

EMERSON EQUITY

REPLACEMENT PROPERTY INVENTORY

January 6, 2022

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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



NAI LEGACY JONNY POP'S DST

The new lease is for 16 years and is a Net Leased Sale-Leaseback with zero landlord responsibilities. The property will be undergoing \pm \$3,500,000 of tenant improvements which are eligible for Bonus Depreciation. As a result of these improvements, there will be an increase in Net Operating Income (NOI) after Year 1. The property is located off State Highway 10 and US 169, in Elk River, MN.

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

SPONSOR

NAI Legacy

ASSET CLASS

Industrial

YEAR(S) BUILT

2006, renovated
2021/2022

LOCATION

Elk River, MN

SYNDICATED PURCHASE PRICE

\$11,302,291

LOAN TERMS

3.22%
10-year term
5-years interest only
reset in year 6

LOAN TO VALUE RATIO

59.72%

MINIMUM INVESTMENT

\$50,000 DST



NAI LEGACY HV SD DST

The Hy-Vee Dollar Fresh & Pharmacy | Harrisburg, SD is located \pm 10 miles south of Sioux Falls, South Dakota. It is brand new construction and is leased for 15 Years with options for renewal. The lease is an Absolute NNN SUMMARY (zero landlord Total Offering responsibilities) and is guaranteed by Hy-Vee, Inc. The property is located off East Willow Street & Cliff Avenue. Hy-Vee Dollar Fresh & Pharmacy is one of Hy-Vee's new concept grocery stores targeted for rural communities. South Dakota is a no income tax state.

TARGETED 1ST YEAR RETURN: **5.69%**

SPONSOR

NAI Legacy

ASSET CLASS

Retail

YEAR(S) BUILT

2021

LOCATION

Harrisburg, SD

SYNDICATED PURCHASE PRICE

\$7,305,945

LOAN TERMS

3.65%
10-year term
7-years interest only
reset in year 8

LOAN TO VALUE RATIO

47.93%

MINIMUM INVESTMENT

\$50,000 DST



NAI LEGACY WG AB DST

The Walgreens | Atlantic Beach lease will continue for another 13+ Years, with options for extensions. The lease is an Absolute NNN SUMMARY (zero landlord responsibilities) and is guaranteed by Walgreens Boots Alliance (NYSE: WBA S&P: BBB). The property is located off Mayport Rd and Assisi Ln, and is approximately 14 miles east of downtown Jacksonville. Florida does not have a state income tax.

TARGETED 1ST YEAR RETURN: Call your rep

SPONSOR

NAI Legacy

ASSET CLASS

Retail

YEAR(S) BUILT

2021

LOCATION

Atlantic Beach, FL

SYNDICATED PURCHASE PRICE

\$8,618,132

LOAN TERMS

3.55%
10-year term
5-years interest only

LOAN TO VALUE RATIO

45.11%

MINIMUM INVESTMENT

\$50,000 DST



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: Call 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

10 year term,
5-years interest only

LOAN TO VALUE RATIO

46.5%

MINIMUM INVESTMENT

\$50,000 DST



CS1031 THE QUINCY DST

CS1031 The Quincy Apartments, DST, a Delaware statutory trust (the “Trust”), has been formed for the purpose of acquiring The Quincy, a newly constructed, 339-unit Class A+ multifamily apartment community located at 900 Buice Lake Parkway in Acworth, Georgia, 30102, a suburb of Atlanta (the “Property”). The Property was constructed in 2021 and consists of eight three- and four-story residential buildings, one two-story clubhouse with a state-of-the-art fitness center and swimming pool.

