

INDICATION OF INTEREST

# REVA San Antonio HQ DST

BUILDING 2000: 11330 W INTERSTATE 10, SAN ANTONIO, TX, 78249

BUILDING 1000: 11330 W INTERSTATE 10, SAN ANTONIO, TX, 78249

BUILDING 8000: 10940 LAUREATE DR, SAN ANTONIO, TX, 78249



**REVA**

100% LEASED BY:

**alorica**

- ✓ **ALL-CASH DEBT-FREE DST OFFERING**
- ✓ **100% LEASED**
- ✓ **POTENTIAL FOR MONTHLY CASH FLOW DISTRIBUTIONS**
- ✓ **LONG-TERM NET LEASED PORTFOLIO**
- ✓ **EXCELLENT ACCESS TO I-10**
- ✓ **PROJECTED ANNUAL RENT INCREASES**
- ✓ **STRONG TENANT COMMITMENT**

## TARGETED BENEFITS

Potential Monthly Cash Flow  
Tax Shelter and Advantages  
Appreciation Potential

*There is no guarantee such objectives will be met.*

**LONG-TERM NET LEASED  
PORTFOLIO IN AN  
INCOME TAX FREE STATE**

**1031 EXCHANGE +  
CASH INVESTMENT OPPORTUNITY**



# RISKS & DISCLOSURES

- This Offering is made only to Accredited Investors per Regulation D, Rule 506c.
- This material is intended for Accredited Investors generally defined as an individual having a net worth of over 1 million dollars exclusive of primary residence, and certain entities with gross assets of greater than 5 million dollars or made up entirely of accredited individuals. If you are unsure if you or your entity is considered accredited, please verify with your CPA and attorney prior to considering an investment.
- There are significant limitations on the ability to sell or transfer interests.
- Securities offered through FNEC Capital, member FINRA, SIPC.
- There are material risks associated with investing in real estate, Delaware Statutory Trust (DST) properties and real estate securities. These include illiquidity, tenant vacancies, general market conditions and competition, lack of operating history, the risk of new supply coming to market and softening rental rates, general risks of owning/operating commercial properties, potential adverse tax consequences, loss of entire investment principal, declining market values, and general economic risks.
- The Internal Revenue Code Section 1031 contains complex tax concepts. You should consult your legal or tax professional regarding the specifics of your particular situation prior to considering an investment. This material is not to be interpreted as tax or legal advice.
- Past performance is not indicative of future results.
- This material is obtained from sources believed to be reliable however we cannot guarantee that it is accurate or complete.
- Potential cash flows/ distributions/ appreciation are not guaranteed and could be lower than anticipated.
- Investors should read the entire PPM carefully, including the "Risk Factors" section of the PPM before investing.
- The Sponsor and their Affiliates will all receive substantial fees and compensation relating to the syndication and sale of interests, as well as relating to the ongoing management and disposition of the Property owned by the DST.
- All real estate and DST investments carry the risk of a complete loss of invested capital and that returns/cash flow/appreciation/distributions after appreciation are not guaranteed and could be lower than anticipated. Please read the entire Private Placement Memorandum (PPM) for a full discussion of the business plan and risk factors prior to investing. By accepting this material, you agree to keep all terms and provisions of this offering and the lease confidential, and you will not share or disseminate any of the information in this offering or the lease.
- The Sponsor may potentially utilize equity or financing in the form of a bridge loan, first mortgage, preferred equity or mezzanine financing regarding the acquisition of the Property. This poses a level of risk to investors if the Sponsor was unable to raise the entire offering amount and retire the equity or financing, including foreclosure and a complete loss of investor capital.

