

# EMERSON EQUITY

## REPLACEMENT PROPERTY INVENTORY

April 12, 2021

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## DISCLOSURES

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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



## WOLF RUN, DST

The Trust has acquired 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” as well as 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: 6.05%**

### SPONSOR

Versity

### YEAR(S) BUILT

“Vintage” Built 1996  
Renovated 2020  
“East” Built 2017”

### SYNDICATED PURCHASE PRICE

\$28,403,007

### LOAN TO VALUE RATIO

51.9%.

### MINIMUM INVESTMENT

\$25,000 DST

### ASSET CLASS

Multifamily/Student  
Housing

### LOCATION

Reno, NV

### LOAN TERMS

4.32% Fixed

10-year term, with  
5-years interest only



## 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

Click the link for a virtual tour.

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

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

### SPONSOR

Versity

### YEAR(S) BUILT

2015  
Renovated 2020

### SYNDICATED PURCHASE PRICE

\$87,260,813

### LOAN TO VALUE RATIO

50.2%

### MINIMUM INVESTMENT

\$25,000 DST

### ASSET CLASS

Multifamily

### LOCATION

Celebration, FL

### LOAN TERMS

3.60% Fixed.  
10-year term, with  
5-years interest only



## 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: 6.08%**

### 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



## 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



## BC EXCHANGE CLAYTON COMMERCE, 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: 4.31%

### 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



## CS1031 FOXWOOD VILLAGE MHC, DST

Foxwood Villiage is a five-star, 55+ lifestyle manufactured housing community in Lakeland, Florida, situated within the Lakeland-Winter Haven Metropolitan Statistical Area, which has a population of approximately 720,000 residents. The community is well-maintained and well-occupied, with upside potential because current rents are approximately 20% below the market average. The community features an occupancy rate of 97.4% as of February 2021.

2020 RETURN OF 5.00%

### SPONSOR

Capital Square 1031

### ASSET CLASS

Manufactured Housing

### YEAR(S) BUILT

1987

### LOCATION

Lakeland, FL

### SYNDICATED PURCHASE PRICE

\$76,450,000

### LOAN TERMS

2.63%

10-year term

5-years interest only

### LOAN TO VALUE RATIO

41.33%



## CS1031 CALIFORNIA DATA CENTER, DST

The property is situated off Interstate 5 in a dense industrial market halfway between downtown Los Angeles and Orange County. The strategic location allows the tenant, Cogent Communications Inc., to provide fully integrated, fiber-optic network services to its significant customer base.

TARGETED 1ST YEAR RETURN: 5.00%

### SPONSOR

Capital Square 1031

### ASSET CLASS

Industrial

### YEAR(S) BUILT

1982  
Renovated 2007

### LOCATION

La Mirada, CA

### SYNDICATED PURCHASE PRICE

\$9,176,000

### LOAN TERMS

4.008% Fixed

10-year term,  
2-year interest only

### LOAN TO VALUE RATIO

45.23%

### MINIMUM INVESTMENT

\$50,000 DST



## 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

\$50,000



## CS1031 PROMENADE AT NEWNAN CROSSING APARTMENTS, 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

### 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

\$50,000 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

\$50,000



## CS1031 WHISPERING PINES MHC, DST

Whispering Pines MHC 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

Multifamily

### YEAR(S) BUILT

1985

### LOCATION

Kissimmee, FL

### SYNDICATED PURCHASE PRICE

\$60,509,000

### LOAN TERMS

2.52% Fixed

10-year term,  
5-year interest only

### LOAN TO VALUE RATIO

42.98%

### MINIMUM INVESTMENT

\$50,000 DST



## CS1031 SOMERHILL FARMS APARTMENTS, DST

Well-maintained multifamily community in dynamic and rapidly growing suburban Northern Virginia submarket, just outside of Washington, D.C.