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

SPONSOR

Capital Square 1031

YEAR(S) BUILT

2021

SYNDICATED PURCHASE PRICE

\$126,820,000

LOAN TO VALUE RATIO

49.68%

MINIMUM INVESTMENT

\$50,000 DST

ASSET CLASS

Multifamily

LOCATION

Acworth, GA

LOAN TERMS

3.165%
10-year term
5-years interest only



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: **Call your rep**

SPONSOR

Carter Exchange

YEAR(S) BUILT

2020

SYNDICATED PURCHASE PRICE

\$69,766,075

LOAN TO VALUE RATIO

48.18%

MINIMUM INVESTMENT

\$100,000 DST

ASSET CLASS

Multifamily

LOCATION

Augusta, GA

LOAN TERMS

2.85%
7-year term
3.5-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: **Call your rep**

SPONSOR

Inland

ASSET CLASS

Multi Tenant Retail

YEAR(S) BUILT

2021

LOCATION

Chesapeake, VA

SYNDICATED PURCHASE PRICE

\$178,081,656

LOAN TERMS

all cash

LOAN TO VALUE RATIO

0%

MINIMUM INVESTMENT

\$100,000 DST



INLAND SELF STORAGE XV DST

Trust XV will acquire and own the land and improvements located at the addresses set forth in the table below (each, a "Trust XV Property" and collectively, the "Trust XV Properties"). Each of the Trust XV Properties will be operated as a self-storage facility under the Devon name.

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

SPONSOR

Inland

ASSET CLASS

Self Storage

YEAR(S) BUILT

Various

LOCATION

Various

SYNDICATED PURCHASE PRICE

\$206,081,656

LOAN TERMS

3.678%
10-year term
10-year interest only

LOAN TO VALUE RATIO

41.73%

MINIMUM INVESTMENT

\$250,000 DST



INLAND SELF STORAGE XVI DST

Trust XVI will acquire and own the land and improvements located at the addresses set forth in the table below (each, a “Trust XVI Property” and collectively, the “Trust XVI Properties”). Each of the Trust XVI Properties will be operated as a self-storage facility under the Devon name.

TARGETED 1ST YEAR RETURN: Call your rep

SPONSOR

Inland

ASSET CLASS

Self Storage

YEAR(S) BUILT

Various

LOCATION

Various

SYNDICATED PURCHASE PRICE

\$271,863,412

LOAN TERMS

3.678%
10-year term
10-year interest only

LOAN TO VALUE RATIO

43.04%

MINIMUM INVESTMENT

\$250,000 DST



AMAZON TULSA OK DST

FC Tulsa OK Holdings LLC a Delaware limited liability company (“Initial Beneficiary”) is offering beneficial interests in FC Tulsa OK Investors 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.

2021 RETURN OF 0%

SPONSOR

Net Lease Capital Advisors

ASSET CLASS

Industrial

YEAR(S) BUILT

2020

LOCATION

Tulsa, OK

SYNDICATED PURCHASE PRICE

\$255,725,586

LOAN TERMS

Speak with sponsor

LOAN TO VALUE RATIO

86.75%



GK DST RIVER FOREST GROCERY

The Interests being offered pursuant to this Memorandum are beneficial interests in GK DST – River Forest Grocery, a newly-formed Delaware statutory trust. The Interests are being offered to prospective Investors for a Maximum Offering Amount of \$11,831,040 or \$118,310.40 per 1% Interest, with each 1% Interest being attributed \$66,410.40 of equity and \$51,900 of debt.

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

SPONSOR
GK Development

ASSET CLASS
Retail

YEAR(S) BUILT
1959, renovated 2017

LOCATION
River Forest, IL

SYNDICATED PURCHASE PRICE
\$11,831,040

LOAN TERMS
3.62%
10-year term
Amortizing Debt

LOAN TO VALUE RATIO
43.87%

MINIMUM INVESTMENT
\$50,000 DST



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: **Call your rep**

SPONSOR
KNPRE Keystone 1031

ASSET CLASS
Multi Tenant Retail

YEAR(S) BUILT
Various

LOCATION
Various

SYNDICATED PURCHASE PRICE
\$28,775,000

LOAN TERMS
3.75%
10-year term
10-years interest only

LOAN TO VALUE RATIO
46.57%

MINIMUM INVESTMENT
\$100,000 DST



CS1031 CAPSTONE AT BANKS CROSSING DST

CS1031 Capstone at Banks Crossing Apartments, DST, a Delaware Statutory Trust (the "Trust"), has been formed for the purpose of acquiring Capstone at Banks Crossing, a newly constructed, 234-unit, luxury Class A multifamily apartment community located at 228 East Ridgeway Road in Commerce, Georgia 30529 (the "Property"), approximately 26 miles north of Athens, Georgia, and approximately 40 miles from Atlanta's northeastern suburban ring.

