

# EMERSON EQUITY

## REPLACEMENT PROPERTY INVENTORY

August 3, 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.

Only available in states where Emerson Equity LLC is registered or exempt from registration. Emerson Equity LLC is not affiliated with any other entities identified in this communication. All investing involves risk. Consult your tax professional prior to investing.

### 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:** Call 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



## CPA CUE LUXURY APARTMENTS, DST

A Class A, 251-unit luxury apartment community located in Cypress TX, a proven Northwest Houston submarket. Acquisition cost is currently below market value. Offers first-class amenities and a mix of one-, two-, and three-bedroom luxury units. Currently in excess of 95%+ occupied with in-place rents that are below market. The community supports the rising demand from renters exiting Houston's urban core in search of larger, more affordable units in the suburbs.

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

### SPONSOR

CPA Cue

### ASSET CLASS

Multifamily

### YEAR(S) BUILT

2019

### LOCATION

Cypress, TX

### SYNDICATED PURCHASE PRICE

\$49,290,000

### LOAN TERMS

3.55% Fixed.  
7-year term, with  
7-years interest only

### LOAN TO VALUE RATIO

57.4%

### MINIMUM INVESTMENT

\$100,000 DST



## FLATS AT SHADOWGLEN, DST

The Trust will acquire and own the multi-family real estate and improvements located at 12500 Shadowglen Trace, Manor, Texas known as the “Flats at Shadowglen” (the “Property”). The Property consists of one parcel of land approximately 12.718 acres in size, upon which is situated eleven two- and three-story residential buildings containing approximately 204,536 square feet of net rentable area across 248 units (the “Units”), a single-story clubhouse and leasing office.

### SPONSOR

Versity

### ASSET CLASS

Multifamily

### YEAR(S) BUILT

### LOCATION

Manor, TX

### SYNDICATED PURCHASE PRICE

\$48,893,742

### LOAN TERMS

3.42% Fixed.  
10-year term, with  
5-years interest only

### LOAN TO VALUE RATIO

44.99%

### MINIMUM INVESTMENT

\$25,000 DST



## ASTORIA, DST

The Trust owns the real estate and improvements located at 1688 Celebration Boulevard, Celebration, Florida known as “Astoria at Celebration” (the “Property”). The Property consists of one parcel of land approximately 14.41 acres in size, upon which are situated six four-story residential buildings (the “Apartment Buildings”) and one single-story leasing office and clubhouse. The Apartment Buildings total approximately 289,248 square feet of net rentable area across 306 apartment units (the “Units”) containing 486 bedrooms.

### 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

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



## CS1031 MOB AZ 1 DST

CS1031 MOB AZ I, DST, a Delaware Statutory Trust (the "Trust"), has been formed for the purpose of acquiring an approximately 15,286 square foot, recently renovated medical office clinic and surgery center located at 838 West Elliot Road in Gilbert, Arizona, a suburb of Phoenix (the "Property"). The Property is 100% leased by Comprehensive Integrated Care, PLLC, an Arizona professional limited liability company (the "Tenant"), for an initial term of 15 years (expiring on May 31, 2036).

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

### SPONSOR

Capital Square 1031

### ASSET CLASS

Healthcare

### YEAR(S) BUILT

2000, renovated  
2008,2021

### LOCATION

Gilbert, AZ

### SYNDICATED PURCHASE PRICE

\$10,847,000

### LOAN TERMS

3.62%  
10-year term  
3-years interest only

### LOAN TO VALUE RATIO

46.37%

### MINIMUM INVESTMENT

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



## BR LAKE LINGANORE, DST

The Property is located in New Market, Maryland part of Frederick County, on the northern edge of "DNA Alley", Maryland's celebrated bioscience corridor. The Property's new, modern appeal, superb location, and top-of-the-market amenities, provide distinction as the only multifamily property within a six mile radius. The affluent resident base has easy access to major employers in Frederick and the I-270 corridor.

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

### SPONSOR

Blue Rock

### ASSET CLASS

Multifamily

### YEAR(S) BUILT

2020

### LOCATION

New Market, MD

### SYNDICATED PURCHASE PRICE

\$105,641,107

### LOAN TERMS

2.93% Fixed  
  
10 year term,  
7-years interest only

### LOAN TO VALUE RATIO

52.29%

### MINIMUM INVESTMENT

\$100,000 DST



## CHARLOTTE FT MILL TIC

Go Store It Charlotte Ft. Mill, LLC, a Delaware limited liability company (the "Company"), is hereby offering (the "Offering") (i) up to thirty-five (35) undivided tenant in common interests (the "Interests") in that certain self-storage facility, consisting of 779 storage units located at 181 Crisanto Avenue, Fort Mill, South Carolina 29715 (the "Property"), pursuant to this Confidential Private Placement Memorandum (the "Memorandum").

