

## 150 Corporate DST



Location(s): Norfolk, VA

Projected 1st Year Distribution: 6.75%

Offering Loan to Value: 0% All-Cash/Debt-Free

- 100% Occupied by a public company – PRA Group – One of the largest debt collectors in the world.
- The location serves as the tenants headquarters building housing there C level executives and IT department.
- The tenant invested \$2 million into space in 2015 showing a strong commitment to the location.
- The property sits in an office campus where the tenant occupies multiple other nearby buildings.
- As the location has an onsite light rail station the tenants employees enjoy easy mass transit access to and from work everyday.
- Tenant is currently paying below market rents (\$15 per square foot vs. \$17 per square foot) providing a greater chance of the tenant exercising renewal options.
- Debt Free Offering – No risk of lender foreclosure.

## Riverdale New Jersey DST



Location(s): Riverdale, NJ – 25 Miles NW of NYC

Projected 1st Year Distribution: 5.15%

Offering Loan to Value: 50.05%

- A 212-unit apartment community featuring spacious one-bedroom and two-bedroom units with well-appointed interiors, 9 foot ceilings, modern amenities and high-end construction.
- This mid-rise property built in 2010 consists of two four-story residential buildings with elevators and a large detached clubhouse.
- Residents of The Reserve at Riverdale enjoy resort-style amenities that are complementary to their personal and professional lifestyles.
- Long-term, fixed rate financing.
- Strong location just 25 miles from NYC and located in Morris County – the 10<sup>th</sup> wealthiest county in the US.

## Alexander Pointe Apartments DST



Location(s): Jacksonville, FL MSA

Projected 1st Year Distribution: 6.00%

Offering Loan to Value: 56.28%

- Value add multifamily opportunity with strong current distributions and an opportunity to grow the property level Net Operating Income (NOI)
- Income tax free state of Florida
- 232-unit apartment community
- Alexander Pointe is located 2.5 miles south of I-295 Beltway, which encompasses the entire city of Jacksonville
- Infill location –country club, high school, single family homes, Lowes anchored retail center and medical center nearby
- Upside potential for investors due to the value add nature of the business plan through select upgrades and property enhancements to potentially increase the properties Net Operating Income.
- 10-year non-recourse, fixed rate financing at a 4.09% interest rate. A fully assumable loan provides potential value to investors if rates increase substantially in the future.

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## Healthcare Portfolio DST



Location(s): GA, IL, WA

Projected 1st Year Distribution: 5.09%

Offering Loan to Value: 0% All-Cash/Debt-Free

- A portfolio containing two DaVita's, one Fresenius and one BioLife.
- Four distinct markets throughout the United States
- Each tenant operates in a specific medical sector
- Each property is net leased to an industry-leading corporate tenant
- All leases are long-term, full-faith and credit net leases
- Average remaining lease term: approximately 14 years
- Properties are acquired 100% all-cash. With no mortgage debt, they are not subject to the risks of debt servicing, refinancing, or foreclosure.
- Long-term net leases: Tenants pay for most or all property expenses, such as: taxes, insurance and maintenance, which helps to potentially create income stability for the property owners.

## Maple Springs Apartments DST



Location(s): Richmond, VA

Projected 1st Year Distribution: 6.04%

Offering Loan to Value: 56.96%

- Sponsor Purchase Price of only \$89,366 per unit providing potential value to investors wanting to buy below replacement cost.
- 10 Year Financing at a 3.5% Fixed Interest Rate
- Year 1 Debt Coverage Ratio of 2.83
- Over \$3 million dollars of capital improvements
- Full amenity package – fitness center, dog park, pool, jacuzzi, tanning salon, coffee bar, walking trails, etc.
- Sub market has a low 2.8% vacancy rate – Providing an opportunity to potentially increase rents and property Net Operating Income (NOI).
- Infill location – Surrounded by jobs including the Doctors' Hospital, county government buildings, courthouses and eight million square feet of office space with over 20,000 employees.
- Access - With convenient access to Parham Road, West Broad Street, I-64 and I-95, residents of the CS1031/Kay Maple Springs Apartments DST enjoy excellent regional connectivity and immediate access to all of Richmond.

