

Indication of Interest



REVA

REVA AAA TEXAS DST

3521 SW 15th Avenue | Amarillo, Texas 79102



Texas Department of
Family and Protective Services

- ✓ All-Cash/Debt-Free DST
- ✓ 100% leased and occupied
- ✓ 29,747 SF
- ✓ Amarillo, TX
- ✓ Lease Guaranteed by the State of Texas
- ✓ Annual Rent Increases Projected
- ✓ S&P: AAA rated Tenant

TARGETED BENEFITS

Potential Monthly Cash Flow
Appreciation Potential
Tax Shelter and Advantages

There is no guarantee such objectives will be met.

GOVERNMENT BACKED LEASE
INCOME-TAX FREE STATE

1031 EXCHANGE +
CASH INVESTMENT OPPORTUNITY



RISKS AND 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 Growth Capital Services, member FINRA, SIPC Office of Supervisory Jurisdiction located at 582 Market Street, Suite 300, San Francisco, CA 94104.
- 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.
- 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.
- 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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INVESTMENT SUMMARY

- Lease guaranteed by the State of Texas
- S&P: AAA rated tenant
- 100% leased and occupied
- High quality credit tenant
- Annual rent increases projected
- All-Cash/Debt-Free DST Offering

Source: SOT-DFPS-Amarillo-TX-OM-CA

REVA AAA TEXAS DST

Property Details

Address	3521 SW 15th Avenue
Location	Amarillo, Texas 79102
Year Built	2007
Rentable building area	29,747 SF

Acquisition Details

Leverage Ratio	0.00%
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INVESTMENT HIGHLIGHTS



Texas Department of
Family and Protective Services

1 Strong Credit Guarantor

The lease is guaranteed by The State of Texas, which is one of only 12 states to carry the highest possible rating across the three major credit rating agencies (Moody's: Aaa; S&P: AAA; Fitch AAA).

2 Mission-Critical Location

The DFPS employs 250+ people here and uses this location to service 26 surrounding counties making it critical to the department's ability to serve the Texas Panhandle.

3 Strategic Location

The Property's location makes it easily accessible to some of Amarillo's busiest roads and highways. I-40 (81,000 VPD), S Western St (17,940 VPD), Plains Blvd (22,830 VPD) and Julian Blvd (29,790) are all within half a mile.

4 Tenant Committed to Location

The tenant recently executed a lease extension showing its commitment to staying in the location.

5 Annual Increases

The lease features annual CPI adjusted increases potentially protecting against inflation.

6 Favorable Parking Ratio

The large plot of land allows for a parking ratio of 6.05:1,000 square feet

7 Regional Economic Hub

Amarillo's unique geographic location with close proximity to New Mexico & Oklahoma has turned it into the economic powerhouse of the Texas Panhandle. The robust job market in Amarillo has led to the city's population increase of about 1.25% per year over the last four decades.

8 No State Income Tax

Texas is one of the rare states with no state income, inheritance or estate taxes.

Source: SOT-DFPS-Amarillo-TX-OM-CA

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AMARILLO TX LOCATION



1 EXCELLENT DEMOGRAPHICS

- Current MSA Population: 264,423
- Percent of Population Ages 20 - 39: 28.4%
- Number of Households Within 5 Miles of DFPS: 67,247
- Avg. Household Income within 5 miles of DFPS: \$72,343

2 TOP 100 NATIONALLY RANKED MSA's

Serving as a major hub for many outlying communities, Amarillo is one of the Texas Panhandle's most successful cities. According to POLICOM Corporation's 2016 Economic Strength Rankings, Amarillo is one of the top 100 nationally ranked MSAs and #10 in the state of Texas.

- Central access to major U.S. markets via two rail lines
- No personal, state or corporate income tax
- Highly skilled workforce
- Cost of living that's well below the rest of Texas and the country

3 CONVENIENT LOCATION CLOSE TO MAJOR RETAIL

The Property has easy access to some of the busiest streets in Amarillo and national retailers are in the area with over 2,350,000 square feet of occupied retail space within a one-mile radius. Notable nearby tenants include Olive Garden, Chili's, Home Depot, Red Lobster and Tascosa High School (enrollment: 2,216) amongst many others. The large, almost 3-acre, lot conveniently sits on a hard corner and provides easy access to all visitors. The excess land allows for a favorable parking ratio (6.05:1,005 SF) allowing the center to handle large volumes of clients. The DFPS uses this site to serve 26 surrounding counties and has operated in this location since 2007.

Sources: https://www.citypopulation.de/en/usa/metro/11100__amarillo/; SOT-DFPS-Amarillo-TX-OM-CA

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ABOUT TEXAS DEPARTMENT OF FAMILY AND PROTECTIVE SERVICES

The Texas Department of Family and Protective Services (DFPS) works with communities to protect children, the elderly, and people with disabilities from abuse, neglect, and exploitation. It also works to protect the health and safety of children in daycare, as well as foster care and other types of 24-hour care.

