April 10, 2024



FRACTIONAL REAL ESTATE PORTFOLIOS

Please note that inventory fluctuates. This may be only a partial list of what is offered, or some products may no longer be available. Please contact your Registered Representative for the most up-to-date-information. The figures, analysis and conclusions presented in this summary are believed to be accurate, but no warranty is made as to their correctness. This summary does not represent an offer to sell any securities discussed in this document. Such offers may only be made by a Private Placement Memorandum delivered to qualified purchasers who reside in certain states and meet the suitability standards for such investment.

DISCLOSURES

THIS SUMMARY IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT AN OFFER TO BUY OR SELL SECURITIES. Such offers may only be made to qualified Accredited Investors via Private Placement Memorandum ("PPM"). Prospective investors must receive, read in its entirety and understand the PPM for an individual offering along with any Addendums, Amendments and/or Supplements to the PPM and understand any and all risks which may include, but are not limited to full loss of principal investment. Securities offered through Emerson Equity LLC (member FINRA/SIPC, MSRB Registered). Representatives of Emerson Equity LLC offering any investments for sale are not authorized to make any statements which contradict or supersede the PPM or any guarantees of income, returns or success of investment objectives. Some offerings may be distributed by Emerson Equity LLC and/or sponsored by affiliates of Emerson Equity LLC. Such conflicts where they exist will be fully disclosed and explained in the individual PPMs and reaffirmed through acknowledgement of such prior to investment.

The contents of this communication: (i) do not constitute an offer of securities or a solicitation of an offer to buy securities, (ii) offers can be made only by the confidential Private Placement Memorandum which is available upon request, (iii) do not and cannot replace the PPM and is qualified in its entirety by the PPM, and (iv) may not be relied upon in making an investment decision related to any investment offering by Issuer, or any affiliate, or Issuer partner thereof. All potential investors must read the PPM and no person may invest without acknowledging receipt and complete review of the PPM. With respect to any "targeted" goals and performance levels outlined herein, these do not constitute a promise of performance, nor is there any assurance that the investment objectives of any program will be attained. These "targeted" factors are based upon reasonable assumptions more fully outlined in the Offering Documents/PPM for the respective offering. Consult the PPM for investment conditions, risk factors, minimum requirements, fees and expenses and other pertinent information with respect to any investment. These investment opportunities have not been registered under the Securities Act of 1933 and are being offered pursuant to an exemption therefrom and from applicable state securities laws. All offerings are intended only for accredited investors unless otherwise specified. Past performance is no guarantee of future results. All information is subject to change. You should always consult a tax professional prior to investing. Investment offerings and investment decisions may only be made on the basis of a confidential private placement memorandum issued by Issuer, or one of its partner/issuers. Issuer does not warrant the accuracy or completeness of the information contained herein.

The tax consequences of investing in these types of offerings are complex and vary with the facts and circumstances of each individual investor. Past performance and/or forward-looking statements are never an assurance of future results. Potential investors should always consult their own independent tax and legal advisors regarding the suitability of this investment. Emerson Equity LLC and its Financial Advisors do not provide tax or legal advice and you should consult your accountant and/or attorney if considering an investment of this type.

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

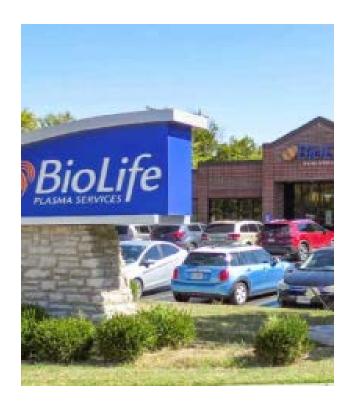
Risk Considerations: Investments in real estate, including tenant—in—common or Delaware Statutory Trust interests, are subject to various risks that are set forth under "Risk Factors" in the PPM or in supplements to the Memorandum which should be read carefully, before any investment is made.

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.