TARGETED 1ST YEAR RETURN: [Call your rep](#)

SPONSOR
Capital Square

ASSET CLASS
Multifamily

YEAR(S) BUILT
2020

LOCATION
Commerce, GA

SYNDICATED PURCHASE PRICE
\$65,030,000

LOAN TERMS
3.35%
10-year term
5-years interest only

LOAN TO VALUE RATIO
50.75%

MINIMUM INVESTMENT
\$50,000 DST



CS1031 FLATS AT WEST BROAD VILLAGE 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: [Call your rep](#)

SPONSOR
Capital Square

ASSET CLASS
Multifamily

YEAR(S) BUILT
various

LOCATION
Glen Allen, VA

SYNDICATED PURCHASE PRICE
\$128,922,000

LOAN TERMS
3.16%
10-year term
5-years interest only

LOAN TO VALUE RATIO
43.30%

MINIMUM INVESTMENT
\$100,000 DST



CS1031 ARTISTRY AT WINTERFIELD DST

CS1031 Artistry at Winterfield Apartments, DST, a Delaware Statutory Trust (the "Trust"), has been formed for the purpose of acquiring Artistry at Winterfield, a newly constructed, 200-unit Class A+ multifamily apartment community located in Midlothian, Virginia, a Richmond, Virginia suburb (the "Property"). The Property was constructed in 2021 and consists of five 3- and 4-story apartment buildings with interior corridors and elevators, two 3-story walk-up apartment buildings with first-floor garages, detached garage buildings, all set on approximately 8.84 acres of land.

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

SPONSOR

Capital Square

ASSET CLASS

Multifamily

YEAR(S) BUILT

2021

LOCATION

Midlothian, VA

SYNDICATED PURCHASE PRICE

\$70,700,000

LOAN TERMS

3.11%
10-year term
7-years interest only

LOAN TO VALUE RATIO

50.21%

MINIMUM INVESTMENT

\$50,000 DST



CX LIBERTY MILL DST

"Liberty Mill Apartments" is an apartment community located at 19520 Waters Road, Germantown, Maryland 20874 (the "Property"). The seller of the Property, HSTR Liberty Mill, LLC, a Delaware limited liability company, was an unaffiliated third-party. The Property consists of approximately 8.4739 acres of land, upon which is situated three five-story apartment buildings.

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

SPONSOR

Carter Exchange

ASSET CLASS

Multifamily

YEAR(S) BUILT

2015

LOCATION

Germantown, MD

SYNDICATED PURCHASE PRICE

\$116,380,176

LOAN TERMS

3.32%
7-year term
7-years interest only

LOAN TO VALUE RATIO

43.39%

MINIMUM INVESTMENT

\$100,000 DST



NEXPOINT LIFE SCIENCES DST

The property is strategically located one hour from New York City and houses all of the Tenant's manufacturing and employees. The Tenant's lease structure provides for a compelling passive investment opportunity, supported by a 20-year initial term, contractual rental escalation every year, and triple net structure with the Tenant responsible for property tax, insurance, maintenance and repair.

TARGETED 1ST YEAR RETURN: Call your rep

SPONSOR
NexPoint

ASSET CLASS
Medical Office

YEAR(S) BUILT
1953/2008

LOCATION
Danbury, CT

SYNDICATED
PURCHASE PRICE
\$177,550,012

LOAN TERMS
4.95%
10-year term
10-years interest only

LOAN TO VALUE RATIO
43.37%

MINIMUM INVESTMENT
\$100,000 DST



BLACK CREEK CLEAR WATER DST

The Property is an apartment complex in Clearwater, FL. Black Creek has an UpReit function to this offering.

TARGETED 1ST YEAR RETURN: Call your rep

SPONSOR
Black Creek

ASSET CLASS
Multifamily

YEAR(S) BUILT
2021

LOCATION
Clearwater, FL

SYNDICATED
PURCHASE PRICE
\$129,149,006

LOAN TERMS
all cash

LOAN TO VALUE RATIO
0%

MINIMUM INVESTMENT
\$500,000 DST