They do this through investigations, services and referrals, regulation, and prevention programs. The DFPS has six major programs that do this important work:

- **Adult Protective Services:** Protects the elderly and people with disabilities from abuse, neglect, and exploitation through investigations and services
- **Investigations:** Investigates reports of child abuse or neglect to determine if any child in the family has been abused or neglected. If the children aren't safe, the investigator starts protective services
- **Child Protective Services:** Protects children from abuse and neglect through services, foster care, and adoption
- **Child Care Licensing:** Regulates daycare, foster care, adoption agencies, residential treatment centers, before- and after-school programs, and maternity homes
- **Statewide Intake:** Takes reports of abuse, neglect, and exploitation from across the state through its Texas Abuse Hotline
- **Prevention and Early Intervention:** Manages community-based programs that prevent juvenile delinquency and child abuse and neglect

The Texas Health and Human Services (HHS) manages programs that help families with food, health care, safety, and disaster services including the Women, Infants, and Children (WIC), Children's Medicaid, and Supplemental Nutritional Assistance (SNAP) programs. HHS consists of 2 agencies: the Texas Health and Human Services Commission and the Texas Department of State Health Services. HHS works with federally qualified health clinics, medical associations, community partners and local governments to help clients find the health care they need. The agency employs 9,300 people and has an annual budget of \$16 billion. It is headquartered in the Brown-Heatly building in Austin, Texas.



Providing Protection
for elderly and children
against abuse and neglect



Statewide Reports
through the Texas Abuse Hotline



Health and Human Services
Helping families with food, health care,
safety, and disaster services



9,300 employees
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Source: SOT-DFPS-Amarillo-TX-OM-CA

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XCEL ENERGY SETS NEW REGIONAL WIND ENERGY RECORDS

June 18, 2021 — “Wind energy is a major component in the generating resources that produce clean, low-cost energy for a growing economy,” said David Hudson, president, Xcel Energy – New Mexico, Texas in a news release. “The integration of such a large amount of wind energy was not possible two decades ago, but investments in our transmission grid have enabled us take on more of these valuable energy resources for the benefit of our customers across our Texas-New Mexico region.”

Source: <https://www.amarillo.com/story/business/2021/06/18/xcel-energy-sets-new-regional-wind-energy-records/7734168002/>

AC’S INNOVATION OUTPOST TO HOLD WORKSHOPS ON BUSINESS, TECH INTEGRATION

Apr. 27, 2021 — Amarillo College’s Innovation Outpost is hosting a series of industry-specific workshops to help prepare businesses for an increasingly digital world.

As technology continues to hold a significant space in the workplace, the Innovation Outpost wants to help humans learn more about integrating machines into their work.

Source: <https://www.newschannel10.com/2021/04/27/acs-innovation-outpost-hold-workshops-business-tech-integration/>

AMARILLO EDC WINS STATEWIDE WORKFORCE EXCELLENCE AWARD

June 10, 2021 — The Workforce Excellence Award program recognizes exceptional contributions by a Texas community or region that has implemented successful workforce initiatives. Members of the TEDC’s Workforce Development Committee reviewed and scored the applications from the nominees based on five criteria: innovativeness, transferability, community commitment and leverage, measured objectives, and secondary benefits.

Source: <https://www.amarilloedc.com/blog/amarillo-edc-wins-statewide-workforce-excellence-award>

AMARILLO AIRPORT UNDERGOING MULTI-MILLION DOLLAR CONSTRUCTION PROJECT DESIGNED FOR SAFER AIRCRAFT

May 11, 2021 — AMARILLO, Texas (KFDA) - After decades, two taxiways are currently being reconstructed at the airport.

“Were identified in an inspection that need to be replaced,” said Tyler Hurst, deputy director of aviation at Rick Husband Amarillo International Airport.

The \$9.1 million project is being fully funded by the Federal Aviation Administration (FAA) and will include the reconstruction of taxiways Juliet and Papa 4.

Source: <https://www.newschannel10.com/2021/04/13/amarillo-airport-undergoing-multi-million-dollar-construction-project-designed-safer-aircraft/>

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AMARILLO, TX

Amarillo has recently experienced its most economic development in 30 years. Amazon, Asset Protection Unit, and Texas Tech University Vet School were named some major organizations contributing to the city and metropolitan area's economic growth. Through the COVID-19 pandemic in Texas, the Amarillo Chamber of Commerce announced a new initiative to help local businesses rebound from the pandemic.

Beyond the famed Route 66, Amarillo is conveniently connected to the region and country via rail, airports and highways. The central position and access to a multitude of transportation options make it ideally suited for distribution operations. National companies such as Ben E. Keith, Affiliated Foods, Inc., and AmeriCold have built successful operations in Amarillo. The locational benefits are enhanced by the Foreign Trade Zone status which helps local companies import/export more expediently and at a reduced expense.

