

# EMERSON EQUITY

## REPLACEMENT PROPERTY INVENTORY

July 14, 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:** Call your rep

### SPONSOR

Versity

### ASSET CLASS

Student Housing

### YEAR(S) BUILT

2019

### LOCATION

Austin, TX

### SYNDICATED PURCHASE PRICE

\$80,936,885

### LOAN TERMS

3.99%  
10 year term  
5 years Interest Only

### LOAN TO VALUE RATIO

48.25%

### MINIMUM INVESTMENT

\$50,000 DST



## CPA CUE LUXURY APARTMENTS, DST

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

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

### SPONSOR

CPA Cue

### ASSET CLASS

Multifamily

### YEAR(S) BUILT

2019

### LOCATION

Cypress, TX

### SYNDICATED PURCHASE PRICE

\$49,290,000

### LOAN TERMS

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

### LOAN TO VALUE RATIO

57.4%

### MINIMUM INVESTMENT

\$100,000 DST



## FLATS AT SHADOWGLEN, DST

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

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

### SPONSOR

Versity

### ASSET CLASS

Multifamily

### YEAR(S) BUILT

2015

### LOCATION

Manor, TX

### SYNDICATED PURCHASE PRICE

\$48,893,742

### LOAN TERMS

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

### LOAN TO VALUE RATIO

44.99%

### MINIMUM INVESTMENT

\$25,000 DST



## ASTORIA, DST

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

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

### SPONSOR

Versity

### ASSET CLASS

Multifamily

### YEAR(S) BUILT

2015  
Renovated 2020

### LOCATION

Celebration, FL

### SYNDICATED PURCHASE PRICE

\$87,260,813

### LOAN TERMS

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

### LOAN TO VALUE RATIO

50.2%

### MINIMUM INVESTMENT

\$25,000 DST



## CS1031 INTEGRA VISTA APARTMENTS, DST

Located in the affluent Hixson submarket of Chattanooga, Tennessee, Integra Vistas is a Class A multifamily asset with strong resident demographics. The submarket has an average projected occupancy rate of 98.3% and projected rent growth of 4.9% for the next five years. The property has an average in-place median household income of \$101,000, and an income-to-lease rent ratio of 5.78%.

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

### SPONSOR

Capital Square 1031

### ASSET CLASS

Multifamily

### YEAR(S) BUILT

2018

### LOCATION

Hixson, TN

### SYNDICATED PURCHASE PRICE

\$64,595,000

### LOAN TERMS

3.27%  
10-year term  
5-years interest only

### LOAN TO VALUE RATIO

58.20%

### MINIMUM INVESTMENT

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



## CS1031 SOUTHLAWN LAWRENCEVILLE, DST

SouthLawn Lawrenceville is a newly constructed, Class A, 430-unit multifamily community in Lawrenceville, a suburb of Atlanta, Georgia. The community is situated in downtown Lawrenceville and features approximately 15,000 square feet of streetlevel retail space. Approximately 9,199 square feet of the retail space is currently occupied, with lease negotiations underway for the remaining 5,514 square feet.

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

### SPONSOR

Capital Square 1031

### ASSET CLASS

Multifamily

### YEAR(S) BUILT

2019 and 2020

### LOCATION

Lawrenceville, GA

### SYNDICATED PURCHASE PRICE

\$139,350,000

### LOAN TERMS

3.55%  
10-year term  
5-years interest only

### LOAN TO VALUE RATIO

53.82%

### MINIMUM INVESTMENT

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



## BR LAKE LINGANORE, DST

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

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

### SPONSOR

Blue Rock

### YEAR(S) BUILT

2020

### SYNDICATED PURCHASE PRICE

\$105,641,107

### LOAN TO VALUE RATIO

52.29%

### MINIMUM INVESTMENT

\$100,000 DST

### ASSET CLASS

Multifamily

### LOCATION

New Market, MD

### LOAN TERMS

2.93% Fixed

10 year term,  
7-years interest only



## KB FLEET FARM, DST

KB Exchange Trust is pleased to offer a single-tenant, net-leased flagship property structured as a Delaware Statutory Trust (DST). This triple-net leased property consists of 273,175 square feet of retail space, 143,883 square feet of industrial storage/distribution, 14,382 square feet of gas stations and car wash, totaling 431,440 square feet of leasable space.

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

### SPONSOR

KB Trust

### YEAR(S) BUILT

1960s with additions  
in 2000, 2005, 2006

### SYNDICATED PURCHASE PRICE

\$64,300,000

### LOAN TO VALUE RATIO

51.32%

### MINIMUM INVESTMENT

\$100,000 DST

### ASSET CLASS

Mixed Use

### LOCATION

Appleton, WI

### LOAN TERMS

3.57% Fixed

10-year term, with  
5-years interest only



## LSC-TEXAS 55+DST

Two properties (two IDs) from the ATTIVA portfolio (where Lewisville was purchased); both in TX, 50 miles apart. The Denton Property was constructed in 2009 and reportedly renovated in 2017. Denton has 30 one-story apartment buildings consisting of 240 units. The Park Property was constructed in 2001 and reportedly renovated in 2016. Park has three three-story apartment buildings and six, one-story cottage buildings.

