

EMERSON EQUITY

REPLACEMENT PROPERTY INVENTORY

April 7, 2021

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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

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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



WOLF RUN, DST

The Trust has acquired the multi-family real estate and improvements located at 1910 Valley Road, Reno, Nevada known as “Wolf Run East” and 467 Beverly Street, Reno, Nevada known as “Wolf Run Vintage” as well as the single-family home at 545 Winston Drive, Reno, Nevada (collectively, the “Property”). The Property consists of three parcels of land totaling approximately nine acres in size, upon which are situated seventeen one-, two- and three-story residential buildings (collectively, the “Apartment Buildings”) along with a two-story clubhouse and leasing office and a single-family home.

TARGETED 1ST YEAR RETURN: 6.05%

SPONSOR

Versity

YEAR(S) BUILT

“Vintage” Built 1996
Renovated 2020
“East” Built 2017”

SYNDICATED PURCHASE PRICE

\$28,403,007

LOAN TO VALUE RATIO

51.9%.

MINIMUM INVESTMENT

\$25,000 DST

ASSET CLASS

Multifamily/Student
Housing

LOCATION

Reno, NV

LOAN TERMS

4.32% Fixed

10-year term, with
5-years interest only



ASTORIA, DST

Astoria at Celebration is a 306-unit multi-family luxury asset located in the highly affluent and prestigious town of Celebration, Florida with a median household income of \$102,736 within a 1 mile radius. Versity Investments believe that with the property’s strong positioning near key high-growth employment hubs

Click the link for a virtual tour.

<https://www.youtube.com/watch?v=inDLicQ5eX0>

TARGETED 1ST YEAR RETURN: 5.18%

SPONSOR

Versity

YEAR(S) BUILT

2015
Renovated 2020

SYNDICATED PURCHASE PRICE

\$87,260,813

LOAN TO VALUE RATIO

50.2%

MINIMUM INVESTMENT

\$25,000 DST

ASSET CLASS

Multifamily

LOCATION

Celebration, FL

LOAN TERMS

3.60% Fixed.
10-year term, with
5-years interest only



6801 FRANCE DST

NAI Legacy is offering the exclusive opportunity to invest in a newly constructed, freestanding Restoration Hardware (“RH”) Retail Showroom property located at 6801 France Avenue South in Edina, Minnesota (“Property”). The three (3) story and approximate 58,000 square foot flagship Retail Showroom store is a part of Restoration Hardware’s luxury gallery collection and was constructed as a build-to-suit for RH.

TARGETED 1ST YEAR RETURN: 6.08%

SPONSOR

NAI Legacy

YEAR(S) BUILT
2020

SYNDICATED PURCHASE PRICE
\$28,575,000

LOAN TO VALUE RATIO
58.01%

MINIMUM INVESTMENT
\$50,000

ASSET CLASS

Retail

LOCATION

Edina, MN

LOAN TERMS

Speak with sponsor



BR EDGEWATER, DST

The Property is well located in Webster, Texas near the Webster healthcare corridor and Johnson Space Center along Interstate 45 approximately 25 miles southwest of downtown Houston. The Property’s immediate vicinity includes five major hospitals staffing more than 7,100 medical professionals and approximately 1.8 million square feet of essential retail and dining destinations.

TARGETED 1ST YEAR RETURN: 4.25%

SPONSOR

Bluerock Value Exchange

YEAR(S) BUILT
2008

SYNDICATED PURCHASE PRICE
\$68,192,365

LOAN TO VALUE RATIO
54.78%

MINIMUM INVESTMENT
\$100,000

ASSET CLASS

Multifamily

LOCATION

Webster, TX

LOAN TERMS

3.05% Fixed

10-Year Term,
5-Year Interest Only



CS1031 CALIFORNIA DATA CENTER, DST

The property is situated off Interstate 5 in a dense industrial market halfway between downtown Los Angeles and Orange County. The strategic location allows the tenant, Cogent Communications Inc., to provide fully integrated, fiber-optic network services to its significant customer base.