TARGETED 1ST YEAR RETURN: 4.73%

### SPONSOR

Capital Square 1031

### ASSET CLASS

Multi-Family

### YEAR(S) BUILT

2006

### LOCATION

Gainesville, VA

### SYNDICATED PURCHASE PRICE

\$51,390,000

### LOAN TERMS

2.95% Fixed

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

### LOAN TO VALUE RATIO

54.78%

### MINIMUM INVESTMENT

\$50,000



## CS1031 STREETS OF GREENBRIER APTS, DST

Streets of Greenbrier is a quality community located in Chesapeake, Virginia. The city of Chesapeake is the healthiest multifamily submarket in the Hampton Roads region of Virginia. The community offers residents immediate access to major employers as well as high-quality retail, dining, and entertainment options. Located in the transportation hub of the Hampton Roads region.

**TARGETED 1ST YEAR RETURN: 5.04%**

### SPONSOR

Capital Square 1031

### ASSET CLASS

Multifamily

### YEAR(S) BUILT

2013

### LOCATION

Chesapeake, VA

### SYNDICATED PURCHASE PRICE

\$78,027,000

### LOAN TERMS

3.45% Fixed

10-year term,  
5-year interest only

### LOAN TO VALUE RATIO

54.47%

### MINIMUM INVESTMENT

\$50,000 DST



## CX LULLWATER AT BLAIR STONE, DST

Located in the desirable southeast suburb of Tallahassee, Florida, the Property is a 244-unit garden-style multifamily apartment complex with modern amenities and finishes. The Property was built in 2020, and includes 13 residential apartment buildings situated on 26.23 acres.

**TARGETED 1ST YEAR RETURN: 4.80%**

### SPONSOR

Carter Exchange

### ASSET CLASS

Multi-Family

### YEAR(S) BUILT

2020

### LOCATION

Tallahassee, FL

### SYNDICATED PURCHASE PRICE

\$58,596,208

### LOAN TERMS

3.81% Fixed

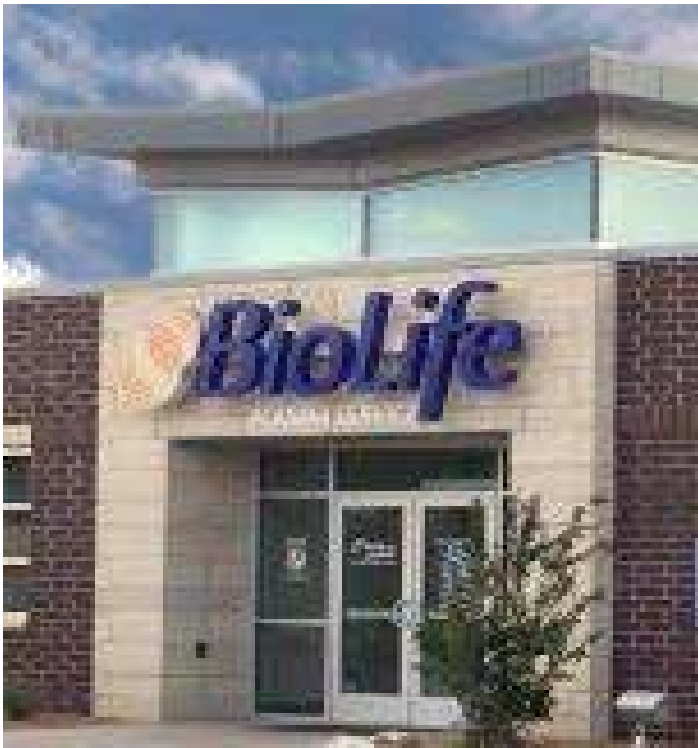
10-year term,  
interest only

### LOAN TO VALUE RATIO

53.52%

### MINIMUM INVESTMENT

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



## EXCHANGE RIGHT NLP 45, DST

ExchangeRight Net-Leased Portfolio 45 is a diversified portfolio of investment-grade, quality net-leased real estate with 6.15% 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: 6.15%**