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## ABOUT THE INVESTMENT

### Tenant

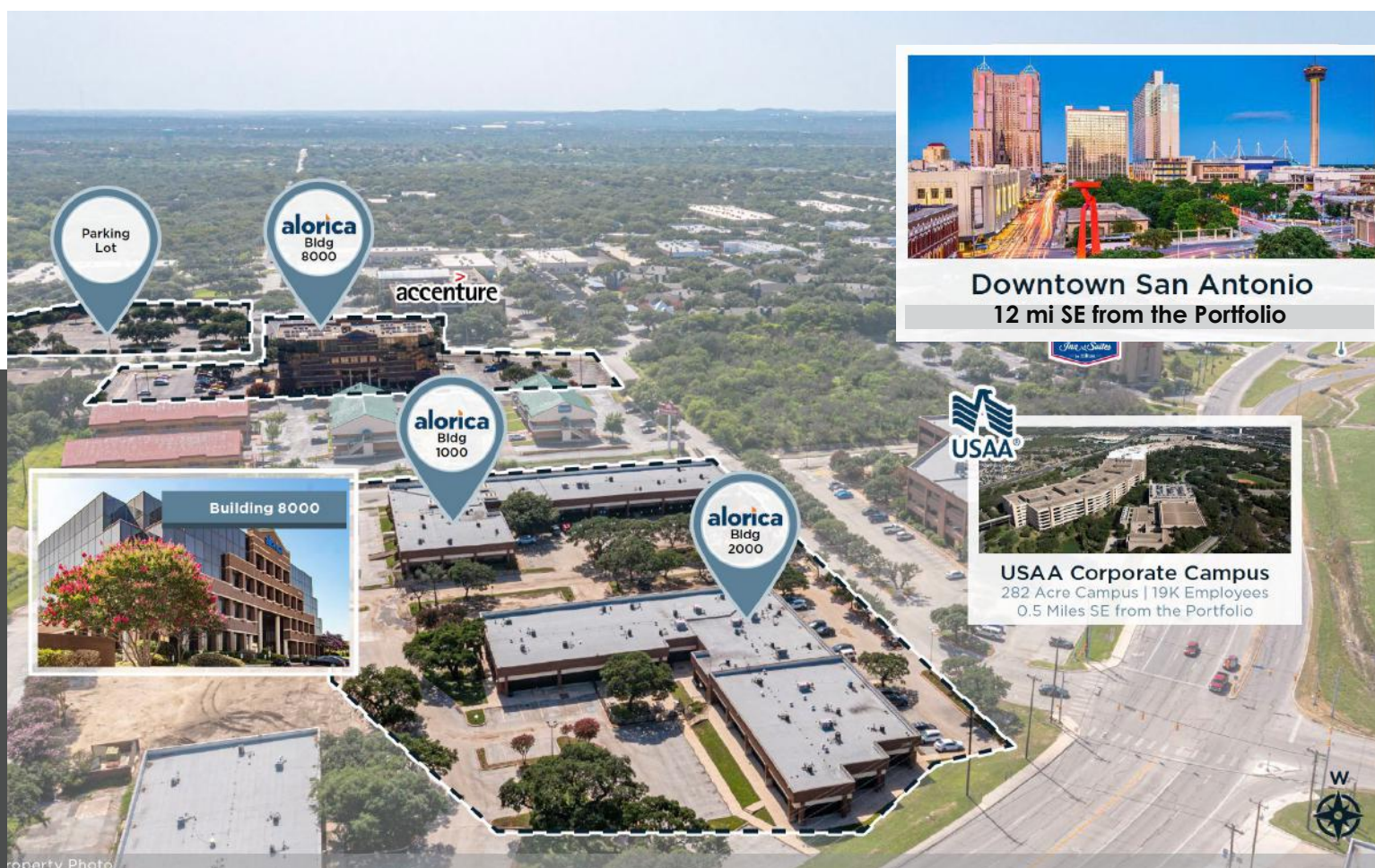
**alorica**

### Location

Building 2000: 11330 W Interstate 10, San Antonio, TX, 78249  
 Building 1000: 11330 W Interstate 10, San Antonio, TX, 78249  
 Building 8000: 10940 W Laureate Dr, San Antonio, TX, 78249

