

Kay Properties has developed a series of tried-and-true investment principles that have been honed after nearly 20 years of helping thousands of investors nationwide purchase more than 9,000 DST, 721 UPREIT, and 1031 exchange real estate investments. Here are some examples:



1

Always diversify amongst DST and 721 UPREIT offerings. Even if a DST offering has 10 properties or a 721 UPREIT has 200 properties, they still are one offering. Fully investing into just one DST or 721 UPREIT offering is exposing yourself to unnecessary risks. This follows the age old adage that you should never invest in just one companies stock as it would be unwise and over concentrate you. *

2

Review each DST and 721 UPREIT sponsors track record - both full cycle and current offerings, so as to further understand how the sponsor has performed from a total return and a monthly investor distribution perspective. If you would like a copy of over 25 sponsors track records please register at www.kpi1031.com. * Past performance does not guarantee future results.

3

Consider debt-free real estate options whenever possible as a purposeful strategy to mitigate risk associated with lender foreclosure.

4

Do your due diligence. Not digging into REIT financials, appraisals, mark ups, property condition reports, market studies, etc can be disastrous. For an in depth look at the Kay Properties due diligence teams work please register at www.kpi1031.com. * Due diligence does not guarantee profitable outcomes. All real estate, DST and 721 UPREIT investments contain risk.



**PROPERTIES &
INVESTMENTS LLC**