

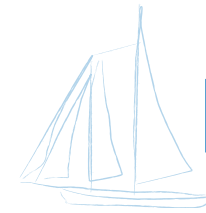
Indication of Interest

**DEBT-FREE  
DST**

# REVA FLORIDA DYNAMICS DST

100 Carillon Parkway • St. Petersburg, FL 33716

- ✓ 100% leased and occupied
- ✓ 80,114 SF
- ✓ St. Petersburg, FL
- ✓ General Dynamics is a NYSE listed investment grade tenant (NYSE: GD)
- ✓ All-Cash/Debt-Free Offering



**REVA**

**GENERAL DYNAMICS**

## TARGETED BENEFITS

Potential Monthly Cash Flow  
Appreciation Potential  
Tax Shelter and Advantages

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

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**CORPORATE BACKED LEASE  
INCOME-TAX FREE STATE**

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**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

- Institutional-quality single tenant asset in St. Petersburg, FL
- 100% leased and occupied
- NYSE listed investment grade tenant (NYSE: GD)
- Net leased through February 2032

Source: 100Carillon\_CBRE Offering Memorandum

## REVA FLORIDA DYNAMICS DST

### Property Details

Address	100 Carillon Parkway
Location	St. Petersburg, FL
Year Built	1987
Rentable building area	80,114 SF

### Acquisition Details

Leverage Ratio	0.00%
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## 1 PREDICTABLE CASH FLOW POTENTIAL WITH LONG-TERM TENANCY

- **The Property is 100% leased to General Dynamics Ordnance & Tactical Systems, Inc. ("GD-OTS")**
  - Wholly owned subsidiary to General Dynamics Corporation (NYSE:GD)
  - Investment-grade credit (Moody's: A2 / S&P: A-)
  - GD-OTS reported just shy of \$2 billion in revenues during their 2020 fiscal year.
  - GD-OTS has been operating in Pinellas County for the last 15 years.
- **Mission-Critical Location**
  - The Property will serve as the Tenant's new headquarters facility.
  - Houses executive leadership, finance, legal, HR, IT, supply chain, marketing, and other shared functions for the subsidiary.
- **Recently Executed, Long-Term Commitment**
  - Landlord and Tenant executed lease in February 2021.
  - 10.4 years of weighted average remaining lease term (as of 10/1/2021).
  - 2.5% contractual annual rent escalations during the lease term.
  - Tenant has two (2) 5-year renewal options.
  - Electric utility paid directly to service provider by the Tenant.

## 2 INSTITUTIONAL-QUALITY, CLASS "A" OFFICE ASSET

- **Institutional-Quality, Class "A" Office Asset**
- **Located within the 432-acre, master-planned Carillon Park – one of Florida's most recognizable business parks.**
- **Modern architectural design and construction.**
- **Three stories featuring a full atrium lobby.**
- **Building has received significant capital improvements, most notably:**
  - Parking Lot Overhaul (2013/2014) - \$368,000
  - New Roof System (2015) - \$127,000
  - New Chiller (2016) - \$165,550
  - Building Waterproofing (2018/2019) - \$62,300
  - New Covered Parking Awnings (2020) - \$33,300

