REALTY MOGUL

REALTYMOGUL®

1031 Eligible DST Properties

Important Risk Disclosures

Risk Disclosures

Investments in real estate are speculative, highly illiquid, and involve substantial risk. A loss of part or all of the principal value of your investment may occur. You should not invest unless you can readily bear the consequences of such loss, including the risk of total loss of capital.

All information about any product or security is qualified in its entirety to the more complete information in the relevant issuer's Offering Documents, which contain important information about the relevant product's or security's "risk factors," investment objectives, business plan, charges, expenses, and other important information. Please carefully review the issuer's Offering Documents, including the "Risk Factors" therein, before investing.

Past performance is not indicative of future results.

Advice from a securities professional is strongly advised, and we recommend that you consult with a financial advisor, attorney, accountant, and any other professional that can help you to understand and assess the risks associated with investing in privately offered securities and real estate.

No Offer or Solicitation. This communication shall not constitute an offer to sell or the solicitation of an offer to buy any securities, nor shall there be aby sale of securities in any jurisdiction in which such offer, solicitation or sale would be unlawful.

1031 EXCHANGE RISK: Internal Revenue Code Section 1031 ("Section 1031") contains complex tax concepts and certain tax consequences may vary depending on the individual circumstances of each investor. RM Securities and its affiliates make no representation or warranty of any kind with respect to the tax consequences of your investment or that the IRS will not challenge any such treatment. You should consult with and rely on your own tax advisor about the tax aspects with respect to your particular circumstances.

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REALTYMOGUL DST OFFERINGS

Get to know which is right for you

RealtyMogul empowers investors to achieve their investment goals by providing a curated selection of investment opportunities that accommodate 1031 exchanges.

At RealtyMogul, we believe that quality matters more than quantity and all deals are evaluated by our affiliated broker-dealer, RM Securities through a formalized due diligence process.

We work closely with a select number of real estate partners who offer Delaware Statutory Trust (DST) structures. We also work closely with our wholly owned subsidiary RM Communities and our extensive network of real estate companies to explore whether a tenancy in common (TIC) structure or the outright purchase of an upcoming investment property meets your investment objectives and timeline.

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DUE DILIGENCE PROCESS

An RM Securities Competitive Advantage

Real Estate Professionals

Due diligence team leverages their extensive real estate investment, asset management, and legal backgrounds to evaluate the property fundamentals, business plan, market dynamics, and Sponsor underwriting.

Access to Proprietary Data

In addition to the firm's insights from its own portfolio, RealtyMogul subscribes to leading real estate news and databases for the most up-to-date market research.

Industry Involvement

RealtyMogul team consistently attends specific DST conferences and Sponsor seminars to stay ahead of new trends, structures, and offerings.

A Few of the Major Deal Factors We Evaluate

- Affiliated Transactions
- Variable Carry Costs
- Above-Market Fees
- Mis-Aligned Sponsor Incentives
- Aggressive Underwriting
- Need for Cap Rate Compression
- Insufficient Reserve Funds
- Short-Term / Floating Rate Debt
- Weak Tenant Credit and Lease Terms
- Undesirable Locations
- Inexperienced or Underperforming Track Records
- Unfavorable UPREIT Structures

PPM → 3rd Party Report → DD Questions → Internal Presentation

APPROVED DEALS

PROPERTY

INDUSTRIAL PORTFOLIO IV

SPONSOR	BLUEROCK
Property Type	Net Lease Industrial
Address	Portfolio
Market	Southeast
Property Size	200,311 SF
Year Built	Diversified
Occupancy	100%
Purchase Price	$25,004,000
Price per SF	$125
Leverage	0.0%
Return (Yr 1 Yield)	4.4%

PROPERTY

HEALTHCARE 29

Additional Disclosure

SPONSOR	FOUR SPRINGS
Property Type	Single-Tenant Net Lease
Address	Portfolio
Market	Diversified
Property Size	3 Properties | 29,744 SF
Year Built	2000s
Occupancy	100%
Purchase Price	$12,228,000
Price per SF	$411
Leverage	0.0%
Return (Yr 1 Yield)	5.0%

PROPERTY

INDUSTRIAL 32

SPONSOR	FOUR SPRINGS
Property Type	Build-to-Suit Distribution Facility
Address	14741 Laplaisance Rd., Monroe, MI
Market	Detroit / Toledo
Property Size	1,100,624 SF
Year Built	2024
Occupancy	100%
Purchase Price	$139,500,000
Price per SF	$127
Leverage	49.8%
Return (Yr 1 Yield)	5.0%