### GLA (SF)

24,939 Square Feet  
 66,663 Square Feet  
 24,173 Square Feet



**The Portfolio includes three 100% Leased buildings, all leased to Alorica, Inc., totaling 115,775 SF with a long term weighted average lease term.**

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## INVESTMENT SUMMARY

- All-Cash Debt-free DST Offering
- 100% Leased
- Potential For Monthly Cash Flow Distributions
- Long-Term Net Leased Portfolio
- Excellent Access to I-10
- Potential Rent Increases
- Strong Tenant Commitment
- Three Long-Term Net Leases
- International, Industry-Leading Tenant with 100+ Locations Worldwide

Address	<b>Bldg 1000, 2000</b>   11330 W Interstate 10, San Antonio, TX, 78249 <b>Bldg 8000</b>   10940 W Laureate Dr, San Antonio, TX, 78249
Total SF	115,775 Square Feet
% Leased	100% Leased
Leverage Ratio	0.00%

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## INVESTMENT HIGHLIGHTS

### 1 Long-Term Net Leased Portfolio with Potential Rent Escalations

The Portfolio features three long-term leases to Alorica Inc., with each lease including potential annual 2.0% rental increases, a characteristic which provides an investor with a potential hedge against inflation and a boost to overall yield. With an long term weighted average lease term, the Portfolio offers a prospective investor a truly unique acquisition opportunity.

### 2 International, Industry-Leading Tenant with 100+ Locations Worldwide

Alorica is the world's largest provider of customer service experiences to North American consumers, employing over 100,000 people. Alorica serves more than 200 major clients worldwide including: 4 of the top 5 wireless providers, 5 of the world's largest retailers, 50% of Fortune 50 healthcare companies, and 6 out of the 10 largest banks.

### 3 Located Along I-10 within Major Trade Area

The Portfolio is positioned just off of Interstate-10, a major commuting highway that sees a daily traffic count of more than 209K vehicles, and connects the Portfolio with downtown San Antonio. The Portfolio sits within a larger office park that is home to major corporations such as Accenture, Siemens, Wellmed, and many more.

### 4 Part of Major Trade Area with 282 Acre USAA Corporate HQ Campus

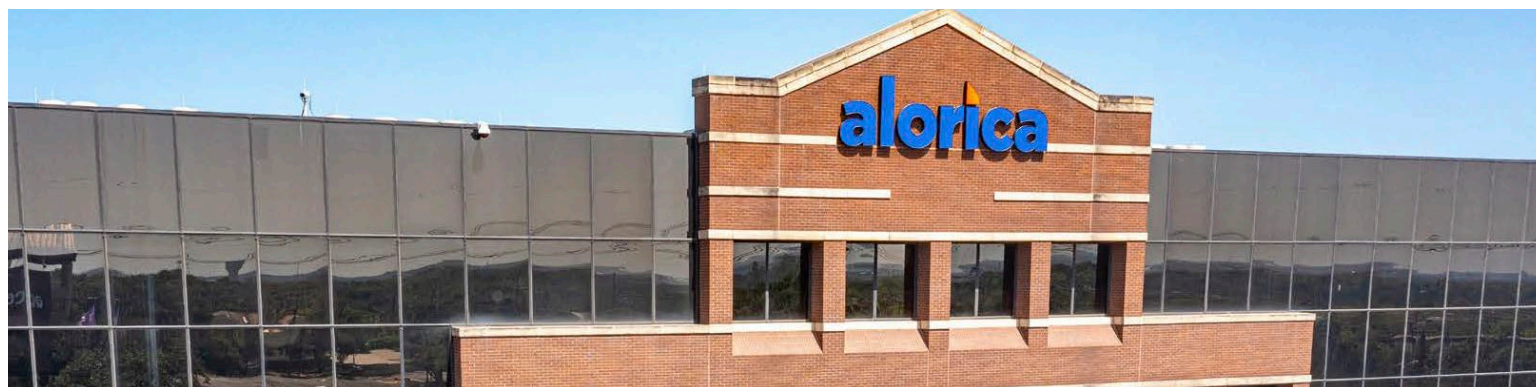
The Portfolio sits within a major trade hub for northern San Antonio, with major corporations and retailers lining the corridor. In fact, the Portfolio sits just 0.5 miles from USAA's Corporate HQ Campus, a massive 282 acre campus that employs 19,000 of USAA's 35,000 employees. The USAA Corporate Campus stretches 3/4 of a mile long, and has been a staple in the area since the 1970s. Also adjacent to the Portfolio are major corporations such as Accenture, West Corporation (subsidiary of Apollo Global Management), Wellmed, ibex Global, Spectrum, Univision, and many more.

