

EMERSON EQUITY

REPLACEMENT PROPERTY INVENTORY

May 14, 2021

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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



BLUEROCK GREYLYN, DST

Greylyn Portfolio represent an opportunity to invest in two highly occupied, garden-style apartment communities with value creation potential, located in the Charlotte-Concord-Gastonia metropolitan statistical area ("Charlotte Metro"), one of the nation's fastest growing metropolitan areas. Located in the heart of Charlotte Metro, the Properties are located within close proximity to Monroe Road near Interstate 485 and Highways 51 and 74; three of Charlotte Metro's primary commuter routes.

SPONSOR

Bluerock

ASSET CLASS

Multifamily

YEAR(S) BUILT

Greylyn built 2013
Galleria built 2009

LOCATION

Charlotte, NC

SYNDICATED PURCHASE PRICE

\$77,540,619

LOAN TERMS

3.36% Fixed

10-year term, with
7-years interest only

LOAN TO VALUE RATIO

50.43%.

MINIMUM INVESTMENT

\$100,000 DST



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 believes that with the property's strong positioning near key high-growth employment hubs.

SPONSOR

Versity

ASSET CLASS

Multifamily

YEAR(S) BUILT

2015
Renovated 2020

LOCATION

Celebration, FL

SYNDICATED PURCHASE PRICE

\$87,260,813

LOAN TERMS

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

LOAN TO VALUE RATIO

50.2%

MINIMUM INVESTMENT

\$25,000 DST

Click the link for a virtual tour.

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



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.

SPONSOR

NAI Legacy

ASSET CLASS

Retail

YEAR(S) BUILT
2020

LOCATION

Edina, MN

SYNDICATED
PURCHASE PRICE

\$28,575,000

LOAN TERMS

Speak with sponsor

LOAN TO VALUE RATIO

58.01%

MINIMUM INVESTMENT

\$50,000



ADDICKS STONE VILLAGE DST

The build-to-rent configuration of this property boasts notably larger 2,200+ square foot floor plans and two-car garages, taking advantage of the continued increase in demand for rental properties with more interior and exterior space compared to traditional multifamily properties as consumers with a bias for renting transition into stages of life that require additional living space.

SPONSOR

Croatan

ASSET CLASS

Multifamily

YEAR(S) BUILT
2008

LOCATION

Houston, TX

SYNDICATED
PURCHASE PRICE

\$17,780,000

LOAN TERMS

2.93% Fixed
10-year term
5 years Interest Only

LOAN TO VALUE RATIO

50.45%

MINIMUM INVESTMENT

\$50,000



BC EXCHANGE CLAYTON COMMERCE, DST

BC Exchange The Palms DST is a newly renovated, 95% occupied, 340-unit garden-style apartment community located in Fort Lauderdale's top multifamily submarket, Davie FL. This unique property is well-positioned to benefit from the demographic trends and population growth in the area. The 335,668 SF apartment community has direct access to I-595, offering convenient accessibility to South Florida's business and retail hubs.

SPONSOR

Black Creek Exchange

ASSET CLASS

Industrial

YEAR(S) BUILT

2018

LOCATION

Ellenwood, GA

**SYNDICATED
PURCHASE PRICE**

\$70,688,705

LOAN TERMS

All cash

See Sponsor for options on adding debt

LOAN TO VALUE RATIO

0%

MINIMUM INVESTMENT

\$500,000 DST



BC EXCHANGE THE PALMS, DST

BC Exchange Clayton Commerce DST (Clayton Commerce) is a 100% occupied, single-tenant industrial building located just off the I-675/Anvil Block Rd. Interchange near Atlanta, GA. The state-of-the-art industrial building totals 797,580 square feet on 57 acres of land where FedEx Ground recently commenced a seven-year lease for the entire building.

