

OCTOBER 4, 2023



FRACTIONAL REAL ESTATE PORTFOLIOS

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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.



BDP SOUTHLAKE DST

BDP Southlake DST is a newly formed DST offering \$45,192,820 in beneficial interests. The Sponsor is BDP Holdings, a NJ LLC. The opportunity is geared to facilitate a like-kind real estate exchange by investors into indirect ownership of the land and improvements located at 3150 Sabre Drive, Southlake, TX 76092.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

BDP Holdings LLC

YEAR(S) BUILT

2001

REGULATION

506c

SYNDICATED PURCHASE PRICE

\$91,092,820

LOAN TO VALUE RATIO

43.49%

MINIMUM INVESTMENT

\$100,000 (1031)
\$25,000 (cash)

ASSET CLASS

Office

LOCATION

Southlake, TX

LOAN TERMS

Loan is expected to have a term of 10 years and bear interest equal to (a) 285 basis points plus (b) the 10-year US SOFR Swap Rate

ESTIMATED AVAILABLE EQUITY

\$27,000,000



BR DIVERSIFIED INDUSTRIAL PORTFOLIO II, DST

BR Diversified Industrial Portfolio II, DST, a recently formed DST is offering to sell 100% of the class 1 beneficial interests in the Parent Trust to Accredited Investors. Upon approval, purchasers of Interests will become beneficial owners of the Parent Trust. The Parent Trust owns 100% of the beneficial interests in:

- BR Dunn, DST (the "Dunn Road Trust");
- BR Scott Futrell, DST (the "Scott Futrell Drive Trust");
- BR Pioneer, DST (the "Pioneer Avenue Trust").

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Bluerock Value Exchange

YEAR(S) BUILT

1960/1986/1999-2022

REGULATION

506c

SYNDICATED PURCHASE PRICE

\$54,910,038

MINIMUM INVESTMENT

\$100,000

ASSET CLASS

Industrial

LOCATION

Charlotte, Fayetteville, NC

LOAN TERMS

5-year term; five 1-year extensions, full term int only; 4.55% fixed int rate

ESTIMATED AVAILABLE EQUITY

\$44,000,000



CPA ARBOUR COMMONS DST

CPA Arbour Commons DST is a recently formed Delaware statutory trust that is offering to sell beneficial interests in the Trust to accredited investors. The Trust acquired the multifamily residential apartment complex commonly known as Arbour Commons Apartments, located at 663 W. 148th Avenue, Westminster, Colorado 80023, on September 19, 2022. The Property has 394 units and consists of 19 two and three-story residential apartment buildings and a single-story clubhouse on 28.23 acres of land.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Core Pacific Advisors

ASSET CLASS

Apartment

YEAR(S) BUILT

2014

LOCATION

Westminster, CO

REGULATION

506c

LOAN TERMS

4.20% fixed rate; 10 year senior debt

SYNDICATED PURCHASE PRICE

\$170,739,000

MINIMUM INVESTMENT

\$100,000 (1031)
\$25,000 (cash)

ESTIMATED AVAILABLE EQUITY

\$55,064,706.00

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER ON THIS OFFERING



CS1031 ASHEVILLE NC APARTMENT PORTFOLIO DST

Capital Square's CS1031 Asheville NC Apartment Portfolio, DST is a newly formed DST offering \$73,090,000 in beneficial interests. The opportunity is geared to facilitate a like-kind real estate exchange by investors into indirect ownership of two multifamily rental properties, The River Mill Lofts and The Skylofts.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Capital Square 1031