**SPONSOR**  
Exchange Right

**ASSET CLASS**  
Retail

**YEAR(S) BUILT**  
Various

**LOCATION**  
Various

**SYNDICATED  
PURCHASE PRICE**  
\$68,151,600

**LOAN TERMS**  
3.31% Fixed

10-year term,  
interest only

**LOAN TO VALUE RATIO**  
53.84%

**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 7, DST (AMAZON WH)

FSC Industrial 7, 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: 4.85%

### SPONSOR

Four Springs Capital

### ASSET CLASS

Industrial

### YEAR(S) BUILT

2001

### LOCATION

Oklahoma City, OK

### SYNDICATED PURCHASE PRICE

\$46,673,670

### LOAN TERMS

3.15% Fixed

7-year term,  
5-years Interest only

### LOAN TO VALUE RATIO

49.6%

### 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



## INCOMMERCIAL NET LEASE DST 1

The Trust owns 19 properties located in eight states, 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

### YEAR(S) BUILT

Various

### SYNDICATED PURCHASE PRICE

\$38,467,000

### LOAN TO VALUE RATIO

58.27%

### MINIMUM INVESTMENT

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

### ASSET CLASS

Retail

### LOCATION

Various

### LOAN TERMS

3.66% Fixed,

1 year Interest Only  
10 year term  
30 year amortization



## 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



## 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



## 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 comprising three four-story residential buildings.

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

### SPONSOR

Inland Private Capital Corporation

### ASSET CLASS

Multifamily

### YEAR(S) BUILT

2011/2013

### LOCATION

Wauwatosa, WI

### SYNDICATED PURCHASE PRICE

\$23,026,079

### LOAN TERMS

2.59% Fixed  
10-year term,  
interest only

### LOAN TO VALUE RATIO

See PPM

### 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 contains 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



## INLAND TAMPA MULTIFAMILY 2 DST

Northgreen at Carrollwood Luxury Apartments is an expansive 38-building property spanning more than 35 acres, situated in northern Tampa. The Property's unique layout is home to nine lakes, giving it a park-like feel. Residents can enjoy several amenities, including four outdoor pools, tennis courts and fully equipped fitness center. The Property includes 438 one- and two-bedroom apartment homes, each equipped with popular amenities.

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

### SPONSOR

Inland Private Capital Corporation

### YEAR(S) BUILT

1986

### SYNDICATED PURCHASE PRICE

\$97,697,747

### LOAN TO VALUE RATIO

52.15 %

### MINIMUM INVESTMENT

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

### ASSET CLASS

Multifamily

### LOCATION

Tampa, FL

### LOAN TERMS

2.795% Fixed

30-year term  
7 years Interest Only





## 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: 5.00%**

### 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



## JLLX MONTECITO MARKETPLACE, DST

The Property is an institutional quality, grocery-anchored multi-tenant retail shopping center commonly known as Montecito Marketplace. Located in Las Vegas, Nevada, Montecito Marketplace is immediately adjacent to Interstates I-95 and I-215, providing access to more than 110,000 residents living within a 3-mile radius with average annual household income of approximately \$99,000.