AEI NLP 22 DST

AEI Net Lease Portfolio 22 DST consists of three single-tenant, net leased properties, consisting of healthcare and life science, owned through a Delaware Statutory Trust "DST" structured to be suitable for 1031 exchange or direct investment.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

AEI

ASSET CLASS Net Lease

YEAR(S) BUILT

2013/2010/2022 REGULATION

506c

LOCATION

MO, IA, TX

SYNDICATED PURCHASE PRICE

\$23,590,000

LOAN TERMS

N/A

LOAN TO VALUE RATIO

N/A

ESTIMATED AVAILABLE

EQUITY

\$1,687,352

MINIMUM INVESTMENT

\$100,000





ARCTRUST PHOE-NIX DST

ARCTRUST Phoenix DST (the "Trust") is a Delaware statutory trust that was formed on July 31, 2023. The Trust acquired 3 properties:- Harbor Project located in Queen Creek AZ, Valley project located in Peoria AZ and Thunderbird project in Peoria AZ

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

ARCTRUST

YEAR(S) BUILT

2019/2021/2023

REGULATION

506c

SYNDICATED PURCHASE PRICE

\$10,270,000

LOAN TO VALUE RATIO

N/A

ASSET CLASS

Retail

LOCATION

Phoenix, AZ

LOAN TERMS

N/A

ESTIMATED AVAILABLE

EQUITY

\$5,478,371

MINIMUM INVESTMENT

\$50,000



BDP SOUTHLAKE DST

BDP Southlake DST is a newly formed DST and 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

\$91,985,339

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 yrs and bear int equal to (a) 300 basis points plus (b) the 10-year US SOFR Swap Rate. Int rate is 7.12%

ESTIMATED AVAILABLE

EQUITY

\$17,000,000



BR DIVERSIFIED INDUSTRIAL PORTFOLIO III, DST

BR Diversified Industrial Portfolio III, DST represents an attractive investment opportunity in an already assembled diverse portfolio of industrial properties located in desirable high growth Sunbelt market locations

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Bluerock Value Exchange

YEAR(S) BUILT

1986/1974/1965-68/1973-77

REGULATION

506c

LOAN TO VALUE RATIO

N/A

SYNDICATED PURCHASE PRICE \$41,227,843

MINIMUM INVESTMENT

\$100,000

ASSET CLASS

Industrial

LOCATION

Columbia, SC/Jackson-ville, FL/Atlanta, GA

LOAN TERMS

All cash

ESTIMATED AVAILABLE

EQUITY

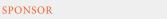
\$36,711,271.21



BT MANKATO STUDENT HOUSING DST

The Trust acquired a (1) student housing complex known as Quarters at Mankato, located at 630 Timberwolf Drive, Mankato, Minnesota 56001 (2) a student housing complex known as College Town, located at 1800 Pohl Road, Mankato, Minnesota 56001 and (3) a student housing complex known as Carson Townhomes, Carson Dr., Mankato, Minnesota 56001 and together with the College Town Project.

TARGETED 1ST YEAR RETURN: SEE PPM



Baker Tilly

YEAR(S) BUILT

2016/2011/2010

REGULATION

506c

LOAN TO VALUE RATIO

44.11%

SYNDICATED PURCAHSE

PRICE

\$87,100,000

MINIMUM INVESTMENT

\$100,000

Student Housing

LOCATION

ASSET CLASS

Minnesota

LOAN TERMS

10 years I/O, 4.75%

fixed

ESTIMATED AVAILABLE

EQUITY

\$27,451,046



CAI MEA DST

Manufacturing Essential Asset, DST, a Delaware statutory trust was formed for the purpose of acquiring that certain property containing approximately 303.372 acres located at 2001 N. Division Street, Harvard, Illinois 60033. The Property consists of four (4) interconnected buildings containing approximately 1,547,917 total square feet and is leased in its entirety to US Medical Glove Company L.L.C., a Kentucky limited liability company.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

