 1ST YEAR RETURN: 6.15%

SPONSOR

CAI Investments

ASSET CLASS

Office

YEAR(S) BUILT

2019/1997

LOCATION

Lake Forest, IL

SYNDICATED PURCHASE PRICE

\$24,486,203

LOAN TERMS

4.35% Fixed

10-year term, interest only

LOAN TO VALUE RATIO

50.52%

MINIMUM INVESTMENT

\$50,000 DST



CUNAT EXCHANGE II, DST

This offering is a 276 newly completed townhouse development built and owned by Cunat. It had a 96% occupancy average for 2019.

TARGETED 1ST YEAR RETURN: 6.68%

SPONSOR

Cunat Inc.

ASSET CLASS

Multi-Family

YEAR(S) BUILT

2019

LOCATION

McHenry, IL

SYNDICATED PURCHASE PRICE

\$60,000,000

LOAN TERMS

3.22% Fixed

10-year term,
interest only

LOAN TO VALUE RATIO

70%

MINIMUM INVESTMENT

\$100,000 DST



BC EXCHANGE CITY VIEW DST

BC Exchange City View DST is a 98% occupied, multi-tenant office complex located in Austin, TX. The office complex consists of four buildings totaling 273,232 square feet with Apple, Inc. as the largest tenant, comprising 34% of the gross leasable area.

TARGETED 1ST YEAR RETURN: 4.47%

SPONSOR

Black Creek Exchange

ASSET CLASS

Office

YEAR(S) BUILT

Various

LOCATION

Austin, TX

SYNDICATED PURCHASE PRICE

\$97,024,793

LOAN TERMS

Speak with sponsor.

LOAN TO VALUE RATIO

Speak with sponsor.

MINIMUM INVESTMENT

\$500,000 DST



FC EUCLID OH INVESTORS DST

A newly constructed, 857,304 square-foot single tenant built-to-suit sorting and distribution facility for Amazon.com, situated on 71.1407 acres in Euclid, Ohio, The facility, which was completed in November of 2019, is situated 13 miles from downtown Cleveland.

TARGETED 1ST YEAR RETURN: 0%

SPONSOR

Net Lease Capital Advisors

YEAR(S) BUILT

2019

SYNDICATED PURCHASE PRICE

\$196,551,854

LOAN TO VALUE RATIO

Speak with sponsor.

MINIMUM INVESTMENT

\$260,000 DST

ASSET CLASS

Warehouse

LOCATION

Euclid, OH

LOAN TERMS

Speak with sponsor.



TEXAS MULTIFAMILY PORTFOLIO DST

These two Class B multifamily communities is strategically located near several arterials in close proximity to major employers, educational institutions, retail, and local attractions. We will strive to improve operational performance and enhance underlying asset value by implementing institutional asset management and value-added strategies, including strategic capital improvements, cost controls, etc.

TARGETED 1ST YEAR RETURN: 4.58%

SPONSOR

NexPoint Real Estate Advisors

YEAR(S) BUILT

2004/2006

SYNDICATED PURCHASE PRICE

\$121,009,892

LOAN TO VALUE RATIO

49.62%

MINIMUM INVESTMENT

\$100,000 DST

ASSET CLASS

Multi-Family

LOCATION

Lewisville and San Antonio, TX

LOAN TERMS

4.24% Fixed

10-year term, interest only



NEXPOINT FLAMINGO DST

NexPoint Flamingo DST is a luxury multi-family apartment complex. Elysian at Flamingo is uniquely positioned as the premier rental community in Las Vegas. Located just 15 minutes away from the Vegas Strip, Elysian at Flamingo offers an attractive value-proposition in a community that is known for great schools, outdoor recreation, plenty of shopping, entertainment and dining.

TARGETED 1ST YEAR RETURN: 5.23%



POLO GLEN DST

Polo Glen is a 252 unit, Class A multifamily community. This is an opportunity to invest in a potentially attractive long-term investment due to its affordable rental profile, competitive positioning and strategic location near major employers, shopping, retail, and entertainment in the Melbourne MSA.