Amarillo's long-established transportation infrastructure and ample land have historically enabled a range of logistics and agriculture industries. With each passing year, however, more companies are recognizing the other assets of Amarillo, including an exceptional talent pool and renewable energy infrastructure. Over the past 5 years, industries have started to shift toward more high-tech endeavors. Prime examples of this include alternative energy producers and aviation companies Gestamp Renewable Industries, Bell Helicopter, TACAir and Leading Edge Aviation Services. As a result, household incomes from these high-paying jobs are reflecting a strong local economy. Median household incomes are 16% higher than the nation, and 12% higher than Texas.

In addition to being a highly desired site for business, Amarillo boasts a number of cultural attractions and events. The Globe-News Center for the Performing Arts opened in 2006, and houses a 1,300-seat auditorium for the Amarillo Opera, Amarillo Symphony and Lone Star Ballet. The adjacent 340,000-square-foot Amarillo Civic Center contains a variety of multipurpose areas including a 4,870 fixed seat coliseum and an auditorium with 2,324 seats. Two exhibit halls, two ballrooms, and meeting rooms are designed to meet a wide variety of needs including business meetings, banquets, dances, conventions, and trade shows.

Source: 100Carillon_CBRE Offering Memorandum; Location information is provided for educational purposes and is general in nature. It may not predict the performance of the property.

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TEXAS QUICK FACTS



ECONOMY: Major Industries in Texas are Petroleum and natural gas, agriculture, steel, banking, tourism. ¹



POPULATION: Texas has the 2nd highest US population at 29,472,300, ² with a current growth rate of 1.80%, ranking 3rd in the country. ³



Tourism: The economic impact of travel in 2018 was \$164 billion ⁴



Texas Triangle Mega-region: Texas has three of the top 10 most populous cities in the U.S.: Houston, Dallas, and San Antonio ⁵



Independent Power: The entire state of Texas uses its own power grid, called ERCOT, which is not under federal regulations ⁶

TEXAS TOURISM/ (2018) ³ \$1.2M Jobs + \$59B Travel generated earnings + \$164B Economic impact of travel

TEXAS PANHANDLE PLAINS REGION (2019) ⁸

\$3.9B Total economic impact + 40,500 Jobs

+ \$1.1B Earnings + \$358.9 State & local taxes

RICK HUSBAND AMARILLO

INTERNATIONAL AIRPORT (AMA) ⁹

\$1.2B Annual economic impact + 11,381 Jobs + \$419.5M Payroll

Sources: 1_ <https://www.coolkidfacts.com/texas-facts/>; 2_ <https://worldpopulationreview.com/states/texas-population/>; 3_ <https://worldpopulationreview.com/states/texas-population/>; 4_ https://gov.texas.gov/uploads/files/travel-texas/Texas_Travel_Industry_Aug_2019.pdf; 5_ <https://theculturetrip.com/north-america/usa/texas/articles/17-texas-facts-that-will-blow-you-away/>; 6_ <https://www.swedishnomad.com/facts-about-texas/>; 7_ <https://www.ktre.com/2019/02/25/economic-impact-study-finds-angelina-county-airport-boosting-regional-growth/>; 8_ https://gov.texas.gov/uploads/files/travel-texas/4_Region_Panhandle_2019.pdf; 9_ https://ftp.dot.state.tx.us/pub/txdot-info/avn/economic-impacts/2018/eco_ama.pdf

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AWARDS FOR TEXAS

Forbes 2019

#2 BEST STATES FOR BUSINESS

Source: <https://www.forbes.com/best-states-for-business/list/>



BEST PLACES TO RETIRE

Of the top 50 places, 6 were in Texas:

- #10** Dallas-Fort Worth
- #11** Austin
- #24** El Paso
- #29** Houston
- #39** San Antonio
- #44** McAllen

AWARDS FOR AMARILLO:



2019

- #68** Best Places for Business and Careers
- #34** Cost of Doing Business

NICHE 

2019

- #14** Cities with lowest cost of living in America
- #24** Best cities to buy a house in America
- #32** Best cities to retire in America

AWARDS FOR TEXAS DEPARTMENT OF FAMILY & PROTECTIVE SERVICES

2021

Adoption Assistance; Child Abuse Prevention and Treatment; Elder Abuse Prevention

Source: https://www.dfps.state.tx.us/Doing_Business/NoA/default.asp

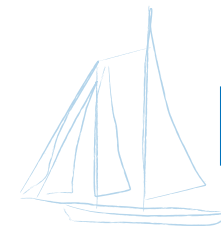
2018

Distinguished Leadership Award presented by Texas Network of Youth Service (TNOYS)

Source: <http://tnoys.org/news/press-releases/texas-department-of-family-and-protective-services-honored-for-response-to-hurricane-harvey/>

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