TARGETED 1ST YEAR RETURN: Call your rep

### SPONSOR

Gostoreit

### ASSET CLASS

Self Storage

### YEAR(S) BUILT

2021

### LOCATION

Ft Mill, SC

### SYNDICATED PURCHASE PRICE

\$16,445,000

### LOAN TERMS

No loan

### LOAN TO VALUE RATIO

0%

### MINIMUM INVESTMENT

\$100,000 DST



## CF VALENCIA LIFE SCIENCES DST

The Property serves as the global headquarters for Boston Scientific's Neuromodulation division, which develops implantable electronic technologies that help patients manage chronic pain and neurological conditions. The Property features modern finishes, advanced building systems, state-of-the-art laboratory improvements, an on-site cafeteria and numerous nearby amenities, all within a secure park-like setting.

TARGETED 1ST YEAR RETURN: Call your rep

### SPONSOR

Cantor Fitzgerald

### ASSET CLASS

Office

### YEAR(S) BUILT

2006

### LOCATION

Valencia, CA

### SYNDICATED PURCHASE PRICE

\$90,080,000

### LOAN TERMS

3.39%  
10-year term  
10-years interest only

### LOAN TO VALUE RATIO

55.15%

### MINIMUM INVESTMENT

\$250,000 DST



## INLAND ZERO COUPON FULFILLMENT, DST

The Property is 100 percent leased to Amazon.com Services, Inc. (Tenant), a wholly owned subsidiary of Amazon.com, Inc. pursuant to a lease agreement (the Lease). Amazon has provided a guaranty of the Tenant's payment obligations under the Lease. The Trust is offering (the Offering) to sell to certain qualified accredited investors 100 percent of the beneficial interests in the Trust.

**TARGETED 1ST YEAR RETURN: 0%**

### SPONSOR

Inland Private Capital Corporation

### YEAR(S) BUILT

2020

### SYNDICATED PURCHASE PRICE

\$235,144,582

### LOAN TO VALUE RATIO

82.18%

### MINIMUM INVESTMENT

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

### ASSET CLASS

Industrial

### LOCATION

Rossford, OH

### LOAN TERMS

3.57% Fixed  
19-year term



## ISL OF ATHENS DST

Inspired Senior Living of Athens is a senior housing community located an hour outside of Atlanta in the heart of a small Civil War historical town. This facility offers year-round warm weather and is the newest build within a 5-mile radius, having opened just nearly a year ago in July 2020. This 85 unit mix offers 45 Assisted Living units and 40 Memory Care units and has a total square footage between 2 buildings of 83,420 sq. ft.

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

### SPONSOR

Inspired Healthcare

### YEAR(S) BUILT

2020

### SYNDICATED PURCHASE PRICE

\$38,063,343

### LOAN TO VALUE RATIO

0%

### MINIMUM INVESTMENT

\$50,000 DST

### ASSET CLASS

Healthcare

### LOCATION

Athens, GA

### LOAN TERMS

all cash





## 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: Call your rep

### SPONSOR

Montego Minerals

### ASSET CLASS

Energy Royalties

### YEAR(S) BUILT

Not applicable

### LOCATION

Permian Basin-Texas

### SYNDICATED PURCHASE PRICE

\$12,250,000

### LOAN TERMS

All Cash

### LOAN TO VALUE RATIO

0%

### MINIMUM INVESTMENT

\$50,000 1031 or 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.

2021 RETURN OF 0%

### SPONSOR

Net Lease Capital Advisors

### ASSET CLASS

Industrial

### YEAR(S) BUILT

2020

### LOCATION

Garner, NC

### SYNDICATED PURCHASE PRICE

\$294,555,231

### LOAN TERMS

Speak with sponsor

### LOAN TO VALUE RATIO

86.75%



## RK AVLI DST

The AVLI at Crosstown Center is a newly-developed, 236 unit 4-story mid-rise apartment community located in Tampa, Florida. The Property offers a premier location in the growing, economically-resilient Tampa MSA, just a 10 minute drive from downtown and within the rapidly developing Brandon area.

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

### SPONSOR

RK Properties

### YEAR(S) BUILT

2020

### SYNDICATED PURCHASE PRICE

\$75,035,000

### LOAN TO VALUE RATIO

43.3%

### MINIMUM INVESTMENT

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

### ASSET CLASS

Multifamily

### LOCATION

Tampa, FL

### LOAN TERMS

3.50% Fixed

10 year term, interest only



## PARK 205 DST

Park 205 is a luxury apartment community located in the charming Park Ridge suburb of Chicago, 15 miles northwest of downtown Chicago. Close to Park Ridge Metra station. Close to Whole Foods and Park Ridge's Uptown District.

