

# EMERSON EQUITY

## REPLACEMENT PROPERTY INVENTORY

March 4, 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



## BR EDGEWATER, DST

The Property is well located in Webster, Texas near the Webster healthcare corridor and Johnson Space Center along Interstate 45 approximately 25 miles southwest of downtown Houston. The Property's immediate vicinity includes five major hospitals staffing more than 7,100 medical professionals and approximately 1.8 million square feet of essential retail and dining destinations.

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

### SPONSOR

Bluerock Value Exchange

### YEAR(S) BUILT

2008

### SYNDICATED PURCHASE PRICE

\$68,192,365

### LOAN TO VALUE RATIO

54.78%

### MINIMUM INVESTMENT

\$100,000

### ASSET CLASS

Multifamily

### LOCATION

Webster, TX

### LOAN TERMS

3.05% Fixed

10-Year Term,  
5-Year Interest Only



## BR GALLERIA VILLAGE, 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



## CS1031 CANOPY AT GINTER PARK APARTMENTS, DST

CS1031 Canopy at Ginter Park Apartments, DST, a Delaware statutory trust (the "Trust"), has been formed for the purpose of acquiring Canopy at Ginter Park, a 301-unit Class A apartment community located in Ginter Park, a historic Richmond, Virginia suburb (the "Property"). The Property was constructed in 2019 and consists of 19 residential buildings set on approximately 14.89 acres of land.

**TARGETED 1ST YEAR RETURN: 5.48%**

### SPONSOR

Capital Square 1031

### ASSET CLASS

Multifamily

### YEAR(S) BUILT

2019

### LOCATION

Richmond, VA

### SYNDICATED PURCHASE PRICE

\$93,542,000

### LOAN TERMS

2.77% Fixed

10-year term,  
5-year interest only

### LOAN TO VALUE RATIO

58.23%

### MINIMUM INVESTMENT

\$50,000 DST



## CS1031 COLORADO POWER, DST

The tenant, Advanced Energy Industries, Inc., is a global engineering firm that designs and manufactures power conversion equipment used in devices such as medical equipment, semiconductors, plasma displays and data center computing. Advanced Energy Industries, Inc. posted record quarterly sales for the third quarter of 2020, a 122.5% increase over sales from the same period the prior year. The company has a current market capitalization of \$4.232 billion, as of February 17, 2021.

**TARGETED 1ST YEAR RETURN: 5.62%**

### SPONSOR

Capital Square 1031

### ASSET CLASS

Manufacturing

### YEAR(S) BUILT

1987 & 2000

### LOCATION

Fort Collins, CO

### SYNDICATED PURCHASE PRICE

\$35,332,000

### LOAN TERMS

3.87% Fixed

10-year term,  
30-year amortization  
3-year interest only

### LOAN TO VALUE RATIO

52.05%

### MINIMUM INVESTMENT

\$104,268



## CS1031 MARINA POINTE APART- MENTS, 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 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



## CS1031 THE FALLS AT ORMOND BEACH MHC, DST

The Falls at Ormond Beach (The Falls) is a well-maintained, five-star asset that is perennially ranked a Florida Top 10 Manufactured Housing Community.

**TARGETED 1ST YEAR RETURN: 5.00%**

### SPONSOR

Capital Square 1031

### ASSET CLASS

Manufactured Housing

### YEAR(S) BUILT

1984

### LOCATION

Ormond Beach, FL

### SYNDICATED PURCHASE PRICE

\$147,805,000

### LOAN TERMS

2.60% Fixed

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

### LOAN TO VALUE RATIO

48.58%

### MINIMUM INVESTMENT

\$97,175



## CX EVERGREENS AT MAHAN, DST

The Property, located at 900 Riggins Road, Tallahassee, Florida 32308, to be known as “Evergreens at Mahan,” consists of approximately 24.56 acres of land, upon which are situated 20 three-story residential buildings.

