

# EMERSON EQUITY

## REPLACEMENT PROPERTY INVENTORY

September 12, 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: CHECK WITH SPONSOR**

### 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



## 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.

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

### 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



## OAK BROOK, DST

The Trust will acquire and own the multi-family student-housing real estate and improvements located near Louisiana State University at 5075 Nicholson Drive, Baton Rouge, Louisiana known as the “Oakbrook Apartments”. The Property is approximately 10.71 acres in size, upon which are situated nineteen two- and three-story residential buildings containing approximately 245,000 square feet of net rentable area across 244 units, a leasing office and clubhouse and a maintenance building. Community amenities include two swimming pools, clubhouse with study rooms, business center and coffee bar, fitness center.

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

### SPONSOR

Versity

### ASSET CLASS

Student Housing

### YEAR(S) BUILT

1973 & 1998 renovated  
2017 & 2018

### LOCATION

Baton Rouge, LA

### SYNDICATED PURCHASE PRICE

\$39,719,000

### LOAN TERMS

3.60% Fixed

7 year term,  
3-years interest only

### LOAN TO VALUE RATIO

52.41%

### MINIMUM INVESTMENT

\$50,000 DST



## 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: CHECK WITH SPONSOR**

### 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



## 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: CHECK WITH SPONSOR**

### 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



## 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: CHECK WITH SPONSOR**

### 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



## 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 BROOKHAVEN DST

Inspired Senior Living of Brookhaven is a Class A assisted living and memory care community located in the affluent suburb of Brookhaven outside of Atlanta, GA. This recently built property opened in May of 2019 and leased up in just 8 months. Throughout 2020, Brookhaven still averaged near 100% occupancy.

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

### SPONSOR

Inspired Healthcare

### YEAR(S) BUILT

2019

### SYNDICATED PURCHASE PRICE

\$38,789,278

### LOAN TO VALUE RATIO

49.63%

### MINIMUM INVESTMENT

\$50,000 DST

### ASSET CLASS

Healthcare

### LOCATION

Brookhaven, GA

### LOAN TERMS

5 year term  
Variable Interest  
1 month libor +2.60%  
2 years IO  
No prepayment penalty



## 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: CHECK WITH SPONSOR**

### 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 LOGISTICS, DST

BC Exchange Logistics Portfolio DST consists of Intermountain Space Center in Salt Lake City, UT; East Columbia Industrial Center 1 & 2 in Portland, OR; and Plainfield Logistics Center in Indianapolis, IN.

TARGETED 1ST YEAR RETURN: CHECK WITH SPONSOR

### SPONSOR

Black Creek

### ASSET CLASS

Industrial

### YEAR(S) BUILT

Various

### LOCATION

Various

### SYNDICATED PURCHASE PRICE

\$108,870,523

### 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: CHECK WITH SPONSOR

### 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: CHECK WITH SPONSOR

### 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: CHECK WITH SPONSOR

### 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: CHECK WITH SPONSOR**

### 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: CHECK WITH SPONSOR**

### 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: CHECK WITH SPONSOR**

### 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



## CF RIVERVIEW DST

The Property is a newly developed Class-A apartment community featuring a riverfront location with luxury amenities and high-end finishes. Apartment units are well-appointed with quartz countertops, kitchen islands, stainless steel appliances, plank flooring, and large windows. Community amenities include a clubhouse with a modern aesthetic, saltwater pool, yoga/spin studio, fitness center, dog park and an overlook pavilion with wood burning fireplace and seating.

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

### SPONSOR

Cantor Fitzgerald

### YEAR(S) BUILT

2020

### SYNDICATED PURCHASE PRICE

\$76,975,000

### LOAN TO VALUE RATIO

50.00%

### MINIMUM INVESTMENT

\$100,000 DST

### ASSET CLASS

Multifamily

### LOCATION

Dayton, KY

### LOAN TERMS

3.25%  
10-year term  
10-years interest only



## EXCHANGE RIGHT VALUE ADD PORTFOLIO 1 DST

ExchangeRight Value-Add Portfolio 1 is a diversified portfolio of inline and outparcel retail spaces shadow-anchored by long-term net-leased and strong-performing grocery tenants. The portfolio is focused on properties that exhibit in-place cash flow with the potential to preserve capital and provide stable income via strategic leasing initiatives and tenant improvements.

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

### SPONSOR

Exchange Right

### ASSET CLASS

Multi Tenant Retail

### YEAR(S) BUILT

Various

### LOCATION

Various

### SYNDICATED PURCHASE PRICE

\$23,310,000

### LOAN TERMS

3.35%  
10-year term  
10-years interest only

### LOAN TO VALUE RATIO

40.97%

### MINIMUM INVESTMENT

\$100,000 DST



## INLAND PRINCETON MULTIFAMILY DST

Princeton Multifamily DST (the Trust) is a newly formed Delaware Statutory Trust and an affiliate of Inland Private Capital Corporation (IPC). The Trust owns Parc at Princeton Junction (the Property), a 232-unit multifamily community located in the Princeton, New Jersey market at 3000 Goldfinch Boulevard, Princeton, New Jersey. The Property also features eight commercial spaces, two of which are occupied.