TARGETED 1ST YEAR RETURN: 5.00%

SPONSOR

Capital Square 1031

ASSET CLASS

Industrial

YEAR(S) BUILT

1982
Renovated 2007

LOCATION

La Mirada, CA

SYNDICATED PURCHASE PRICE

\$9,176,000

LOAN TERMS

4.008% Fixed

10-year term,
2-year interest only

LOAN TO VALUE RATIO

45.23%

MINIMUM INVESTMENT

\$50,000 DST



CS1031 CANOPY AT GINTER PARK APARTMENTS, DST

CS1031 Canopy at Ginter Park Apartments, DST, a Delaware Statutory Trust (the "Trust"), has been formed for the purpose of acquiring Canopy at Ginter Park, a 301-unit Class A apartment community located in Ginter Park, a historic Richmond, Virginia suburb (the "Property"). The Property was constructed in 2019 and consists of 19 residential buildings set on approximately 14.89 acres of land.

TARGETED 1ST YEAR RETURN: 5.48%

SPONSOR

Capital Square 1031

ASSET CLASS

Multifamily

YEAR(S) BUILT

2019

LOCATION

Richmond, VA

SYNDICATED PURCHASE PRICE

\$93,542,000

LOAN TERMS

2.77% Fixed

10-year term,
5-year interest only

LOAN TO VALUE RATIO

58.23%

MINIMUM INVESTMENT

\$50,000 DST



CS1031 COLORADO POWER, DST

The tenant, Advanced Energy Industries, Inc., is a global engineering firm that designs and manufactures power conversion equipment used in devices such as medical equipment, semiconductors, plasma displays and data center computing. Advanced Energy Industries, Inc. posted record quarterly sales for the third quarter of 2020, a 122.5% increase over sales from the same period the prior year. The company has a current market capitalization of \$4.232 billion, as of February 17, 2021.

TARGETED 1ST YEAR RETURN: 5.62%

SPONSOR

Capital Square 1031

ASSET CLASS

Manufacturing

YEAR(S) BUILT

1987 & 2000

LOCATION

Fort Collins, CO

SYNDICATED PURCHASE PRICE

\$35,332,000

LOAN TERMS

3.87% Fixed

10-year term,
30-year amortization
3-year interest only

LOAN TO VALUE RATIO

52.05%

MINIMUM INVESTMENT

\$50,000



CS1031 PROMENADE AT NEWNAN CROSSING APARTMENTS, 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 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

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

\$50,000 DST



CS1031 THE FALLS AT ORMOND BEACH MHC, DST

The Falls at Ormond Beach (The Falls) is a well-maintained, five-star asset that is perennially ranked a Florida Top 10 Manufactured Housing Community.

TARGETED 1ST YEAR RETURN: 5.00%

SPONSOR

Capital Square 1031

ASSET CLASS

Manufactured Housing

YEAR(S) BUILT

1984

LOCATION

Ormond Beach, FL

SYNDICATED PURCHASE PRICE

\$147,805,000

LOAN TERMS

2.60% Fixed

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

LOAN TO VALUE RATIO

48.58%

MINIMUM INVESTMENT

\$50,000



CS1031 WHISPERING PINES MHC, DST

Whispering Pines MHC is a well-maintained, five-star asset that is perennially ranked a Florida Top 10 Manufactured Housing Community.

TARGETED 1ST YEAR RETURN: 5.00%

SPONSOR

Capital Square 1031

ASSET CLASS

Multifamily

YEAR(S) BUILT

1985

LOCATION

Kissimmee, FL

SYNDICATED PURCHASE PRICE

\$60,509,000

LOAN TERMS

2.52% Fixed

10-year term,
5-year interest only

LOAN TO VALUE RATIO

42.98%

MINIMUM INVESTMENT

\$50,000 DST



CS1031 SOMERHILL FARMS APARTMENTS, DST

Well-maintained multifamily community in dynamic and rapidly growing suburban Northern Virginia submarket, just outside of Washington, D.C.

TARGETED 1ST YEAR RETURN: 4.73%

SPONSOR

Capital Square 1031

ASSET CLASS

Multi-Family

YEAR(S) BUILT

2006

LOCATION

Gainesville, VA

SYNDICATED PURCHASE PRICE

\$51,390,000

LOAN TERMS

2.95% Fixed

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

LOAN TO VALUE RATIO

54.78%

MINIMUM INVESTMENT

\$50,000



CX LULLWATER AT BLAIR STONE, DST

Located in the desirable southeast suburb of Tallahassee, Florida, the Property is a 244-unit garden-style multifamily apartment complex with modern amenities and finishes. The Property was built in 2020, and includes 13 residential apartment buildings situated on 26.23 acres.