**TARGETED 1ST YEAR RETURN: 5.58%**

### SPONSOR

Carter Exchange

### ASSET CLASS

Multi-Family

### YEAR(S) BUILT

2005/2008

### LOCATION

Tallahassee, FL

### SYNDICATED PURCHASE PRICE

\$80,592,545

### LOAN TERMS

2.94% Fixed;  
10-year term,  
5-year interest only

### LOAN TO VALUE RATIO

58.07%

### 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





## EXCHANGE RIGHT NLP 43, DST

ExchangeRight Net-Leased Portfolio 43 is a diversified portfolio of investmentgrade quality net-leased real estate with 6.00% 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: 6.00%**

### SPONSOR

Exchange Right

### ASSET CLASS

Retail

### YEAR(S) BUILT

Various

### LOCATION

Various

### SYNDICATED PURCHASE PRICE

\$58,650,000

### LOAN TERMS

3.31% Fixed

10-year term,  
interest only

### LOAN TO VALUE RATIO

39.44%

### MINIMUM INVESTMENT

\$100,000



## EXCHANGE RIGHT NLP 44, DST

ExchangeRight Net-Leased Portfolio 44 is a diversified, all-cash portfolio of primarily investment-grade-tenanted net-leased real estate with a 5.10% targeted cash flow from in-place lease revenue. 100% of the properties in this portfolio are essential businesses that have remained open and operating during the COVID-19 crisis.

**TARGETED 1ST YEAR RETURN: 5.10%**

### SPONSOR

Exchange Right

### ASSET CLASS

Retail

### YEAR(S) BUILT

Various

### LOCATION

Various

### SYNDICATED PURCHASE PRICE

\$23,770,00

### LOAN TERMS

Speak to sponsor.

### LOAN TO VALUE RATIO

Speak to sponsor.

### MINIMUM INVESTMENT

\$100,000



## FSC INDUSTRIAL 6, DST

FSC Industrial 6, DST, a newly formed Delaware statutory trust (the “Trust”) and an affiliate of Four Springs Capital Trust (“FSCT”), is offering to sell to certain qualified, accredited investors<sup>1</sup> (the “Investors”, each an “Accredited Investor”) pursuant to the Confidential Private Placement Memorandum (the “Memorandum”) up to 95% of the beneficial interests (the “Interests”) in the Trust.

**TARGETED 1ST YEAR RETURN: 6.50%**

### SPONSOR

Four Springs Capital

### ASSET CLASS

Industrial

### YEAR(S) BUILT

2020

### LOCATION

Michigan City, IN

### SYNDICATED PURCHASE PRICE

\$39,456,851

### LOAN TERMS

3.10% Fixed

7-year term,  
Interest only  
30 year amortization

### LOAN TO VALUE RATIO

49.10%

### MINIMUM INVESTMENT

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



## 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



## ICG 1031 TEMPE, DST

This offering (the “Offering”) is exclusively 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. ICG1031 Tempe DST, a newly formed Delaware Statutory Trust (the “Trust”), is offering to sell 100% of the beneficial interests in the Trust to certain accredited investors pursuant to the Memorandum.

**TARGETED 1ST YEAR RETURN: 5.26%**

### SPONSOR

Ideal Capital Group

### ASSET CLASS

Multifamily

### YEAR(S) BUILT

2015

### LOCATION

Tempe, AZ

### SYNDICATED PURCHASE PRICE

\$47,851,000

### LOAN TERMS

3.66% Fixed,

10 year term  
30 year amortization

### LOAN TO VALUE RATIO

49.18%

### MINIMUM INVESTMENT

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



## INCOMMERCIAL NET LEASE DST 1

The Trust owns 19 properties located in eight states and leased to three tenants. The tenants, Dollar General, Fresenius and Walgreens, are all rated BBB (Adequate Investment Grade Credit) by Standard and Poor's. Each of the 19 single tenant locations are under triple-net leases.