CAI

YEAR(S) BUILT

1996-99

REGULATION

506c

LOAN TO VALUE RATIO

36.35%

SYNDICATED PURCHASE PRICE

\$286,117,607

MINIMUM INVESTMENT

\$100,000

ASSET CLASS

Industrial

LOCATION

Harvard, IL

LOAN TERMS

4.25%, int only pay-

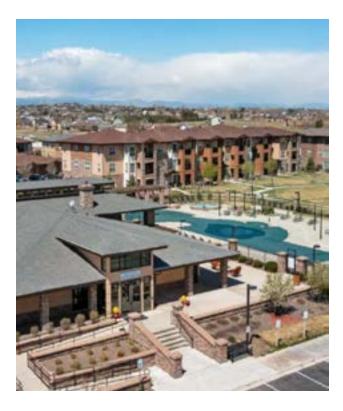
ments, maturity 10

years

ESTIMATED AVAILABLE **EQUITY**

\$123,504,307

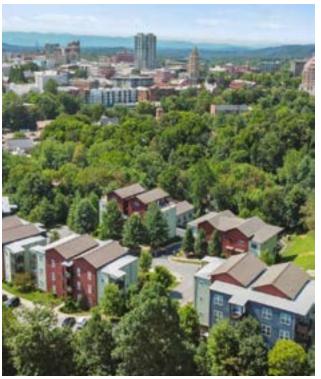
EMERSON EQUITY SERVES AS MANAGING BROKER DEALER ON THIS OFFERING



CPA ARBOUR COM-MONS DST

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



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 likekind 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

Core Pacific Advisors

ASSET CLASS

Apartment

YEAR(S) BUILT

2014

REGULATION

506c

LOAN TO VALUE RATIO

44.14%

SYNDICATED PURCHASE PRICE \$170,739,000

MINIMUM INVESTMENT

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

LOAN TERMS

Westminster, CO

LOCATION

4.20% fixed rate; 10 year

senior debt

ESTIMATED AVAILABLE

\$31,865,644

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER ON THIS OFFERING

SPONSOR

Capital Square 1031

YEAR(S) BUILT

2017-2020

REGULATION

506c

SYNDICATED PURCHASE PRICE

\$115,143,000

LOAN TO VALUE RATIO

36.52%

MINIMUM INVESTMENT

\$50,000

ASSET CLASS

Apartment

LOCATION

Asheville, NC

LOAN TERMS

4.67% Fixed

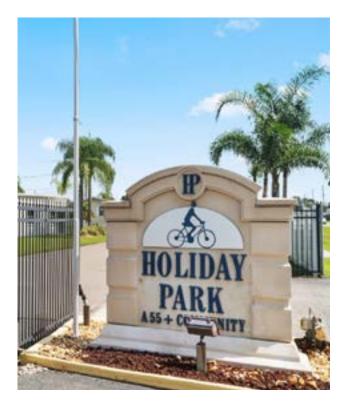
10-year term, 30-year amortization, 7-years

interest only

ESTIMATED AVAILABLE

EQUITY

\$26,406,042



CS1031 HOLIDAY MHC DST

The opportunity is geared to facilitate a likekind 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 "lifestyle" community for residents 55 years and older consisting of 214 homesites on approximately 21.08 acres.

SPONSOR

Capital Square 1031

ASSET CLASS

Manufactured Housing

YEAR(S) BUILT

1961

LOCATION

Lakeland, FL

REGULATION

506c

LOAN TERMS

SYNDICATED PURCHASE PRICE

4.06%, 10 year term

\$47,939,000

ESTIMATED AVAILABLE

LOAN TO VALUE RATIO

20.11%

EQUITY

\$3,490,502

MINIMUM INVESTMENT

\$50,000

TARGETED 1ST YEAR RETURN: SEE PPM

CS1031 LYRIC AT **NORTON COM-MONS APART-MENTS 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

LOAN TERMS

years I/O

REGULATION

506c

SYNDICATED PURCHASE PRICE

\$110,740,000

LOAN TO VALUE RATIO

39.02%

ESTIMATED AVAILABLE

Fixed rate of 4.67%, 10

EQUITY

\$55,358,278

MINIMUM INVESTMENT

\$50,000





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 gardenstyle apartments and townhome-style units, located at 5851 Holmberg Road in the affluent community of Parkland, Florida 33067.

TARGETED 1ST YEAR RETURN: SEE PPM

Capital Square 1031

YEAR(S) BUILT

1991/2018

SPONSOR

REGULATION

506c

SYNDICATED PURCHASE PRICE

\$179,124,000

LOAN TO VALUE RATIO

40.99%

MINIMUM INVESTMENT

\$50,000

ASSET CLASS

Multi-Family

LOCATION

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

LOAN TERMS

5.49% fixed int, 10-yr term,30-year amortization, 7 yrs I/O

ESTIMATED AVAILABLE

EQUITY

\$69,082,183



CS1031 TAPESTRY WEST APART-MENTS DST

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, multifamily 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

\$33,574,140



CX MIDWEST IN-**DUSTRIAL LOGIS-**TICS DST

The Project is a commercial facility that is used as a first-mile delivery station in Fort Wayne, IN, located adjacent to the Fort Wayne airport and is 100% triple-net-leased to Amazon.com Services, LLC and guaranteed by Amazon.com, Inc.