TARGETED 1ST YEAR RETURN: 4.80%

SPONSOR

Carter Exchange

ASSET CLASS

Multi-Family

YEAR(S) BUILT

2020

LOCATION

Tallahassee, FL

SYNDICATED PURCHASE PRICE

\$58,596,208

LOAN TERMS

3.81% Fixed

10-year term,
interest only

LOAN TO VALUE RATIO

53.52%

MINIMUM INVESTMENT

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



EXCHANGE RIGHT NLP 45, DST

ExchangeRight Net-Leased Portfolio 45 is a diversified portfolio of investment-grade, quality net-leased real estate with 6.15% 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: 6.15%

SPONSOR

Exchange Right

ASSET CLASS

Retail

YEAR(S) BUILT

Various

LOCATION

Various

SYNDICATED PURCHASE PRICE

\$68,151,600

LOAN TERMS

3.31% Fixed

10-year term,
interest only

LOAN TO VALUE RATIO

53.84%

MINIMUM INVESTMENT

\$100,000



EXCHANGE RIGHT NLP 44, DST

ExchangeRight Net-Leased Portfolio 44 is a diversified, all-cash portfolio of primarily investment-grade tenanted net-leased real estate with a 5.10% targeted 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: 5.10%

SPONSOR

Exchange Right

ASSET CLASS

Retail

YEAR(S) BUILT

Various

LOCATION

Various

SYNDICATED PURCHASE PRICE

\$23,770,00

LOAN TERMS

Speak to sponsor.

LOAN TO VALUE RATIO

Speak to sponsor.

MINIMUM INVESTMENT

\$100,000



FSC INDUSTRIAL 7, DST (AMAZON WH)

FSC Industrial 7, DST, a newly formed Delaware Statutory Trust (the "Trust") and an affiliate of Four Springs Capital Trust ("FSCT"), is offering to sell to certain qualified, accredited investors¹ (the "Investors", each an "Accredited Investor") pursuant to the Confidential Private Placement Memorandum (the "Memorandum") up to 95% of the beneficial interests (the "Interests") in the Trust.

TARGETED 1ST YEAR RETURN: 4.85%

SPONSOR

Four Springs Capital

ASSET CLASS

Industrial

YEAR(S) BUILT

2001

LOCATION

Oklahoma City, OK

SYNDICATED PURCHASE PRICE

\$46,673,670

LOAN TERMS

3.15% Fixed

LOAN TO VALUE RATIO

49.6%

7-year term,
5-years Interest only

MINIMUM INVESTMENT

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



FLATIrons SELF-STORAGE IV DST

Flatirons Self-Storage IV DST (the “Trust”) is a newly formed Delaware Statutory Trust and an affiliate of Flatirons. The Trust is Flatirons’ fourth self-storage DST offering.

The Trust owns fifteen self-storage facilities (each a “Property” and, collectively, the “Properties”), which are operated under the Red Dot Storage brand.

TARGETED 1ST YEAR RETURN: 5.85%

SPONSOR

Flatirons Asset Management

YEAR(S) BUILT

Various

SYNDICATED PURCHASE PRICE

\$41,400,000

LOAN TO VALUE RATIO

45.89%

MINIMUM INVESTMENT

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

ASSET CLASS

Self-Storage

LOCATION

Various

LOAN TERMS

3.82% Fixed

10-year term,
5-year interest only



ANADARKO LLC

Resource Anadarko Royalties represents a 56,000 gross acre portfolio of income-producing mineral and royalty interests located in some of the most prolific energy-producing regions in the country—the STACK, SCOOP & Merge plays of Oklahoma. As mineral owners, investors bear zero drilling costs or liabilities and act as subsurface real estate owners. Investors directly hold the deeds/titles for their interests and receive income from all producing wells, and entitled to income for all future wells. Income is derived from oil, natural gas, and natural gas liquids. The portfolio currently receives income from 179 producing wells* and presents significant growth potential for many more wells to be drilled over time.

