

Indication of Interest



**REVA**

# REVA CARRIER DST

8985 Town Center Parkway • Lakewood Ranch, FL 34202

- ✓ 100% leased and occupied
- ✓ 106,790 SF
- ✓ Lease calls for 1.75% annual rental increase
- ✓ Corporate backed lease
- ✓ NYSE listed investment grade tenant (NYSE: CARR)



## 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

- Carrier corporate training facility in the Sarasota Florida MSA
- 100% leased and occupied
- Corporate backed lease by Carrier Global Corporation (NYSE: CARR) an investment grade rated tenant by S&P of BBB
- Net leased through January 2026
- Rental Increases: 1.75% Annually

Source: Carrier Corp. Training Facility\_CBRE Offering Memorandum brochure

## REVA CARRIER DST

### Property Details

Address	8985 Town Center Parkway
Location	Lakewood Ranch, FL
Year Built	2004
Rentable building area	106,790 SF

### Acquisition Details

Leverage Ratio	0.00%
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## INVESTMENT HIGHLIGHTS

### 1 Premier Credit

Property is 100% leased with a corporate backed guarantee from Carrier Global Corporation (NYSE: CARR) which has an investment grade rating by S & P of BBB.

### 2 Mission Critical Location

One of two like-kind locations for the Tenant, the other office being in Phoenix, AZ.

### 3 Attractive Lease Terms

The Carrier Fire & Security Americas Corporation has a primary lease term that runs through January 2026 coupled with 1.75% annual rent escalations that act as a potential hedge against inflation.

### 4 Premium Location

Immediate access to Interstate 75 via University Parkway located just south of the Property. University Parkway serves the local area as a main east-west artery, providing convenient access to other major thoroughfares such as US Hwy 301 (6.5 miles away) and US Hwy 41 (8.2 miles away). Direct commute to Sarasota-Bradenton International Airport and proximity to other major West Florida metros.



*Source: Carrier Corp. Training Facility\_CBRE Offering Memorandum brochure*

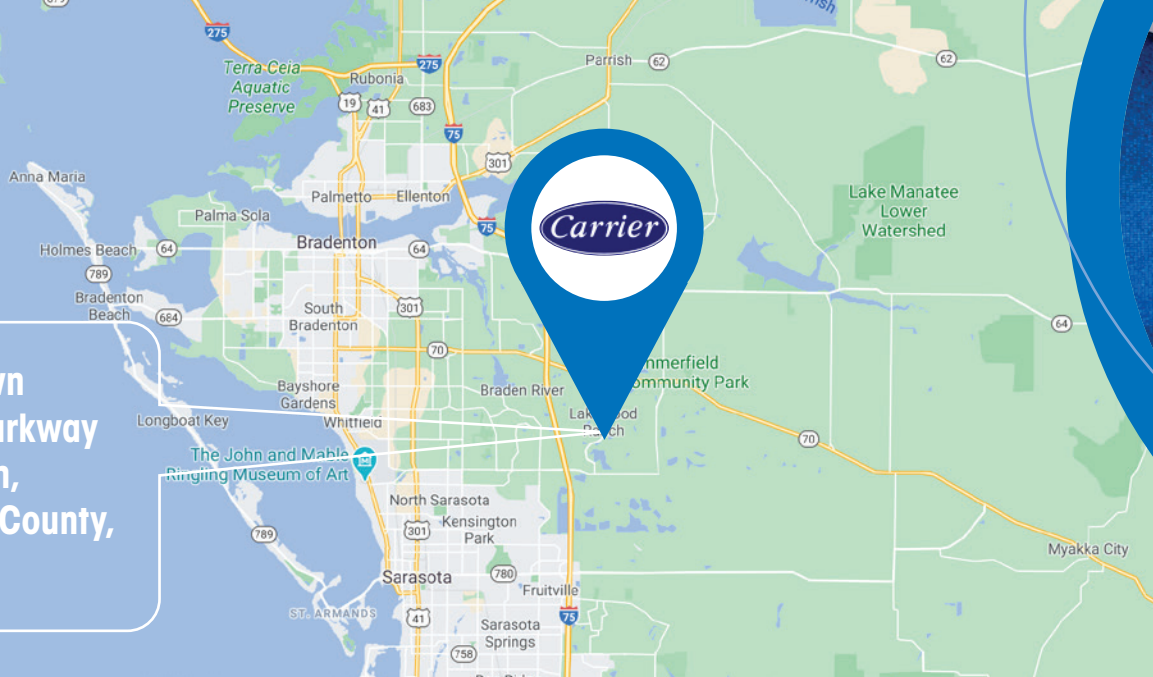
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**8985 Town Center Parkway  
Bradenton,  
Manatee County,  
FL 34202**