**TARGETED 1ST YEAR RETURN: 4.32%**

### SPONSOR

JLLX

### YEAR(S) BUILT

2007

### SYNDICATED PURCHASE PRICE

\$70,233,569

### LOAN TO VALUE RATIO

All Cash

### MINIMUM INVESTMENT

\$500,000

### ASSET CLASS

Multi-tenant Retail

### LOCATION

Las Vegas, NV

### LOAN TERMS

All Cash



## 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 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

### YEAR(S) BUILT

2007

### SYNDICATED PURCHASE PRICE

\$23,125,000

### LOAN TO VALUE RATIO

44.00%

### MINIMUM INVESTMENT

\$100,000

### ASSET CLASS

Medical

### LOCATION

Las Vegas, NV

### LOAN TERMS

3.29% Fixed

10-year term,  
5 years interest only



## 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.

2020 RETURN OF 0%

### SPONSOR

Net Lease Capital Advisors

### ASSET CLASS

Industrial

### YEAR(S) BUILT

2020

### LOCATION

Garner, NC

### LOAN TERMS

Speak with sponsor

### SYNDICATED PURCHASE PRICE

\$294,555,231

### LOAN TO VALUE RATIO

86.75%



## THE PARQ AT CHESTERFIELD DST

A 345-unit apartment community completed in 2019. The property is comprised of three 4-story elevator-serviced mid-rise buildings situated on approximately 26.76 acres, offering a diverse mix of 1, 2 and 3-bedroom units. Unit amenities include granite or quartz countertops, stainless steel appliances, ceramic tile backsplashes, kitchen islands, faux-wood vinyl flooring, full size washer/dryer, private balconies/patios and 9-foot ceilings.

TARGETED 1ST YEAR RETURN: 4.00%

### SPONSOR

Passco

### ASSET CLASS

Multifamily

### YEAR(S) BUILT

2019

### LOCATION

Chesterfield, MO

### LOAN TERMS

3.29% Fixed

10 year term, 7 years interest only

### SYNDICATED PURCHASE PRICE

\$111,325,000

### LOAN TO VALUE RATIO

48.42%

### MINIMUM INVESTMENT

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



## ANADARKO LLC

Resource Anadarko Royalties represents a 56,000 gross acre portfolio of income-producing mineral and royalty interests located in some of the most prolific energy-producing regions in the country—the STACK, SCOOP & Merge plays of Oklahoma. As mineral owners, investors bear zero drilling costs or liabilities and act as subsurface real estate owners. Investors directly hold the deeds/titles for their interests and receive income from all producing wells, and entitled to income for all future wells. Income is derived from oil, natural gas, and natural gas liquids. The portfolio currently receives income from 179 producing wells\* and presents significant growth potential for many more wells to be drilled over time.

\*As of Q1 2021

**TARGETED 2ND YEAR RETURN: 5-7%**  
**2020 RETURN OF 5.37%**

### SPONSOR

Resource Royalties, LLC

### SYNDICATED PURCHASE PRICE

\$25,000,000

### LOAN TO VALUE RATIO

0%

### MINIMUM INVESTMENT

\$100,000 LLC

### ASSET CLASS

Mineral Rights/Royalties

### LOCATION

Anadarko Basin, OK

### LOAN TERMS

All Cash



## RK HAVEN POINTE DST

RK Properties is pleased to present Haven Pointe at Carolina Forest. Newly constructed in 2020, Class A, garden-style community with 304 units in Myrtle Beach, SC, one of the nation's fastest growing markets..

**TARGETED 1ST YEAR RETURN: 4.06%**

### SPONSOR

RK Properties

### YEAR(S) BUILT

2020

### SYNDICATED PURCHASE PRICE

\$62,135,291

### LOAN TO VALUE RATIO

43.0%

### MINIMUM INVESTMENT

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

### ASSET CLASS

Multifamily

### LOCATION

Myrtle Beach, SC

### LOAN TERMS

3.50% Fixed

10 year term, 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\\_OSwf5s&feature=youtu.be](https://www.youtube.com/watch?v=WwmH_OSwf5s&feature=youtu.be)

TARGETED 1ST YEAR RETURN: 5.50%

### 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



## 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.

2020 RETURN OF 0%

### 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

86.75%



## 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: 5.25%**

### SPONSOR

Versity

### YEAR(S) BUILT

2018

### SYNDICATED PURCHASE PRICE

\$21,769,550

### LOAN TO VALUE RATIO

54.9%

### MINIMUM INVESTMENT

\$25,000 DST

### ASSET CLASS

Student Housing

### LOCATION

Chico, CA

### LOAN TERMS

4.12% Fixed

10-year term, with  
5-years interest only