

# EMERSON EQUITY

## REPLACEMENT PROPERTY INVENTORY

December 29, 2020

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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



## CAI INVESTMENTS LAKE FOREST GLOBAL HQ, DST

This offering is a single tenant, absolute NNN leased industrial corporate headquarters located in Lake Forest, Illinois. The property is leased by Pactiv, LLC, a subsidiary of Reynolds Group Holdings Limited. From this global headquarters Pactiv oversees and operates over 50 foodservice manufacturing and distribution facilities.

Click the link for a virtual tour.

<https://www.dropbox.com/s/h7pvid542d75sxi/CAI%20Investments%20Lake%20Forest%20Global%20HQ%20DST%20-%20VIDEO%2006162020.mp4?dl=0>

**TARGETED 1ST YEAR RETURN: 6.00%**

### SPONSOR

CAI Investments

### ASSET CLASS

Office

### YEAR(S) BUILT

2019, 1997

### LOCATION

Lake Forest, IL

### SYNDICATED PURCHASE PRICE

\$22,795,814

### LOAN TERMS

4.125% Fixed

6-year term,  
30 day amortization

### LOAN TO VALUE RATIO

52.80%

### MINIMUM INVESTMENT

\$50,000 DST



## BC EXCHANGE CITY VIEW DST

BC Exchange City View DST is a 98% occupied, multi-tenant office complex located in Austin, TX. The office complex consists of four buildings totaling 273,232 square feet with Apple, Inc. as the largest tenant, comprising 34% of the gross leasable area.

**TARGETED 1ST YEAR RETURN: 4.47%**

### SPONSOR

Black Creek Exchange

### ASSET CLASS

Office

### YEAR(S) BUILT

Various

### LOCATION

Austin, TX

### SYNDICATED PURCHASE PRICE

\$97,024,793

### LOAN TERMS

Speak with sponsor.

### LOAN TO VALUE RATIO

Speak with sponsor.

### MINIMUM INVESTMENT

\$500,000 DST





## BR GALLERIA VIL- LAGE, DST

Galleria Village (the “Property”) represents an opportunity to invest in a highly occupied, garden-style apartment community with value creation potential, located in the Charlotte-Concord-Gastonia metropolitan statistical area (“Charlotte Metro”), one of the nation’s fastest growing metropolitan areas.

**TARGETED 1ST YEAR RETURN: 4.50%**

### SPONSOR

Bluerock Value Exchange

### YEAR(S) BUILT

Built in 2005  
Renovated in 2019

### SYNDICATED PURCHASE PRICE

\$46,710,874

### LOAN TO VALUE RATIO

51.51%

### MINIMUM INVESTMENT

\$100,000

### ASSET CLASS

Multifamily

### LOCATION

Charlotte, NC

### LOAN TERMS

2.71% Fixed  
  
10-Year Term,  
7-Year Interest Only



## CF STATION MULTI- FAMILY DST

CF Station Multifamily DST (the “Offering”) is a newly formed Delaware statutory trust and an affiliate of CFCAF Station, LLC, a joint venture between affiliates of Cantor Fitzgerald Investors, LLC (the “Sponsor”) and CAF Capital Partners, LLC. (together with its affiliate, CAF Management, LLC, “CAF”). The Trust owns Station at MacArthur (the “Property”), a 444-unit, apartment community located in Las Colinas, TX.

**TARGETED 1ST YEAR RETURN: 4.78%**

### SPONSOR

Cantor Fitzgerald

### YEAR(S) BUILT

1994

### SYNDICATED PURCHASE PRICE

\$116,243,000

### LOAN TO VALUE RATIO

50.70%

### MINIMUM INVESTMENT

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

### ASSET CLASS

Multi-Family

### LOCATION

Irving, TX

### LOAN TERMS

2.775% Fixed  
  
10-year term,  
interest only



## CF TRIBECA MULTI-FAMILY DST

CF Tribeca Multifamily DST is a 160-unit Class A apartment community located in St. Louis, Missouri. This Class A apartment community constructed in 2018 with high end finishes, smart home technology and an expansive amenity set, including an entertainment deck with swimming pool and lounge. The Project includes two-levels of garage parking offering coveted offstreet parking for residents.