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

### SPONSOR

Livingston Street Capital

### YEAR(S) BUILT

2009 and 2001

### SYNDICATED PURCHASE PRICE

\$85,992,000

### LOAN TO VALUE RATIO

52.28%

### MINIMUM INVESTMENT

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

### ASSET CLASS

Multifamily

### LOCATION

DFW area, TX

### LOAN TERMS

3.436%  
10-year term  
10-years interest only  
Denton  
3.526%  
10-year term  
10-years interest only



## 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





## CANDLE LIGHT COVE DST

IHC Candle Light Cove is a senior housing community located in the affluent waterfront town of Easton, MD. The facility is just one hour outside the major metropolitan area of Annapolis and across the bay from Washington, DC and Baltimore. This Class A, two-building facility was built in 2000 and underwent major renovations along with an addition of a third building in 2017. The three buildings create a unit mix of 31 assisted living units and 32 dedicated memory care units for a total of 63.

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

### SPONSOR

Inspired Healthcare

### ASSET CLASS

Healthcare

### YEAR(S) BUILT

2000  
Renovated 2017

### LOCATION

Easton, MD

### SYNDICATED PURCHASE PRICE

\$32,748,352

### LOAN TERMS

4.00% Fixed  
9 year term

### LOAN TO VALUE RATIO

49.56%

### MINIMUM INVESTMENT

\$50,000 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:** Call your rep

### SPONSOR

Montego Minerals

### ASSET CLASS

Energy Royalties

### YEAR(S) BUILT

Not applicable

### LOCATION

Permian Basin-Texas

### SYNDICATED PURCHASE PRICE

\$12,250,000

### LOAN TERMS

All Cash

### LOAN TO VALUE RATIO

0%

### MINIMUM INVESTMENT

\$50,000 1031 or cash



## 4851 JS INDUSTRIAL DST (AMAZON)

4851 JS JV Investors LLC, a Delaware limited liability company (“Initial Beneficiary”) is offering beneficial interests in 4851 JS Industrial DST, a Delaware Statutory Trust (the “Trust”) for purchase by qualified buyers. The Trust is the sole beneficial owner of a subsidiary Delaware Statutory Trust (the “Property Trust”) that owns a single-tenant sortation facility (the “Property”). The Interests being sold constitute 100% of the interests in the Trust.

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%



## REVA CARRIER DST

Carrier Global Corporation (the “Company”) is a global leader in the HVAC, refrigeration and fire and security industry offering a broad range of services relating to the design, installation, integration, operation, monitoring and repair of its portfolio of industrial systems. Most recently, the Company operated as a subsidiary of United Technologies Corporation. In November 2018, United Technologies Corporation announced its merger with Raytheon Technologies, ultimately forming Raytheon Technologies Corporation as of April 2020.

TARGETED 1ST YEAR RETURN: Call your rep

### SPONSOR

Reva Companies

### ASSET CLASS

Industrial

### YEAR(S) BUILT

2004

### LOCATION

Lakewood Ranch, FL

### LOAN TERMS

All Cash

### SYNDICATED PURCHASE PRICE

\$24,800,000

### LOAN TO VALUE RATIO

0%

### MINIMUM INVESTMENT

\$100,000 DST



## RK POINTE AT GREENVILLE, DST

RK Properties Inc. (RK) is proud to introduce you to our latest DST 1031 exchange offering. The DST structure is designed to allow investors to complete a 1031 exchange and participate in ownership of the RK Pointe At Greenville DST.

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

### SPONSOR

RK Properties

### ASSET CLASS

Multifamily

### YEAR(S) BUILT

2019

### LOCATION

Greenville, SC

### SYNDICATED PURCHASE PRICE

\$56,738,000

### LOAN TERMS

3.50% Fixed

10 year term, interest only

### LOAN TO VALUE RATIO

43.1%

### MINIMUM INVESTMENT

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



## PARK 205 DST

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

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

### SPONSOR

Trilogy

### ASSET CLASS

Multifamily

### YEAR(S) BUILT

2015

### LOCATION

Park Ridge, IL

### SYNDICATED PURCHASE PRICE

\$53,550,503

### LOAN TERMS

3.24% Fixed

7-year term, with 7-years interest only

### LOAN TO VALUE RATIO

52.58%

### MINIMUM INVESTMENT

\$100,000 DST



## CF GLENMUIR, DST

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

TARGETED 1ST YEAR RETURN: Call your rep

### SPONSOR

Cantor Fitzgerald

### YEAR(S) BUILT

1999

### SYNDICATED PURCHASE PRICE

\$119,180,000

### LOAN TO VALUE RATIO

28.9%

### MINIMUM INVESTMENT

\$100,000 DST

### ASSET CLASS

Multifamily

### LOCATION

Naperville, IL

### LOAN TERMS

2.54% Fixed

10-year term, with  
10-years interest only



## 295 BR HOLDCO DST

To meet the needs of investors seeking a stable long-term real estate investment with high leverage and a low equity requirement, which can serve as replacement property for 1031 exchanges, Net Lease Capital Advisors, Inc. ("NLCA"), as Sponsor (Transaction Advisor), has identified and secured a single-tenant property leased by Verizon Corporate Services Group, Inc., a wholly owned subsidiary of Verizon Communications Inc.

