

# EMERSON EQUITY

## REPLACEMENT PROPERTY INVENTORY

June 9, 2021

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<sup>1</sup>Accredited 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



## INSPIRE ON 22ND, DST

Inspire on 22nd is a Class A student housing property just steps away from the prestigious University of Texas campus in Austin, TX. The Property is located in the highly desirable West Campus neighborhood, known for its bustling college nightlife, restaurants, and retail, immediately adjacent to campus. Built in 2019, the 129-unit / 451-bed property is fully furnished for the students, offering an excellent mix of studios to 5-bedroom units.

TARGETED 1ST YEAR RETURN: Contact your rep

### SPONSOR

Versity

### ASSET CLASS

Student Housing

### YEAR(S) BUILT

2019

### LOCATION

Austin, TX

### SYNDICATED PURCHASE PRICE

\$80,936,885

### LOAN TERMS

3.99%  
10 year term  
5 years Interest Only

### LOAN TO VALUE RATIO

48.25%

### MINIMUM INVESTMENT

\$50,000 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.

Click the link for a virtual tour.

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

TARGETED 1ST YEAR RETURN: Contact your rep

### 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



## 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.

TARGETED 1ST YEAR RETURN: Contact your rep

### 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



## INCOMMERCIAL 3, DST

The Trust owns 24 properties located in six states and leased to four tenants. The tenants, Dollar General, Fresenius, and Walgreens are rated BBB and Kohl's is rated BBB- (Adequate Investment Grade Credit) by Standard and Poor's. Each of the 24 single tenant locations are under net leases.

TARGETED 1ST YEAR RETURN: Contact your rep

### SPONSOR

InCommercial

### ASSET CLASS

Retail

### YEAR(S) BUILT

Various

### LOCATION

Various

### SYNDICATED PURCHASE PRICE

\$53,056,000

### LOAN TERMS

3.33%  
1 year Interest Only

### LOAN TO VALUE RATIO

56.54%

### MINIMUM INVESTMENT

\$100,000 DST



## 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: Contact your rep

### 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



## 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.

TARGETED 1ST YEAR RETURN: Contact your rep

### SPONSOR

Croatan

YEAR(S) BUILT  
2008

SYNDICATED  
PURCHASE PRICE  
\$17,780,000

LOAN TO VALUE RATIO  
50.45%

MINIMUM INVESTMENT  
\$50,000

### ASSET CLASS

Multifamily

### LOCATION

Houston, TX

### LOAN TERMS

2.93% Fixed  
10-year term  
5 years Interest Only



## 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.

TARGETED 1ST YEAR RETURN: Contact your rep

### 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.

TARGETED 1ST YEAR RETURN: Contact your rep

### 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 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

TARGETED 1ST YEAR RETURN: Contact your rep

### 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



## 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.

TARGETED 1ST YEAR RETURN: Contact your rep

### 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





## EXCHANGE RIGHT NLP 47 DST

ExchangeRight Net-Leased Portfolio 47 is a diversified portfolio of properties with net leases backed primarily by investment-grade and recession resilient tenants with 6.10% target cash flow from in-place lease revenue. The portfolio is focused on properties that are leased to national tenants operating essential businesses that remained open and operating throughout the COVID-19 crisis.

TARGETED 1ST YEAR RETURN: Contact your rep

### SPONSOR

Exchange Right

### ASSET CLASS

Retail

### YEAR(S) BUILT

Various

### LOCATION

Various Locations

### SYNDICATED PURCHASE PRICE

\$58,850,000

### LOAN TERMS

Contact Sponsor

### LOAN TO VALUE RATIO

40.19%

### MINIMUM INVESTMENT

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



## INSPIRED SENIOR LIVING OF LAS VEGAS DST

A senior housing community located in Las Vegas, NV. The three story assisted living and memory care community was completed in August of 2016. The property is a Class A asset with 76 assisted living units and 22 dedicated memory care units.

TARGETED 1ST YEAR RETURN: Contact your rep

### SPONSOR

Inspired Healthcare

### ASSET CLASS

Healthcare

### YEAR(S) BUILT

2016

### LOCATION

Las Vegas, NV

### SYNDICATED PURCHASE PRICE

\$28,000,000

### LOAN TERMS

All Cash

### LOAN TO VALUE RATIO

0%

### MINIMUM INVESTMENT

\$50,000 DST



## 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.

**TARGETED 1ST YEAR RETURN:** Contact your rep

### 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



## 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.

**TARGETED 1ST YEAR RETURN:** Contact your rep

### 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



## 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: Contact your rep

### 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



## FSC INDUSTRIAL 8 DST

This 160,000 square foot concrete tilt-up building with 24 foot clear heights was constructed in 2015. There are 23 loading doors, and the facility is 100% air conditioned with a 9.3/1000 parking ratio on a total site area of 34.58 acres. In February 2021, 20 acres of the site was improved for additional parking.

