

EMERSON EQUITY

REPLACEMENT PROPERTY INVENTORY

December 7, 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



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: 6.00%

SPONSOR

CAI Investments

ASSET CLASS

Office

YEAR(S) BUILT

2019, 1997

LOCATION

Lake Forest, IL

SYNDICATED PURCHASE PRICE

\$22,795,814

LOAN TERMS

4.125% Fixed

6-year term,
30 day amortization

LOAN TO VALUE RATIO

52.80%

MINIMUM INVESTMENT

\$50,000 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



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



CF STATION MULTI-FAMILY DST

CF Station Multifamily DST (the "Offering") is a newly formed Delaware statutory trust and an affiliate of CFCAF Station, LLC, a joint venture between affiliates of Cantor Fitzgerald Investors, LLC (the "Sponsor") and CAF Capital Partners, LLC. (together with its affiliate, CAF Management, LLC, "CAF"). The Trust owns Station at MacArthur (the "Property"), a 444-unit, apartment community located in Las Colinas, TX.

TARGETED 1ST YEAR RETURN: 4.78%

SPONSOR

Cantor Fitzgerald

ASSET CLASS

Multi-Family

YEAR(S) BUILT

1994

LOCATION

Irving, TX

SYNDICATED PURCHASE PRICE

\$116,243,000

LOAN TERMS

2.775% Fixed

10-year term, interest only

LOAN TO VALUE RATIO

50.70%

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



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 PROM- ENADE AT NEWNAN CROSSING APART- MENTS, DST

Newly constructed multifamily community located in Coweta County, one of the fastest growing counties in the Atlanta metropolitan area.

TARGETED 1ST YEAR RETURN: 5.00%

SPONSOR

Capital Square 1031

ASSET CLASS

Multifamily

YEAR(S) BUILT

2020

LOCATION

Newnan, GA

SYNDICATED PURCHASE PRICE

\$30,375,000

LOAN TERMS

2.85% Fixed

10-year term, 5-year
interest only

LOAN TO VALUE RATIO

58.66%

MINIMUM INVESTMENT

\$50,000 DST



CS1031 RESIDENCE AT RIVERWATCH APARTMENTS, DST

CS1031 Residence at Riverwatch Apartments, DST, a Delaware statutory trust (the "Trust"), has been formed for the purpose of acquiring Residence at Riverwatch, a 260-unit Class A apartment community located in Augusta, Georgia 30909 (the "Property"). The Property consists of seven 4-story residential buildings, each with an elevator, 8 garage buildings, and a single-story amenity building with cabana doors opening to an expansive pool deck on approximately 22.273 acres of land.

TARGETED 1ST YEAR RETURN: 5.50%

SPONSOR

Capital Square 1031

ASSET CLASS

Multifamily

YEAR(S) BUILT

2019

LOCATION

Augusta, GA

SYNDICATED PURCHASE PRICE

\$64,324,000

LOAN TERMS

2.90%

10-year term
30-year amortization
5 year interest only

LOAN TO VALUE RATIO

58.02%

MINIMUM INVESTMENT

\$119,086 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



CX STATION AT POP- LAR TENT, 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 Station at Poplar Tent, 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: 5.38%

SPONSOR

Carter Exchange

ASSET CLASS

Multi-Family

YEAR(S) BUILT

2018

LOCATION

Concord, NC

SYNDICATED PURCHASE PRICE

\$65,006,804

LOAN TERMS

2.58% Fixed

10-year terms, with
5-year interest only

LOAN TO VALUE RATIO

57.49%

MINIMUM INVESTMENT

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



CX STATION AT SA- VANNAH QUARTERS, 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 Station at Savannah Quarters, 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: 5.74%

SPONSOR

Carter Exchange

ASSET CLASS

Multi-Family

YEAR(S) BUILT

2019

LOCATION

Pooler, GA

SYNDICATED PURCHASE PRICE

\$49,403,843

LOAN TERMS

2.565% Fixed;

10-year term,
5-year interest only

LOAN TO VALUE RATIO

57.14%

MINIMUM INVESTMENT

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



NET LEASED PORTFOLIO 41 DST

ExchangeRight Net Leased Portfolio 41 is a diversified portfolio of investment grade quality net-leased real estate with 6.28% targeted cash flow from in-place lease revenue. 95% of the properties in this portfolio are leased by national tenants operating essential businesses that have remained open and operating during the COVID-19 crisis.