*As of Q1 2021

TARGETED 2ND YEAR RETURN: 5-7%
2020 RETURN OF 5.37%

SPONSOR

Resource Royalties, LLC

SYNDICATED PURCHASE PRICE

\$25,000,000

LOAN TO VALUE RATIO

0%

MINIMUM INVESTMENT

\$100,000 LLC

ASSET CLASS

Mineral Rights/Royalties

LOCATION

Anadarko Basin, OK

LOAN TERMS

All Cash



INCOMMERCIAL NET LEASE DST 1

The Trust owns 19 properties located in eight states, leased to three tenants. The tenants, Dollar General, Fresenius and Walgreens, are all rated BBB (Adequate Investment Grade Credit) by Standard and Poor's. Each of the 19 single-tenant locations are under triple-net leases.

TARGETED 1ST YEAR RETURN: 8.44%

SPONSOR

InCommercial Property Group

YEAR(S) BUILT

Various

SYNDICATED PURCHASE PRICE

\$38,467,000

LOAN TO VALUE RATIO

58.27%

MINIMUM INVESTMENT

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

ASSET CLASS

Retail

LOCATION

Various

LOAN TERMS

3.66% Fixed,
1 year Interest Only
10 year term
30 year amortization



HUNTSVILLE DST

The Property is located at 700 Dorothy Ford Lane, Huntsville, Alabama 35801 and is known as "Artisan Twickenham Square." The Property is situated on an irregular-shaped land parcel totaling approximately 5.273 acres situated on the southwest corner of Dorothy Ford Lane and Pelham Avenue SW. Dr. Joseph Lowery Boulevard borders the site on the west side.

TARGETED 1ST YEAR RETURN: 4.50%

SPONSOR

Inland Private Capital Corporation

YEAR(S) BUILT

2014

SYNDICATED PURCHASE PRICE

\$29,443,851

LOAN TO VALUE RATIO

See PPM

MINIMUM INVESTMENT

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

ASSET CLASS

Multifamily

LOCATION

Huntsville, AL

LOAN TERMS

2.65% Fixed
10-year term,
interest only



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



WAUWATOSA MULTI-FAMILY DST

The Trust owns the real estate and improvements located at 1200 North 62nd Street, Wauwatosa, Wisconsin 53213, known as "The Enclave Luxury Apartments" (the "Property"). The Property consists of approximately 4.554 acres of land, upon which is situated a multifamily residential complex comprising three four-story residential buildings.

TARGETED 1ST YEAR RETURN: 4.61%

SPONSOR

Inland Private Capital Corporation

ASSET CLASS

Multifamily

YEAR(S) BUILT

2011/2013

LOCATION

Wauwatosa, WI

SYNDICATED PURCHASE PRICE

\$23,026,079

LOAN TERMS

2.59% Fixed
10-year term,
interest only

LOAN TO VALUE RATIO

See PPM

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 contains 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



PEACHTREE DST

Peachtree Senior Living is a senior housing community located in Trussville, Alabama, a suburb in the Birmingham area. The Campus is comprised of a newly constructed independent living facility and a recently renovated assisted living facility. The two-building, 45,000 sq ft property is a Class A- asset consisting of 30 independent living units and 23 assisted living units. It is situated on 3.99 acres with excess land for future expansion.

TARGETED 1ST YEAR RETURN: 6.75%

SPONSOR

Inspired Healthcare Capital

YEAR(S) BUILT

2017

SYNDICATED PURCHASE PRICE

\$11,807,977

LOAN TO VALUE RATIO

100% Cash DST, No Loan

MINIMUM INVESTMENT

\$50,000

ASSET CLASS

Senior Living

LOCATION

Trussville, AL

LOAN TERMS

See PPM



INLAND TAMPA MULTIFAMILY 2 DST

Northgreen at Carrollwood Luxury Apartments is an expansive 38-building property spanning more than 35 acres, situated in northern Tampa. The Property's unique layout is home to nine lakes, giving it a park-like feel. Residents can enjoy several amenities, including four outdoor pools, tennis courts and fully equipped fitness center. The Property includes 438 one- and two-bedroom apartment homes, each equipped with popular amenities.