SPONSOR

Black Creek Exchange

ASSET CLASS

Multifamily

YEAR(S) BUILT

1998
Renovated 2020

LOCATION

Davie, FL

**SYNDICATED
PURCHASE PRICE**

\$87,438,017

LOAN TERMS

All cash

See Sponsor for options on adding debt

LOAN TO VALUE RATIO

0%

MINIMUM INVESTMENT

\$500,000 DST



CS1031 FOXWOOD VILLAGE MHC, DST

Foxwood Villiage is a five-star, 55+ lifestyle manufactured housing community in Lakeland, Florida, situated within the Lakeland-Winter Haven Metropolitan Statistical Area, which has a population of approximately 720,000 residents. The community is well-maintained and well-occupied, with upside potential because current rents are approximately 20% below the market average. The community features an occupancy rate of 97.4% as of February 2021.

SPONSOR

Capital Square 1031

ASSET CLASS

Manufactured Housing

YEAR(S) BUILT
1987

LOCATION

Lakeland, FL

SYNDICATED
PURCHASE PRICE

\$76,450,000

LOAN TERMS

2.63%
10-year term
5-years interest only

LOAN TO VALUE RATIO

41.33%

MINIMUM INVESTMENT

\$50,000 DST/\$25,000 CASH



CS1031 SOUTHLAWN LAWRENCEVILLE, DST

SouthLawn Lawrenceville is a newly constructed, Class A, 430-unit multifamily community in Lawrenceville, a suburb of Atlanta, Georgia. The community is situated in downtown Lawrenceville and features approximately 15,000 square feet of streetlevel retail space. Approximately 9,199 square feet of the retail space is currently occupied, with lease negotiations underway for the remaining 5,514 square feet

SPONSOR

Capital Square 1031

ASSET CLASS

Multifamily

YEAR(S) BUILT
2019 and 2020

LOCATION

Lawrenceville, GA

SYNDICATED
PURCHASE PRICE

\$139,350,000

LOAN TERMS

3.55%
10-year term
5-years interest only

LOAN TO VALUE RATIO

53.82%

MINIMUM INVESTMENT

\$50,000 DST/\$25,000 CASH



EXCHANGE RIGHT NLP 46 DST

Net-Leased Portfolio 46 consists of 18 properties that are diversified across 18 markets and 12 states, which are leased to 9 primarily investmentgrade tenants that operate in the healthcare plan, discount store, medical care, grocery, banking, and pharmaceutical retail industries. The portfolio's weighted average lease length is 11.6 years.

SPONSOR

Exchange Right

ASSET CLASS

Retail

YEAR(S) BUILT

Various

LOCATION

Various Locations

SYNDICATED PURCHASE PRICE

\$84,410,000

LOAN TERMS

Contact Sponsor

LOAN TO VALUE RATIO

52.67%

MINIMUM INVESTMENT

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



NEXPOINT STORAGE 1 DST

The NexPoint Storage portfolio was developed from the ground up in partnership with entrepreneurial developers having substantial experience in selecting, acquiring, and entitling sites for self-storage development. 96% of our facilities are located within the top 50 US MSAs and 82% are located within the top 25 MSAs.

SPONSOR

NexPoint

ASSET CLASS

Self-Storage

YEAR(S) BUILT

Various

LOCATION

Various

SYNDICATED PURCHASE PRICE

\$85,500,000

LOAN TERMS

3.996%
10-years Interest Only

LOAN TO VALUE RATIO

43.08%

MINIMUM INVESTMENT

\$100,000 DST



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.

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



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.

SPONSOR

Inland Private Capital Corporation

ASSET CLASS

Multifamily

YEAR(S) BUILT

2014

LOCATION

Huntsville, AL

SYNDICATED PURCHASE PRICE

\$29,443,851

LOAN TERMS

2.65% Fixed
10-year term,
interest only

LOAN TO VALUE RATIO

See PPM

MINIMUM INVESTMENT

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



PHOENIX SFR DST

Phoenix SFR DST (the Trust), is a newly formed Delaware Statutory Trust and an affiliate of Inland Private Capital Corporation (IPC). The Trust will own Christopher Todd Communities on Mountain View (the Property), a 217-unit purpose-built single-family rental community located at 14155 W. Mountain View Boulevard, Surprise, Arizona 85374.