TARGETED 1ST YEAR RETURN: 4.94%

SPONSOR

NexPoint Real Estate Advisors

YEAR(S) BUILT

2018

SYNDICATED PURCHASE PRICE

\$114,317,704

LOAN TO VALUE RATIO

49.02%

MINIMUM INVESTMENT

\$100,000 DST / \$100,000 Cash

ASSET CLASS

Multi-Family

LOCATION

Las Vegas, NV

LOAN TERMS

3.27% Fixed

10-year term, interest only

SPONSOR

NexPoint Real Estate Advisors

YEAR(S) BUILT

2008

SYNDICATED PURCHASE PRICE

\$62,833,929

LOAN TO VALUE RATIO

52.34%

MINIMUM INVESTMENT

\$100,000 DST

ASSET CLASS

Multi-Family

LOCATION

Melbourne, FL

LOAN TERMS

3.52% Fixed

10-year term, interest only



CX REAGAN CROSSING, DST

Built in 2017, this 288 unit has 12 residential buildings. St. Tammany Parish, also known as the Northshore due to its location north of Lake Pontchartrain, is home to several affluent suburbs near Mandeville, Covington, Madisonville, and Slidell. Job growth is the submarket's strong point, and employment is comparable to that of downtown New Orleans, but median incomes are much higher

TARGETED 1ST YEAR RETURN: 6.0%

SPONSOR

Carter Exchange

ASSET CLASS

Multi-Family

YEAR(S) BUILT

2017

LOCATION

Covington, LA

SYNDICATED PURCHASE PRICE

\$41,564,044

LOAN TERMS

4.11% Fixed

10-year term, with 5-years interest only

LOAN TO VALUE RATIO

51.97%

MINIMUM INVESTMENT

\$100,000 DST / \$25,000 CASH



CX RETREAT AT THE PARK DST

This offering (the "Offering") is being made available to accredited investors seeking an I.R.C. Section 1031 exchange (a "1031 Exchange") or seeking an investment in a property that, upon disposition, should allow the investor to complete another 1031 Exchange. CX Retreat at the Park, DST, a newly formed Delaware Statutory Trust (the "Trust"), is offering to sell 100% of the beneficial interests in the Trust to certain qualified and accredited investors pursuant to the Memorandum.

TARGETED 1ST YEAR RETURN: 5.28%

SPONSOR

Carter Exchange

ASSET CLASS

Multi-Family

YEAR(S) BUILT

2015-2017

LOCATION

Burlington, NC

SYNDICATED PURCHASE PRICE

\$44,008,724

LOAN TERMS

3.235% Fixed

10-year term, with 5-years interest only

LOAN TO VALUE RATIO

57.49%

MINIMUM INVESTMENT

\$100,000 DST / \$25,000 CASH



BR SUNRISE PARC, DST

Newly Constructed Class A Apartment Community in Booming Orlando Metro, Marcus and Millichap's #1 Ranked Multi-family Market for 2020. The Property offers residents proximity to major employers and easy access to a variety of retail services in a unique setting abutting a forest preserve. The Property features a new, modern appeal with top of the market amenities along Osceola Parkway, a major thoroughfare connecting the area to Interstate 4 and Walt Disney World theme parks.

TARGETED 1ST YEAR RETURN: 5.01%

SPONSOR

Bluerock Value Exchange

YEAR(S) BUILT

2019

SYNDICATED PURCHASE PRICE

\$74,686,656

LOAN TO VALUE RATIO

58.40%

MINIMUM INVESTMENT

\$100,000 DST

ASSET CLASS

Multi-Family

LOCATION

Kissimmee, FL

LOAN TERMS

3.18% Fixed

10-year term, with 7-years interest only



CF AURORA MULTI-FAMILY, DST

368-unit, garden-style apartment community renovated in 2016. Renovations included full roof replacement, asphalt resurfacing, siding replacement, exterior paint, and appliance replacements. The Property features high-quality design features, community amenities and large units that would benefit from additional renovations anticipated to generate rent premiums to the clubhouse and pool area.

TARGETED 1ST YEAR RETURN: 4.52%

SPONSOR

Cantor Fitzgerald

YEAR(S) BUILT

1999-2004
(2016 Renovations)

SYNDICATED PURCHASE PRICE

\$88,405,000

LOAN TO VALUE RATIO

57.43%

MINIMUM INVESTMENT

\$100,000 DST / \$25,000 Cash

ASSET CLASS

Multi-Family

LOCATION

Aurora, IL

LOAN TERMS

3.9% Fixed

10-year term, with 5-years interest only



CF RAILWAY MULTI-FAMILY DST

This is a 417-unit, garden-style apartment community located adjacent to the Route 59 Metra station, one of suburban Chicago's most active train stations offering convenient rail service to downtown Chicago. The Property features spacious floor plans averaging 1,057 square feet, which are among the largest within the competitive set, and desirable community amenities that would benefit from additional renovations anticipated to generate rent premiums.