Source: Offering Memorandum

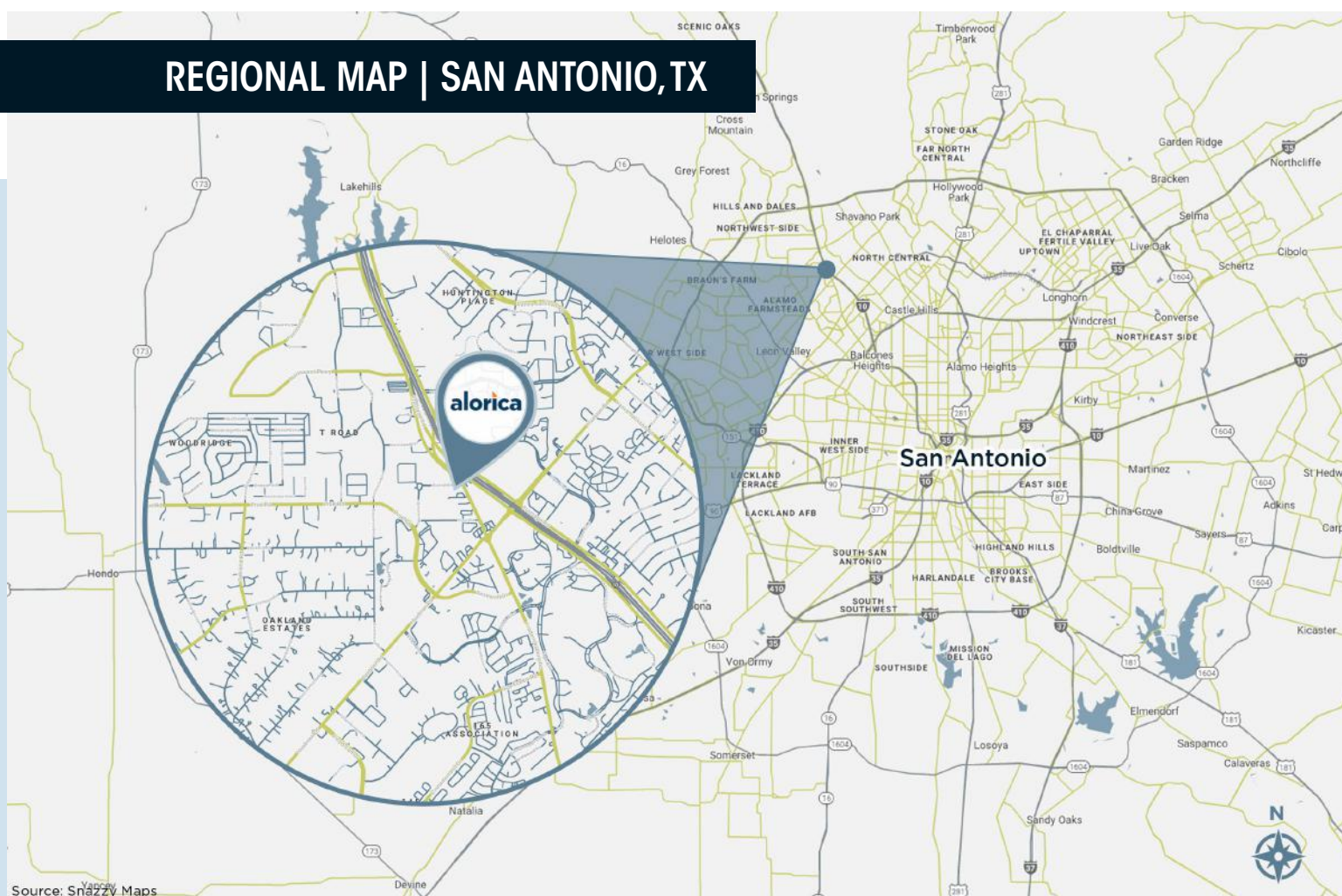
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## REGIONAL MAP | SAN ANTONIO, TX