## Walgreens Portfolio 8 DST



Location(s): WI, CO, TX, WY, AZ

Projected 1st Year Distribution: 6.50%

Offering Loan to Value: 58.16%

- The Trusts collectively own 17 retail pharmacy properties that were acquired directly from Walgreens Co. as part of a corporate sale-leaseback transaction. Each Project is 100% leased to Walgreens, an investment grade rated tenant, on a long-term, triple net basis with rental escalations.
- 15-year initial lease term, with 12 five-year renewal options.
- The Projects are financed with fixed rate debt matching the term of the leases, with a maturity date in year 15 and an anticipated repayment date in year 10.
- Corner locations with an estimated traffic count of approximately 25,000 vehicles per day.
- Each Project features a drive-thru pharmacy.
- Walgreens is one of the largest drugstore chains in the U.S., with more than 8,000 stores in all 50 states, the District of Columbia, Puerto Rico, and the U.S. Virgin Islands.

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## Interchange DST



Location(s): Tampa, FL MSA

Projected 1st Year Distribution: 7.01%

Offering Loan to Value: 0% All Cash/Debt Free

- The Interchange DST offers investors the stability of a high quality, all-cash/debt-free, class A property built in 2005. The asset is well located, well leased and very well maintained. Very high quality tenant finishes and solid projected market growth fundamentals means the Interchange asset is well positioned for long-term income and appreciation potential.
- 95% Occupied and located in the income tax free state of Florida
- No Risk of Lender Foreclosure –Debt free offering
- Available for 1031 Exchange, 1033 Exchange and Direct Cash Investors
- Tampa was ranked by Forbes as the #1 city in the US that people are moving to, drawing more new residents than Austin, TX; Raleigh, NC; Nashville, TN; and Orlando, FL.

## Wal-Mart DST



Location(s): Fayetteville, NC

Projected 1st Year Distribution: 5.05%

Offering Loan to Value: 54.20%

- New construction –Lease guaranteed by Wal-Mart Stores, Inc. - the world's largest company (by revenue)
- Long term 18 year primary lease term (expires in 2035) with Eight 5 year renewal options provides investors with a durable predictable income stream guaranteed by Wal-Mart Stores, Inc.
- Lease guarantor is believed to have the highest credit rating of all cash-flowing DSTs in the entire DST marketplace
- Corporate Guaranty by Wal-Mart Stores, Inc. (\$81.3 Billion Net Worth)
- Wal-Mart Stores, Inc. Holds an Investment Grade Credit Rating by S & P of AA
- 115,000 people in a 5-mile radius
- Wal-Mart is publicly traded (NYSE: WMT) and has a market cap of \$211.96 billion dollars. The offering is designed for investors wanting a higher credit rated tenant in an effort to reduce potential risk.

## Oregon Fed Ex Ground DST



Location(s): Brookings, OR

Projected 1st Year Distribution: 5.23%

Offering Loan to Value: 0% All Cash/Debt Free

- Brand New Construction
- 100% Occupied by FedEx Ground
- New 10-Year Lease with Two 5-Year Options
- 10% Rental Increase at the First Option
- Rare Pacific Northwest DST
- FedEx Ground provides investors an opportunity to ride the e commerce trend that is drastically affecting brick and mortar retail but greatly increasing the growth of FedEx Ground.
- \$2.4 Trillion: The estimated value of e-commerce sales worldwide by 2018, a 26 percent increase from 2016.
- No Risk of Lender Foreclosure
- Complete Control of Exit Timing –No Lender Pressure
- Available for 1031 Exchange, 1033 Exchange and Direct Cash Investors.
- FedEx is one of only three enterprises that together deliver 95% of all e-commerce orders in the US.

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## Lemon Grove San Diego DST



Location(s): San Diego, CA MSA  
Projected 1st Year Distribution: 5.71%  
Offering Loan to Value: 43.60%

- 95% occupied value add grocery anchored retail center located in the city of Lemon Grove, CA a submarket in the San Diego MSA.
- Excellent visibility to 140,000 cars per day on the 94 Freeway along with strong traffic counts of 35,000 cars per day.
- The DST offering buildings include a pad ground leased to Wells Fargo Bank, and in-line tenants including CVS Pharmacy, Petco, Factory 2U, and Family Health Centers just to name a few. Other Tenants not part of the DST purchase but located in the shopping center and contributing their share of common area expenses include Albertsons, Carl's Jr., Starbucks, In-N-Out Burger, McDonalds, KFC and Del Taco.

