

# Delaware Statutory Trust (DST) Property Menu



## 1031 Exchange

Prepared by Colorado Financial Service Corporation  
As of 02/28/2024

All DST Properties shown are subject to availability. There is no assurance that the DST Properties shown will be available.

IRC § 1031 is a complex tax concept; therefore you should consult your legal or tax professional regarding the specifics of your particular situation. Please consult with your CPA and Attorney to determine if you and/or your investment entity qualify as an accredited investor and if an investment in real estate and Delaware Statutory Trust (DST) properties is suitable for you. This material is not to be construed as tax or legal advice. There are material risks associated with investing in real estate and DST properties including but not limited to: tenant vacancies, potential loss of entire principal invested and illiquidity. That potential cash flows and returns are not guaranteed and could be lower than projected. The Private Placement Memorandum (PPM) should be reviewed in its entirety, each investment has its own set of risks that should be considered with a complete review of the program's risks. This information is from sources we believe to be reliable however we cannot guarantee or represent that the information is accurate or complete. Past performance is no guarantee of future results. Securities offered through registered representatives of Colorado Financial Services Corporation. Member FINRA/SIPC. OSJ Address: 188 Inverness Drive West, Ste 100, Centennial Colorado 80112.

# Risks & Disclosures

This material has been prepared for accredited investors only. Because investor situations and objectives vary this information is not intended to indicate that an investment is appropriate for or is being recommended to any individual investor.

IRC § 1031 is a complex tax concept. Section 1031 allows an owner of real estate to exchange real estate used in a trade or business or held for investment for like-kind property on a tax-free basis. This can be done as a direct exchange or through the sale of the real property and the acquisition of replacement property pursuant to a deferred exchange. Therefore you should consult your legal or tax professional regarding the specifics of your particular situation.

Please consult with your CPA and Attorney to determine if you and/or your investment entity qualify as an accredited investor and if an investment in real estate and Delaware Statutory Trust (DST) properties is suitable for you.

This is for informational purposes only, does not constitute individual investment advice, and should not be relied upon as tax or legal advice. Please consult the appropriate professional regarding your individual circumstance.

There are material risks associated with investing in real estate securities including but limited to illiquidity, general market conditions, interest rate risks, financing risks, potentially adverse tax consequences, general economic risks, development risks, and potential loss of the entire investment principal.

Investors have to consider their entire investment plan, estate plan, goals and objectives to ensure that have adequate and sufficient amounts of liquidity with other assets to meet any foreseeable or unforeseeable expenses and/or liabilities.

Certain risks may exist in using leverage in DST's. Using leverage may increase risk and volatility in the DST.

I understand that, as with other forms of real property ownership, I have an unlimited liability as an owner of the DPP and property. While insurance coverage may be obtained against liability for property damage and personal injury at the expense of the owners, I will be at risk to the extent there is no insurance coverage for any reason.

Investors may be affected in different ways by state and local taxes, such as income taxes, franchise taxes, privilege and use taxes, and other taxes and fees. These taxes may require an investor to file state income tax returns in the state(s) that the DST owns properties in.

The Private Placement Memorandum (PPM) should be reviewed in its entirety, each investment has its own set of risks that should be considered. The PPM is the only determining document.

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Like most real estate investments, DPPs are considered long-term (buy and hold) investments with an indefinite holding period and little or no opportunity to sell it or withdraw funds. There is currently no market to sell this type of investment, and if a market develops, the price may be far less than originally paid.

Investors have no right to participate in the day-to-day management of the properties. Investors have to rely on third parties for management of the property.

Colorado Financial Service Corporation, CFSC Financial representatives nor the Real Estate Sponsor Company of this investment are able to provide accounting, tax or legal advice.

DST investments typically are held for five to 10 years and may even be held for longer. If the DST is subject to a IRC § 721 Exchange/REIT conversion, the holding time may be reduced significantly.