TARGETED 1ST YEAR RETURN: SEE PPM



CX COURTS OF AVALON DST

CX Courts of Avalon, DST is a recently formed Delaware statutory trust that is offering to sell 100% of the Class 1 Beneficial Interests in the Trust to "accredited investors". "The Courts of Avalon" is an apartment community located at 9000 Iron Horse Lane, Pikesville, Maryland 21208. The Property consists of approximately 27.543 acres of land, upon which are situated 29 two-story residential buildings.

TARGETED 1ST YEAR RETURN: SEE PPM

SPONSOR

Carter Exchange

YEAR(S) BUILT

2020

REGULATION

506c

SYNDICATED PURCHASE PRICE

\$129,123,000

LOAN TO VALUE RATIO

MINIMUM INVESTMENT

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

47.09%

fixed rate of 4.58%

7 years interest only at a

ESTIMATED AVAILABLE EQUITY

\$57,758,033

ASSET CLASS

Industrial

LOCATION

LOAN TERMS

Fort Wayne, IN

SPONSOR

Carter Exchange

YEAR(S) BUILT

1999

REGULATION

506c

SYNDICATED PURCHASE PRICE

\$90,237,934

LOAN TO VALUE RATIO

46.86%

MINIMUM INVESTMENT

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

ASSET CLASS

Multi-Family

LOCATION

Pikesville, MD

LOAN TERMS

3.15% fixed, years (approx 3 yrs and 3 months remaining; amortization begins on December 1, 2025)

ESTIMATED AVAILABLE

EQUITY

\$815,281



CUNAT EXCHANGE VII DST

Cunat Exchange VII DST is a recently formed Delaware statutory trust formed to acquire and hold title to two apartment community properties referred to as: (i) "The Highlands of Kensington Manor Apartments" located at 8400 Cunat Boulevard, Richmond, IL 60071; and (ii) "The Woods of Terra Springs Apartments" located at 2700 Hartigan Road, Volo, IL 60020.

TARGETED 1ST YEAR RETURN: SEE PPM



Cunat Inc

YEAR(S) BUILT

2006/2022

REGULATION

506c

SYNDICATED PURCHASE PRICE

\$86,687,053

LOAN TO VALUE RATIO

52.63%

MINIMUM INVESTMENT

\$100,000

ASSET CLASS

Multifamily

LOCATION

Richmond, IL; Volo, IL

LOAN TERMS

Each Loan has a term of 10 yrs and are I/O at a fixed int rate equal to 6.11% with interest only payments for the entire term of the Loans.

ESTIMATED AVAILABLE

EQUITY

\$7,131,421



ERP 1031 INDUSTRI-AL PORTFOLIO DST

The Trust has acquired a portfolio of 28 single-tenant, net-lease industrial properties encompassing more than 319,000 square feet and 148 acres of rentable land.