TARGETED 1ST YEAR RETURN: 6.28%

SPONSOR
ExchangeRight

ASSET CLASS
Retail

YEAR(S) BUILT
Various

LOCATION
Various

SYNDICATED PURCHASE PRICE
\$120,680,000

LOAN TERMS
3.64% Fixed

10-year term,
interest only

LOAN TO VALUE RATIO
54.71%

MINIMUM INVESTMENT
\$100,000



NET LEASED PORTFOLIO 42 DST

ExchangeRight Net Leased Portfolio 42 is a diversified portfolio of investment grade quality net-leased real estate with 6.29% targeted cash flow from in-place lease revenue. 100% of the properties in this portfolio are leased by national tenants operating essential businesses that have remained open and operating during the COVID-19 crisis.

TARGETED 1ST YEAR RETURN: 6.29%

SPONSOR
ExchangeRight

ASSET CLASS
Retail

YEAR(S) BUILT
Various

LOCATION
Various

SYNDICATED PURCHASE PRICE
\$86,070,000

LOAN TERMS
3.68% Fixed

10-year term,
interest only

LOAN TO VALUE RATIO
52.70%

MINIMUM INVESTMENT
\$100,000



FSC INDUSTRIAL IV, DST

FSC Industrial IV, DST will own a warehouse distribution facility leased to Amazon.com Services, LLC, a subsidiary of Amazon.com, Inc., one of the largest publicly traded companies in the world and the leading e-commerce provider in the United States.

TARGETED 1ST YEAR RETURN: 5.75%

SPONSOR

Four Springs Capital

ASSET CLASS

Warehouse

YEAR(S) BUILT

Built in 1974
Renovated 2020

LOCATION

Grand Rapids, MI

SYNDICATED PURCHASE PRICE

\$43,457,500

LOAN TERMS

3.05% Fixed

7-year term
30-year amortization

LOAN TO VALUE RATIO

49.30%

MINIMUM INVESTMENT

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



INCOMMERCIAL NET LEASE DST 2

The Trust owns seven retail properties located in three states and leased to two tenants. The tenants, Dollar General and Walgreens, are both rated BBB (Adequate Investment Grade Credit) by Standard and Poor's. Each of the seven single tenant locations are under triple-net-lease leases.

TARGETED 1ST YEAR RETURN: 5.68%

SPONSOR

InCommercial Property Group

ASSET CLASS

Retail

YEAR(S) BUILT

Various

LOCATION

Various

SYNDICATED PURCHASE PRICE

\$18,453,000

LOAN TERMS

3.832% Fixed

10-year term,
30-year amortization

LOAN TO VALUE RATIO

58.12%

MINIMUM INVESTMENT

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



DIVERSIFIED RESIDENTIAL PORTFOLIO DST

Diversified Residential Portfolio DST (the Parent Trust), is a newly formed Delaware statutory trust and an affiliate of Inland Private Capital Corporation (IPC). The Parent Trust indirectly owns, or will own, four multifamily properties located in major markets across the country.

TARGETED 1ST YEAR RETURN: 4.54%

SPONSOR

Inland Private Capital Corporation

ASSET CLASS

Multifamily

YEAR(S) BUILT

Various

LOCATION

Various

SYNDICATED PURCHASE PRICE

\$456,938,204

LOAN TERMS

See PPM

LOAN TO VALUE RATIO

51.42%

MINIMUM INVESTMENT

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



LAST MILE DISTRIBUTION, DST

Last Mile Distribution DST, also known as the Trust, is a newly formed Delaware statutory trust and an affiliate of Inland Private Capital Corporation (IPC). The Trust will acquire and own a 151,668 square foot warehouse/ distribution facility located in Thornton, Colorado, approximately 12 miles outside of downtown Denver. The Property is 100 percent leased to Amazon.com Services, LLC (Tenant), a wholly owned subsidiary of Amazon.com, Inc.