17 MINUTES / 10.2 MILES TO DOWNTOWN SARASOTA  
15 MINUTES / 8 MILES TO SARASOTA-BRADENTON INTERNATIONAL AIRPORT

15 MINUTES / 13.7 MILES TO DOWNTOWN BRADENTON  
38 MINUTES / 39.2 MILES TO ST. PETERSBURG  
49 MINUTES / 53.1 MILES TO TAMPA



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## LAKWOOD RANCH, FL LOCATION

### 1 Excellent Demographics

Lakewood Ranch is located in Bradenton county, which has a population of 55,059 and has seen over 70% in average growth from 2010 to 2019. The median income in Lakewood Ranch, FL is \$140,976.00.

### 2 Sarasota MSA & Location in Florida

The Sarasota-Bradenton Metropolitan Statistical Area (the "Sarasota-Bradenton MSA") is place of residence for nearly 850,000 people, ranking as Florida's 5th largest MSA within the state. Since 2015, the Sarasota-Bradenton MSA has welcomed nearly 91,000 new residents to the area and added nearly 24,000 jobs, with this trend expected to replicate over the next five years.

### Property Details

The Property is situated along the east side of Town Center Parkway within Lakewood Ranch's western border fronting Interstate 75. Lakewood Ranch affords excellent connectivity throughout Sarasota and Manatee counties via proximate access to major thoroughfares, most notably University Parkway, State Road 70, US Highway 301 and US Highway 41. Lakewood Ranch's many points of ingress/ egress make this Property very commuter friendly. Lakewood Ranch amenities include numerous retail establishments, schools, daycare centers, restaurants, hotels, golf courses, athletic centers, parks, entertainment venues, medical centers and professional services.

*Sources: Carrier Corp. Training Facility\_CBRE Offering Memorandum brochure; <https://www.youobserver.com/article/census-data-provides-growth-tally-in-lakewood-ranch>; <https://www.point2homes.com/US/Neighborhood/FL/Sarasota/Lakewood-Ranch-Demographics.html>*



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## ABOUT CARRIER GLOBAL CORPORATION

Carrier Global Corporation (the "Company") is a global leader in the HVAC, refrigeration and fire and security industry offering a broad range of services relating to the design, installation, integration, operation, monitoring and repair of its portfolio of industrial systems. Most recently, the Company operated as a subsidiary of United Technologies Corporation. In November 2018, United Technologies Corporation announced its merger with Raytheon Technologies, ultimately forming Raytheon Technologies Corporation as of April 2020. As part of the merger, United Technologies Corporation spun off two (2) of its operating units to become standalone businesses – Otis Worldwide Corporation and Carrier Global Corporation.

The Company operates its business across three (3) segments: HVAC, Refrigeration and Fire & Security. The first two segments sell their products and services through a vast distribution network to contractors, retail stores and individuals. These products are sold under the Carrier brand along with other brands within the portfolio. The Fire & Security segment directly sells its products to customers or through indirect relationships with manufacturers, distributors, dealers, resellers, and retailers. These products are sold to corporations, governments, consultants, and individuals.

The Subject Property serves as one of two corporate training facilities for its Edwards brand of fire and life safety systems, with the other location being in Phoenix, AZ.

*Source: Carrier Corp. Training Facility\_CBRE Offering Memorandum brochure*

# Carrier



**\$17.5B**  
2020 Net Sales



**56,000**  
employees



**80+ Brands**



**100+ New Products**  
for the 6th consecutive year



**Investment Grade  
Tenant**

Moody's: Baa3 / S&P: BBB /  
Fitch: BBB-

*Sources: Carrier Corp. Training Facility\_CBRE Offering Memorandum brochure; <https://www.corporate.carrier.com>*

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## LAKWOOD RANCH

Lakewood Ranch is strategically located along the eastern edge of Interstate 75 in both Sarasota and Manatee Counties, approximately one hour south of Tampa. The master-planned community spans an area of 50 square miles with over 700 acres dedicated to commercial developments. Furthermore, the community features over 20 different residential communities from which over 30,000 people call home today. Driving this commercial development is an exceptional amenity base that includes schools, daycare centers, restaurants, hotels, golf courses, athletic centers, parks, entertainment venues, medical centers and professional services.