TARGETED 1ST YEAR RETURN: 5.10%

SPONSOR

Cantor Fitzgerald

ASSET CLASS

Multi-Family

YEAR(S) BUILT

Various

LOCATION

Naperville, IL

SYNDICATED PURCHASE PRICE

\$107,623,000

LOAN TERMS

3.71% Fixed

10-year term, with 5-years interest only

LOAN TO VALUE RATIO

56.75%

MINIMUM INVESTMENT

\$100,000 DST / \$25,000 Cash



CF TRIBECA MULTI-FAMILY DST

CF Tribeca Multifamily DST is a 160-unit Class A apartment community located in St. Louis, Missouri. This Class A apartment community constructed in 2018 with high end finishes, smart home technology and an expansive amenity set, including an entertainment deck with swimming pool and lounge. The Project includes two-levels of garage parking offering coveted offstreet parking for residents.

TARGETED 1ST YEAR RETURN: 5.12%

SPONSOR

Cantor Fitzgerald

ASSET CLASS

Multi-Family

YEAR(S) BUILT

2018

LOCATION

St. Louis, MO

SYNDICATED PURCHASE PRICE

\$48,680,000

LOAN TERMS

3.49% Fixed

10-year term, with 10-years interest only

LOAN TO VALUE RATIO

49.71%

MINIMUM INVESTMENT

\$100,000 DST / \$25,000 Cash



NET LEASED PORTFOLIO 36

Net Leased Portfolio 36 focuses on two recession-resilient properties that are guaranteed by the Kroger Co. These tenants provide groceries which are essential services, which has allowed them to remain open in many cities and states where other businesses have been forcibly closed due to the COVID-19 pandemic. In many instances, our tenants are even experiencing record demand for their products and services.

TARGETED 1ST YEAR RETURN: 6.18%

SPONSOR
ExchangeRight

ASSET CLASS
Retail

YEAR(S) BUILT
Various

LOCATION
Various

SYNDICATED PURCHASE PRICE
\$44,503,300

LOAN TERMS
3.75% Fixed

LOAN TO VALUE RATIO
45.41%

10-year term, with 10-years interest only (estimated loan closing date June 30, 2020)

MINIMUM INVESTMENT
\$100,000 DST



NET LEASED PORTFOLIO 37

ExchangeRight Net Leased Portfolio 37 is a diversified portfolio of investment grade quality net-leased real estate with 6.15% target cash flow from in-place lease revenue. 100% of the properties in this portfolio are essential businesses that have remained open and operating during the COVID-19 crisis.

TARGETED 1ST YEAR RETURN: 6.15%

ExchangeRight

ASSET CLASS
Retail

YEAR(S) BUILT
Various

LOCATION
Various

SYNDICATED PURCHASE PRICE
\$39,080,000

LOAN TERMS
3.95% Fixed

LOAN TO VALUE RATIO
52.07%

7 year term, with 2 years of interest only (estimated loan closing date July 14, 2020)

MINIMUM INVESTMENT
\$100,000 DST



NET LEASED PORTFOLIO 38

ExchangeRight Net Leased Portfolio 38 is a diversified portfolio of investment grade quality net-leased real estate with 6.17% target cash flow from in-place lease revenue. 100% of the properties in this portfolio are essential businesses that have remained open and operating during the COVID-19 crisis.

TARGETED 1ST YEAR RETURN: 6.17%

SPONSOR
ExchangeRight

ASSET CLASS
Retail

YEAR(S) BUILT
Various

LOCATION
Various

SYNDICATED PURCHASE PRICE
\$54,520,000

LOAN TERMS
4.07% Fixed

LOAN TO VALUE RATIO
54.13%

10-year term, interest only (estimated loan closing date July 31, 2020)

MINIMUM INVESTMENT
\$100,000 DST



GO STORE IT NAPLES STORAGE DST

While multifamily and retail properties remain popular based in part on people's familiarity with these property types, Self-Storage has the potential to provide stable income and strong returns. Historically, self-storage has exhibited strong fundamentals and performed well in a variety of economic conditions. We believe this is because self-storage as an asset class has several unique characteristics that differentiate it from other types of commercial real estate and make self-storage a welcome diversifier in a real estate portfolio.