Source: 100Carillon\_CBRE Offering Memorandum

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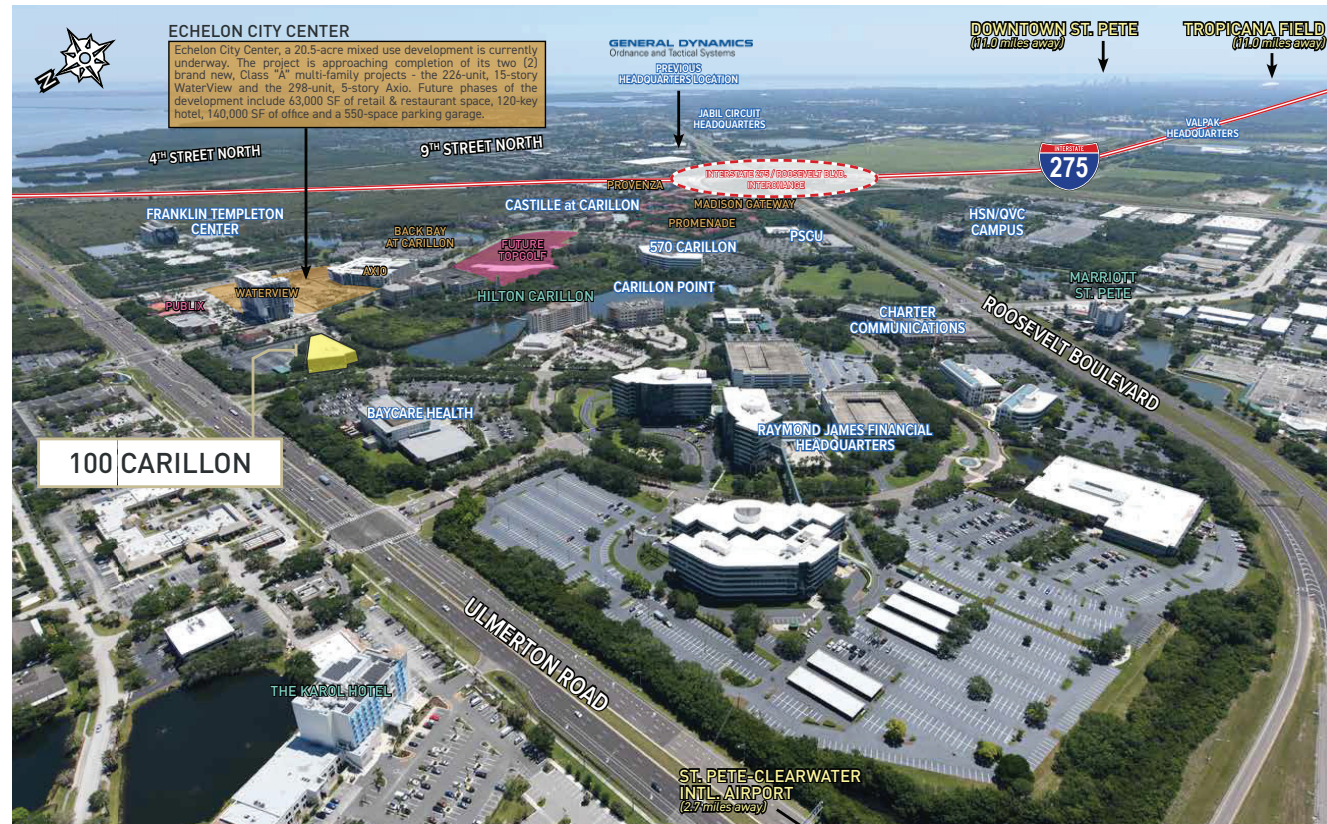


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### 3 STRATEGIC, IN-FILL LOCATION DYNAMICS

- Located directly off the first Interstate 275 exit coming into Pinellas County.
  - Minutes away from Tampa's two additional bay-crossing thoroughfares – the Gandy Bridge and the Courtney Campbell Causeway.
- Access to nearly 2.6 million people with a 45-minute commute from the Property.
  - Represents roughly 81% of the Tampa MSA's population base.
- Equidistant to each of Tampa Bay's CBDs – Tampa, St. Petersburg, and Clearwater.
- Two stoplights from St. Petersburg-Clearwater International Airport passenger terminal and four (4) stoplights from the Tampa International Airport passenger terminal.
- Proximately to key retail corridors along Ulmerton Road, Roosevelt Boulevard, and 4th Street North.



### 4 GATEWAY SUBMARKET

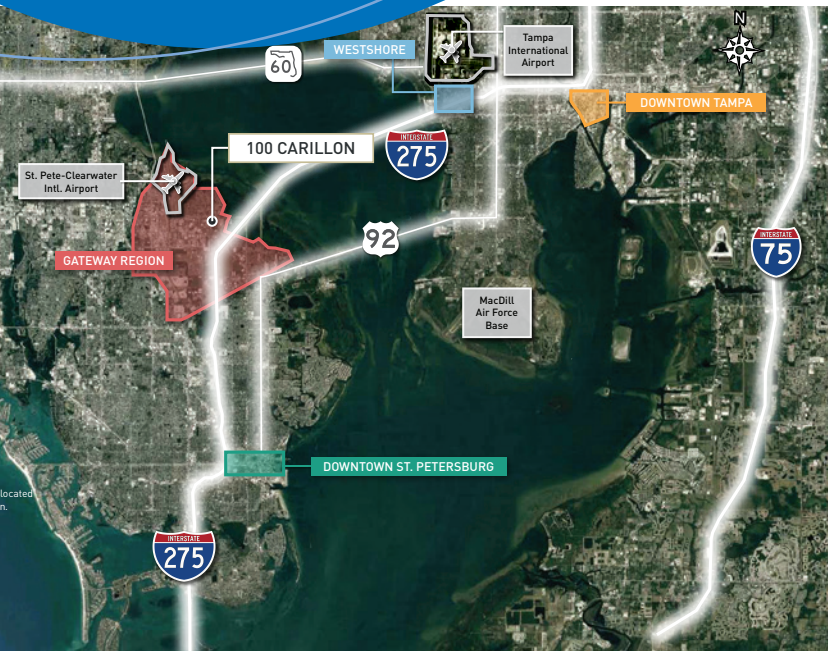
- Many of Tampa Bay's largest corporations have significant presence in Gateway, including:



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## 1 EXCELLENT DEMOGRAPHICS

Gateway's superb demographics are attributable to the excellent corporate roster located within the submarket coupled with its excellent location dynamics within the region.

- Current Population 40,807
- Percentage of Population Millennial Generation 34.1%
- Avg. Household Income \$74,136 / Avg. Housing Value \$247,080
- Bachelor's Degree or Higher 37%

## 2 TAMPA BAY'S CORPORATE ENCLAVE

The Gateway submarket features approximately 3,500 businesses with an employment base of 74,000 people.

- The submarket's accessibility to the region's expanding transportation infrastructure makes for an ideal location for businesses to attract skilled labor.

## 3 THE GATEWAY EXPRESSWAY

FDOT is currently underway on the \$600MM Gateway Expressway project that will greatly enhance traffic flow throughout the Gateway submarket. The project is anticipating completion in late 2022.

The project will comprise of the following key components:

- Widening of Interstate 275 to add dynamically tolled express lanes from Gandy Boulevard to 4th Street North exits.
- Construction of new airport access road and signalized intersection to St. Pete-Clearwater International Airport.
- Construction of State Road 690, a new 4-lane static-tolled expressway connecting U.S. Hwy. 19 and Interstate 275.
- Construction of State Road 686A, a new 4-lane elevated static-tolled expressway connecting the Bayside Bridge to Interstate 275.

*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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## ABOUT GENERAL DYNAMICS

General Dynamics Corporation ("General Dynamics" or the "Company") is global leader in the defense and aerospace industry that specializes in the design, engineering, manufacturing, and deployment of next-era defense solutions on behalf of its global customer base. The Company offers a wide array of products and services including business aviation, maritime construction and maintenance, land combat systems, weapons and munitions, and various other technology-driven applications. The Company is organized into four (4) business segments – Aerospace, Marine Systems, Combat Systems and Technologies – which consist of ten (10) business segments, inclusive of General Dynamics Ordnance & Tactical Systems, Inc ("GD-OTS").

General Dynamics Ordnance & Tactical Systems, Inc. operates within the Company's Combat Systems operating segment. This segment focuses on the manufacturing and integration of land combat systems such as wheeled and tracked combat vehicles, weapons systems, and munitions. Specifically, the GD-OTS unit is responsible for the design, development, and production of the Company's munitions portfolio which covers the full spectrum of naval, air, and ground force applications across all calibers and weapons platforms for the U.S. government and its allies across the globe. GD-OTS's footprint includes 4 locations in Canada and 22 locations across the U.S., inclusive of its headquarters facility at the Subject Property. In 2013, the Company merged its former armament and technical products business based in Charlotte, NC with GD-OTS, with the combined unit headquartered out of St. Petersburg, FL. This location supports executive management, finance & accounting, sales, human resources, and other administrative functions for GDOTS.



**22 US Locations**  
+ 4 in Canada



**\$3.1B+**  
2020 Net Sales



**100,700**  
**employees**  
Worldwide



**\$54.25B**  
Market Capitalization



**Investment Grade**  
**Tenant**  
Moody's: A2 / S&P: A-

Source: 100Carillon\_CBRE Offering Memorandum

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## GENERAL DYNAMICS REPORTS FIRST-QUARTER 2021 FINANCIAL RESULTS

**April 28, 2021** — General Dynamics (NYSE: GD) today reported first-quarter 2021 net earnings of \$708 million on revenue of \$9.4 billion. Diluted earnings per share (EPS) were \$2.48.