The desirability of Lakewood Ranch as a business location continues to be enhanced by the on-going surrounding commercial and residential developments, making Lakewood Ranch the second fastest growing community in Florida. Lakewood Ranch has excellent access to the highly skilled labor pool in Sarasota, Bradenton and southeast Hillsborough County, three of the most explosive residential growth areas in the Tampa Bay area. This access to labor, coupled with its strategic location, has attracted a wide range of quality companies.

## SARASOTA, FL

Situated roughly an hour south of the Tampa MSA along the Gulf Coast, the Sarasota-Bradenton MSA's office market is a 27.2 MSF market segregated into four (4) distinct submarkets – Sarasota, Bradenton, Outlying Sarasota, and Outlying Bradenton, with Interstate 75 forming the boundary for the Outlying submarkets. Approximately one third of the total market inventory is classified as Class "A", much of which is in Downtown Bradenton, Downtown Sarasota and along Interstate-75 in Lakewood Ranch and Fruitville. The Sarasota-Bradenton office market had experienced robust market fundamentals over the last five years leading up to the COVID-19 Pandemic, reporting limited swings in overall vacancy, moderate new construction activity and positive net absorption on a year-over-year basis. This resulted in substantial office rental rate growth, with market rents growing from slightly below \$20.00 PSF at the end of 2015 to nearly \$24.00 PSF today. Over this same timeframe, the overall office market vacancy rate witnessed a 130-basis point decline, breaking the 5.0% vacancy threshold for the first time in the last twenty years in 2018. In response to these strengthening market fundamentals, the Sarasota-Bradenton has witnessed an uptick in office construction activity in the last 24 months, with notable projects under construction including Benderson Development's The Offices at University Town Center, First Watch's new corporate headquarters and Sarasota Memorial Hospital's new medical office building. Overall, the Sarasota-Bradenton office market has remained resilient during the pandemic and will continue to respond to demand from people and businesses relocating to the region on a go-forward basis to take advantage of the market's business-friendly environment coupled with an exceptional quality of life.

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## QUICK FACTS: SARASOTA, FL



**ECONOMY:** Sarasota has seen the job market increase by 2.6% over the last year. Future job growth over the next ten years is predicted to be 44.6%.<sup>1</sup>



**POPULATION:** The Sarasota metro population of 869,553, with a current annual growth rate of over 1.85%.<sup>2</sup>



**Tourism:** The economic impact of travel in 2020 was \$2.24 billion<sup>3</sup>



**Transportation:** The Sarasota MSA is connected by 2 major interstate highways, 3 U.S. highways and multiple state roads; serviced by an international airport, 2 public airports and public transportation including SCAT, MCAT & Amtrak<sup>4</sup>



**Award winning community:** Lakewood Ranch has been ranked the best-selling multi-generational community in the U.S. and ranked among the top-selling master-planned communities in the country for nine consecutive years in the U.S.<sup>5</sup>

## SARASOTA TOURISM/ (2018)<sup>3</sup> \$2.24B Economic impact of travel

### PORT MANATEE<sup>3</sup>

**\$4B** total economic impact  
+ **27,000** local jobs

### SARASOTA-BRADENTON

### INTERNATIONAL AIRPORT<sup>6</sup>

**\$1.3B+** total economic impact

+ **12,000** jobs + **\$475M** payroll

### 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

<sup>1</sup> <https://www.bestplaces.net/economy/city/florida/sarasota>; <sup>2</sup> <https://worldpopulationreview.com/us-cities/sarasota-fl-population>; <sup>3</sup> [GSA-VA-Lufkin-TX-OM-BB brochure](https://www.gsa.gov/asset/GSA-VA-Lufkin-TX-OM-BB-brochure); <sup>4</sup> [https://en.wikipedia.org/wiki/Sarasota\\_metropolitan\\_area#Transportation](https://en.wikipedia.org/wiki/Sarasota_metropolitan_area#Transportation); <sup>5</sup> <https://lakewoodranch.com/lakewood-ranch-remains-1-best-selling-multi-generational-community-nation/>; <sup>6</sup> <https://www.mysuncoast.com/2019/05/13/sarasota-bradenton-airport-see-increase-passenger-traffic-april/>; <sup>7</sup> <https://www.visitflorida.org/media/30679/florida-visitor-economic-large-impact-study.pdf>