SPONSOR

ERP 1031 LLC

YEAR(S) BUILT

2008-2019

REGULATION

506c

SYNDICATED PURCHASE PRICE

\$64,241,222

LOAN TO VALUE RATIO

31.28%

MINIMUM INVESTMENT

\$50,000

ASSET CLASS

Industrial

LOCATION

Midlands, TX

LOAN TERMS

4.25% int rate, with six month int-only period

ESTIMATED AVAILABLE

EQUITY

\$23,000,000



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

YEAR(S) BUILT

various

REGULATION

506c

LOAN TO VALUE RATIO

40.23%

SYNDICATED PURCHASE PRICE

\$150,676,000.00

MINIMUM INVESTMENT

\$100,000

ASSET CLASS

Industrial

LOCATION various

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

ESTIMATED AVAILABLE EQUITY

\$16,828.513.08



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

SPONSOR

Go Store It

YEAR(S) BUILT

2022

REGULATION

506c

LOAN TO VALUE RATIO

NA

SYNDICATED PURCHASE PRICE

\$15,000,000

MINIMUM INVESTMENT

\$100,000

ASSET CLASS

Self Storage

LOCATION

Newport News, VA

LOAN TERMS

All cash

ESTIMATED AVAILABLE

EQUITY

\$8,000,000





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



InCommercial Property Group

YEAR(S) BUILT

Various

REGULATION

506c

SYNDICATED PURCHASE PRICE

\$49,392,658.00

LOAN TO VALUE RATIO

43.56 - 65.5%

MINIMUM INVESTMENT

\$50,000

ASSET CLASS

Retail

LOCATION

Various

LOAN TERMS

4.85% Int Only; 7 years Please talk to sponsor on added

leverage

ESTIMATED AVAILABLE

EQUITY

\$21,133,479



INSPIRED SENIOR LIVING OF NEW BRAUNFELS DST

Inspired Senior Living of New Braunfelswill acquire and own the assisted living and memory care facility located at 220 Creekside Crossing,New Braunfels, Texas 78130 currently known as "The Blake at New Braunfels. SPONSOR

Inspired Healthcare Capital Fund

YEAR(S) BUILT

2021

506c

REGULATION

SYNDICATED

PURCHASE PRICE

\$43,708,696

LOAN TO VALUE RATIO

NA

MINIMUM INVESTMENT

\$50,000

ASSET CLASS

Senior Living

LOCATION

New Braunfels, TX

LOAN TERMS

All cash

All Casil

ESTIMATED AVAILABLE

EQUITY

\$30,197,120.53

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER
ON THIS OFFERING



JWCM REPUBLIC **ALAMO HEIGHTS** DST

"Republic at Alamo Heights" is an apartment community located at 1111 Austin Hwy, San Antonio, Texas 78209. The Property consists of approximately 6.56 acres of land, upon which is situated in six four-story apartment buildings.

TARGETED 1ST YEAR RETURN: SEE PPM



KEYSTONE 1031 LANSING INDUS-TRIAL DST

The Trust intends to acquire FedEx Ground Lansing, a FedEx distribution center located at 2290 S. Canal Road, Lansing, Michigan 48917.

JWCM Exchange Apartment

LOCATION

ASSET CLASS

YEAR(S) BUILT

San Antonio, TX

2014

SPONSOR

LOAN TERMS

REGULATION

5.51% Int, 7 yrs I/O, 30 yr amortization

ESTIMATED AVAILABLE

506c

SYNDICATED PURCHASE PRICE

\$55,210,345

LOAN TO VALUE RATIO

41.70%

MINIMUM INVESTMENT

EQUITY

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

\$20,027,356

SPONSOR

ASSET CLASS

KNPRE Keystone 1031

Industrial

YEAR(S) BUILT

LOCATION

2006

Lansing, MI

REGULATION

506c

LOAN TERMS

SYNDICATED PURCHASE PRICE

5.53% fixed, int only 10

\$29,780,000

years

LOAN TO VALUE RATIO

40.00%

ESTIMATED AVAILABLE

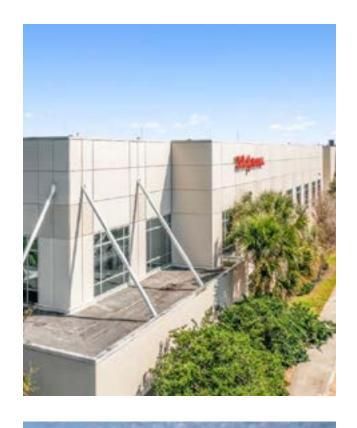
EQUITY

MINIMUM INVESTMENT

\$17,950,000.00

\$50,000

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER ON THIS OFFERING



KEYSTONE 1031 OR-LANDO OFFICE DST

The Trust has acquired Walgreens Orlando, a commercial office building located at 8337 Southpark Circle, Orlando, Florida.

SPONSOR

ASSET CLASS

KNPRE Keystone 1031

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 amortiza-

tion

LOAN TO VALUE RATIO

41.94%

ESTIMATED AVAILABLE

MINIMUM INVESTMENT

EQUITY

\$50,000

\$20,874,728.26

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER ON THIS OFFERING



TARGETED 1ST YEAR RETURN: SEE PPM

MERCER STREET -700 EVERETT FEE, DST

700 Everett Fee, DST was formed for the purpose of acquiring Hopper Lofts, a 139unit, 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.

