

EMERSON EQUITY

REPLACEMENT PROPERTY INVENTORY

July 23, 2021

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¹Accredited 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.

Only available in states where Emerson Equity LLC is registered or exempt from registration. Emerson Equity LLC is not affiliated with any other entities identified in this communication. All investing involves risk. Consult your tax professional prior to investing.

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

ASSET CLASS
Multifamily

YEAR(S) BUILT
2020

LOCATION
New Market, MD

SYNDICATED PURCHASE PRICE
\$105,641,107

LOAN TERMS
2.93% Fixed

LOAN TO VALUE RATIO
52.29%

10 year term,
7-years interest only

MINIMUM INVESTMENT
\$100,000 DST



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

ASSET CLASS
Mixed Use

YEAR(S) BUILT
1960s with additions
in 2000, 2005, 2006

LOCATION
Appleton, WI

SYNDICATED PURCHASE PRICE
\$64,300,000

LOAN TERMS
3.57% Fixed

LOAN TO VALUE RATIO
51.32%

10-year term, with
5-years interest only

MINIMUM INVESTMENT
\$100,000 DST



CF VALENCIA LIFE SCIENCES DST

The Property serves as the global headquarters for Boston Scientific's Neuromodulation division, which develops implantable electronic technologies that help patients manage chronic pain and neurological conditions. The Property features modern finishes, advanced building systems, state-of-the-art laboratory improvements, an on-site cafeteria and numerous nearby amenities, all within a secure park-like setting.

TARGETED 1ST YEAR RETURN: Call your Rep

SPONSOR

Cantor Fitzgerald

YEAR(S) BUILT

2006

SYNDICATED PURCHASE PRICE

\$90,080,000

LOAN TO VALUE RATIO

55.15%

MINIMUM INVESTMENT

\$250,000 DST

ASSET CLASS

Office

LOCATION

Valencia, CA

LOAN TERMS

3.39%
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: Call your Rep

SPONSOR

Inland Private Capital Corporation

YEAR(S) BUILT

2020

SYNDICATED PURCHASE PRICE

\$235,144,582

LOAN TO VALUE RATIO

82.18%

MINIMUM INVESTMENT

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

ASSET CLASS

Industrial

LOCATION

Rossford, OH

LOAN TERMS

3.57% Fixed
19-year term



ISL OF ATHENS DST

Inspired Senior Living of Athens is a senior housing community located an hour outside of Atlanta in the heart of a small Civil War historical town. This facility offers year-round warm weather and is the newest build within a 5-mile radius, having opened just nearly a year ago in July 2020. This 85 unit mix offers 45 Assisted Living units and 40 Memory Care units and has a total square footage between 2 buildings of 83,420 sq. ft.

TARGETED 1ST YEAR RETURN: Call your Rep

SPONSOR

Inspired Healthcare

ASSET CLASS

Healthcare

YEAR(S) BUILT

2020

LOCATION

Athens, GA

SYNDICATED PURCHASE PRICE

\$38,063,343

LOAN TERMS

all cash

LOAN TO VALUE RATIO

0%

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.

TARGETED 1ST YEAR RETURN: Call your Rep

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.

TARGETED 1ST YEAR RETURN: Call your Rep

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

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