ASSET CLASS

Apartment

YEAR(S) BUILT

2017-2020

LOCATION

Asheville, NC

REGULATION

506c

LOAN TERMS

4.67% Fixed
10-year term, 30-year amortization, 7-years interest only

SYNDICATED PURCHASE PRICE

\$115,143,000

LOAN TO VALUE RATIO

36.52%

ESTIMATED AVAILABLE EQUITY

\$42,200,000

MINIMUM INVESTMENT

\$50,000



CS1031 HOLIDAY MHC DST

Capital Square's CS1031 Holiday MHC, DST is a newly formed DST offering \$38,300,000 in beneficial interests. The opportunity is geared to facilitate a like-kind real estate exchange by investors into indirect ownership of a manufactured housing community named Holiday Mobile Home Park, located at 4141 New Tampa Highway, Lakeland, Florida 33815. The Property is an active adult "life-style" community for residents 55 years and older consisting of 214 homesites on approximately 21.08 acres.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Capital Square 1031

ASSET CLASS

Manufactured Housing

YEAR(S) BUILT

1961

LOCATION

Lakeland, FL

REGULATION

506c

LOAN TERMS

4.06%, 10 year term

SYNDICATED PURCHASE PRICE

\$47,939,000

ESTIMATED AVAILABLE EQUITY

\$15,900,000

LOAN TO VALUE RATIO

20.11%

MINIMUM INVESTMENT

\$50,000



CS1031 LYRIC AT NORTON COMMONS APARTMENTS DST

CS1031 Lyric at Norton Commons Apartments, DST, a Delaware statutory trust, has been formed for the purpose of acquiring Lyric at Norton Commons, a newly constructed, 273-unit, Class A+ multifamily apartment community with approximately 12,191 gross square feet of ground level retail and commercial space, located at 11210 Peppermint Street in Prospect (Louisville), Kentucky 40059.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Capital Square 1031

ASSET CLASS

Multi-family

YEAR(S) BUILT

2021

LOCATION

Louisville, KY

REGULATION

506c

LOAN TERMS

Fixed rate of 4.67%, 10 years I/O

SYNDICATED PURCHASE PRICE

\$110,740,000

LOAN TO VALUE RATIO

39.02%

ESTIMATED AVAILABLE EQUITY

\$60,100,000

MINIMUM INVESTMENT

\$50,000



CS1031 ZERO COUPON LV TRAINING FACILITY DST

CS1031 Zero Coupon LV Training Facility, DST, a Delaware statutory trust, has been formed for the purpose of acquiring (i) that certain approximately 336,227 square foot, state-of-the-art building that includes a team training facility, a performance center and general office space and (ii) a leasehold interest in the approximately 24.5-acre site upon which the Improvements are situated, located at 1475 Raiders Way in Henderson, Nevada 89052.

TARGETED 1ST YEAR RETURN: SEE PPM
%%%

SPONSOR
Capital Square 1031

ASSET CLASS
Office

YEAR(S) BUILT
2019

LOCATION
Henderson, NV

REGULATION
506c

LOAN TERMS

SYNDICATED
PURCHASE PRICE
\$270,381,983

Lender: UMB Bank N.A
Int rate of 3.744%, and a maturity date of February 10, 2049

LOAN TO VALUE RATIO
78.70%

ESTIMATED AVAILABLE
EQUITY

MINIMUM INVESTMENT
\$50,000

\$8,700,000



CS1031 PARKLAND APARTMENTS DST

CS1031 Parkland Apartments, DST, a Delaware statutory trust (the "Trust"), has been formed for the purpose of acquiring the Parkland Apartments, a 396-unit, multifamily apartment community with a mix of garden-style apartments and townhome-style units, located at 5851 Holmberg Road in the affluent community of Parkland, Florida 33067.

TARGETED 1ST YEAR RETURN: SEE PPM%%%

SPONSOR
Capital Square 1031

ASSET CLASS
Multi-Family

YEAR(S) BUILT
1991/2018

LOCATION
Parkland, FL: Miami-Ft. Lauderdale-Pompano Beach MSA)