**TARGETED 1ST YEAR RETURN: 8.44%**

### SPONSOR

InCommercial Property Group

### ASSET CLASS

Retail

### YEAR(S) BUILT

Various

### LOCATION

Various

### SYNDICATED PURCHASE PRICE

\$38,467,000

### LOAN TERMS

3.66% Fixed,

10 year term  
30 year amortization

### LOAN TO VALUE RATIO

58.27%

### 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

### YEAR(S) BUILT

Various

### SYNDICATED PURCHASE PRICE

\$18,453,000

### LOAN TO VALUE RATIO

58.12%

### MINIMUM INVESTMENT

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

### ASSET CLASS

Retail

### LOCATION

Various

### LOAN TERMS

3.832% Fixed

10-year term,  
30-year amortization



## 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

### YEAR(S) BUILT

Various

### SYNDICATED PURCHASE PRICE

\$456,938,204

### LOAN TO VALUE RATIO

51.42%

### MINIMUM INVESTMENT

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

### ASSET CLASS

Multifamily

### LOCATION

Various

### LOAN TERMS

See PPM



## 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.

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

### SPONSOR

Inland Private Capital Corporation

### YEAR(S) BUILT

2014

### SYNDICATED PURCHASE PRICE

\$29,443,851

### LOAN TO VALUE RATIO

See PPM

### MINIMUM INVESTMENT

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

### ASSET CLASS

Multifamily

### LOCATION

Huntsville, AL

### LOAN TERMS

2.65% Fixed  
10-year term,  
interest only



## 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 comprised of three four-story residential buildings.

**TARGETED 1ST YEAR RETURN: 4.61%**

### 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



## 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

### YEAR(S) BUILT

Various

### SYNDICATED PURCHASE PRICE

\$31,357,129

### LOAN TO VALUE RATIO

50.49%

### MINIMUM INVESTMENT

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

### ASSET CLASS

Self-Storage

### LOCATION

Various

### LOAN TERMS

2.85% Fixed

10-year term, 5-year interest only



## 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

### YEAR(S) BUILT

2019

### SYNDICATED PURCHASE PRICE

\$170,115,140

### LOAN TO VALUE RATIO

46.95%

### MINIMUM INVESTMENT

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

### ASSET CLASS

Multifamily

### LOCATION

Jacksonville, FL  
Murfreesboro, TN

### LOAN TERMS

2.57% Fixed

10-year term



## 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



## PEACHTREE DST

Peachtree Senior Living is a senior housing community located in Trussville, Alabama, a suburb in the Birmingham area. The Campus is comprised of a newly constructed independent living facility and a recently renovated assisted living facility. The two building, 45,000 sq ft property is a Class A- asset consisting of 30 independent living units and 23 assisted living units. It is situated on 3.99 acres with excess land for future expansion.

**TARGETED 1ST YEAR RETURN: 6.75%**

### SPONSOR

Inspired Healthcare Capital

### YEAR(S) BUILT

2017

### SYNDICATED PURCHASE PRICE

\$11,807,977

### LOAN TO VALUE RATIO

100% Cash DST, No Loan

### MINIMUM INVESTMENT

\$50,000

### ASSET CLASS

Senior Living

### LOCATION

Trussville, AL

### LOAN TERMS

See PPM



## KB ESSENTIAL HEALTHCARE 36 DST

KB Exchange Trust is pleased to offer a three property healthcare portfolio structured as a Delaware Statutory Trust (DST). This multiasset, single-tenant triple-net leased portfolio consists of approximately 46,236 square feet and is located in Austin, Texas, an income tax-free state.

**TARGETED 1ST YEAR RETURN: 6.50%**

**SPONSOR**  
Kingsbarn

**ASSET CLASS**  
Medical

**YEAR(S) BUILT**  
Various

**LOCATION**  
Various

**SYNDICATED  
PURCHASE PRICE**  
\$26,155,000

**LOAN TERMS**  
3.92% Fixed

**LOAN TO VALUE RATIO**  
47.28%

10-year term,  
5 years interest only

**MINIMUM INVESTMENT**  
\$100,000



## KB ESSENTIAL HEALTHCARE 38 DST

KB Exchange Trust is pleased to offer this medical office building structured as a DST for 1031 exchange investors. Centennial Hills Medical Center, a “Class A” multi-tenant medical office building, located in Las Vegas, Nevada, consists of +/- 57,156 rentable square feet.