TARGETED 1ST YEAR RETURN: 5.01%

SPONSOR
Go Store it

ASSET CLASS
Self Storage

YEAR(S) BUILT
1998-2018

LOCATION
Naples, FL

SYNDICATED PURCHASE PRICE
\$15,550,000

LOAN TERMS
N/A

LOAN TO VALUE RATIO
N/A

MINIMUM INVESTMENT
\$25,000 DST



MIDWEST SENIOR LIVING PORTFOLIO DST

The offering is two senior living facilities located in the Midwest. Both Properties are located near several hospitals to fulfill patients' healthcare needs, and have historically had strong occupancies. The Properties offer independent living with customizable plans and amenities.

TARGETED 1ST YEAR RETURN: 5.0%

SPONSOR

Inland Private Capital Corporation

ASSET CLASS

Senior Living

YEAR(S) BUILT

Various

LOCATION

Peoria & Springfield, IL

SYNDICATED PURCHASE PRICE

\$80,925,660

LOAN TERMS

N/A

LOAN TO VALUE RATIO

N/A

MINIMUM INVESTMENT

\$100,000 DST / \$25,000 Cash



SUN BELT MULTIFAMILY PORTFOLIO III DST

Sun Belt Multifamily Portfolio III DST is comprised of three multifamily properties totaling 599 units. Christopher Todd Communities at Country Place and Christopher Todd Communities at Marley Park are located in the Phoenix-Mesa-Scottsdale Metropolitan Statistical Area. Centre Pointe Apartments is located in the Palm Bay-Melbourne-Titusville, FL Metropolitan Statistical Area. The properties are newly constructed, with brand-new luxurious finishes and thoughtful design.

TARGETED 1ST YEAR RETURN: 4.5%

SPONSOR

Inland Private Capital Corporation

ASSET CLASS

Multi-Family

YEAR(S) BUILT

Various

LOCATION

Sun Belt Region

SYNDICATED PURCHASE PRICE

\$164,823,627

LOAN TERMS

Speak with sponsor.

LOAN TO VALUE RATIO

50.92%

MINIMUM INVESTMENT

\$100,000 DST / \$25,000 Cash



ZERO COUPON AZ FULFILLMENT DST

The Trust will own the land and improvements located at 6701 S. Kolb Road, Tucson, Arizona 85758 (the "Property"), consisting of approximately 79.484 acres of land and a single-tenant warehouse and distribution building (the "Warehouse Building") constructed in 2019, which is comprised of approximately 857,388 square feet of ground floor area. The Property is 100% leased to Amazon.com Services, Inc., a Delaware corporation (the "Tenant"), pursuant to a lease agreement (as amended, the "Lease").

TARGETED 1ST YEAR RETURN: 0%

SPONSOR

Inland Private Capital Corporation

ASSET CLASS

Warehouse

YEAR(S) BUILT

2019

LOCATION

Tucson, AZ

SYNDICATED PURCHASE PRICE

\$35,480,965

LOAN TERMS

4.095% Fixed

20-year term

LOAN TO VALUE RATIO

82.13 %

MINIMUM INVESTMENT

\$25,000 DST / \$25,000 CASH



CS1031 ABBINGTON PLACE APARTMENTS DST

CS1031 Abbington Place Apartments, DST, a Delaware statutory trust (the "Trust"), has been formed for the purpose of acquiring Abbington Place, a 360-unit apartment community located in Greensboro, North Carolina 27407 (the "Property"). The Property consists of 30 three-story apartment buildings containing approximately 413,400 rentable square feet, a clubhouse with a leasing office and fitness center and four one-story garage buildings on approximately 37.70 acres of land.

TARGETED 1ST YEAR RETURN: 5.25%

SPONSOR

Capital Square 1031

ASSET CLASS

Multi-family

YEAR(S) BUILT

1995-1997

LOCATION

Greensboro, NC

SYNDICATED PURCHASE PRICE

\$59,530,000

LOAN TERMS

10-year term with 5 years interest only

LOAN TO VALUE RATIO

56.32%

MINIMUM INVESTMENT

\$114,420 DST



CS1031 FAIRLANE HARBOR MHC DST

CS1031 Fairlane Harbor MHC, DST, a Delaware statutory trust (the "Trust"), has been formed for the purpose of acquiring a manufactured housing community called Fairlane Harbor Homes, located at 1500 Indian River Boulevard, Vero Beach, Florida 32960 (the "Property"). The Property is an active adult "lifestyle" community for residents 55 years and older consisting of 232 home sites on over 30 acres along the Intracoastal Waterway. As of the date of this Memorandum, the Property is approximately 97% occupied.