REGULATION
506c

LOAN TERMS

SYNDICATED
PURCHASE PRICE
\$179,124,000

5.49% fixed int, 10-yr term, 30-year amortization

LOAN TO VALUE RATIO
40.99%

ESTIMATED AVAILABLE
EQUITY

MINIMUM INVESTMENT
\$50,000

\$90,700,000

7 years interest only



CS1031 TAPESTRY WEST APARTMENTS DST

Capital Square's CS1031 Tapestry West Apartments, DST is a newly formed DST offering \$60,687,000 in beneficial interests. The opportunity is geared to facilitate a like-kind real estate exchange by investors into indirect ownership of a multifamily rental property known as, Tapestry West, a newly constructed, 262-unit, luxury, Class A, multi-family apartment community located at 2031 Maywill Street in Richmond, Henrico County, Virginia 23230.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Capital Square 1031

YEAR(S) BUILT

2022

REGULATION

506c

SYNDICATED PURCHASE PRICE

\$105,687,000

LOAN TO VALUE RATIO

42.58%

MINIMUM INVESTMENT

\$50,000

ASSET CLASS

Multi-Family

LOCATION

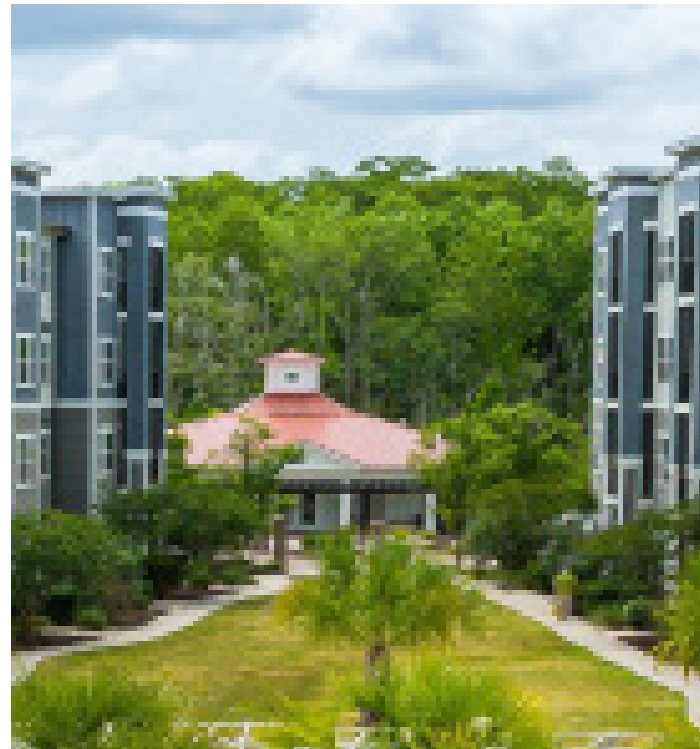
Richmond, VA

LOAN TERMS

10-year term,
30-year amortization
7-year int only

ESTIMATED AVAILABLE EQUITY

\$45,300,000



CX LIVELY INDIGO RUN, DST

Carter Exchange's CX Lively Indigo Run, DST is a newly formed DST offering \$103,237,080 in beneficial interests. The opportunity is geared to facilitate a like-kind real estate exchange by investors into indirect ownership of The Lively Indigo Run, a multifamily apartment community located at 9255 Blue House Road, Ladson, South Carolina 29456. The acquisition is funded only by a cash contribution and is not encumbered with any permanent debt.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Carter Exchange

YEAR(S) BUILT

2019

REGULATION

506c

SYNDICATED PURCHASE PRICE

\$80,100,000.00

MINIMUM INVESTMENT

\$100,000 DST

ASSET CLASS

Multi-Family

LOCATION

Ladson, SC

LOAN TERMS

All Cash

ESTIMATED AVAILABLE EQUITY

\$65,412,417



CX STATION AT CLIFT FARM DST

CX Industrial Logistics, DST is a newly formed DST offering \$38,581,000 in beneficial interests. The opportunity is geared to facilitate a like-kind real estate exchange by investors into indirect ownership of a single-story concrete industrial, warehouse, and distribution building, comprised of approximately 141,360 square feet, located on approximately 30.6 acres of land at 2660 West Fred Smith Street, Meridian, Idaho 83642.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Carter Exchange