**TARGETED 1ST YEAR RETURN: 5.12%**

### SPONSOR

Cantor Fitzgerald

### ASSET CLASS

Multi-Family

### YEAR(S) BUILT

2018

### LOCATION

St. Louis, MO

### SYNDICATED PURCHASE PRICE

\$48,680,000

### LOAN TERMS

3.49% Fixed

10-year term,  
interest only

### LOAN TO VALUE RATIO

49.71%

### MINIMUM INVESTMENT

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



## CS1031 MARINA POINTE APARTMENTS, DST

Well-maintained, Class B+ multifamily community in Chattanooga, Tennessee, with large floorplans and strong resident demographics.

**TARGETED 1ST YEAR RETURN: 5.25%**

### SPONSOR

Capital Square 1031

### ASSET CLASS

Multifamily

### YEAR(S) BUILT

2001-2003

### LOCATION

Chattanooga, TN

### SYNDICATED PURCHASE PRICE

\$53,645,000

### LOAN TERMS

2.50% Fixed

10-year term,  
5-year interest only

### LOAN TO VALUE RATIO

54.89%

### MINIMUM INVESTMENT

\$50,000 DST



## CS1031 PROM- ENADE AT NEWNAN CROSSING APART- MENTS, 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, DST

Four-property, 640-unit multifamily portfolio comprised of 79 residential micro-units cross 2 buildings each with 4 stories, with a modern design aesthetic, common area kitchens, and a roof deck with BBQ area.

Horizon at 85th was constructed in 2015 and is comprised of 38 residential micro-units and one commercial unit in a single, 5 story building serviced by an elevator that also features a rooftop deck/BBQ area.

**TARGETED 1ST YEAR RETURN: 5.61%**

### SPONSOR

Capital Square 1031

### ASSET CLASS

Multi-Family

### YEAR(S) BUILT

Various

### LOCATION

Aiken, SC

### SYNDICATED PURCHASE PRICE

\$84,586,000

### LOAN TERMS

3.38% Fixed

10-year term, with  
5-years interest only

### LOAN TO VALUE RATIO

53.99%

### 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 Robins, GA

### 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

\$109,510 DST



## CX STATION AT POPLAR TENT, DST

This offering (the "Offering") is being made available to accredited investors seeking an I.R.C. Section 1031 exchange (a "1031 Exchange") or seeking an investment in a property that, upon disposition, should allow the investor to complete another 1031 Exchange. CX Station at Poplar Tent, DST, a newly formed Delaware Statutory Trust (the "Trust"), is offering to sell 100% of the beneficial interests in the Trust to certain qualified and accredited investors pursuant to the Memorandum.

**TARGETED 1ST YEAR RETURN: 5.38%**

### SPONSOR

Carter Exchange

### ASSET CLASS

Multi-Family

### YEAR(S) BUILT

2018

### LOCATION

Concord, NC

### SYNDICATED PURCHASE PRICE

\$65,006,804

### LOAN TERMS

2.58% Fixed

10-year terms, with 5-year interest only

### LOAN TO VALUE RATIO

57.49%

### MINIMUM INVESTMENT

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





## CX STATION AT SAVANNAH QUARTERS, DST

This offering (the "Offering") is being made available to accredited investors seeking an I.R.C. Section 1031 exchange (a "1031 Exchange") or seeking an investment in a property that, upon disposition, should allow the investor to complete another 1031 Exchange. CX Station at Savannah Quarters, DST, a newly formed Delaware Statutory Trust (the "Trust"), is offering to sell 100% of the beneficial interests in the Trust to certain qualified and accredited investors pursuant to the Memorandum.

**TARGETED 1ST YEAR RETURN: 5.74%**

### SPONSOR

Carter Exchange

### ASSET CLASS

Multi-Family

### YEAR(S) BUILT

2019

### LOCATION

Pooler, GA

### SYNDICATED PURCHASE PRICE

\$49,403,843

### LOAN TERMS

2.565% Fixed;

10-year term,  
5-year interest only

### LOAN TO VALUE RATIO

57.14%

### MINIMUM INVESTMENT

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



## NET LEASED PORTFOLIO 42 DST

ExchangeRight Net Leased Portfolio 42 is a diversified portfolio of investment grade quality net-leased real estate with 6.29% 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: 6.29%**