SPONSOR

Inland Private Capital Corporation

YEAR(S) BUILT

2014

SYNDICATED PURCHASE PRICE

\$70,989,912

LOAN TO VALUE RATIO

55.19%

MINIMUM INVESTMENT

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

ASSET CLASS

Single family

LOCATION

Surprise, AZ

LOAN TERMS

Contact Sponsor



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.

SPONSOR

Inland Private Capital Corporation

YEAR(S) BUILT

2011/2013

SYNDICATED PURCHASE PRICE

\$23,026,079

LOAN TO VALUE RATIO

See PPM

MINIMUM INVESTMENT

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

ASSET CLASS

Multifamily

LOCATION

Wauwatosa, WI

LOAN TERMS

2.59% 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.

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



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").

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



INLAND NET LEASE GROCERY DST

The portfolio consists of 11 Properties which are 100 percent leased to The Stop & Shop Supermarket Company LLC (the Tenant or Stop & Shop), one of the most prominent grocery chains in the region. The Tenant's parent company, Ahold Delhaize USA, Inc. (Ahold USA) is the third largest supermarket operator in the United States and has provided a guaranty of the Tenant's payment obligations under each of the leases. Ahold USA is a subsidiary of Koninklijke Ahold Delhaize N.V., a publicly traded Dutch company.

SPONSOR

Inland Private Capital Corporation

YEAR(S) BUILT

Various

SYNDICATED PURCHASE PRICE

\$317,919,003

LOAN TO VALUE RATIO

49.68 %

MINIMUM INVESTMENT

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

ASSET CLASS

Retail

LOCATION

Various

LOAN TERMS

Loan 1
2.742% Fixed
10-year term
10-years Interest Only

Loan 1
2.97% Fixed
10-year term
5-years Interest Only



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.

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 WHITESTOWN, DST

The Trust owns the Property consisting of the real estate and improvements located at 4993 Anson Boulevard, Whitestown, IN 46075, and 5102 E 500 South, Whitestown, IN 46075. Constructed in 2020, the Property, an institutional-quality, light industrial distribution facility, consists of two contiguous parcels of land upon which two buildings are situated.

SPONSOR

JLLX

ASSET CLASS

Multi-tenant Retail

YEAR(S) BUILT

2007

LOCATION

Whitestown, IN

SYNDICATED PURCHASE PRICE

\$66,404,372

LOAN TERMS

2.95% Fixed
7-year term
7-years interest only

LOAN TO VALUE RATIO

51.20%

MINIMUM INVESTMENT

\$500,000



KB ESSENTIAL HEALTHCARE 40 DST

KB Exchange Trust is pleased to offer a single tenant, net-leased medical property structured as a Delaware Statutory Trust (DST). This triple-net leased property consists of 18,827 square feet of clinical medical space and an 8,003 square foot surgical center, totaling 26,830 square feet of leasable space. The property is leased to Advanced Pain Care (APC).

SPONSOR

Kingsbarn

ASSET CLASS

Medical

YEAR(S) BUILT

1970
Renovated 2018

LOCATION

Amarillo, TX

SYNDICATED PURCHASE PRICE

\$11,770,000

LOAN TERMS

3.60% Fixed
10-year term,
4 years interest only

LOAN TO VALUE RATIO

44.77%

MINIMUM INVESTMENT

\$100,000



4851 JS INDUSTRIAL DST (AMAZON)

4851 JS JV Investors LLC, a Delaware limited liability company (“Initial Beneficiary”) is offering beneficial interests in 4851 JS Industrial DST, a Delaware Statutory Trust (the “Trust”) for purchase by qualified buyers. The Trust is the sole beneficial owner of a subsidiary Delaware Statutory Trust (the “Property Trust”) that owns a single-tenant sortation facility (the “Property”). The Interests being sold constitute 100% of the interests in the Trust.