ASSET CLASS

Warehouse

YEAR(S) BUILT

2022

LOCATION

Meridian, ID

REGULATION

506c

LOAN TERMS

3.09% Fixed
7-year term

SYNDICATED PURCHASE PRICE

\$66,733,251.00

LOAN TO VALUE RATIO

46.52%

ESTIMATED AVAILABLE EQUITY

\$47,030,028

MINIMUM INVESTMENT

\$25,000 DST



FSC INDUSTRIAL 27, DST

FSC Industrial Portfolio 27, DST is a master-leased DST offering comprised of a diversified portfolio of 22 industrial properties net leased to 14 investment grade and other creditworthy tenants in 10 industries. FSC Industrial Portfolio 27, DST owns 22 industrial properties structured as multiple sub-DSTs that are wholly owned by the Parent Trust

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Four Springs Capital

ASSET CLASS

Industrial

YEAR(S) BUILT

various

LOCATION

various

REGULATION

506c

LOAN TERMS

10-year term / interest equal to 218 basis points plus the greater of (i) the yield on the ten (10) year on-the-run swap rate vs. overnight SOFR, or (ii) 3.00%. Final int yet to be determined

SYNDICATED PURCHASE PRICE

\$150,676,000.00

MINIMUM INVESTMENT

\$100,000

ESTIMATED AVAILABLE EQUITY

\$50,000,000



GSI HAMPTON DST

Go Store It Hampton DST is a new Delaware statutory trust formed on February 21, 2023 pursuant to a Trust Agreement dated as of February 21, 2023. The Trust acquired that certain property on 24.90 acres consisting of an approximately 55,908 square foot self-storage property containing 592 storage units and related facilities commonly known as Go Store It – Hampton Roads located at 5200 West Mercury Blvd., Newport News, VA 23605

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Go Store It

YEAR(S) BUILT

2022

REGULATION

506c

SYNDICATED PURCHASE PRICE

\$15,000,000

MINIMUM INVESTMENT

\$100,00

ASSET CLASS

Self Storage

LOCATION

Newport News, VA

ESTIMATED AVAILABLE EQUITY

\$5,698,152



ICG DEER VALLEY DST

ICG Deer Valley, DST, a newly-formed Delaware statutory trust and an affiliate of IDEAL Capital Group Holdings, LLC, a California limited liability company is hereby offering to sell to certain qualified, accredited investors. The Trust will acquire and own the land and improvements commonly known as Cabana Happy Valley (the “Property”), a multifamily residential community located at 24825 North 19th Avenue, Phoenix, Maricopa County, Arizona.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Ideal Capital Group

YEAR(S) BUILT

2023

REGULATION

506c

SYNDICATED PURCHASE PRICE

\$90,787,000

LOAN TO VALUE RATIO

48.01%

MINIMUM INVESTMENT

\$100,000

ASSET CLASS

Multifamily

LOCATION

Phoenix, AZ

LOAN TERMS

10-year term; 10 years I/O; 5.91% fixed rate

ESTIMATED AVAILABLE EQUITY

Contact sponsor for available equity



INCOMMERCIAL NET LEASE 6 DST

InCommercial Net Lease DST 6 is a Delaware statutory trust that was formed by InCommercial Net Lease Depositor 6, LLC. The Trust is offering for sale up to 32,413 Class A Beneficial Interests in the Trust, each representing 0.0030852% of the beneficial interests in the Trust. The Trust owns 23 properties each acquired from a seller pursuant to a purchase and sale agreement with such Seller for an aggregate purchase price of \$49,392,658.