TARGETED 1ST YEAR RETURN: 4.25%

SPONSOR

Inland Private Capital Corporation

YEAR(S) BUILT

1986

SYNDICATED PURCHASE PRICE

\$97,697,747

LOAN TO VALUE RATIO

52.15 %

MINIMUM INVESTMENT

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

ASSET CLASS

Multifamily

LOCATION

Tampa, FL

LOAN TERMS

2.795% Fixed

30-year term
7 years Interest Only



JLLX MONTECITO MARKETPLACE, DST

The Property is an institutional quality, grocery-anchored multi-tenant retail shopping center commonly known as Montecito Marketplace. Located in Las Vegas, Nevada, Montecito Marketplace is immediately adjacent to Interstates I-95 and I-215, providing access to more than 110,000 residents living within a 3-mile radius with average annual household income of approximately \$99,000.

TARGETED 1ST YEAR RETURN: 4.32%

SPONSOR

JLLX

YEAR(S) BUILT

2007

SYNDICATED PURCHASE PRICE

\$70,233,569

LOAN TO VALUE RATIO

All Cash

MINIMUM INVESTMENT

\$500,000

ASSET CLASS

Multi-tenant Retail

LOCATION

Las Vegas, NV

LOAN TERMS

All Cash



KB ESSENTIAL HEALTHCARE 38 DST

KB Exchange Trust is pleased to offer this medical office building structured as a DST for 1031 Exchange investors. Centennial Hills Medical Center, a "Class A" multi-tenant medical office building, located in Las Vegas, Nevada, consists of +/- 57,156 rentable square feet.

TARGETED 1ST YEAR RETURN: 6.00%

SPONSOR
Kingsbarn

ASSET CLASS
Medical

YEAR(S) BUILT
2007

LOCATION
Las Vegas, NV

SYNDICATED PURCHASE PRICE
\$23,125,000

LOAN TERMS
3.29% Fixed
10-year term,
5 years interest only

LOAN TO VALUE RATIO
44.00%

MINIMUM INVESTMENT
\$100,000



THE PARQ AT CHESTERFIELD DST

A 345-unit apartment community completed in 2019. The property is comprised of three 4-story elevator-serviced mid-rise buildings situated on approximately 26.76 acres, offering a diverse mix of 1, 2 and 3-bedroom units. Unit amenities include granite or quartz countertops, stainless steel appliances, ceramic tile backsplashes, kitchen islands, faux-wood vinyl flooring, full size washer/dryer, private balconies/patios and 9-foot ceilings.

TARGETED 1ST YEAR RETURN: 4.00%

SPONSOR
Passco

ASSET CLASS
Multifamily

YEAR(S) BUILT
2019

LOCATION
Chesterfield, MO

SYNDICATED PURCHASE PRICE
\$111,325,000

LOAN TERMS
3.29% Fixed

LOAN TO VALUE RATIO
48.42%

10 year term, 7 years
interest only

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



RK HAVEN POINTE DST

RK Properties is pleased to present Haven Pointe at Carolina Forest. Newly constructed in 2020, Class A, garden-style community with 304 units in Myrtle Beach, SC, one of the nation's fastest growing markets..

TARGETED 1ST YEAR RETURN: 4.06%

SPONSOR
RK Properties

ASSET CLASS
Multifamily

YEAR(S) BUILT
2020

LOCATION
Myrtle Beach, SC

**SYNDICATED
PURCHASE PRICE**
\$62,135,291

LOAN TERMS
3.50% Fixed

10 year term, interest only

LOAN TO VALUE RATIO
43.0%

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



CAMPUS WALK, DST

Versity 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 asset, 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
Versity

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
\$25,000 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_OSwf5s&feature=youtu.be

TARGETED 1ST YEAR RETURN: 5.50%

SPONSOR

Versity

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

\$25,000 DST



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 single-tenant property leased by Verizon Corporate Services Group, Inc., a wholly owned subsidiary of Verizon Communications Inc.

2020 RETURN OF 0%

SPONSOR

Net Lease Capital Advisors

ASSET CLASS

Office

YEAR(S) BUILT

1975-76
Renovated 2005

LOCATION

Basking Ridge, NJ

SYNDICATED PURCHASE PRICE

\$99,458,079

LOAN TERMS

Speak with sponsor

LOAN TO VALUE RATIO

86.75%