

EMERSON EQUITY

REPLACEMENT PROPERTY INVENTORY

November 25, 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.

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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



4TH & J, DST

The Trust will acquire and own the mid-rise, Class A multi-family improvements and lessee rights under a ground lease on the property located in the Marina District of San Diego at 372 Fourth Avenue, San Diego, California 92101 known as the “4th + J Apartments” (the “Property”). The Property consists of lessee rights under a long-term ground lease (the “Ground Lease”) on one parcel of land approximately 0.69 acres in size, upon which is situated one six-story residential building containing approximately 97,914 square feet of net rentable residential area.

TARGETED 1ST YEAR RETURN: Ask your rep

SPONSOR

Versity

ASSET CLASS

Apartment

YEAR(S) BUILT

2020

LOCATION

San Diego, CA

SYNDICATED PURCHASE PRICE

\$82,761,792

LOAN TERMS

3.38% Fixed

LOAN TO VALUE RATIO

46.5%

10 year term,
5-years interest only

MINIMUM INVESTMENT

\$50,000 DST



CS1031 17 BROAD APARTMENT DST

Capital Square is a national investment sponsor specializing in tax-advantaged* real estate offerings, including Delaware statutory trusts and qualified opportunity zone funds. The firm is a leading sponsor of Delaware Statutory Trust offerings for investors seeking replacement property as part of a Section 1031 exchange and cash investors.

TARGETED 1ST YEAR RETURN: Ask your rep

SPONSOR

Capital Square 1031

ASSET CLASS

Multifamily

YEAR(S) BUILT

2020

LOCATION

Chattanooga, TN

SYNDICATED PURCHASE PRICE

\$42,488,000

LOAN TERMS

2.99%
10-year term
5-years interest only

LOAN TO VALUE RATIO

56.54%

MINIMUM INVESTMENT

\$50,000 DST



RK TRAILSIDE VERDAE DST

RK Trailside Verdae DST, a Delaware Statutory Trust (the "Trust"), is offering (the "Offering") Class 1 beneficial interests in the Trust ("Interests") described in this Confidential Private Placement Memorandum with exhibits hereto, as may be supplemented from time-to-time (this "Memorandum"). On October 20, 2021, the Trust acquired the 276-unit apartment community, known as Trailside Verdae, located at 180 Woodruff Road, Greenville, SC 29607

TARGETED 1ST YEAR RETURN: Ask your rep

SPONSOR

Rance King

ASSET CLASS

Multifamily

YEAR(S) BUILT

LOCATION

Greenville, SC

SYNDICATED PURCHASE PRICE

\$79,158,000

LOAN TERMS

3.15%
10-year term
10-year interest only

LOAN TO VALUE RATIO

43.58%

MINIMUM INVESTMENT

\$100,000 DST



CX HIGHLAND, DST

This offering (the "Offering") is being made available to "accredited investors" seeking an Internal Revenue Code Section 1031 exchange (a "Section 1031 Exchange") or seeking an investment in a property. The Property was built in 2020-2021, and it includes 12 residential apartment buildings situated on 20.46 acres. Located in a suburb of Augusta, Georgia, the Property is a 252-unit garden-style multifamily apartment complex with modern amenities and finishes.

TARGETED 1ST YEAR RETURN: Ask your rep

SPONSOR

Carter Exchange

ASSET CLASS

Multifamily

YEAR(S) BUILT

2020

LOCATION

Augusta, GA

SYNDICATED PURCHASE PRICE

\$69,766,075

LOAN TERMS

2.85%
7-year term
3.5-years interest only

LOAN TO VALUE RATIO

48.18%

MINIMUM INVESTMENT

\$100,000 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.

2021 RETURN OF 0%

SPONSOR

Net Lease Capital Advisors

ASSET CLASS

Office

YEAR(S) BUILT

1975-76
Renovated 2005

LOCATION

Basking Ridge, NJ

LOAN TERMS

Speak with sponsor

SYNDICATED PURCHASE PRICE

\$99,458,079

LOAN TO VALUE RATIO

86.75%



COMMERCE 94 IN INDUSTRIAL DST

The Property Trust is the owner of a 677,870 square foot small sortable fulfillment facility leased by an affiliate of Amazon.com, Inc. situated on approximately 75.048 acres of land (the "Property"). The Property is located in Oak Creek, Wisconsin and is described in detail under "The Property" in this Confidential Private Placement Memorandum (this "Memorandum"). The Property is 100% leased to Amazon.com Services LLC, a Delaware limited liability company (f/k/a Amazon.com Services, Inc., a Delaware corporation, as successor to Amazon.com.dedc, LLC.