## Kensington Apartments DST



Location(s): Cincinnati, OH MSA  
Projected 1st Year Distribution: 5.17%  
Offering Loan to Value: 53.02%

- Class B resort style apartment community; situated on approximately 21 acres; offering 1, 2 and 3 bedroom units in one two-story and nineteen three-story buildings.
- Kensington Park is strategically located 14 miles north of downtown Cincinnati; home to the headquarters of seven Fortune 500 companies including Kroger Co., Procter & Gamble, Macy's, and Fifth Third Bancorp.
- Value add component potential - Modernization of both the interior and exterior to attract higher paying tenants, and improve performance.
- The fully-amortizing loan, at a fixed rate of 3.35% maturing in 30 years, allows flexibility to sell the property in favorable market conditions.

## Seacoast DST

**Limited Availability**



Location(s): Chesapeake, VA Projected  
Projected 1st Year Distribution: 6.52%  
Offering Loan to Value: 0% All-Cash/Debt-Free

- High quality, mission-critical, institutionally owned single tenant, triple net leased asset in the heart of Norfolk's booming industrial district.
- 100% Occupied • NNN Lease
- All-cash/debt-free offering with no lender foreclosure risk and no refinancing risk.
- The very low market vacancy combined with the flexibility to expand outdoor storage or enlarge the building into the 3.5 acres currently unused means there are a number of reasons that this asset, fully modernized and with rail access, will potentially be exceedingly valuable in the future.
- Strong market fundamentals - The Seacoast DST property is located in the Cavalier Industrial Park submarket which has approximately 6.45 million square feet of flex and industrial space which was 97.0% occupied as of mid-year 2016.

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## Dallas Multifamily DST

**Limited Availability**



Location(s): Dallas, TX  
Projected 1st Year Distribution: 5.00%  
Offering Loan to Value: 57.60%

- Asset Class: Value Add Multifamily
- The 308-unit Property features high-end community amenities with prestige, premier and standard unit options
- The Property is located in north Dallas, near three of the metropolitan area's largest employment hubs, The Telecom Corridor® along Central Expressway / Highway 75, the Platinum Corridor® along the Dallas North Tollway and the Dallas central business district

## Healthcare Portfolio II DST



Location(s): UT, TX, NC  
Projected 1st Year Distribution: 5.00%  
Offering Loan to Value: 0% All-Cash/Debt-Free

- Asset Class: Medical Office
- The Trust will own a portfolio of three medical office facilities, each a leading healthcare provider in a growing metropolitan area: UNC REX Cancer Center, located in Raleigh, North Carolina; Memorial Hermann Acute Care Center located in Houston, Texas; and Jordan Valley Cancer Center located in West Jordan, Utah

## Big Creek DST



Location(s): Alpharetta, GA  
Projected 1st Year Distribution: 5.38%  
Offering Loan to Value: 57.60%

- Asset Class: Multifamily
- Class A+ garden-style mid-rise apartment community consisting of 372 units
- 7 year loan

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## Fresenius Medical DST



Location(s): Louisburg, NC  
Projected 1st Year Distribution: 5.00%  
Offering Loan to Value: 0% All-Cash/Debt-Free

- Asset Class: Single Tenant Medical
- Newly built-to-suit for Fresenius, this 8,213-squarefoot medical office building is 100 percent leased to Bio-Medical Applications of North Carolina

## Net Lease Portfolio 15 DST



Location(s): GA, LA, IL, AL, MO, IN and TX  
Projected 1st Year Distribution: 6.51%  
Offering Loan to Value: 53.07%

- 16 single-tenant, long-term net-leased retail assets
- 100% occupied
- Operated by Advance Auto Parts, CVS, Dollar General, Family Dollar, Fresenius Medical Care, Goodwill, Hobby Lobby, Indianapolis Osteopathic Hospital, and Walgreens

## Fresenius Medical DST



Location(s): Morganton, NC  
Projected 1st Year Distribution: 5.60%  
Offering Loan to Value: 57.50%

- Newly built-to-suit for Fresenius
- Fresenius is the world's leading provider of dialysis products and services

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## 1000 West Apartments DST



Location(s): Charleston, SC  
Projected 1st Year Distribution: 5.50%  
Offering Loan to Value: 54.67%

- Asset Class: Multifamily
- 240 Unit Class A garden style apartment community
- 2009 construction
- Quick access to major Charleston employers

## Crossroads Apartments DST

Limited Availability



Location(s): Phoenix, AZ  
Projected 1st Year Distribution: 6.00%  
Offering Loan to Value: 57.77%