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## LAKWOOD RANCH NO. 1 IN THE NATION FOR HOUSING STARTS IN SECOND QUARTER

Lakewood Ranch led the nation in housing starts for the second quarter of 2019, according to Metrostudy, a leading research and consulting firm specializing in U.S. residential markets. The Ranch's 1,561 new home starts exceeded those of other top-selling communities in Florida, Texas, Nevada and California.

Earlier in the month, Lakewood Ranch was named the second fastest-selling community in the nation (first multi-generational community), according to Maryland-based real estate consulting firm RCLCO's 2019 Mid-Year Ranking.

Source: <https://lakewoodranch.com/26734-2/>

## LAKWOOD RANCH AMONG TOP 10 FASTEST-GROWING COMMUNITIES IN U.S.

**July 19, 2018** — Lakewood Ranch is among the top 10 fastest-growing communities in the country, according to a study by Realtor.com.

Realtor.com's data team set out to identify the nation's most sought-after suburbs—areas experiencing construction booms (adding much-needed inventory to the market), home appreciation and population growth.

Source: <https://patch.com/florida/bradenton/lakewood-ranch-among-top-10-fastest-growing-communities-u-s>

## CHARLOTTE, SARASOTA AREAS RANK IN TOP 5 PLACES TO MOVE, REPORT SAYS

**Oct 29, 2020** — A move to Charlotte County must be a smart one — or at least a popular one — because a lot of people are doing it.

The Punta Gorda metropolitan statistical area, which includes all of Charlotte County, recently took the number three spot on a list of the top 20 U.S. MSAs to where people are relocating.

The North Port-Sarasota-Bradenton MSA ranked fifth.

The list was put together by Business Insider, an American financial and business news website, based on the highest net migration between 2010 and 2018 using data from the U.S. Census Bureau's Population Estimates program.

Source: [https://www.yoursun.com/charlotte/news/we-live-in-a-popular-place-charlotte-sarasota-areas-rank-in-top-5-places-to/article\\_6d4d0310-ded6-11e9-b61f-63454236b6f8.html](https://www.yoursun.com/charlotte/news/we-live-in-a-popular-place-charlotte-sarasota-areas-rank-in-top-5-places-to/article_6d4d0310-ded6-11e9-b61f-63454236b6f8.html)

## WHY HOME BUYERS ARE CHOOSING SARASOTA OVER OTHER FLORIDA MARKETS.

**January 27, 2021** — Laura Cole, senior vice president of top-ranked Lakewood Ranch, notes that “a near perfect trifecta emerged in 2020, which netted us 2,149 new-home sales, an increase of 30% over 2019 and the best sales year on record at the Ranch. Lakewood Ranch has the advantage of being established and having critical mass, a distinctive multigenerational appeal, and an extensive palette of villages and homes to meet a wide array of home buyers.” What is the trifecta?

- The state of Florida is “open”
- Positive demographic and social trends
- Home builder investment in online technology to improve the home-buying process

Source: [https://www.builderonline.com/data-analysis/ill-see-your-hot-housing-market-and-raise-you-sarasota\\_0](https://www.builderonline.com/data-analysis/ill-see-your-hot-housing-market-and-raise-you-sarasota_0)

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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 SARASOTA:



# 2020/21

- #1** Best Places to Retire in the U.S.
- #2** Best Places to Live in FL
- #4** Fastest Growing Places
- #16** Best Places to Live in the U.S.

## LAKWOOD RANCH:

# metrostudy 2019

A hanleywood Company

- #1** Top community in the U.S

## CARRIER GLOBAL (CARR)

# Forbes 2020

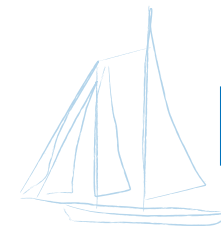
GLOBAL 2000

**#363** Profit

Source: <https://www.forbes.com/companies/carrier-global/?sh=5e3169ef4546>

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 TIC 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.

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