



Sample **1031** Exchange

Exclusively Prepared For **John Doe**

November 26, 2024

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Your Custom 1031 Exchange Portfolio

Investment Selections



NexPoint Life Sciences II DST

Sponsor: NexPoint

Type: Industrial

This Offering features a portfolio of two life sciences assets located in Philadelphia, PA, an emerging submarket in the life sciences...

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CS1031 Sidbury Station BFR Housing DST

Sponsor: Capital Square

Type: Build-To-Rent (BTR)

CS1031 Sidbury Station BFR Housing, DST, a Delaware statutory trust (the "Trust"), has been formed for the purpose of acquiring Sidbu...

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BR Diversified Industrial Portfolio IV DST

Sponsor: BlueRock

Type: Industrial

BR Diversified Industrial Portfolio IV, DST (the "Parent Trust") represents an attractive investment opportunity in a diverse portfoli...

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Investment Selections



Net-Leased All-Cash 9 DST

Sponsor: ExchangeRight Real Estate

Type: Retail

ExchangeRight Net-Leased All-Cash 9 DST is a new Delaware statutory trust (the "Trust") formed on September 25, 2024 pursuant to a Trust Agreement dated as of September 25, 2024 (the "Trust Agreement"). The Trust acquired the following portfolio of five properties located at (i) 947 County Road...

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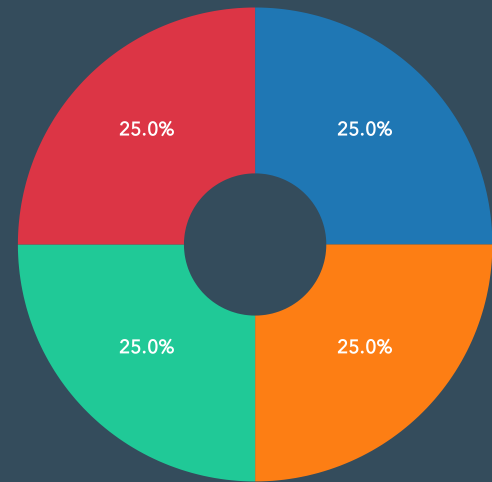
Portfolio Summary

Sponsor	Offering	Asset Type	Equity Investment	Attributed Debt	Total Investment	LTV (%)	1st Yr. Cash Flow (%)*	Total Monthly Cashflow (\$)	Total Annual Cashflow (\$)
NexPoint	Life Sciences II DST	Industrial	\$250,000.00	\$141,849.53	\$391,849.53	36.20 %	4.36 %	\$908.33	\$10,900.00
Capital Square	1031 Sidbury Station BFR Housing DST	Build-To-Rent (BTR)	\$250,000.00	\$261,980.34	\$511,980.34	51.17 %	4.01 %	\$835.42	\$10,025.00
BlueRock	R Diversified Industrial Portfolio IV DST	Industrial	\$250,000.00	\$0.00	\$250,000.00	0.00 %	4.41 %	\$918.75	\$11,025.00
ExchangeRight Real Estate	Net-Leased All-Cash 9 DST	Retail	\$250,000.00	\$0.00	\$250,000.00	0.00 %	5.20 %	\$1,083.33	\$13,000.00
Total			\$1,000,000.00	\$403,829.87	\$1,403,829.87	28.77%	4.50%	\$3,745.83	\$44,950.00

* Cash Flow projections presented herein are derived from the offering prospectuses for each of the investments included in this presentation. These projections are based on assumptions that may not materialize. Actual performance may vary, and there is no assurance that any investment will achieve its objectives or that any returns will be realized. All investments carry the risk of loss.

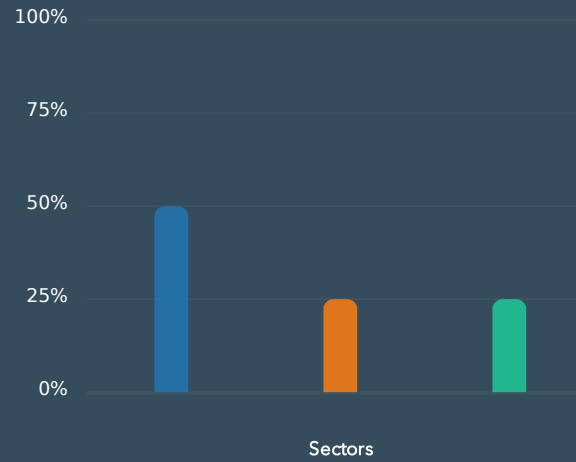
Portfolio Diversification

Offering



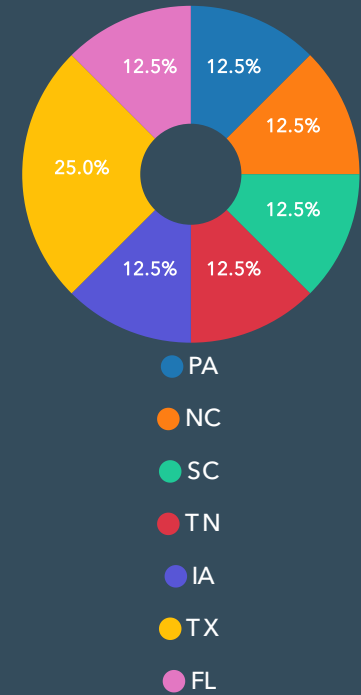
- NexPoint Life Sciences II DST
- CS1031 Sidbury Station BFR Housing DST
- BR Diversified Industrial Portfolio IV DST
- Net-Leased All-Cash 9 DST

Asset Type



- Industrial - 50.00%
- Build-To-Rent (BTR) - 25.00%
- Retail - 25.00%

State



- PA
- NC
- SC
- TN
- IA
- TX
- FL

Disclosure

Please note that inventory fluctuates. This may be only a partial list of what is offered, or some products may no longer be available. Please contact your Registered Representative for the most up-to-date information. The figures, analysis and conclusions presented in this summary are believed to be accurate, but no warranty is made as to their correctness. This summary does not represent an offer to sell any securities discussed in this document. Such offers may only be made by a Private Placement Memorandum delivered to qualified purchasers who reside in certain states and meet the suitability standards for such investment.

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Risk Considerations: Investments in real estate, including tenant-in-common or Delaware Statutory Trust interests, are subject to various risks that are set forth under "Risk Factors" in the PPM or in supplements to the Memorandum which should be read carefully, before any investment is made.

Only available in states where Emerson Equity LLC is registered or exempt from registration. Emerson Equity LLC is not affiliated with any other entities identified in this communication. All investing involves risk. Consult your tax professional prior to investing. 1031 Risk Disclosure:

- There is no guarantee that any strategy will be successful or achieve investment objectives
- Potential for property value loss - All real estate investments have the potential to lose value during the life of the investments
- Change of tax status - The income stream and depreciation schedule for any investment property may affect the property owner's income bracket and/or tax status. An unfavorable tax ruling may cancel deferral of capital gains and result in immediate tax liabilities
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- Change of tax status - The income stream and depreciation schedule for any investment property may affect the property owner's income bracket and/or tax status. An unfavorable tax ruling may cancel deferral of capital gains and result in immediate tax liabilities
- Potential for foreclosure - All financed real estate investments have potential for foreclosure
- liquidity - Because 1031 exchanges are commonly offered through private placement offerings and are illiquid securities. There is no secondary market for these investmentsure

Your Success is Our Priority



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