SPONSOR

Net Lease Capital Advisors

ASSET CLASS

Industrial

YEAR(S) BUILT

2020

LOCATION

Garner, NC

LOAN TERMS

Speak with sponsor

SYNDICATED PURCHASE PRICE

\$294,555,231

LOAN TO VALUE RATIO

86.75%



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.

SPONSOR

Passco

ASSET CLASS

Multifamily

YEAR(S) BUILT

2019

LOCATION

Chesterfield, MO

LOAN TERMS

3.29% Fixed

10 year term, 7 years interest only

SYNDICATED PURCHASE PRICE

\$111,325,000

LOAN TO VALUE RATIO

48.42%

MINIMUM INVESTMENT

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



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

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



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..

SPONSOR

RK Properties

YEAR(S) BUILT

2020

SYNDICATED PURCHASE PRICE

\$62,135,291

LOAN TO VALUE RATIO

43.0%

MINIMUM INVESTMENT

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

ASSET CLASS

Multifamily

LOCATION

Myrtle Beach, SC

LOAN TERMS

3.50% Fixed

10 year term, interest only



STARBOARD JADE DST

Starboard Jade DST is offering accredited investors the opportunity to acquire interests in a Delaware Statutory Trust which owns the Jade at North Hills apartment community. Completed in 2019, this cottage-style community is a 139-unit, highly-amenitized, Class A property located in Wisconsin—an established suburb of Milwaukee. Jade at North Hills offers residents contemporary living across a mix of studio, 1, and 2 bed apartments while its location provides access to a flourishing local economy.

SPONSOR

Starboard Realty Advisors

ASSET CLASS

Multifamily

YEAR(S) BUILT

2019

LOCATION

Menomonee Falls, WI

SYNDICATED PURCHASE PRICE

\$32,559,000

LOAN TERMS

3.75% Fixed

10-year term, with 10-years interest only

LOAN TO VALUE RATIO

50.86%

MINIMUM INVESTMENT

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



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.

SPONSOR

Net Lease Capital Advisors

ASSET CLASS

Office

YEAR(S) BUILT

1975-76
Renovated 2005

LOCATION

Basking Ridge, NJ

LOAN TERMS

Speak with sponsor

SYNDICATED PURCHASE PRICE

\$99,458,079

LOAN TO VALUE RATIO

86.75%



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>

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

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



GOSTOREIT NASHVILLE, DST

Go Store It Self Storage is a two property portfolio of 57,000 net rentable square foot, high quality self storage facility in Nashville, TN. The properties offer 517 drive up and interior climate controlled self storage units ranging in size from 5'x5' to 10'x30'. The facilities are located in the desirable suburban community of Hendersonville, TN. These properties are strategically located in a developing community, right in the heart of Hendersonville. These properties consist of one three-story building

SPONSOR

GoStoreIt

ASSET CLASS

Storage

YEAR(S) BUILT

1998/2019

LOCATION

Hendersonville, TN

SYNDICATED PURCHASE PRICE

\$16,701,451

LOAN TERMS

All Cash

LOAN TO VALUE RATIO

0%

MINIMUM INVESTMENT

\$100,000 DST



CF SUMMERFIELD, DST

478-unit apartment community located adjacent to the Morgan Boulevard Metro-rail station and inside the Capital Beltway (I-495), offering residents convenient access to entertainment, retail, and employment hubs throughout the Washington, D.C. region and two one-story buildings.

SPONSOR

Cantor Fitzgerald

ASSET CLASS

Multifamily

YEAR(S) BUILT

2008/2012

LOCATION

Landover, MD

SYNDICATED PURCHASE PRICE

\$95,531,250

LOAN TERMS

3.65%
10-year term
10-years Interest Only

LOAN TO VALUE RATIO

60.1%

MINIMUM INVESTMENT

\$250,000 DST