TARGETED 1ST YEAR RETURN:
SEE PPM

SPONSOR
InCommercial Prop-
erty Group

YEAR(S) BUILT
Various

REGULATION
506c

SYNDICATED
PURCHASE PRICE
\$49,392,658.00

LOAN TO VALUE RATIO
43.56%

MINIMUM INVESTMENT
\$50,000

ASSET CLASS

Retail

LOCATION

Various

LOAN TERMS

4.85% Int Only; 7 years

ESTIMATED AVAILABLE
EQUITY

\$25,648,905



KEYSTONE 1031 LANSING INDUSTRIAL DST

Keystone 1031 Lansing Industrial DST a recently formed Delaware statutory trust and an Affiliate of Keystone 1031, LLC, a Delaware limited liability company is hereby offering to sell to certain qualified, accredited investors 100% of the beneficial interests in the Trust. The Trust intends to acquire FedEx Ground Lansing, a FedEx distribution center located at 2290 S. Canal Road, Lansing, Michigan 48917.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR
KNPRE Keystone 1031

YEAR(S) BUILT
2006

REGULATION
506c

SYNDICATED
PURCHASE PRICE
\$29,780,000

LOAN TO VALUE RATIO
40.00%

MINIMUM INVESTMENT
\$50,000

ASSET CLASS

Industrial

LOCATION

Lansing, MI

LOAN TERMS

5.53% fixed, int only 10
years

ESTIMATED AVAILABLE
EQUITY

\$17,950,000.00

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER
ON THIS OFFERING



KEYSTONE 1031 ORLANDO OFFICE DST

Keystone 1031 Orlando Office DST ,a recently formed Delaware statutory trust and an Affiliate of Keystone 1031, LLC, a Delaware limited liability company, is hereby offering to sell to certain qualified, accredited investors 100% of the beneficial interests in the Trust. The Trust has acquired Walgreens Orlando, a commercial office building located at 8337 Southpark Circle, Orlando, Florida.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR
KNPRE Keystone 1031

ASSET CLASS
Office

YEAR(S) BUILT
2000

LOCATION
Orlando, FL

REGULATION
506c

LOAN TERMS

SYNDICATED
PURCHASE PRICE
\$38,150,000

6.25% fixed, int only 10 years/30 year amortization

LOAN TO VALUE RATIO
41.94%

ESTIMATED AVAILABLE EQUITY

MINIMUM INVESTMENT
\$50,000

\$20,874,728.26

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER ON THIS OFFERING



CYPRESS CREEK MINERALS LLC

Cypress Creek Properties LLC , a wholly-owned subsidiary of Montego Energy Partners, LLC , is offering certain undivided non-possessory Mineral Interests and Royalty Interests in existing income-producing and non-income producing oil and gas properties located in the States of New Mexico, North Dakota and Texas.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR
Montego Minerals LLC

ASSET CLASS
Oil & Gas

LOCATION
Charlotte, NC

REGULATION
506c

SYNDICATED
PURCHASE PRICE
\$14,950,000

ESTIMATED AVAILABLE EQUITY

\$10,450,000

MINIMUM INVESTMENT
\$100,000



MADISON FARMS DST

Madison 1031 Exchange's Madison Farms DST is a newly formed DST offering \$80,279,330 in beneficial interests. The opportunity is geared to facilitate a like-kind real estate exchange by investors into indirect ownership of Madison Farms, a newly built class A apartment development comprising 10 multi-story apartment buildings, 4 multistory townhomes, 5 single story storage buildings, a clubhouse, and a pool.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Madison 1031 Exchange
LLC

ASSET CLASS

Apartment

YEAR(S) BUILT

2022

LOCATION

Charlotte, NC

REGULATION

506c

SYNDICATED PURCHASE PRICE

\$80,279,330

ESTIMATED AVAILABLE EQUITY

\$255,527

MINIMUM INVESTMENT

\$25,000



MERCER STREET - 700 EVERETT FEE, DST

700 Everett Fee, DST, a Delaware statutory trust was formed as a limited liability company on April 18, 2018, for the purpose of acquiring Hopper Lofts, a 139-unit, Class B apartment community located on approximately 3.06 acres of land at 700 Everett Street, Richmond, VA. The Property consists of two buildings that were converted into apartments in 2013. The Trust acquired the Property from an unaffiliated seller on August 27, 2018.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Mercer Asset Management, LLC