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REVA

alorica

## PORTFOLIO OVERVIEW & IMMEDIATE TRADE AREA



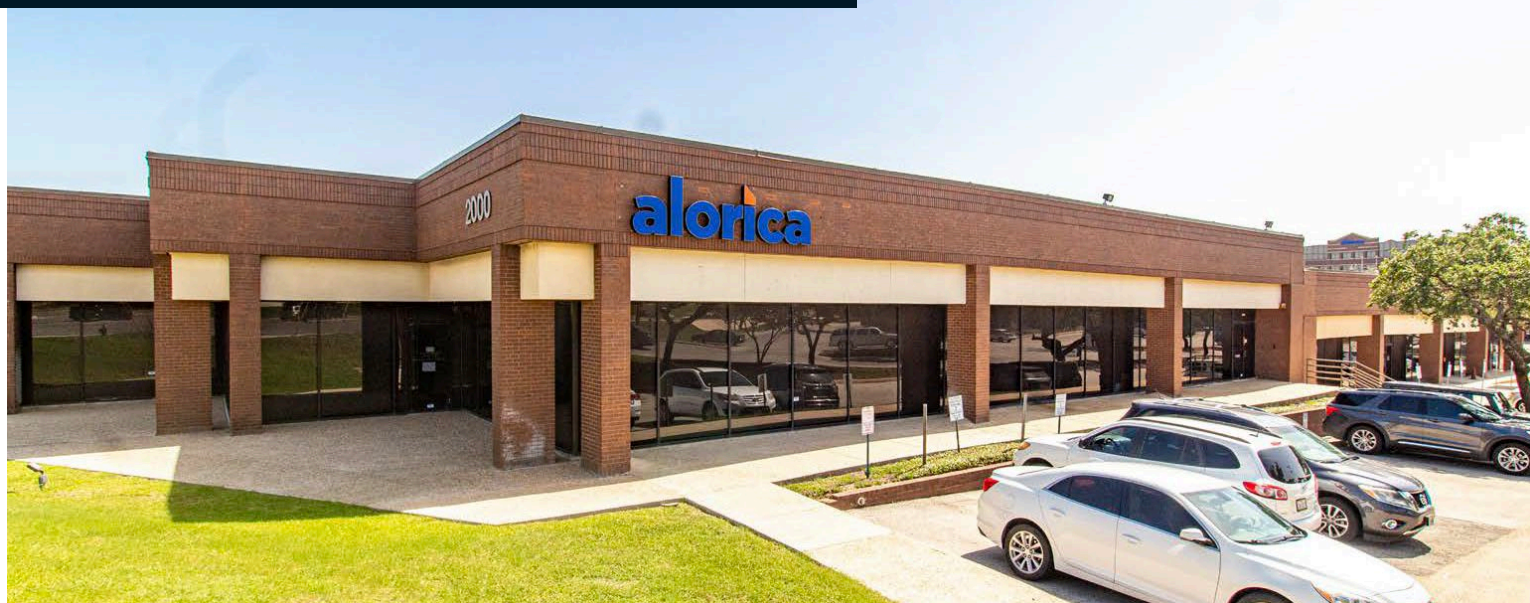
## SURROUNDING TRADE AREA



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## BUILDING 2000 PHOTOS



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## BUILDING 8000 PHOTOS



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# alorica

Alorica is the world's largest provider of customer service experiences to North American consumers, employing over 100,000 people. Alorica provides Business Process and Customer Satisfaction Outsourcing solutions that span the entire customer lifecycle. Based out of Irvine, California, Alorica has over 100 locations in 14 different countries.

Alorica is a worldwide leading provider of customer management outsourcing solutions spanning the entire customer lifecycle. From customer acquisition and sales, to customer care and support, to logistics and fulfillment, Alorica offers a seamless customer experience across all service channels. Alorica's award-winning Business Process Outsourcing services span both the Business-to-Consumer (B2C) and Business-to-Business (B2B) sectors across all industries for Fortune 1000 companies. Headquartered in Irvine, Calif. with more than 48,000 employees in 73 locations, Alorica offers the proven industry experience and know-how to provide a total customer management solution.

Source: Offering Memorandum

Source: <https://www.businesswire.com/news/home/20150306005013/en/Company-Profile-for-Alorica>



## Training & Development Solution of the Year, 2020



## BPO of the Year 2019



Source: Offering Memorandum

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## SAN ANTONIO, TX

San Antonio is the seventh-most populous city in the United States, and the second-most populous city in both Texas and the Southern U.S., with more than 1.5 million residents. It was the fastest-growing of the top ten largest cities in the U.S. from 2000 to 2010, and the second from 1990 to 2000. The city is the center of the San Antonio–New Braunfels MSA, an area with a population of 2,473,974 based on the 2017 U.S. census estimate, making it the 24th-largest metropolitan area in the U.S. and third-largest in Texas.