TARGETED 1ST YEAR RETURN: 5.0%

SPONSOR

Capital Square 1031

ASSET CLASS

Multi-family

YEAR(S) BUILT

1969

LOCATION

Vero Beach, Florida

SYNDICATED PURCHASE PRICE

\$46,543,000

LOAN TERMS

10-year term with 5 years interest only

LOAN TO VALUE RATIO

37.69%

MINIMUM INVESTMENT

\$80,244 DST



CS1031 MIDWEST INDUSTRIAL, DST

CS1031 Midwest Industrial, DST, a Delaware statutory trust (the "Trust"), has been formed for the purpose of acquiring an approximately 146,278 total square foot, three parcel industrial property located at 1414 Commerce Park Drive, 1420 Commerce Park Drive and 1455 West Main Street, Tipp City, a suburb of Dayton, Ohio.

TARGETED 1ST YEAR RETURN: 5.70%

SPONSOR

Capital Square 1031

ASSET CLASS

Industrial

YEAR(S) BUILT

1985

LOCATION

Tipp City, OH

SYNDICATED PURCHASE PRICE

\$9,200,000

LOAN TERMS

N/A

LOAN TO VALUE RATIO

N/A

MINIMUM INVESTMENT

\$25,000 DST



CS1031 SE APARTMENT PORTFOLIO, DST

Four-property, 640-unit multifamily portfolio comprised of 79 residential micro-units cross 2 buildings each with 4 stories, with a modern design aesthetic, common area kitchens, and a roof deck with BBQ area.

Horizon at 85th was constructed in 2015 and is comprised of 38 residential micro-units and one commercial unit in a single, 5 story building serviced by an elevator that also features a rooftop deck/BBQ area.

TARGETED 1ST YEAR RETURN: 5.61%

SPONSOR

Capital Square 1031

ASSET CLASS

Multi-Family

YEAR(S) BUILT

Various

LOCATION

Aiken, SC

SYNDICATED PURCHASE PRICE

\$84,586,000

LOAN TERMS

3.38% Fixed

10-year term, with 5-years interest only

LOAN TO VALUE RATIO

53.99%

MINIMUM INVESTMENT

\$50,000 DST



CS1031 SE APARTMENT PORTFOLIO II, DST

CS1031 SE Apartment Portfolio II, DST, a Delaware statutory trust, has been formed for the purpose of acquiring a portfolio comprised of four multifamily communities located in Middle Georgia.

TARGETED 1ST YEAR RETURN: 5.60%

SPONSOR

Capital Square 1031

ASSET CLASS

Multi-Family

YEAR(S) BUILT

Various

LOCATION

Macon and Warner Robins, GA

SYNDICATED PURCHASE PRICE

\$118,775,000

LOAN TERMS

3.38% Fixed

10-year term with 5-years interest only

LOAN TO VALUE RATIO

54.34%

MINIMUM INVESTMENT

\$109,510 DST



CS1031 SE MOB PORTFOLIO, DST

CS1031 SE MOB Portfolio, DST, a Delaware statutory trust (the "Trust"), has been formed for the purpose of acquiring a portfolio of two medical office buildings.

TARGETED 1ST YEAR RETURN: 5.80%

SPONSOR

Capital Square 1031

ASSET CLASS

Medical

YEAR(S) BUILT

Various

LOCATION

Memphis, TN & Southaven, MS

SYNDICATED PURCHASE PRICE

\$17,608,000

LOAN TERMS

4.15% Fixed

10-year term
30-year amortization
2 years interest only

LOAN TO VALUE RATIO

43.16%

MINIMUM INVESTMENT

\$43,984 DST



THE DOMINION

The Dominion is a 238-unit apartment project adjacent to The Woodlands, one of the most desirable communities in Houston.