Revenue grew year-over-year by 7.3% company-wide, with growth in all four segments and growth exceeding 10% in the Aerospace and Marine Systems segments. Company-wide operating margin for the quarter was 10%. Orders remained strong, with backlog up 4.5% from the year-ago quarter to a record \$89.6 billion.

Source: <https://www.gd.com/Articles/2021/04/28/general-dynamics-reports-first-quarter-2021-financial-results>

## GENERAL DYNAMICS BATH IRON WORKS AWARDED CONTRACT TO CONTINUE PROVIDING DDG 51 LEAD YARD SERVICES

**June 10, 2021** — General Dynamics Bath Iron Works announced today that it was awarded a \$55 million contract extension from the U.S. Navy to provide configuration management, logistics, supply chain, engineering and design services for new construction Arleigh Burke-class (DDG 51) destroyers through June 2022.

Bath Iron Works has provided design and technical expertise for design upgrades and major changes to the two shipyards currently building DDG 51-class destroyers since 1987.

Source: <https://gdbiw.com/general-dynamics-bath-iron-works-awarded-contract-to-continue-providing-ddg-51-lead-yard-services/>

## GULFSTREAM AWARDED \$696 MILLION IN CONTRACTS FOR U.S. AIR FORCE SPECIAL MISSIONS SUPPORT

**March 09, 2021** — Gulfstream Aerospace Corp., a wholly owned subsidiary of General Dynamics (NYSE:GD), announced today that it has been awarded \$696 million in contracts from the U.S. Air Force Life Cycle Management Center for engineering services support and contractor logistics for C-20 and C-37 aircraft.

Source: <https://www.gd.com/Articles/2021/03/09/gulfstream-awarded-696-million-in-usaf-special-missions-contracts>

## GPS SOURCE RECEIVES ORDER FOR 1,000TH MAPS GEN I ASSURED SYSTEM

**May 11, 2021** — GPS Source, a subsidiary of General Dynamics Mission Systems and the only provider of a currently fielded Assured Positioning, Navigation and Timing (APNT) solution available to the U.S. Army, announced today it has received an order for the 1,000th Mounted APNT System (MAPS), Generation I (MAPS GEN I). MAPS GEN I is a mobile modular system that monitors GPS signals for validity and sends the validated data to military devices, even when GPS signals are degraded or denied. This system has been in rapid development, production, and fielding since the recognition of the critical need to protect GPS signals against peer and near-peer adversary electronic warfare attacks. It is the only mounted assured PNT solution allowing warfighters to conduct mobile operations in a GPS-contested environment.

Source: <https://gdmissionsystems.com/articles/2021/05/11/news-release-gps-source-receives-u-s-army-order-for-1000th-maps-gen-1-apnt-system>

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## TAMPA BAY, FL

The Tampa MSA represents the second largest office market among the major Florida MSAs, consisting of 756 building that provide nearly 42 million square feet of space. Consisting of thirteen (13) distinct submarkets, the Tampa MSA's predominant markets are Westshore (11.8 MSF), I-75 Corridor (7.8 MSF), Tampa CBD (7.0 MSF), Northwest Tampa (3.9 MSF) and the Gateway (3.0 MSF) submarket in Pinellas County. The Tampa MSA features a multifarious tenant base with tenants representing the financial services, professional services, legal, healthcare and technology sectors that make up the local economy. Due to an extensive interstate network, there are more than 34 million consumers within an eight-hour drive of which is widely considered the center of the Tampa Bay region, the intersection of Interstate 75 and Interstate 4. A world-class airport, deep-water sea port, convenient access to a network of rail and interstate highway systems, and a thriving manufacturing industry makes the Tampa Bay Region a prime location for distribution and logistics centers.

Tampa Bay has emerged as a driving force behind the growing convergence of defense and technology, and as a leader in the defense and security industries. Consistently ranked among the top communities for defense, Tampa Bay offers unparalleled access to top military assets, a highly-skilled talent pipeline, a strong network of existing companies, and a military-friendly business community.

Also home to nearly 80 colleges, universities and technical schools, training the students of today to meet the job demands of tomorrow.

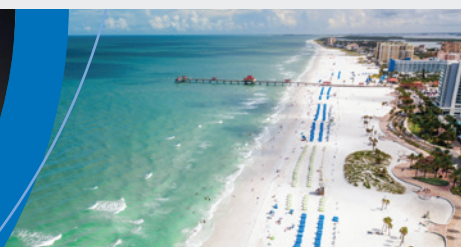
The area is serviced by three international airports, with one of the fastest growing and most popular in the world, the largest seaport in Florida, a sophisticated interstate highway system, and strong backing for a 21st century public transportation system that will augment the existing transit options.