SPONSOR

ASSET CLASS

Mercer Asset Manage-

ment, LLC

Multi-Family

YEAR(S) BUILT

LOCATION

2013

Richmond, VA

REGULATION

506c

LOAN TERMS

SYNDICATED

4.11% fixed rate

PURCHASE PRICE

10-year term all inter-

\$31,015,004.00

est-only

LOAN TO VALUE RATIO

40.14%

ESTIMATED AVAILABLE

EQUITY

MINIMUM INVESTMENT

\$100,000

\$7,877,719

TARGETED 1ST YEAR RETURN: SEE PPM

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



NAI KG FC DST

KG FC DST is formed for the purpose of acquiring and owning an approximate 1.41 acre commercial property located in Fort Collins/Timnath, Colorado.

SPONSOR ASSET CLASS

Mercer Asset Management, LLC

Multi-Family

YEAR(S) BUILT

LOCATION

2007

Richmond, VA

REGULATION

506c

LOAN TERMS

SYNDICATED PURCHASE PRICE

3.91% fixed rate 30-year amortization

\$37,899,297

LOAN TO VALUE RATIO

50.00%

ESTIMATED AVAILABLE

EQUITY

MINIMUM INVESTMENT

\$13,541,868

\$100,000

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER ON THIS OFFERING

SPONSOR NAI

ASSET CLASS

Triple Net lease

YEAR(S) BUILT

2023

LOCATION

REGULATION Timnath, CO

506c

LOAN TERMS

LOAN TO VALUE RATIO 52.3%

60-month term, 6.75%

fixed rate, 25-year amor-

tization

SYNDICATED PURCHASE PRICE

\$9,741,747

ESTIMATED AVAILABLE **EOUITY**

MINIMUM INVESTMENT

Please contact sponsor for available equity

\$50,000

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER TARGETED 1ST YEAR RETURN: SEE PPM ON THIS OFFERING



NETVESTED CAPITAL DST I

Netvested Capital DST I is a recently formed Delaware statutory trust that is offering to sell beneficial interests in the Trust to accredited investors. The Trust acquired the Property on March 9, 2023 . The Property is part of The Gateway at Lassen, which is a mixed-use shopping center in the Chatsworth community within the City of Los Angeles anchored by Planet Fitness, Grocery Outlet, and a newly constructed Marriott Residence Inn scheduled to open in the second quarter of 2023.

TARGETED 1ST YEAR RETURN: SEE PPM



Netvested Capital DST I sponsor LLC

YEAR(S) BUILT

2021

REGULATION

506c

LOAN TO VALUE RATIO

39.4%

SYNDICATED PURCHASE PRICE

\$29,700,000

MINIMUM INVESTMENT

\$100,000

ASSET CLASS

Real Estate

LOCATION

Chatsworth, CA

LOAN TERMS

10-year interest-only

fixed at 6.26%

ESTIMATED AVAILABLE

EQUITY

\$17,000,000

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER
ON THIS OFFERING



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 head-quarters 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 Advi-

sors

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

LOAN TERMS

4.83% fixed rate, march 2025 maturity extended to March 2042 with GSA's exercise of renew-

al option; I/O

ESTIMATED AVAILABLE

EQUITY

\$214,000,000





NEXPOINT LIFE SCIENCES III DST

A state-of-the-art 137,811 square foot property that was built-to-suit the global head-quarters of Kindeva Drug Delivery L.P.

SPONSOR

NexPoint Real Estate Advisors

YEAR(S) BUILT

2021

REGULATION

506c

LOAN TO VALUE RATIO

50.52%

SYNDICATED PURCHASE PRICE

\$61,961,253

MINIMUM INVESTMENT

\$100,000

ASSET CLASS

Manufacturing

LOCATION

Woodbury, Minnesota

LOAN TERMS

4.50% fixed until November 1, 2029, On November 1, 2029, adjusts to the Three Year U.S. Treasury Constant rate plus 2.00% (no less than 4.50%) and will remain fixed through maturity

ESTIMATED AVAILABLE

EQUITY

\$29,109,394



TARGETED 1ST YEAR RETURN: SEE PPM

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

SPONSOR

NexPoint Real Estate Advisors

YEAR(S) BUILT

1960s/1992

REGULATION

506c

LOAN TO VALUE RATIO

35.13%

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

\$22,287,917



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

YEAR(S) BUILT

various

REGULATION

506c

LOAN TO VALUE RATIO

49.12%

SYNDICATED PURCHASE PRICE

\$101,745,817

MINIMUM INVESTMENT

\$100,000

ASSET CLASS

Industrial

LOCATION

FL, AZ

LOAN TERMS

10-year interest only, 6.21% fixed rate from

Key Bank N.A.