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

### SPONSOR

Trilogy

### YEAR(S) BUILT

2015

### SYNDICATED PURCHASE PRICE

\$53,550,503

### LOAN TO VALUE RATIO

52.58%

### MINIMUM INVESTMENT

\$100,000 DST

### ASSET CLASS

Multifamily

### LOCATION

Park Ridge, IL

### LOAN TERMS

3.24% Fixed

7-year term, with 7-years interest only



## CF GLENMUIR, DST

CF Glenmuir Multifamily DST is a newly formed Delaware Statutory Trust. The Trust expects to own Glenmuir of Naperville, a 321- unit, garden-style apartment community located in Naperville, Illinois.

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

### SPONSOR

Cantor Fitzgerald

### YEAR(S) BUILT

1999

### SYNDICATED PURCHASE PRICE

\$119,180,000

### LOAN TO VALUE RATIO

28.9%

### MINIMUM INVESTMENT

\$100,000 DST

### ASSET CLASS

Multifamily

### LOCATION

Naperville, IL

### LOAN TERMS

2.54% 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.

**2021 RETURN OF 0%**

### 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



## BC EXCHANGE RENO LOGISTICS, DST

BC Exchange Reno Logistics Center DST (Reno Logistics Center) is a 722,512 square foot Class A industrial building on 43.9 acres in Reno, NV. Reno Logistics Center is 100% leased to three tenants, Marmot Mountain, Nevada Packaging Inc, and Fosdick Fulfillment, with an average weighted lease term remaining of 5.6 years (as of 5/31/21).

**TARGETED 1ST YEAR RETURN: CHECK WITH SPONSOR**

### SPONSOR

Black Creek

### ASSET CLASS

Industrial

### YEAR(S) BUILT

2016

### LOCATION

Reno, NV

### SYNDICATED PURCHASE PRICE

\$77,190,083

### LOAN TERMS

All Cash

### LOAN TO VALUE RATIO

0%

### MINIMUM INVESTMENT

\$500,000 DST



## CS1031 MOB TX VII, DST

The facility is a build-to-suit for NeuroRestorative's use as a post-acute, neuro-rehabilitation facility. The property is within a high-growth target market near four hospital trauma centers, a key referral source for NeuroRestorative.

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

### SPONSOR

Capital Square 1031

### ASSET CLASS

Medical Office

### YEAR(S) BUILT

2019

### LOCATION

Garland, TX

### SYNDICATED PURCHASE PRICE

\$18,834,000

### LOAN TERMS

All Cash

### LOAN TO VALUE RATIO

0%

### MINIMUM INVESTMENT

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



## CHARLESTON SC ALL CASH DST

Go Store It Self Storage has a new 54,000 net rentable square foot, institutional quality self storage facility in Charleston. The property offers 472 drive up and interior climate-controlled self storage units ranging in size from 5'x5' to 10'x30'. Go Store It Self Storage is a premier, Class A facility situated on 9 acres.

TARGETED 1ST YEAR RETURN: Call your rep

### SPONSOR

Go Store It

### ASSET CLASS

Self Storage

### YEAR(S) BUILT

2004/2019

### LOCATION

Johns Island, SC

### SYNDICATED PURCHASE PRICE

\$16,684,659

### LOAN TERMS

All Cash

### LOAN TO VALUE RATIO

0%

### MINIMUM INVESTMENT

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



## CX MULTIFAMILY PORTFOLIO, DST

Orchard Securities, LLC is pleased to announce Carter Exchange's seventh DST offering, CX Multifamily Portfolio, DST, two apartment properties located in Fairhope, AL - Mobile MSA and Grovetown, GA - Augusta MSA.

TARGETED 1ST YEAR RETURN: Call your rep

### SPONSOR

Carter Exchange

### ASSET CLASS

Multifamily

### YEAR(S) BUILT

2020

### LOCATION

Various

### SYNDICATED PURCHASE PRICE

\$128,634,313

### LOAN TERMS

Fairhope 3.39%  
10-year term  
5-years interest only

### LOAN TO VALUE RATIO

47.67%

Brighton 3.44%  
10-year term  
5-years interest only

### 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:** Call 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:** Call 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



## CS1031 LULLWATER AT BIG RIDGE, DST

CS1031 Lullwater at Big Ridge Apartments, DST, a Delaware Statutory Trust (the "Trust"), has been formed for the purpose of acquiring Lullwater at Big Ridge, a recently constructed, 250-unit Class A multifamily apartment community located at 6038 Hixson Pike in Hixson, Tennessee, an affluent suburb of Chattanooga (the "Property"). The Property was constructed in 2020 and is the newest apartment community in the Hixson submarket.

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

### SPONSOR

Capital Square 1031

### YEAR(S) BUILT

2020

### SYNDICATED PURCHASE PRICE

\$66,656,000

### LOAN TO VALUE RATIO

58.14%

### MINIMUM INVESTMENT

\$50,000 DST

### ASSET CLASS

Multifamily

### LOCATION

Hixson, TN

### LOAN TERMS

3.17%  
10-year term  
5-years interest only