If this investment is part of a IRC § 721 Exchange/REIT conversion I understand that I will no longer be able to perform a IRC § 1031 exchange upon the sale of my REIT shares/OP units and that I will likely have a taxable event. The IRC § 721 Exchange/REIT conversion will not guarantee against loss of principal or loss of value.

Neither Colorado Financial Service Corporation, its affiliates, its registered representatives nor its agents are examining or analyzing any prospective investor's circumstances to determine whether such investor's acquisition of property qualifies as a IRC § 1031 Exchange. No assurance or opinion is being provided to the effect that any individual prospective investor's transaction will qualify under IRC § 1031. Such examinations or analyses are the sole responsibility of each prospective investor, who must consult with his or her own independent legal, tax, CPA, accounting and financial advisors prior to purchasing a DPP.

We recommend a complete review of the programs risks.

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Past performance is no guarantee of future results.

DST's are long-term investment with an indefinite holding period and little or no opportunity for me to sell it or withdraw funds and are considered illiquid investments.

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# Cove Capital – Eastwood Village Opportunity 71 DST

Newly Available  
As of: 01/29/24

Asset Class: Retail – Class B+  
Cash Flow: Refer to the PPM for distribution information  
Loan-to-Offering Ratio: 0.00%  
Minimum 1031: \$25,000  
Location(s): Birmingham, (AL)



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## **Beacon Real Estate Group – Beacon Enterprise Mill DST**

Asset Class: Mixed Use – Class A  
Cash Flow: Refer to the PPM for distribution information  
Loan-to-Offering Ratio: 45.19%  
Minimum 1031: \$50,000  
Location(s): Augusta, (GA)



## **BlueRock – Diversified Industrial Portfolio I DST**

Asset Class: Industrial – Class A  
Cash Flow: Refer to the PPM for distribution information  
Loan-to-Offering Ratio: 43.14%  
Minimum 1031: \$100,000  
Location(s): (CO), (NC)



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## **Cantor Fitzgerald – Archer Multifamily DST**

Asset Class: Multifamily – Class A  
Cash Flow: Refer to the PPM for distribution information  
Loan-to-Offering Ratio: 44.30%  
Minimum 1031: \$250,000  
Location(s): Acworth (GA)



## **Cantor Fitzgerald – Legacy at Fox Valley Multifamily DST**

Asset Class: Multifamily – Class B+  
Cash Flow: Refer to the PPM for distribution information  
Loan-to-Offering Ratio: 29.80%  
Minimum 1031: \$250,000  
Location(s): Aurora, (IL)



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## Capital Square – Asheville NC Apartment Portfolio DST

Asset Class: Multifamily – Class A/B+  
Cash Flow: Refer to the PPM for distribution information  
Loan-to-Offering Ratio: 36.52%  
Minimum 1031: \$78,764  
Location(s): Asheville, (NC)



## Capital Square – Holiday MHC DST

Asset Class: Manufactured Housing – Class B  
Cash Flow: Refer to the PPM for distribution information  
Loan-to-Offering Ratio: 20.11%  
Minimum 1031: \$65,582  
Location(s): Lakeland, (FL)



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## Capital Square – Lyric at Norton Commons Apartments DST

Asset Class: Multifamily – Class A  
Cash Flow: Refer to the PPM for distribution information  
Loan-to-Offering Ratio: 39.02%  
Minimum 1031: \$81,996  
Location(s): Prospect, (KY)



## Capital Square – Parkland Apartments DST

Asset Class: Multifamily – Class B  
Cash Flow: Refer to the PPM for distribution information  
Loan-to-Offering Ratio: 40.99%  
Minimum 1031: \$84,729  
Location(s): Parkland, (FL)



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## Cove Capital – Net Lease Distribution 64 DST

Asset Class: Industrial – Class A

Cash Flow: Refer to the PPM for distribution information

Loan-to-Offering Ratio: 0.00%

Minimum 1031: \$25,000

Location(s): Frankfort, (NY)