2021 RETURN OF 0%

SPONSOR

Net Lease Capital Advisors

ASSET CLASS

Industrial

YEAR(S) BUILT

2021

LOCATION

Oak Creek, WI

LOAN TERMS

Speak with sponsor

SYNDICATED PURCHASE PRICE

\$322,825,470

LOAN TO VALUE RATIO

86.75%



CS1031 COACH HOUSE MHC, DST

The Coach House is a 3.5-star, 55+ lifestyle manufactured housing community. The seller is a private operator who has not capitalized on the significant opportunity to increase occupancy and rents due to the favorable market fundamentals. Capital Square intends to upgrade the property through strategic investments and maximize value by employing an institutional management approach, with the goal of helping the property compete against four- and five-star communities in the market.

TARGETED 1ST YEAR RETURN: Ask your rep

SPONSOR

Capital Square 1031

YEAR(S) BUILT

Various

SYNDICATED PURCHASE PRICE

\$76,379,000

LOAN TO VALUE RATIO

25.76%

MINIMUM INVESTMENT

\$50,000 DST

ASSET CLASS

Multifamily

LOCATION

Palmetto, FL

LOAN TERMS

2.96%
10-year term
5-years interest only



KEYSTONE 1031 NLP DST

The Trust intends to acquire the Essential NNN Collection, a collection of six retail properties located at the addresses set forth in the table below (each, a "Property" and together, the "Properties"). The terms of the Trust will be governed by a trust agreement in the form attached as Exhibit B hereto (the "Trust Agreement"). Keystone 1031 Net Leased Portfolio ST, LLC, a Delaware limited liability company and an Affiliate of the Sponsor, is the signatory trustee under the Trust Agreement.

TARGETED 1ST YEAR RETURN: Ask your rep

SPONSOR

KNPRE Keystone 1031

YEAR(S) BUILT

Various

SYNDICATED PURCHASE PRICE

\$28,775,000

LOAN TO VALUE RATIO

46.57%

MINIMUM INVESTMENT

\$100,000 DST

ASSET CLASS

Multi Tenant Retail

LOCATION

Various

LOAN TERMS

3.75%
10-year term
10-years interest only



INLAND VA LOGISTICS DST

VA Coastal Logistics DST (the Trust) is a newly formed Delaware Statutory Trust and an affiliate of Inland Private Capital Corporation (IPC). The Trust will acquire and own a 627,685 square foot single-tenant warehouse and inbound cross dock distribution building located in Chesapeake, Virginia, approximately 13 miles outside of downtown Norfolk. The Property is 100 percent leased to Amazon.com Services, LLC (Tenant), a wholly owned subsidiary of Amazon.com. Inc.

TARGETED 1ST YEAR RETURN: Ask your rep

SPONSOR

Inland

ASSET CLASS

Multi Tenant Retail

YEAR(S) BUILT

2021

LOCATION

Chesapeake, VA

SYNDICATED PURCHASE PRICE

\$178,000,547

LOAN TERMS

all cash

LOAN TO VALUE RATIO

0%

MINIMUM INVESTMENT

\$100,000 DST



CX TX INDUSTRIAL DST

The Property is a commercial manufacturing facility for medical devices located in Pearland, Texas, situated between Highway 288 and Beltway 8, and is 100% triple net leased to Merit Medical Systems, Inc. The Property is part of Houston's Southern Industrial Corridor Submarket.

TARGETED 1ST YEAR RETURN: Ask your rep

SPONSOR

Carter Exchange

ASSET CLASS

Industrial

YEAR(S) BUILT

2014

LOCATION

Pearland, TX

SYNDICATED PURCHASE PRICE

\$48,378,500

LOAN TERMS

3.046%
7-year term
7-years interest only

LOAN TO VALUE RATIO

42.89%

MINIMUM INVESTMENT

\$100,000 DST



INLAND FL MF PORT-FOLIO DST

The Naples Property and the Seminole Property are sometimes together referred to herein as the “Properties,” and each may be referred to as a “Property,” which terms may either be a generic reference to either or both of the Properties, or may refer to a particular Property, as the context requires. Similarly, the Naples Units and the Seminole Units are collectively referred to herein as the “Units”, and the Naples Buildings and the Seminole Buildings are collectively referred to herein as the “Buildings”.