### SPONSOR

ExchangeRight

### ASSET CLASS

Retail

### YEAR(S) BUILT

Various

### LOCATION

Various

### SYNDICATED PURCHASE PRICE

\$86,070,000

### LOAN TERMS

3.68% Fixed

10-year term,  
interest only

### LOAN TO VALUE RATIO

52.70%

### MINIMUM INVESTMENT

\$100,000



## 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

### ASSET CLASS

Self-Storage

### YEAR(S) BUILT

Various

### LOCATION

Various

### SYNDICATED PURCHASE PRICE

\$41,400,000

### LOAN TERMS

3.82% Fixed

10-year term,  
5-year interest only

### LOAN TO VALUE RATIO

45.89%

### MINIMUM INVESTMENT

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



## INCOMMERCIAL NET LEASE DST 2

The Trust owns seven retail properties located in three states and leased to two tenants. The tenants, Dollar General and Walgreens, are both rated BBB (Adequate Investment Grade Credit) by Standard and Poor’s. Each of the seven single tenant locations are under triple-net-lease leases.

**TARGETED 1ST YEAR RETURN: 5.68%**

### SPONSOR

InCommercial Property Group

### ASSET CLASS

Retail

### YEAR(S) BUILT

Various

### LOCATION

Various

### SYNDICATED PURCHASE PRICE

\$18,453,000

### LOAN TERMS

3.832% Fixed

10-year term,  
30-year amortization

### LOAN TO VALUE RATIO

58.12%

### MINIMUM INVESTMENT

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



## 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



## LAST MILE DISTRIBUTION, DST

Last Mile Distribution DST, also known as the Trust, is a newly formed Delaware statutory trust and an affiliate of Inland Private Capital Corporation (IPC). The Trust will acquire and own a 151,668 square foot warehouse/ distribution facility located in Thornton, Colorado, approximately 12 miles outside of downtown Denver. The Property is 100 percent leased to Amazon.com Services, LLC (Tenant), a wholly owned subsidiary of Amazon.com, Inc.

**TARGETED 1ST YEAR RETURN: 4.00%**

### SPONSOR

Inland Private Capital Corporation

### ASSET CLASS

Warehouse

### YEAR(S) BUILT

2019

### LOCATION

Thornton, CO

### SYNDICATED PURCHASE PRICE

\$64,319,739

### LOAN TERMS

N/A

### LOAN TO VALUE RATIO

N/A

### MINIMUM INVESTMENT

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





## SELF-STORAGE PORTFOLIO XII DST

Self-Storage Portfolio XII DST, a newly formed Delaware statutory trust (the “Trust”) and an affiliate of Inland Private Capital Corporation (“IPC” or the “Sponsor”), is hereby offering (the “Offering”) to sell to certain qualified, accredited investors. The Georgia Property is operated as a self-storage facility under the Devon name. Each of the Life Storage Properties is operated as a self-storage facility under the Life Storage® name. In the aggregate, there are approximately 3,200 storage units at the Properties.

**TARGETED 1ST YEAR RETURN: 4.51%**

### SPONSOR

Inland Private Capital Corporation

### ASSET CLASS

Self-Storage

### YEAR(S) BUILT

Various

### LOCATION

Various

### SYNDICATED PURCHASE PRICE

\$31,357,129

### LOAN TERMS

2.85% Fixed

10-year term, 5-year interest only

### LOAN TO VALUE RATIO

50.49%

### MINIMUM INVESTMENT

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



## SOUTHEAST MULTIFAMILY PORTFOLIO DST

Southeast Multifamily Portfolio DST (the Parent Trust), is a newly formed Delaware statutory trust and an affiliate of Inland Private Capital Corporation (IPC). The Parent Trust will indirectly own two multifamily properties located in Jacksonville, FL and Murfreesboro, TN.

**TARGETED 1ST YEAR RETURN: 4.18%**

### SPONSOR

Inland Private Capital Corporation

### ASSET CLASS

Multifamily

### YEAR(S) BUILT

2019

### LOCATION

Jacksonville, FL  
Murfreesboro, TN

### SYNDICATED PURCHASE PRICE

\$170,115,140

### LOAN TERMS

2.57% Fixed

10-year term

### LOAN TO VALUE RATIO

46.95%

### 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 is comprised of 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



## ASHBROOK VILLAGE DST

Ashbrook Village (the facility) is an award winning 96-unit senior housing community located in Villa Rica, Georgia (approximately 30 minutes west of Atlanta). The property is a very well maintained class-B asset that was built in 2003 and renovated in 2013. Located on 19.48 acres, the community includes a 1-story main building consisting of 38 assisted living units and 16 memory care units.