TARGETED 1ST YEAR RETURN: Contact your rep

### SPONSOR

Four Springs Capital

### ASSET CLASS

Industrial

### YEAR(S) BUILT

2015

### LOCATION

Austin, TX

### SYNDICATED PURCHASE PRICE

\$73,565,000

### LOAN TERMS

2.31% Fixed  
5-Year Interest Only

### LOAN TO VALUE RATIO

47.9%

### MINIMUM INVESTMENT

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



## 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.

TARGETED 1ST YEAR RETURN: Contact your rep

### SPONSOR

Net Lease Capital Advisors

### YEAR(S) BUILT

2020

### SYNDICATED PURCHASE PRICE

\$294,555,231

### LOAN TO VALUE RATIO

86.75%

### ASSET CLASS

Industrial

### LOCATION

Garner, NC

### LOAN TERMS

Speak with sponsor



## MIDLAND MESA

Midland Mesa Minerals represents a diversified portfolio of royalty assets historically delivering both income and growth to accredited investors. The portfolio expands across 18,640 gross acres, seven counties, 15 individual properties, and eight premier operators. Currently, this acreage has more than 573 producing wells and room for 296 additional wells to be drilled. Current cash flow on the portfolio is 8-10% annualized. While there is no guarantee that additional wells will be added to the portfolio, all 15 properties are located in core areas where drilling activity is present today.

TARGETED 1ST YEAR RETURN: Contact your rep

### SPONSOR

Montego Minerals

### YEAR(S) BUILT

Not applicable

### SYNDICATED PURCHASE PRICE

\$12,250,000

### LOAN TO VALUE RATIO

0%

### MINIMUM INVESTMENT

\$50,000 1031 or cash

### ASSET CLASS

Energy Royalties

### LOCATION

Permian Basin-Texas

### LOAN TERMS

All Cash



## RK POINTE AT GREENVILLE, DST

RK Properties Inc. (RK) is proud to introduce you to our latest DST 1031 exchange offering. The DST structure is designed to allow investors to complete a 1031 exchange and participate in ownership of the RK Pointe At Greenville DST.

TARGETED 1ST YEAR RETURN: Contact your rep

### SPONSOR

RK Properties

### ASSET CLASS

Multifamily

### YEAR(S) BUILT

2019

### LOCATION

Greenville, SC

### SYNDICATED PURCHASE PRICE

\$56,738,000

### LOAN TERMS

3.50% Fixed

10 year term, interest only

### LOAN TO VALUE RATIO

43.1%

### MINIMUM INVESTMENT

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



## REVA CARRIER DST

Carrier Global Corporation (the "Company") is a global leader in the HVAC, refrigeration and fire and security industry offering a broad range of services relating to the design, installation, integration, operation, monitoring and repair of its portfolio of industrial systems. Most recently, the Company operated as a subsidiary of United Technologies Corporation. In November 2018, United Technologies Corporation announced its merger with Raytheon Technologies, ultimately forming Raytheon Technologies Corporation as of April 2020.

TARGETED 1ST YEAR RETURN: Contact your rep

### SPONSOR

Reva Companies

### ASSET CLASS

Industrial

### YEAR(S) BUILT

2004

### LOCATION

Lakewood Ranch, FL

### SYNDICATED PURCHASE PRICE

\$24,800,000

### LOAN TERMS

All Cash

### LOAN TO VALUE RATIO

0%

### MINIMUM INVESTMENT

\$100,000 DST



## 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.

**TARGETED 1ST YEAR RETURN:** Contact your rep

### SPONSOR

Starboard Realty Advisors

### YEAR(S) BUILT

2019

### SYNDICATED PURCHASE PRICE

\$32,559,000

### LOAN TO VALUE RATIO

50.86%

### MINIMUM INVESTMENT

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

### ASSET CLASS

Multifamily

### LOCATION

Menomonee Falls, WI

### LOAN TERMS

3.75% Fixed

10-year term, with 10-years 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 single-tenant property leased by Verizon Corporate Services Group, Inc., a wholly owned subsidiary of Verizon Communications Inc.

**TARGETED 1ST YEAR RETURN:** Contact your rep

### SPONSOR

Net Lease Capital Advisors

### YEAR(S) BUILT

1975-76  
Renovated 2005

### SYNDICATED PURCHASE PRICE

\$99,458,079

### LOAN TO VALUE RATIO

86.75%

### ASSET CLASS

Office

### LOCATION

Basking Ridge, NJ

### LOAN TERMS

Speak with sponsor



## 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:** Contact your rep

### 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

51.32%

### 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](https://www.youtube.com/watch?v=WwmH_OSwf5s&feature=youtu.be)

**TARGETED 1ST YEAR RETURN:** Contact your rep

### 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

TARGETED 1ST YEAR RETURN: Contact your rep

### SPONSOR

GoStoreIt

### YEAR(S) BUILT

1998/2019

### SYNDICATED PURCHASE PRICE

\$16,701,451

### LOAN TO VALUE RATIO

0%

### MINIMUM INVESTMENT

\$100,000 DST

### ASSET CLASS

Storage

### LOCATION

Hendersonville, TN

### LOAN TERMS

All Cash



## FSC HEALTHCARE 6, DST

FSC Healthcare 6, DST will own a portfolio of three healthcare properties. UNC Health Care is in Chapel Hill, NC. Fresenius 1 is in Albany, OR and Fresenius 2 is in Houston, TX.

TARGETED 1ST YEAR RETURN: Contact your rep

### SPONSOR

Four Springs

### YEAR(S) BUILT

Various

### SYNDICATED PURCHASE PRICE

\$31,563,537

### LOAN TO VALUE RATIO

47.3%

### MINIMUM INVESTMENT

\$100,000 DST

### ASSET CLASS

Healthcare

### LOCATION

Various

### LOAN TERMS

3.25%  
7-year term  
5-years Interest Only