## Cove Capital – Pharmacy Net Lease 65 DST

Asset Class: Commercial – Class A

Cash Flow: Refer to the PPM for distribution information

Loan-to-Offering Ratio: 0.00%

Minimum 1031: \$25,000

Location(s): Encinitas, (CA)



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## **Inland – Fort Myers BTR DST**

Asset Class: Multifamily – Class A BTR  
Cash Flow: Refer to the PPM for distribution information  
Loan-to-Offering Ratio: 0%  
Minimum 1031: \$100,000  
Location(s): Fort Myers (FL)



## **Inland – Industrial Portfolio DST**

Asset Class: Industrial – Amazon Centers  
Cash Flow: Refer to the PPM for distribution information  
Loan-to-Offering Ratio: 0%  
Minimum 1031: \$100,000  
Location(s): (FL), (KS)



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## Inland – Zero Coupon Ann Arbor Lab DST

Asset Class: Commercial – Class A  
Cash Flow: Refer to the PPM for distribution information  
Loan-to-Offering Ratio: 80.09%  
Minimum 1031: \$25,000  
Location(s): Ann Arbor (MI)



## Inland – Zero Coupon Essential Portfolio DST

Asset Class: Commercial – Class A  
Cash Flow: Refer to the PPM for distribution information  
Loan-to-Offering Ratio: 77.32%  
Minimum 1031: \$100,000  
Location(s): (IA), (MN), (MO), (NE), (WI)



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## **JWCM – Republic Alamo Heights DST**

Asset Class: Commercial Multifamily – Class A-  
Cash Flow: Refer to the PPM for distribution information  
Loan-to-Offering Ratio: 41.70%  
Minimum 1031: \$100,000  
Location(s): San Antonio (TX)



## **Madison Capital – GSI Hampton DST**

Asset Class: Commercial Self-Storage – Class A  
Cash Flow: Refer to the PPM for distribution information  
Loan-to-Offering Ratio: 0.00%  
Minimum 1031: \$100,000  
Location(s): Newport News (VA)



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## Net Lease Capital – DG Investment Grade Portfolio I DST

Asset Class: Retail – Class A

Cash Flow: Refer to the PPM for distribution information

Loan-to-Offering Ratio: 0.00%

Minimum 1031: \$100,000

Location(s): (AL), (IA), (IL), (MI), (MO)



## Net Lease Capital – GSA CIS Camp Springs DST

Asset Class: Commercial – Class A

Cash Flow: Refer to the PPM for distribution information

Loan-to-Offering Ratio: 21.75%

Minimum 1031: \$100,000

Location(s): Camp Springs, (MD)



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## **NLCA – Three National Logistics Properties Investors DST**

Asset Class: Industrial - Amazon Sortation/Distribution Facilities

Cash Flow: Refer to the PPM for distribution information

Loan-to-Offering Ratio: 85.75%

Minimum 1031: \$150,000

Location(s): (MI), (TN), (VA)



## **NewStar Exchange – 6 Tranquil Gardens BTR DST**

Asset Class: Commercial Multifamily – Class A BTR

Cash Flow: Refer to the PPM for distribution information

Loan-to-Offering Ratio: 40.02%

Minimum 1031: \$100,000

Location(s): Acworth (GA)



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## Passco – Cortona DST

Asset Class: Multifamily – Class A-  
Cash Flow: Refer to the PPM for distribution information  
Loan-to-Offering Ratio: 44.80%  
Minimum 1031: \$100,000  
Location(s): St. Louis, (MO)



## Passco – Sawgrass DST

Asset Class: Multifamily – Class A  
Cash Flow: Refer to the PPM for distribution information  
Loan-to-Offering Ratio: 32.27%  
Minimum 1031: \$100,000  
Location(s): Gonzales, (LA)



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## Starboard – Silver Oaks DST

Asset Class: MultiFamily – Class A-

Cash Flow: Refer to the PPM for distribution information

Loan-to-Offering Ratio: 45.11%

Minimum 1031: \$100,000

Location(s): Gonzales, (LA)



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