**TARGETED 1ST YEAR RETURN: 7.0%**

### SPONSOR

Inspired Healthcare Capital

### YEAR(S) BUILT

2003/2013

### SYNDICATED PURCHASE PRICE

\$17,726,474

### LOAN TO VALUE RATIO

42.0%

### MINIMUM INVESTMENT

\$50,000

### ASSET CLASS

Senior Living

### LOCATION

Villa Rica, GA

### LOAN TERMS

4.50% Fixed

10-year term  
w/ 3 renewal terms of  
5 years



## LSC-KING CITY, DST

King City Senior Village is an Active Adult/ Independent Living Community consisting of 13 studio, 67 one-bedroom, 24 two-bedroom, and 10 cottage units.

**TARGETED 1ST YEAR RETURN: SEE PPM**

### SPONSOR

Livingston St Capital

### ASSET CLASS

Senior Living

### YEAR(S) BUILT

1986

### LOCATION

King City, OR

### SYNDICATED PURCHASE PRICE

\$29,560,000

### LOAN TERMS

3.03% Fixed

10-year term, interest only

### LOAN TO VALUE RATIO

44.70%

### MINIMUM INVESTMENT

\$100,000/\$50,000 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 singletenant property (the "Property") leased by Verizon Corporate Services Group, Inc., a wholly owned subsidiary of Verizon Communications Inc.

**TARGETED 1ST YEAR RETURN: N/A**

### 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

Speak with sponsor.

### MINIMUM INVESTMENT

\$994,581



## FC EUCLID OH INVESTORS DST

A newly constructed, 857,304 square-foot single tenant built-to-suit sorting and distribution facility for Amazon.com, situated on 71.1407 acres in Euclid, Ohio. The facility, which was completed in November of 2019, is situated 13 miles from downtown Cleveland.

**TARGETED 1ST YEAR RETURN: N/A**

### SPONSOR

Net Lease Capital Advisors

### YEAR(S) BUILT

2019

### SYNDICATED PURCHASE PRICE

\$196,551,854

### LOAN TO VALUE RATIO

Speak with sponsor.

### MINIMUM INVESTMENT

\$260,000 DST

### ASSET CLASS

Warehouse

### LOCATION

Euclid, OH

### LOAN TERMS

Speak with sponsor.



## NEXPOINT FLAMINGO DST

NexPoint Flamingo DST is a luxury multi-family apartment complex. Elysian at Flamingo is uniquely positioned as the premier rental community in Las Vegas. Located just 15 minutes away from the Vegas Strip, Elysian at Flamingo offers an attractive value-proposition in a community that is known for great schools, outdoor recreation, plenty of shopping, entertainment and dining.

**TARGETED 1ST YEAR RETURN: 5.23%**

### SPONSOR

NexPoint Real Estate Advisors

### YEAR(S) BUILT

2018

### SYNDICATED PURCHASE PRICE

\$114,317,704

### LOAN TO VALUE RATIO

49.02%

### MINIMUM INVESTMENT

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

### ASSET CLASS

Multi-Family

### LOCATION

Las Vegas, NV

### LOAN TERMS

3.27% Fixed

10-year term, interest only





## NEXPOINT GAMMA DST

NexPoint Gamma DST acquired a long-term lease industrial property consisting of approximately 7.56 acres of land and six industrial buildings totaling 126,189 square feet.

**TARGETED 1ST YEAR RETURN: 5.35%**

### SPONSOR

NexPoint Real Estate Advisors

### YEAR(S) BUILT

1982, 2003, 2020

### SYNDICATED PURCHASE PRICE

\$16,616,331

### LOAN TO VALUE RATIO

Speak with Sponsor.

### MINIMUM INVESTMENT

\$100,000

### ASSET CLASS

Industrial

### LOCATION

Mansfield, TX

### LOAN TERMS

Speak with Sponsor.