PROPERTY

MANUFACTURING ESSENTIAL ASSET II

SPONSOR	CAI
Property Type	Chemical Manufacturing Facility
Address	308 Church St., Honea Path, SC
Market	Greenville
Property Size	96,204 SF
Year Built	1900s
Occupancy	100%
Purchase Price	$18,000,000
Price per SF	$187
Leverage	0.0%
Return (Yr 1 Yield)	7.0%

DEALS IN DUE DILIGENCE

PROPERTY

GOVERNMENT LEASE HOLDINGS 2

SPONSOR	NET LEASE CAPITAL ADVISORS
Property Type	Government Office
Address	Portfolio
Market	Washington D.C. & Winston-Salem
Property Size	2 Properties | 819,886 SF
Year Built	2015 & 2021
Occupancy	100%
Purchase Price	-
Price per SF	-
Leverage	56.6%
Return (Yr 1 Yield)	4.5%

PROPERTY

LSC-ROCHESTER NY

SPONSOR	LIVINGSTON STREET CAPITAL
Property Type	Independent Living Facility
Address	100 McAuley Dr., Rochester, NY
Market	Rochester
Property Size	219 Units
Year Built	2006
Occupancy	95.0%
Purchase Price	$31,500,000
Price per Unit	$143,836
Leverage	48.2%
Return (Yr 1 Yield)	4.7%

FULLY RESERVED DEALS

PROPERTY

EASTWOOD VILLAGE 71

SPONSOR	COVE CAPITAL
Property Type	Anchored Neighborhood Center
Address	7817 Crestwood Blvd., Birmingham, AL
Market	Birmingham
Property Size	130,056 SF
Year Built	2007
Occupancy	97.3%
Purchase Price	$17,578,000
Price per SF	$135
Leverage	0.0%
Return (Yr 1 Yield)	6.1%

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PROPERTY

HOME2 SUITES SUGARLOAF

SPONSOR	PEACHTREE
Property Type	Extended Stay Hotel
Address	1765 N. Brown Rd., Lawrenceville, GA
Market	Atlanta
Property Size	130 Keys
Year Built	2019
Occupancy	77.4%
Purchase Price	$25,500,000
Price per Key	$194,154
Leverage	0.0%
Return (Yr 1 Yield)	6.0%

PROPERTY

RESIDENCE INN WESLEY CHAPEL

SPONSOR	PEACHTREE
Property Type	Extended Stay Hotel
Address	2867 Lajuana Blvd., Wesley Chapel, FL
Market	Tampa
Property Size	128 Keys
Year Built	2021
Occupancy	78.2%
Purchase Price	$26,120,000
Price per Key	$204,063
Leverage	0.0%
Return (Yr 1 Yield)	6.1%

PROPERTY

CHESTNUT FARMS

SPONSOR	PASSCO
Property Type	Stabilized Multifamily
Address	3005 Chestnut Grove Ln., Matthews, NC
Market	Charlotte
Property Size	256 Units
Year Built	2021
Occupancy	95.0%
Purchase Price	$80,000,000
Price per Unit	$312,500
Leverage	57.5%
Return (Yr 1 Yield)	4.1%

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PROPERTY

CORTONA

SPONSOR	PASSCO
Property Type	Stabilized Multifamily
Address	5800 Highlands Plaza Dr., St. Louis, MO
Market	St. Louis
Property Size	278 Units
Year Built	2014
Occupancy	93.5%
Purchase Price	$62,000,000
Price per Unit	$223,022
Leverage	44.8%
Return (Yr 1 Yield)	4.1%

PROPERTY

INDUSTRIAL PORTFOLIO 27

SPONSOR	FOUR SPRINGS
Property Type	Industrial Net Lease
Address	Portfolio
Market	Diversified
Property Size	22 Properties | 1,318,372 SF
Year Built	1930 - 2020
Occupancy	100%
Purchase Price	$132,490,000
Price per SF	$100
Leverage	48.0%
Return (Yr 1 Yield)	5.3%

PROPERTY

INDUSTRIAL PORTFOLIO III

SPONSOR	BLUEROCK
Property Type	Small-Bay Industrial
Address	Portfolio
Market	Southeast (primarily Atlanta)
Property Size	359,804 SF
Year Built	1900s
Occupancy	99.6%
Purchase Price	$31,950,000
Price per SF	$89
Leverage	0.0%
Return (Yr 1 Yield)	4.4%

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Your 1031 Concierge.
Get a Free Consultation

MAKE AN APPOINTMENT

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