The city is experiencing solid economic growth in industries such as bioscience and healthcare, aerospace, IT and cybersecurity, and green technologies. The city's diversified economy has a GDP of approximately \$96.8 billion. The city is the headquarters of six Fortune 500 companies: Valero Energy, Endeavor (formerly Tesoro Corp), USAA, iHeartMedia, NuStar Energy, and CST Brands, Inc. H-E-B, the 13th-largest private company in the U.S., is also based in San Antonio. San Antonio's powerhouse employers support a healthy and diverse economy. The city's central location has made it the hub for trade and export throughout the U.S., and North and South America.

Source: Offering Memorandum

# 6 Fortune 500 Companies

Headquartered In San Antonio

## 2nd Most Populous City in both Texas & Southern U.S.

## 3rd Largest Metropolitan Area in Texas

## SAY NO TO TAXES!

### No State Income Tax

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REVA

alorica



San Antonio has had a strong military presence for centuries and is the home of military medicine. With 4 major military bases as part of Joint Base San Antonio (JBSA), it is no surprise that the city is home to one of the largest active and retired military populations in the nation. The military in San Antonio not only has brought a sense of pride to the city but also strengthens the economy and has spurred dramatic growth and innovations in cybersecurity, technology, and life sciences industries. According to the San Antonio Convention and Visitors Bureau, the city is visited by about 32 million tourists a year, contributing substantially to its economy, primarily due to The Alamo and the River Walk.

The Henry B. Gonzalez Convention Center alone hosts over 300 events annually with more than 750,000 convention delegates from around the world. Tourism provides over 130,000 jobs, and it has an economic impact of \$13.6 billion on the local economy.

**#15** Best  
Market for  
Job Growth  
*Forbes*

**#50** Best Places  
for Business  
*Forbes*

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## CALIFORNIA-BASED ALORICA TO HIRE 400 IN SAN ANTONIO



Customer services management company Alorica, which employs about 2,200 people in San Antonio, is expanding in Texas as it looks to hire 400 more people locally and announces the purchase of a Plano-based competitor.