ESTIMATED AVAILABLE

\$13,449,544

EQUITY



SEMICONDUCTOR MANUFACTURING DST

NexPoint Semiconductor Manufacturing DST is a newly formed DST offering \$136,944,633 in beneficial interests. The opportunity is geared to facilitate a like-kind real estate exchange by investors into indirect ownership of Temecula Industrial, is an industrial manufacturing property located at 41915 Business Park Drive, Temecula, California 92590.

SPONSOR

NexPoint Real Estate

Advisors

YEAR(S) BUILT

1985

REGULATION

506c

LOAN TO VALUE RATIO

35.39%

SYNDICATED PURCHASE PRICE

\$211,944,633

MINIMUM INVESTMENT

\$100,000

ASSET CLASS

Industrial

LOCATION

Temecula, CA

LOAN TERMS

6.635% Fixed, I/O 10

years

ESTIMATED AVAILABLE

EOUITY

\$128,080,219



TRANQUIL GARDEN BTR DST

The opportunity is geared to facilitate a likekind real estate exchange by investors into indirect ownership of a single-family buildfor-rent development, commonly known as "Tranquil Gardens," which is located at 1031 Tranquil Gardens Place, Acworth, Georgia 30102.

TARGETED 1ST YEAR RETURN: SEE PPM

NEWSTAR 6

Newstar Exchange

LOCATION

ASSET CLASS

Single Family BTR

YEAR(S) BUILT

2022/23

SPONSOR

Acworth, GA

REGULATION

506c

LOAN TERMS

LOAN TO VALUE RATIO

40.03%

SYNDICATED PURCHASE PRICE

\$31,854,805

MINIMUM INVESTMENT

\$100,000

5.87% fixed int, Maturity Oct 1 2033, 5 yrs

ESTIMATED AVAILABLE

EQUITY

ASSET CLASS

Apartment

LOCATION

Gonzales, LA

LOAN TERMS

Please contact sponsor for available equity



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

YEAR(S) BUILT

2020

REGULATION

506c

LOAN TO VALUE RATIO

32.27%

SYNDICATED PURCHASE PRICE

\$77,422,125.00

ESTIMATED AVAILABLE

4.37% Int Only; 7 years

EQUITY

\$1,500,000

MINIMUM INVESTMENT

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



PASSCO CORTONA DST

The opportunity is geared to facilitate a like-kind real estate exchange by investors into indirect ownership of a 278-unit multifamily apartment complex known as Cortona at Forest Park (the "Project") located on approximately 5.2418 acres of land in St. Louis, Missouri

TARGETED 1ST YEAR RETURN: SEE PPM



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

Passco Companies LLC

LOCATION

ASSET CLASS

Apartment

St.Louis, MO

REGULATION

YEAR(S) BUILT

506c

2014

LOAN TO VALUE RATIO

44.80%

SYNDICATED
PURCHASE PRICE

\$75,314,000

MINIMUM INVESTMENT

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

LOAN TERMS

10-year term; seven years interest only, then 30 yr. amortization with

a rate of 5.98%

ESTIMATED AVAILABLE

EQUITY

\$7,500,000

SPONSOR

Urban Catalyst Manager
III LLC
YEAR(S) BUILT

1976 - renovated 1985, 1991, 2011

REGULATION

506c

LOAN TO VALUE RATIO

NA

SYNDICATED
PURCHASE PRICE
\$9,800,000

MINIMUM INVESTMENT

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

ASSET CLASS

Industrial

LOCATION

Dallas, TX

LOAN TERMS

NA

ESTIMATED AVAILABLE

EQUITY

\$9,600,000

EMERSON EQUITY SERVES AS MANAGING BROKER DEALER ON THIS OFFERING