TARGETED 1ST YEAR RETURN: 4.00%

SPONSOR

Inland Private Capital Corporation

ASSET CLASS

Warehouse

YEAR(S) BUILT

2019

LOCATION

Thornton, CO

SYNDICATED PURCHASE PRICE

\$64,319,739

LOAN TERMS

N/A

LOAN TO VALUE RATIO

N/A

MINIMUM INVESTMENT

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



SELF-STORAGE PORTFOLIO XII DST

Self-Storage Portfolio XII DST, a newly formed Delaware statutory trust (the “Trust”) and an affiliate of Inland Private Capital Corporation (“IPC” or the “Sponsor”), is hereby offering (the “Offering”) to sell to certain qualified, accredited investors. The Georgia Property is operated as a self-storage facility under the Devon name. Each of the Life Storage Properties is operated as a self-storage facility under the Life Storage® name. In the aggregate, there are approximately 3,200 storage units at the Properties.

TARGETED 1ST YEAR RETURN: 4.51%

SPONSOR

Inland Private Capital Corporation

ASSET CLASS

Self-Storage

YEAR(S) BUILT

Various

LOCATION

Various

SYNDICATED PURCHASE PRICE

\$31,357,129

LOAN TERMS

2.85% Fixed

10-year term, 5-year interest only

LOAN TO VALUE RATIO

50.49%

MINIMUM INVESTMENT

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



SOUTHEAST MULTIFAMILY PORTFOLIO DST

Southeast Multifamily Portfolio DST (the Parent Trust), is a newly formed Delaware statutory trust and an affiliate of Inland Private Capital Corporation (IPC). The Parent Trust will indirectly own two multifamily properties located in Jacksonville, FL and Murfreesboro, TN.

TARGETED 1ST YEAR RETURN: 4.18%

SPONSOR

Inland Private Capital Corporation

ASSET CLASS

Multifamily

YEAR(S) BUILT

2019

LOCATION

Jacksonville, FL
Murfreesboro, TN

SYNDICATED PURCHASE PRICE

\$170,115,140

LOAN TERMS

2.57% Fixed

10-year term

LOAN TO VALUE RATIO

46.95%

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

YEAR(S) BUILT

2019

SYNDICATED PURCHASE PRICE

\$35,480,965

LOAN TO VALUE RATIO

82.13 %

MINIMUM INVESTMENT

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

ASSET CLASS

Warehouse

LOCATION

Tucson, AZ

LOAN TERMS

4.095% Fixed

20-year term



ASHBROOK VILLAGE DST

Ashbrook Village (the facility) is an award winning 96-unit senior housing community located in Villa Rica, Georgia (approximately 30 minutes west of Atlanta). The property is a very well maintained class-B asset that was built in 2003 and renovated in 2013. Located on 19.48 acres, the community includes a 1-story main building consisting of 38 assisted living units and 16 memory care units.

TARGETED 1ST YEAR RETURN: 7.0%

SPONSOR

Inspired Healthcare Capital

YEAR(S) BUILT

2003/2013

SYNDICATED PURCHASE PRICE

\$17,726,474

LOAN TO VALUE RATIO

42.0%

MINIMUM INVESTMENT

\$50,000

ASSET CLASS

Senior Living

LOCATION

Villa Rica, GA

LOAN TERMS

4.50% Fixed

10-year term
w/ 3 renewal terms of
5 years



LSC-KING CITY, DST

King City Senior Village is an Active Adult/ Independent Living Community consisting of 13 studio, 67 one-bedroom, 24 two-bedroom, and 10 cottage units.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Livingston St Capital

YEAR(S) BUILT

1986

SYNDICATED PURCHASE PRICE

\$29,560,000

LOAN TO VALUE RATIO

44.70%

MINIMUM INVESTMENT

\$100,000/\$50,000 Cash

ASSET CLASS

Senior Living

LOCATION

King City, OR

LOAN TERMS

3.03% Fixed

10-year term, interest only



LSC-REGENCY CREST, DST

Alta at Regency Crest is a 55+ active adult community consisting of 54 one-bedroom, 94 two-bedroom, and 2 three-bedroom units.