ASSET CLASS

Multi-Family

YEAR(S) BUILT

2013

LOCATION

Richmond, VA

REGULATION

506c

SYNDICATED PURCHASE PRICE

\$31,015,004.00

LOAN TERMS

4.11% fixed rate
10-year term all interest-only

LOAN TO VALUE RATIO

40.14%

ESTIMATED AVAILABLE EQUITY

\$9,928,433

MINIMUM INVESTMENT

\$100,000

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER
ON THIS OFFERING



307 STOCKTON FEE DST

307 Stockton Fee, DST, a Delaware statutory trust was formed for the purpose of acquiring South Bank Apartments, a 150-unit, Class B apartment community located on approximately 2.83 acres of land across two adjacent parcels at 307 Stockton Street, Richmond, Virginia. The Property consists of one industrial building that was constructed in approximately 1937 and converted into apartments in 2007.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Mercer Asset Management, LLC

YEAR(S) BUILT

2007

REGULATION

506c

SYNDICATED PURCHASE PRICE

\$37,899,297

LOAN TO VALUE RATIO

50.00%

MINIMUM INVESTMENT

\$100,000

ASSET CLASS

Multi-Family

LOCATION

Richmond, VA

LOAN TERMS

3.91% fixed rate
30-year amortization

ESTIMATED AVAILABLE EQUITY

\$17,194,005

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER ON THIS OFFERING



GSA CIS CAMP SPRINGS DST

GSA CIS Camp Springs DST is offering 100% of the Class A beneficial interests in the Master Trust for purchase by qualified, accredited investors. The Master Trust is the sole beneficial owner of One Town Center DST, a Delaware statutory trust that owns fee simple interest in the land and improvements comprising the U.S. Citizens and Immigration Service build-to-suit headquarters containing 574,767 rentable square feet and associated parking and infrastructure located at 5900 Capital Gateway Drive, Camp Springs, Maryland.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Net Lease Capital Advisors

YEAR(S) BUILT

2020

REGULATION

506c

SYNDICATED PURCHASE PRICE

\$377,000,000

LOAN TO VALUE RATIO

22.64%

MINIMUM INVESTMENT

\$100,000

ASSET CLASS

Office

LOCATION

Camp Springs, MD

ESTIMATED AVAILABLE EQUITY

\$240,000,000



NEXPOINT LIFE SCIENCES II DST

NexPoint Life Sciences II DST is a recently formed Delaware statutory trust that is offering to sell up to 100% of the Parent Trust's Class 1 Beneficial Interests to Accredited Investors. The Parent Trust owns beneficial interests in the following Delaware statutory trusts:

- NexPoint Orthodox DST and
- NexPoint Dungan DST

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

NexPoint Real Estate Advisors

YEAR(S) BUILT

1960s/1992

REGULATION

506c

SYNDICATED

PURCHASE PRICE

\$65,478,553

MINIMUM INVESTMENT

\$100,000

ASSET CLASS

Industrial

LOCATION

Philadelphia, PA

LOAN TERMS

10 YEARS I/O AT 6.16%
FIXED, 2033 MATURITY

ESTIMATED AVAILABLE EQUITY

\$34,158,938



NEXPOINT HUGHES DST

The Property, "Ely at Hughes Center" is a multifamily apartment complex located in Las Vegas, NV. Developed in 2020, the Property consists of 6.08 acres of land upon which two residential buildings are situated, housing a total of approximately 351,081 rentable square feet across 368 apartment units. The Property includes amenities such as a 22,000 square foot clubhouse, outdoor seating areas with large TVs, a resort-style pool with private cabanas, a dog park, and a comprehensive resident health, wellness and lifestyle suite, among others.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

NexPoint Real Estate Advisors

YEAR(S) BUILT

2020

REGULATION

506c

SYNDICATED

PURCHASE PRICE

\$204,896,632.00

MINIMUM INVESTMENT

\$100,000

ASSET CLASS

Multi-Family

LOCATION

Las Vegas, NV

ESTIMATED AVAILABLE EQUITY

\$16,134,778

NEXPOINT STORAGE IV DST

Nexpoint's Storage IV DST is a newly formed DST offering \$70,344,106 in beneficial interests. The opportunity is geared to facilitate a like-kind real estate exchange by investors into indirect ownership of three self-storage properties known as the Ahwatukee Improvements, the Cave Creek Improvements, and the 7th Property.



TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

NexPoint Real Estate Advisors

ASSET CLASS

Self Storage

YEAR(S) BUILT

2019-20

LOCATION

FL, AZ

REGULATION

506c

SYNDICATED PURCHASE PRICE

\$70,344,106.00

ESTIMATED AVAILABLE EQUITY

\$12,631,259

MINIMUM INVESTMENT

\$100,000

NEXPOINT SMALL BAY 1 DST

NexPoint Small Bay I DST is offering to sell up to 100% of the Parent Trust's Class 1. The Parent Trust owns beneficial interests in the following Delaware statutory trusts:

- 100% of the Class 2 Beneficial Interests in Small Bay I Orlando DST (the "Orlando DST");
- 100% in Small Bay I Corporex DST (the "Corporex DST");
- 100% in Small Bay I Presidents DST (the "Presidents DST"); and
- 100% in Small Bay I Brandywine DST (the "Brandywine DST").



TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

NexPoint Real Estate Advisors

ASSET CLASS

Industrial

YEAR(S) BUILT

various

LOCATION

FL, AZ

REGULATION

506c

SYNDICATED PURCHASE PRICE

\$101,745,817

ESTIMATED AVAILABLE EQUITY

Contact sponsor for available equity

MINIMUM INVESTMENT

\$100,000



NEWSTAR 6 TRANQUIL GARDEN BTR DST

NewStar Exchange's Newstar 6 Tranquil Gardens BTR DST is a newly formed DST offering \$19,104,805 in beneficial interests. The opportunity is geared to facilitate a like-kind real estate exchange by investors into indirect ownership of a single-family build-for-rent development, commonly known as "Tranquil Gardens," which is located at 1031 Tranquil Gardens Place, Acworth, Georgia 30102.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Newstar Exchange

ASSET CLASS

Single Family BTR

YEAR(S) BUILT

2021-22

LOCATION

Acworth, GA

REGULATION

506c

LOAN TERMS

5.87% FIXED INT, MATURITY OCT 1 2033 , 5 YRS I/O

LOAN TO VALUE RATIO
85.75%

SYNDICATED
PURCHASE PRICE

\$31,854,805

ESTIMATED AVAILABLE
EQUITY

Contact sponsor for
available equity

MINIMUM INVESTMENT

\$100,000



PASSCO CANAL 1535 DST

Passco Canal 1535 DST is a Delaware statutory trust that was formed by Passco Canal 1535 Depositor, LLC. The Trust is offering for sale up to 18,730 Class A Beneficial Interests in the Trust. The Trust acquired a mixed-use multifamily apartment complex known as Canal 1535, located at 1535 Canal Street, New Orleans, Louisiana 70112 from Canal Crossing LP, PRA Canal Crossing LP, ROM Canal Crossing Investor, LLC and MDD Canal Crossing Investor, LLC, each an unaffiliated seller for a purchase price of \$123,250,000.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Passco Companies LLC

ASSET CLASS

Multi-family

YEAR(S) BUILT

2020

LOCATION

New Orleans, LA

REGULATION

506c

LOAN TERMS

4.28% Int Only; 7 years

SYNDICATED
PURCHASE PRICE

\$123,250,000.00

ESTIMATED AVAILABLE
EQUITY

\$5,000,000

LOAN TO VALUE RATIO

32.46%

MINIMUM INVESTMENT

\$100,000 (1031)
\$25,000 (cash)



PASSCO SAWGRASS DST

Passco Sawgrass DST is a Delaware statutory trust offering up to 11,955 Class A Beneficial Interests in the Trust. The Trust acquired a multifamily apartment complex known as Sawgrass Point Apartments, located at 2163 South Veterans Boulevard, Gonzales, Louisiana 70737 from HWY 30 Apartments LLC, a Louisiana limited liability company, an unaffiliated seller for a purchase price of \$77,422,125.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Passco Companies LLC