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

**SPONSOR**  
Kingsbarn

**ASSET CLASS**  
Medical

**YEAR(S) BUILT**  
2007

**LOCATION**  
Las Vegas, NV

**SYNDICATED  
PURCHASE PRICE**  
\$23,125,000

**LOAN TERMS**  
3.29% Fixed

**LOAN TO VALUE RATIO**  
44.00%

10-year term,  
5 years interest only

**MINIMUM INVESTMENT**  
\$100,000





## LSC - LEWISVILLE 55 PLUS, DST

Lewisville Active Adult Community is a 55+ community consisting of 108 one-bedroom and 72 two-bedroom units.

**TARGETED 1ST YEAR RETURN: 5.90%**

### SPONSOR

Livingston St. Capital

### ASSET CLASS

Multifamily

### YEAR(S) BUILT

2002/2018

### LOCATION

Lewisville, TX

### SYNDICATED PURCHASE PRICE

\$39,700,000

### LOAN TERMS

3.16% Fixed  
10-year term

### LOAN TO VALUE RATIO

51.50%

### MINIMUM INVESTMENT

\$50,000



## 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



## PASSCO SAN ANTONIO DST

338-unit apartment community completed in 2019. The property is comprised of fourteen 3-story mid-rise residential buildings situated on approximately 14.26 acres, offering a diverse mix of 1, 2 and 3-bedroom units.

**TARGETED 1ST YEAR RETURN: 4.41%**

### SPONSOR

Passco

### ASSET CLASS

Multifamily

### YEAR(S) BUILT

2019

### LOCATION

San Antonio, TX

### SYNDICATED PURCHASE PRICE

\$36,250,000

### LOAN TERMS

2.57% Fixed

10 year term,  
5 year interest only

### LOAN TO VALUE RATIO

53.54%

### MINIMUM INVESTMENT

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



## 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 RE-SEARCH 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



## 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 believe that with the property's strong positioning near key high-growth employment hubs and

Click the link for a virtual tour.

<https://www.youtube.com/watch?v=inDLic05eX0>

**TARGETED 1ST YEAR RETURN: 5.18%**

### SPONSOR

NB Private Capital

### ASSET CLASS

Multifamily

### YEAR(S) BUILT

2015

### LOCATION

Celebration, FL

### SYNDICATED PURCHASE PRICE

\$87,260,813

### LOAN TERMS

Speak with sponsor.

### LOAN TO VALUE RATIO

55.0%

### MINIMUM INVESTMENT

\$50,000 DST



## 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

### 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

\$50,000 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\\_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

### 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

\$50,000 DST



## WOLF RUN, DST

The Trust will acquire and own the multi-family real estate and improvements located at 1910 Valley Road, Reno, Nevada known as “Wolf Run East” and 467 Beverly Street, Reno, Nevada known as “Wolf Run Vintage” and the single-family home at 545 Winston Drive, Reno, Nevada (collectively, the “Property”). The Property consists of three parcels of land totaling approximately nine acres in size, upon which are situated seventeen one-, two- and three-story residential buildings (collectively, the “Apartment Buildings”) along with a two-story clubhouse and leasing office and a single-family home.

**TARGETED 1ST YEAR RETURN: 6.02%**

### SPONSOR

NB Private Capital

### YEAR(S) BUILT

Built 1996  
Renovated 2017

### SYNDICATED PURCHASE PRICE

\$28,372,722

### LOAN TO VALUE RATIO

Speak with sponsor.

### MINIMUM INVESTMENT

\$50,000 DST

### ASSET CLASS

Multifamily

### LOCATION

Reno, NV

### LOAN TERMS

3.50% Fixed

10-year term, with  
5-years interest only