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

### SPONSOR

Inland

### ASSET CLASS

Multifamily

### YEAR(S) BUILT

2018-2019

### LOCATION

Princeton, NJ

### SYNDICATED PURCHASE PRICE

\$102,945,073

### LOAN TERMS

2.665%  
10-year term  
10-years interest only

### LOAN TO VALUE RATIO

49.23%

### MINIMUM INVESTMENT

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



## CS1031 LIVINGSTON APARTMENT FLATS DST

Capital Square is a national investment sponsor specializing in tax-advantaged\* real estate offerings, including Delaware statutory trusts and qualified opportunity zone funds. The firm is a leading sponsor of Delaware Statutory Trust offerings for investors seeking replacement property as part of a Section 1031 exchange and cash investors.

TARGETED 1ST YEAR RETURN: CHECK WITH SPONSOR

### SPONSOR

Capital Square 1031

### YEAR(S) BUILT

2020

### SYNDICATED PURCHASE PRICE

\$96,186,000

### LOAN TO VALUE RATIO

53.65%

### MINIMUM INVESTMENT

\$50,000 DST

### ASSET CLASS

Multifamily

### LOCATION

Chesterfield, VA

### LOAN TERMS

3.237%  
10-year term  
5-years interest only



## INLAND CONVENIENCE NLP2 DST

The Trust is offering to Investors up to \$16,948,336 in Interests in the Trust. The minimum amount of Interests that a prospective Investor completing a Section 1031 Exchange may purchase is \$100,000, unless the Trust waives this minimum requirement.

TARGETED 1ST YEAR RETURN: CHECK WITH SPONSOR

### SPONSOR

Inland

### YEAR(S) BUILT

Various

### SYNDICATED PURCHASE PRICE

\$16,948,3360

### LOAN TO VALUE RATIO

0%

### MINIMUM INVESTMENT

\$100,000 DST

### ASSET CLASS

Retail

### LOCATION

Various

### LOAN TERMS

All Cash



## CS1031 MIDWAY ES TATES MHC, DST

Midway Estates is a three-star, 55+ life-style manufactured housing community. The seller of Midway Estates is a resident-controlled entity that has not capitalized on the significant opportunity to increase occupancy and rents given the favorable in-place market fundamentals. The sponsor intends to upgrade the property to a four-star community by making strategic investments and to maximize value by employing an institutional management approach.

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

### SPONSOR

Capital Square 1031

### YEAR(S) BUILT

Various

### SYNDICATED PURCHASE PRICE

\$20,472,000

### LOAN TO VALUE RATIO

40.89%

### MINIMUM INVESTMENT

\$50,000 DST

### ASSET CLASS

Manufactured Housing

### LOCATION

Vero Beach, FL

### LOAN TERMS

3.02%  
10-year term  
5-years interest only



## INLAND SUNBELT SFR PORTFOLIO DST

Sun Belt SFR 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 will own three multifamily properties located in Arizona and Florida.

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

### SPONSOR

Inland

### YEAR(S) BUILT

2020-2021

### SYNDICATED PURCHASE PRICE

\$268,070,031

### LOAN TO VALUE RATIO

48.88%

### MINIMUM INVESTMENT

\$100,000 DST

### ASSET CLASS

Single Family

### LOCATION

Arizona and Florida

### LOAN TERMS

10-year term  
10-years interest only



## CX EOS ORLANDO, DST

The Property is located in the Orlando MSA, one of the largest and fastest growing areas in Florida, and across the nation. Orlando has had a historically high job growth rate and a booming population during the last decade.

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

### SPONSOR

Carter Exchange

### YEAR(S) BUILT

2015

### SYNDICATED PURCHASE PRICE

\$82,245,758

### LOAN TO VALUE RATIO

50.33%

### MINIMUM INVESTMENT

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

### ASSET CLASS

Multifamily

### LOCATION

Orlando, FL

### LOAN TERMS

3.15%

10-year term  
5-years interest only



## LSC-CARROLLTON 55+ DST

Carrollton Active Adult 55+ community consisting of 135 one-bedroom units, 44 two-bedroom units, and 4 three-bedroom units. The Property was completed from 2017 - 2018 and represents newer, class A construction.

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

### SPONSOR

Livingston Street

### YEAR(S) BUILT

2017-2018

### SYNDICATED PURCHASE PRICE

\$54,510,000

### LOAN TO VALUE RATIO

48.4%

### MINIMUM INVESTMENT

\$100,000 DST/\$50,000 CASH

### ASSET CLASS

Senior Multifamily

### LOCATION

Carrollton, TX

### LOAN TERMS

3.00%

10-year term  
10-years interest only