2020 RETURN OF 0%

### SPONSOR

Net Lease Capital Advisors

### YEAR(S) BUILT

1975-76  
Renovated 2005

### SYNDICATED PURCHASE PRICE

\$99,458,079

### LOAN TO VALUE RATIO

86.75%

### ASSET CLASS

Office

### LOCATION

Basking Ridge, NJ

### LOAN TERMS

Speak with sponsor



## BC EXCHANGE RENO LOGISTICS, DST

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

TARGETED 1ST YEAR RETURN: Call your rep

### SPONSOR

Black Creek

### ASSET CLASS

Industrial

### YEAR(S) BUILT

2016

### LOCATION

Reno, NV

### SYNDICATED PURCHASE PRICE

\$77,190,083

### LOAN TERMS

All Cash

### LOAN TO VALUE RATIO

0%

### MINIMUM INVESTMENT

\$500,000 DST



## CS1031 MOB TX VII, DST

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

TARGETED 1ST YEAR RETURN: Call your rep

### SPONSOR

Capital Square 1031

### ASSET CLASS

Medical Office

### YEAR(S) BUILT

2019

### LOCATION

Garland, TX

### SYNDICATED PURCHASE PRICE

\$18,834,000

### LOAN TERMS

All Cash

### LOAN TO VALUE RATIO

0%

### MINIMUM INVESTMENT

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



## CHARLESTON SC ALL CASH DST

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

TARGETED 1ST YEAR RETURN: Call your rep

### SPONSOR

Go Store It

### ASSET CLASS

Self Storage

### YEAR(S) BUILT

2004/2019

### LOCATION

Johns Island, SC

### SYNDICATED PURCHASE PRICE

\$16,684,659

### LOAN TERMS

All Cash

### LOAN TO VALUE RATIO

0%

### MINIMUM INVESTMENT

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



## CX MULTIFAMILY PORTFOLIO, DST

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

TARGETED 1ST YEAR RETURN: Call your rep

### SPONSOR

Carter Exchange

### ASSET CLASS

Multifamily

### YEAR(S) BUILT

2020

### LOCATION

Various

### SYNDICATED PURCHASE PRICE

\$128,634,313

### LOAN TERMS

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

### LOAN TO VALUE RATIO

47.67%

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

### MINIMUM INVESTMENT

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



## CAMPUS WALK, DST

Versity believes Campus Walk is the premier, boutique student housing property at Chico State. Built in 2018, this rare opportunity allows investors to acquire a newly-developed asset, adjacent to a growing University within the state of California.

Click the link for a virtual tour.

<https://www.youtube.com/watch?v=fVpg3JPuAJg&feature=youtu.be>

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

### SPONSOR

Versity

### ASSET CLASS

Student Housing

### YEAR(S) BUILT

2018

### LOCATION

Chico, CA

### SYNDICATED PURCHASE PRICE

\$21,769,550

### LOAN TERMS

4.12% Fixed

10-year term, with 5-years interest only

### LOAN TO VALUE RATIO

51.32%

### MINIMUM INVESTMENT

\$25,000 DST



## TAILOR LOFTS, DST

Tailor Lofts is a 10-story, upscale, student housing complex in Chicago's West Loop. Originally built in 1915, the former clothing factory underwent major renovation and adaptive re-purposing into a modern student housing community in 2009 and 2010.

Click the link for a virtual tour.

[https://www.youtube.com/watch?v=WwmH\\_OSwf5s&feature=youtu.be](https://www.youtube.com/watch?v=WwmH_OSwf5s&feature=youtu.be)

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

### SPONSOR

Versity

### ASSET CLASS

Student Housing

### YEAR(S) BUILT

1915  
Renovated 2010

### LOCATION

Chicago, IL

### SYNDICATED PURCHASE PRICE

\$70,014,541

### LOAN TERMS

4.87% Fixed

10-year term, with 5-years interest only

### LOAN TO VALUE RATIO

54.2%

### MINIMUM INVESTMENT

\$25,000 DST



## CS1031 LULLWATER AT BIG RIDGE, DST

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

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

### SPONSOR

Capital Square 1031

### YEAR(S) BUILT

2020

### SYNDICATED PURCHASE PRICE

\$66,656,000

### LOAN TO VALUE RATIO

58.14%

### MINIMUM INVESTMENT

\$50,000 DST

### ASSET CLASS

Multifamily

### LOCATION

Hixson, TN

### LOAN TERMS

3.17%  
10-year term  
5-years interest only