## PASSCO ONE HAMP-TON DST

330-unit apartment community completed in 2018 and 2020. The property is comprised of 23 2-and 3-story residential buildings situated on approximately 35 acres, offering a diverse mix of 1, 2 and 3-bedroom units.

**TARGETED 1ST YEAR RETURN: 4.25%**

### SPONSOR

Passco

### YEAR(S) BUILT

2018 & 2020

### SYNDICATED PURCHASE PRICE

\$85,149,284

### LOAN TO VALUE RATIO

56.95%

### MINIMUM INVESTMENT

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

### ASSET CLASS

Multifamily

### LOCATION

Bluffton, SC

### LOAN TERMS

2.75% Fixed

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





## RK CODA DST

CODA (the “Property”) is a 296-unit apartment community located in Orlando, Florida, adjacent to the Central Florida Research Park and the University of Central Florida (UCF). Recently constructed in 2019, the Property is located directly on East Colonial Drive (Hwy 50), less than 1/2 of a mile east of State Road 408 (East-West Expressway), which offers superb drive-by exposure and regional accessibility to some of Orlando’s largest and most notable employment centers.

**TARGETED 1ST YEAR RETURN: 4.11%**

### SPONSOR

RK Properties

### ASSET CLASS

Multifamily

### YEAR(S) BUILT

2019

### LOCATION

Orlando, FL

### SYNDICATED PURCHASE PRICE

\$41,066,038

### LOAN TERMS

2.89% Fixed

10 year term, interest only

### LOAN TO VALUE RATIO

46.10%

### MINIMUM INVESTMENT

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



## RK POINTE AT RESEARCH PARK DST

The Property is a 280-unit luxury apartment community known as the Pointe at Research Park Apartments, located at 9235 Senator Royall Drive, Charlotte, North Carolina 28262.

**TARGETED 1ST YEAR RETURN: 4.25%**

### SPONSOR

RK Properties

### ASSET CLASS

Multifamily

### YEAR(S) BUILT

1982

### LOCATION

Charlotte, NC

### SYNDICATED PURCHASE PRICE

\$80,230,966

### LOAN TERMS

2.67% Fixed

10 year term, interest only

### LOAN TO VALUE RATIO

45.33%

### MINIMUM INVESTMENT

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



## TRILOGY RIVERSET MULTIFAMILY DST

Riverset Apartment Homes is a 500-unit multifamily community built between 1988 and 1990 in Memphis, Tennessee. The property boasts premier community amenities, including: a clubhouse with fitness center, media room and billiards table; five resort-style swimming pools and sundecks; a grilling pavilion, putting green and three tennis courts.

**TARGETED 1ST YEAR RETURN: 5.14%**

### SPONSOR

Trilogy Real Estate Group, LLC

### YEAR(S) BUILT

1988-1990

### SYNDICATED PURCHASE PRICE

\$32,102,816

### LOAN TO VALUE RATIO

56.46%

### MINIMUM INVESTMENT

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

### ASSET CLASS

Multifamily

### LOCATION

Memphis, TN

### LOAN TERMS

2.635% Fixed

10-year term  
5 years interest only



## CAMPUS WALK, DST

NB Private Capital 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, 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

NB Private Capital

### YEAR(S) BUILT

2018

### SYNDICATED PURCHASE PRICE

\$21,769,550

### LOAN TO VALUE RATIO

54.9%

### MINIMUM INVESTMENT

\$50,000 DST

### ASSET CLASS

Student Housing

### LOCATION

Chico, CA

### LOAN TERMS

4.12% Fixed

10-year term, with  
5-years interest only



## 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\\_0Swf5s&feature=youtu.be](https://www.youtube.com/watch?v=WwmH_0Swf5s&feature=youtu.be)

**TARGETED 1ST YEAR RETURN: 5.50%**

### SPONSOR

NB Private Capital

### YEAR(S) BUILT

1915  
Renovated 2010

### SYNDICATED PURCHASE PRICE

\$70,014,541

### LOAN TO VALUE RATIO

54.2%

### MINIMUM INVESTMENT

\$50,000 DST

### ASSET CLASS

Student Housing

### LOCATION

Chicago, IL

### LOAN TERMS

4.87% Fixed

10-year term, with  
5-years interest only