TARGETED 1ST YEAR RETURN: 4.87%

SPONSOR

Griffin Capital

ASSET CLASS

Multi-Family

YEAR(S) BUILT

2003

LOCATION

Conroe, TX

SYNDICATED PURCHASE PRICE

\$46,858,428

LOAN TERMS

3.48% Fixed

10-year term,
interest only

LOAN TO VALUE RATIO

46.9%

MINIMUM INVESTMENT

\$100,000 DST / \$25,000 CASH



PASSCO NOCATEE DST

Passco Nocatee DST is a 244 unit apartment community that was completed in 2018-2019. The property is comprised of seven 3-story buildings situated on approximately 20 acres, offering a diverse mix of 1, 2 and 3-bedroom units.

TARGETED 1ST YEAR RETURN: 4.05%

SPONSOR

Passco

ASSET CLASS

Multi-Family

YEAR(S) BUILT

2018

LOCATION

Ponte Vedra Beach, FL

SYNDICATED PURCHASE PRICE

\$64,210,000

LOAN TERMS

2.94% Fixed

10-year term,
5-years interest only

LOAN TO VALUE RATIO

55.58%

MINIMUM INVESTMENT

\$100,000 DST /\$25,000 CASH



PASSCO MELLODY FARM DST

This is a 260-unit apartment community completed in 2019; the property is comprised of one 3-story building situated on approximately 7.01 acres, offering a diverse mix of studio, 1, 2 and 3-bedroom units. Unit amenities include stainless steel appliances, side-by-side refrigerator, quartz countertops, moveable kitchen island counter, subway tile kitchen backsplash, wood-grained plank flooring, 9' ceilings, washer/dryer sets, walk-in closets and private patios.

TARGETED 1ST YEAR RETURN: 4.60%

SPONSOR

Passco

ASSET CLASS

Multi-Family

YEAR(S) BUILT

2019

LOCATION

Vernon Hills, IL

SYNDICATED PURCHASE PRICE

\$98,625,000

LOAN TERMS

3.54% Fixed

10-year term, with
5-years interest only

LOAN TO VALUE RATIO

58.0%

MINIMUM INVESTMENT

\$100,000 DST



LSC HANOVER PLACE 55 PLUS MULTI3, DST

Hanover Place is a 55+ active adult community consisting of 94 one-bedroom and 56 two-bedroom units.

TARGETED 1ST YEAR RETURN: 6.0%

SPONSOR

Livingston St. Capital

ASSET CLASS

Senior Living

YEAR(S) BUILT

2004

LOCATION

Tinley Park, IL

SYNDICATED PURCHASE PRICE

\$34,840,000

LOAN TERMS

3.66% Fixed

10-year term,
interest only

LOAN TO VALUE RATIO

47.6%

MINIMUM INVESTMENT

\$100,000 DST



FSC INDUSTRIAL II, DST

FSC Industrial II, DST is a mission critical, single-tenant, 80,000 SF distribution warehouse with over 2.5 acres of undeveloped land located in Omaha, Nebraska. The property is 100% leased on a “double net” basis to International Paper Company (NYSE: IP) for 10 years with 2.5% annual rent increases.

TARGETED 1ST YEAR RETURN: 5.00%

SPONSOR

Four Springs TEN31
Xchange

ASSET CLASS

Industrial

YEAR(S) BUILT

1964

LOCATION

Omaha, NE

SYNDICATED PURCHASE PRICE

\$7,100,000

LOAN TERMS

4.16% Fixed

7-year term, with
4 years interest only

LOAN TO VALUE RATIO

48%

MINIMUM INVESTMENT

\$100,000 DST / \$25,000 CASH



KB ESSENTIAL HEALTHCARE 33, DST

KB Exchange Trust is pleased to offer a five property healthcare portfolio structured as a Delaware Statutory Trust (DST). This multiasset portfolio consists of approximately 45,669 square feet located along the Emerald Coast of Northern Florida. It is leased to three separate tenants, including Fresenius Kidney Care, which is a division of Fresenius Medical Care (NYSE: FMS), an investment-grade Fortune 500 Company.

TARGETED 1ST YEAR RETURN: 5.25%

SPONSOR
Kingsbarn

YEAR(S) BUILT
Various

**SYNDICATED
PURCHASE PRICE**
\$19,580,000

LOAN TO VALUE RATIO
53.01%

MINIMUM INVESTMENT
\$100,000 DST

ASSET CLASS
Medical

LOCATION
Northern Florida

LOAN TERMS
3.90% Fixed

10-year term, with
18 months interest
only