TARGETED 1ST YEAR RETURN: Ask your rep

SPONSOR

Inland

YEAR(S) BUILT

various

SYNDICATED PURCHASE PRICE

\$232,584,000

LOAN TO VALUE RATIO

48.84%

MINIMUM INVESTMENT

\$100,000 DST

ASSET CLASS

Multifamily

LOCATION

Naples & Seminole, FL

LOAN TERMS

2.63% and 2.91%
10-year term
10-years interest only



CS1031 FLATS AT WEST BROAD VIL LAGE DST

Flats at West Broad Village is a 339-unit, Class A apartment community in the Glen Allen suburb (West End) of Richmond, Virginia. The property is located within West Broad Village, a mixed-use town center development that combines various retail, office, hotel and residential uses within a “village” setting.

TARGETED 1ST YEAR RETURN: Ask your rep

SPONSOR

Capital Square

YEAR(S) BUILT

various

SYNDICATED PURCHASE PRICE

\$128,922,000

LOAN TO VALUE RATIO

43.30%

MINIMUM INVESTMENT

\$100,000 DST

ASSET CLASS

Multifamily

LOCATION

Glen Allen, VA

LOAN TERMS

3.16%
10-year term
5-years interest only



INLAND GRAND RAPIDS MF DST

Grand Rapids Multifamily DST (the Trust) is a newly formed Delaware statutory trust and an affiliate of Inland Private Capital Corporation (IPC). The Trust owns Westtown at Wilson Apartment Homes (the Property), a 199 unit residential community located at 217 Westtown Drive NW in Grand Rapids, Michigan.

TARGETED 1ST YEAR RETURN: Ask your rep

SPONSOR

Inland

ASSET CLASS

Multifamily

YEAR(S) BUILT

2019

LOCATION

Grand Rapids, MI

SYNDICATED PURCHASE PRICE

\$44,781,397

LOAN TERMS

3.50% 1st 3 years
3.80% years 4-5
4.10% years 6-7
7-year term
automatic 3 year extension

LOAN TO VALUE RATIO

61.41%

MINIMUM INVESTMENT

\$100,000 DST



CF KACEY MULTI-FAMILY DST

CF Kacey Multifamily DST (the "Offering") is a newly formed Delaware statutory trust and an affiliate of CFCAF Kacey, LLC, a joint venture between affiliates of Cantor Fitzgerald Investors, LLC (the "Sponsor") and CAF Capital Partners, LLC (together with its affiliate, CAF Management, LLC, "CAF"). The Trust owns The Kacey at Kingwood (formerly known as The Royalton at Kingwood) (the "Property"), a 331-unit, multifamily residential community located in Kingwood, TX.

TARGETED 1ST YEAR RETURN: Ask your rep

SPONSOR

Cantor Fitzgerald

ASSET CLASS

Multifamily

YEAR(S) BUILT

2020

LOCATION

Kingwood, TX

SYNDICATED PURCHASE PRICE

\$66,026,000

LOAN TERMS

3.536%
10-year term
10-years interest only

LOAN TO VALUE RATIO

55.4%

MINIMUM INVESTMENT

\$250,000 DST



CF WAG PORTFOLIO 10 DST

CF WAG Portfolio DST 10 is an offering of interests in CF Net Lease Portfolio IV DST (the "Trust"), which is a Delaware Statutory Trust and an affiliate of Cantor Fitzgerald Investors, LLC (the "Sponsor"). The Trust owns seven retail pharmacy properties (the "Properties") leased to Walgreen Co. ("Walgreens") and operated as Walgreens retail pharmacies.

TARGETED 1ST YEAR RETURN: Ask your rep

SPONSOR

Cantor Fitzgerald

ASSET CLASS

Retail

YEAR(S) BUILT

various

LOCATION

Various

SYNDICATED PURCHASE PRICE

\$44,115,184

LOAN TERMS

4.593%
10 year term
5 years interest only

LOAN TO VALUE RATIO

51.00%

MINIMUM INVESTMENT

\$250,000 DST



LSC - PONTE VEDRA DST

Ponte Vedra Beach age-targeted multifamily community consisting of 100 one-bedroom units, 67 two-bedroom units, and 8 three-bedroom units. The Property was completed in 2020 and represents newer Class-A construction with minimal capex needed to maintain the asset's quality going forward.

TARGETED 1ST YEAR RETURN: Ask your rep

SPONSOR

Livingston Street

ASSET CLASS

Multifamily

YEAR(S) BUILT

2020

LOCATION

Ponte Vedra, FL

SYNDICATED PURCHASE PRICE

\$63,360,000

LOAN TERMS

2.74%
10-year term
10-years interest only

LOAN TO VALUE RATIO

53.03%

MINIMUM INVESTMENT

\$100,000 DST