The Irvine, California-based Alorica plans to acquire Expert Global Solutions, which provides corporations with outsourcing services, including technical support and staffing of customer call centers.

The acquisition, which will be finalized in about five to eight weeks, speaks highly of the work done by EGS in San Antonio, said Alorica spokesman Ken Muché.

Muché said Alorica is more than just a call center, but also a company that interacts with customers through social media, the internet, text messages and other forms of communication.

"Folks think 'oh it's a call center, they're just picking up phones.' We've evolved because our customers have evolved," he said.

Andy Lee, founder of Alorica, will become the chairman and CEO of the combined company. Lee said in a statement that the acquisition will expand the company's reach in sectors such as health care and communications. The combined company will employ 91,000 people across the world.

"With our domain expertise in nine major verticals, particularly in health care, communications, retail and financial services, we'll be well positioned to tailor the right mix of talent, capacity, analytics and technology to deliver solutions for every client," Lee said in a statement.

Bob Segert, the CEO and president of EGS, said in a statement he's "proud of the transformation EGS has achieved in recent years."

"Our people have worked hard to earn the trust of our clients and become a valued service partner," he said. "The combination of our companies creates innovative capabilities to deliver world-class customer experiences, with an even broader suite of solutions."

In 2015, Alorica and EGS generated a total of \$2.3 billion in combined revenue. Shareholders in EGS will continue to be minority shareholders in Alorica.

Full Article: <https://www.mysanantonio.com/business/local/article/California-based-Alorica-to-hire-400-in-San-7966746.php>

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## ALORICA WINS SILVER IN 11TH ANNUAL BEST IN BIZ AWARDS



IRVINE, Calif.--(BUSINESS WIRE)--Alorica Inc., a global leader in digital customer experience (CX) solutions, recently won Silver for Best Place to Work by Best in Biz Awards, the only independent business awards program judged each year by prominent editors and reporters from top-tier publications in North America. With a strong focus on creating the best employee experience, Alorica was recognized for its award-winning learning and development programs, digital-first engagement tools and socially responsible initiatives.

Alorica prides itself on promoting from within—in its Latin America and Caribbean region, 87% of leadership positions are filled internally. The company invests significant time in the success of future leaders through an industry-leading development program highlighted by Alorica Academy, a global development platform that provides customized training for first time managers to experienced executives and maps individual career paths so employees can build the skills they need to advance. Alorica also launched Level Up: An Executive Leadership Series this past year, a program where dynamic business leaders and influencers share their experiences, successes and lessons learned.

Full Article: <https://www.businesswire.com/news/home/20211216005362/en/Alorica-Wins-Silver-in-11th-Annual-Best-in-Biz-Awards>

## ALORICA RECOGNIZED AS EMPLOYER OF THE YEAR IN 2021



IRVINE, Calif.--(BUSINESS WIRE)--Alorica Inc., a global leader in customer experience (CX) solutions, has been named the winner of the Gold Stevie® Award for Employer of the Year in the Business & Professional Services category in the sixth annual Stevie Awards for Great Employers.

“This recognition reflects Alorica’s deep-seated belief that our employees are at the heart of the company’s success,” said Andy Lee, Chief Executive Officer at Alorica. “As we continue to hire thousands of people globally, it’s imperative that we maintain this unrivaled employee experience by creating the best environment for ongoing learning and career development. We don’t take for granted the 100,000 Aloricans who choose Alorica as their employer every day, and we welcome passionate problem solvers looking to elevate their careers to join the family.”

The Stevie Awards for Great Employers recognize the world’s best employers and the human resources professionals, teams, achievements and HR-related products and suppliers who help to create and drive great places to work. With more than 950 nominations from organizations of all sizes in 29 nations, Alorica was honored to be chosen as the greatest business and professional services employer.