A laid-back area with a vibrant arts scene, it offers plenty of opportunities for adventure. Busch Gardens, the Museum of Science & Industry, and the Lowry Park Zoo are some of the top-rated attractions available to locals and tourists alike. Downtown Tampa boasts a variety of attractions as well, including the Glazer Children's Museum, the Florida Aquarium, Amalie Arena which hosts 150 events every year, and numerous live music venues. In addition, critically-acclaimed restaurants, breweries, clubs, bars, and the sixth largest casino in the world make up the fantastic lineup of nightlife and dining features. Multiple professional sports teams, top-rated beaches, and miles of trails and preserves make Tampa Bay the ultimate playground for sports fanatics and outdoorsmen alike. The Tampa Bay Buccaneers and the Tampa Bay Lightning play for sell-out crowds at Raymond James Stadium and Amalie Arena, respectively. The City is also home to MLB's Tampa Bay Rays and NASL's Tampa Bay Rowdies. Every spring, the Firestone Grand Prix of St. Petersburg rolls into downtown, shutting down the streets for the IndyCar series.

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## QUICK FACTS: TAMPA BAY, FL



**ECONOMY:** Tampa ranked 10th in the nation for technology labor growth from 2015 to 2019 <sup>1</sup>



**POPULATION:** The Tampa Bay metro Ranked #14 Fastest Growing City in 2019 <sup>1</sup> with the population estimated at 3,194,831 as of 2019. <sup>2</sup>



**Tourism:** Tampa Bay Tourism Generated \$6.9 Billion in 2019 <sup>3</sup>



**Transportation:** Serviced by three international airports, with one of the fastest growing and most popular in the world, the largest seaport in Florida, and sophisticated interstate highway system <sup>1</sup>



**Gateway submarket:** The Gateway submarket features approximately 3,500 businesses with an employment base of 74,000 people. <sup>5</sup>

**TAMPA BAY TOURISM/ (2019) <sup>3</sup>** **\$6.9B** Economic impact of travel **24.5M+** visitors **54,000+** jobs

**PORT TAMPA BAY <sup>5</sup>** **\$17.2B+** annual economic impact  
**+ 85,000** jobs

**TAMPA INTERNATIONAL AIRPORT <sup>4</sup>** **\$7.1B+** annual economic impact  
**+ 7,500** jobs **+ 17M** passengers

**FLORIDA TOURISM/ (2018) <sup>7</sup>** **126.1M** visitors in Florida **1.5M+** tourism related jobs **\$91.3B** total economic impact **\$26.1B** fed, state & local tax rev

1\_ 100Carillon\_CBRE Offering Memorandum; 2\_ <https://censusreporter.org/profiles/31000US45300-tampa-st-petersburg-clearwater-fl-metro-area/>; 3\_ <https://www.visittampabay.com/media/news/post/tourism-generates-69-billion-in-2019/>; 4\_ <https://tampabayedc.com/edc-investor-cpt/tampa-international-airport/>; 5\_ <https://tampabayedc.com/why-tampa-bay/connectivity-tampa/>

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## AWARDS FOR FLORIDA

## Forbes 2019

#5 Best States for Business

#3 in Economic Climate

#5 in Growth Prospects

Source: <https://www.forbes.com/places/fl/?sh=733c27b858bc>

## BEST STATES

#13 Overall Score

#2 Fiscal Stability

#3 Education

#9 Economy

#14 Infrastructure

#21 Natural Environment

## AWARDS FOR TAMPA BAY:



## 2021/22

#6 Best Places to Live in FL

#9 Safest Places to Live

#15 Fastest Growing Places

#32 Best Places to Live

## ST. PETERSBURG:

#3 Best Places to Visit in Florida

#5 Best Florida Beaches

Source: [https://travel.usnews.com/St\\_Petersburg\\_FL/](https://travel.usnews.com/St_Petersburg_FL/)

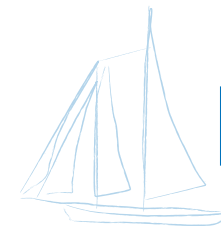
## GENERAL DYNAMICS:

 GLOBAL 2000  
 Forbes 2021 #213
Source: <https://www.forbes.com/companies/general-dynamics/?sh=300d99fe65b5>

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