TARGETED 1ST YEAR RETURN: 6.00%

SPONSOR

Livingston St Capital

YEAR(S) BUILT

2011

SYNDICATED PURCHASE PRICE

\$48,790,000

LOAN TO VALUE RATIO

52.0%

MINIMUM INVESTMENT

\$100,000/\$50,000 Cash

ASSET CLASS

Multifamily

LOCATION

Baltimore, MD

LOAN TERMS

2.97% Fixed

10-year term, interest only



295 BR HOLDCO DST

To meet the needs of investors seeking a stable long-term real estate investment with high leverage and a low equity requirement, which can serve as replacement property for 1031 exchanges, Net Lease Capital Advisors, Inc. (“NLCA”), as Sponsor (Transaction Advisor), has identified and secured a singletenant property (the “Property”) leased by Verizon Corporate Services Group, Inc., a wholly owned subsidiary of Verizon Communications Inc.

TARGETED 1ST YEAR RETURN: N/A

SPONSOR

Net Lease Capital Advisors

YEAR(S) BUILT

1975-76
Renovated 2005

SYNDICATED PURCHASE PRICE

\$99,458,079

LOAN TO VALUE RATIO

Speak with sponsor.

MINIMUM INVESTMENT

\$994,581

ASSET CLASS

Office

LOCATION

Basking Ridge, NJ

LOAN TERMS

Speak with sponsor.



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: N/A

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.



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%

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



PASSCO ONE HAMPTON DST

330-unit apartment community completed in 2018 and 2020. The property is comprised of 23 2-and 3-story residential buildings situated on approximately 35 acres, offering a diverse mix of 1, 2 and 3-bedroom units.

TARGETED 1ST YEAR RETURN: 4.25%

SPONSOR

Passco

YEAR(S) BUILT

2018 & 2020

SYNDICATED PURCHASE PRICE

\$85,149,284

LOAN TO VALUE RATIO

56.95%

MINIMUM INVESTMENT

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

ASSET CLASS

Multifamily

LOCATION

Bluffton, SC

LOAN TERMS

2.75% Fixed

10 year term, 5 years interest only
30-year amortization



RK CODA DST

CODA (the “Property”) is a 296-unit apartment community located in Orlando, Florida, adjacent to the Central Florida Research Park and the University of Central Florida (UCF). Recently constructed in 2019, the Property is located directly on East Colonial Drive (Hwy 50), less than 1/2 of a mile east of State Road 408 (East-West Expressway), which offers superb drive-by exposure and regional accessibility to some of Orlando’s largest and most notable employment centers.

TARGETED 1ST YEAR RETURN: 4.11%

SPONSOR

RK Properties

ASSET CLASS

Multifamily

YEAR(S) BUILT

2019

LOCATION

Orlando, FL

SYNDICATED PURCHASE PRICE

\$41,066,038

LOAN TERMS

2.89% Fixed

10 year term, interest only

LOAN TO VALUE RATIO

46.10%

MINIMUM INVESTMENT

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



TRILOGY RIVERSET MULTIFAMILY DST

Riverset Apartment Homes is a 500-unit multifamily community built between 1988 and 1990 in Memphis, Tennessee. The property boasts premier community amenities, including: a clubhouse with fitness center, media room and billiards table; five resort-style swimming pools and sundecks; a grilling pavilion, putting green and three tennis courts.

TARGETED 1ST YEAR RETURN: 5.14%

SPONSOR

Trilogy Real Estate Group, LLC

ASSET CLASS

Multifamily

YEAR(S) BUILT

1988-1990

LOCATION

Memphis, TN

SYNDICATED PURCHASE PRICE

\$32,102,816

LOAN TERMS

2.635% Fixed

10-year term
5 years interest only

LOAN TO VALUE RATIO

56.46%

MINIMUM INVESTMENT

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



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



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

ASSET CLASS

Student Housing

YEAR(S) BUILT

1915
Renovated 2010

LOCATION

Chicago, IL

SYNDICATED PURCHASE PRICE

\$70,014,541

LOAN TERMS

4.87% Fixed

10-year term, with 5-years interest only

LOAN TO VALUE RATIO

54.2%

MINIMUM INVESTMENT

\$50,000 DST