Full Article: <https://www.businesswire.com/news/home/20210830005210/en/Alorica-Recognized-as-Employer-of-the-Year-in-2021-Stevie-Awards-for-Great-Employers>

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This material is a non-binding Indication of Interest brochure to assist the sponsor with the allocation of potential ownership interests. The offering is subject to revision, change, and cancellation. There is no guarantee that the offering will be made. Upon commencement of the offering, you will be provided with a Private Placement Memorandum (PPM) which will discuss the offerings business plan and risk factors which you are encouraged to read in its entirety prior to considering an investment. The offering is made available to accredited investors only under Regulation D Rule 506c. \*All real estate and DST investments carry the risk of a complete loss of invested capital and that returns/cash flow/appreciation/distributions after appreciation are not guaranteed and could be lower than anticipated. Please read the entire Private Placement Memorandum (PPM) for a full discussion of the business plan and risk factors prior to investing. The Sponsor may potentially utilize equity or financing in the form of a bridge loan, first mortgage, preferred equity or mezzanine financing regarding the acquisition of the Property. This poses a level of risk to investors if the Sponsor was unable to raise the entire offering amount and retire the equity or financing, including foreclosure and a complete loss of investor capital. By accepting this material, you agree to keep all terms and provisions of this offering and the lease confidential, and you will not share or disseminate any of the information in this offering or the lease. Securities offered through FNEC Capital, member FINRA, SIPC.

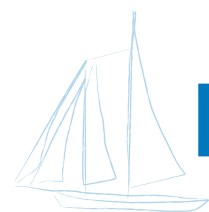
# RISKS & DISCLOSURES

- This Offering is made only to Accredited Investors per Regulation D, Rule 506c.
- This material is intended for Accredited Investors generally defined as an individual having a net worth of over 1 million dollars exclusive of primary residence, and certain entities with gross assets of greater than 5 million dollars or made up entirely of accredited individuals. If you are unsure if you or your entity is considered accredited, please verify with your CPA and attorney prior to considering an investment.
- There are significant limitations on the ability to sell or transfer interests.
- Securities offered through FNEC Capital, member FINRA, SIPC.
- There are material risks associated with investing in real estate, Delaware Statutory Trust (DST) properties and real estate securities. These include illiquidity, tenant vacancies, general market conditions and competition, lack of operating history, the risk of new supply coming to market and softening rental rates, general risks of owning/operating commercial properties, potential adverse tax consequences, loss of entire investment principal, declining market values, and general economic risks.
- The Internal Revenue Code Section 1031 contains complex tax concepts. You should consult your legal or tax professional regarding the specifics of your particular situation prior to considering an investment. This material is not to be interpreted as tax or legal advice.
- Past performance is not indicative of future results.
- This material is obtained from sources believed to be reliable however we cannot guarantee that it is accurate or complete.
- Potential cash flows/ distributions/ appreciation are not guaranteed and could be lower than anticipated.
- Investors should read the entire PPM carefully, including the "Risk Factors" section of the PPM before investing.
- The Sponsor and their Affiliates will all receive substantial fees and compensation relating to the syndication and sale of interests, as well as relating to the ongoing management and disposition of the Property owned by the DST.
- All real estate and DST investments carry the risk of a complete loss of invested capital and that returns/cash flow/appreciation/distributions after appreciation are not guaranteed and could be lower than anticipated. Please read the entire Private Placement Memorandum (PPM) for a full discussion of the business plan and risk factors prior to investing. By accepting this material, you agree to keep all terms and provisions of this offering and the lease confidential, and you will not share or disseminate any of the information in this offering or the lease.
- The Sponsor may potentially utilize equity or financing in the form of a bridge loan, first mortgage, preferred equity or mezzanine financing regarding the acquisition of the Property. This poses a level of risk to investors if the Sponsor was unable to raise the entire offering amount and retire the equity or financing, including foreclosure and a complete loss of investor capital.

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