ASSET CLASS

Apartment

YEAR(S) BUILT

2020

LOCATION

Gonzales, LA

REGULATION

506c

LOAN TERMS

4.37% Int Only; 7 years

SYNDICATED PURCHASE PRICE

\$77,422,125.00

LOAN TO VALUE RATIO

32.27%

ESTIMATED AVAILABLE EQUITY

\$15,000,000

MINIMUM INVESTMENT

\$100,000 (1031)

\$25,000 (cash)



PASSCO SPRINGHOUSE DST

Passco Springhouse DST is a Delaware statutory trust that was formed on May 31, 2023. The Trust is offering for sale up to 6,170 Class A Beneficial Interests in the Trust each representing 0.0162075% of the beneficial interests in the Trust. On June 29, 2023, the Trust acquired a multifamily apartment complex known as Springhouse Apartments, located at 8400 Tapestry Circle, Louisville, Kentucky 40222.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Passco Companies LLC

ASSET CLASS

Multi-family

YEAR(S) BUILT

2016

LOCATION

Louisville, KY

REGULATION

506c

LOAN TERMS

5.25% fixed interest rate. 10-year term. 7 years (I/O) then 30-year amortization period.

SYNDICATED PURCHASE PRICE

\$56,850,000

LOAN TO VALUE RATIO

45.73%

ESTIMATED AVAILABLE EQUITY

call for backups

MINIMUM INVESTMENT

\$100,000



URBAN CATALYST INDUSTRIAL I DST

Urban Catalyst Industrial I, DST, a Delaware statutory trust offering \$9,800,000 in beneficial interests. The Trust has been formed for the purpose of acquiring a net lease commercial property single-tenant property located at 4023 Singleton Boulevard, Dallas, TX 75212.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Urban Catalyst Manager III LLC

YEAR(S) BUILT

1976 - renovated 1985, 1991, 2011

REGULATION

506c

SYNDICATED PURCHASE PRICE
\$9,800,000

MINIMUM INVESTMENT

\$100,000 (1031)
\$25,000 (cash)

ASSET CLASS

Industrial

LOCATION

Dallas, TX

ESTIMATED AVAILABLE EQUITY

\$9,700,000

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER ON THIS OFFERING



WALTON GEORGIA GROWTH I DST

The Georgia Growth 1 DST property is situated just outside of Atlanta's city core that represents the best of all worlds, from the bustling business districts to sprawling, rural scenes along the city's picturesque southeast border, a rich southern history has unfolded from hundreds of years that draws residents and businesses alike.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Walton Global Holdings

YEAR(S) BUILT

2023

REGULATION

506c

SYNDICATED PURCHASE PRICE
\$2,100,000

MINIMUM INVESTMENT

\$50,000

ASSET CLASS

Residential

LOCATION

South Fulton, GA

ESTIMATED AVAILABLE EQUITY

Contact sponsor for available equity

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER ON THIS OFFERING



WALTON CALIFORNIA GROWTH 1 DST

California Growth 1 DST, a newly formed DST and an affiliate of Walton Global Holdings, LLC, a Delaware limited liability company is hereby offering to sell to certain qualified, Accredited Investors up to 100% of the beneficial interests in the Trust. The Trust anticipates acquiring approximately 44.13 acres of land comprised of two parcels located in Plumas Lake, an unincorporated area of Yuba County, California.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Walton Global Holdings

ASSET CLASS

Land

REGULATION

506c

LOCATION

Yuba County, CA

SYNDICATED PURCHASE PRICE

\$4,759,605

ESTIMATED AVAILABLE EQUITY

Contact sponsor for
available equity

LOAN TO VALUE RATIO

45.56%

MINIMUM INVESTMENT

\$25,000 (cash)
\$50,000 (1031)

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER
ON THIS OFFERING