- Asset Class: Value Add Multifamily
- 316 units
- Large area employers include Discover Financial Services adjacent to the property (2,365 employees), Honeywell (3,000 employees), American Express (2,500 employees), Cox Communications

## Fresenius Healthcare 1 DST



Location(s): IL and TX  
Projected 1st Year Distribution: 5.25%  
Offering Loan to Value: 46.80%

- Asset Class: Single Tenant Net Lease
- Two Fresenius medical centers
- Fresenius is the world's leading provider of dialysis products and services

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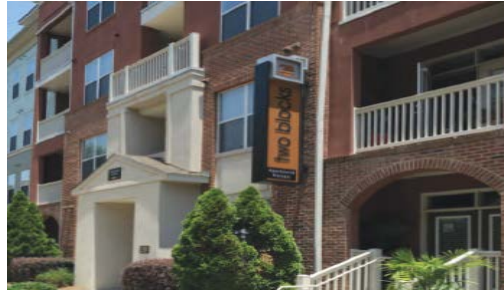
## Net Lease Portfolio DST VII



Location(s): CO, SC and TX  
Projected 1st Year Distribution: 5.14% Offering  
Loan to Value: 0% Debt Free

- Asset Class: Single Tenant Net Lease
- Tenants include Biolife, Tractor Supply Co and PetSmart

## Two Blocks DST



Location(s): Dunwoody, GA  
Projected 1st Year Distribution: 5.00%  
Offering Loan to Value: 55.22%

- Asset Class: Class A Multifamily
- 400 units
- Interconnected 4-and 5-story buildings on approximately 11 acres

## Brighton Multifamily DST



Location(s): Brighton, CO  
Projected 1st Year Distribution: 5.00%  
Offering Loan to Value: 60.80%

- Asset Class: Multifamily
- 252 units
- Part of the Denver metro area

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## Stop and Shop Grocery and McDonald's DST



Location(s): Springfield, MA  
Offering Loan to Value: 0% All Cash/Debt Free

- Asset Class: Retail
- Stop and Shop
- McDonald's

## Texas Gardens DST



Location(s): Denton, TX  
Projected 1st Year Distribution: 5.85%  
Offering Loan to Value: 49.80%

- Asset Class: Multifamily
- 384 unit, garden-style new construction apartment community

## Zero Coupon Pharmacy VI & VII



Location(s): MN, WI, NY, LA, PA, OH, TX, MI, SC, KY, and IL  
Projected 1st Year Distribution: Zero Coupon  
Offering Loan to Value: 81.79% & 81.58%

- Asset Class: Single Tenant Net Lease Zero Coupon

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## Self-Storage Portfolio III DST



Location(s): Houston, TX  
Projected 1st Year Distribution: 5.00%  
Offering Loan to Value: 43.14%

- The Trust owns four self-storage properties located in Houston, Texas
- In total, the Properties are comprised of 1,707 storage units, plus 71 rentable parking spaces
- Each of the Properties is operated as a self-storage facility under the Metro Self Storage name

## Verizon Wireless Headquarters DST



Location(s): Basking Ridge, NJ  
Projected 1st Year Distribution: Zero Coupon  
Offering Loan to Value: 86.75%

- Asset Class: Single Tenant
- Headquarters of Verizon Wireless
- Serves as its major operations center

## Innsbrook Corporate Center DST Fully Subscribed



Location(s): Richmond, VA  
Projected 1st Year Distribution: 6.70%  
Offering Loan to Value: 0% All Cash/Debt Free

- An all-cash/debt-free property (no risk of lender foreclosure)
- 98% occupied
- Class A property
- Headquarters location

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## Battlefield Technology Center DST

Fully Subscribed



Location(s): Chesapeake, VA  
Projected 1st Year Distribution: 7.00%  
Offering Loan to Value: 0% All-Cash/Debt-Free

- An all-cash/debt-free property (no risk of lender foreclosure) 100% occupied
- Anchored by the General Services Administration – US Navy
- Potential for capital appreciation through a value add business plan

## Charlotte Corporate Center DST

Fully Subscribed



Location(s): Charlotte, NC  
Projected 1st Year Distribution: 6.85%  
Offering Loan to Value: 0% All-Cash/Debt-Free

- Asset Class: Single Tenant Net Lease
- 100% Occupied by a Global Tenant
- Absolute NNN Lease

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