

Typical examples of Past DST Real Estate Investment Offerings

Please note that the offerings summarized below have already been purchased by investors; and so are no longer available for purchase; but are presented for educational purposes. These past DST offerings were not past recommendations and do not reflect current offerings or recommendations.



Luxury Apartment Complex

This apartment complex, located in a desirable location in the Southern US, is a 300-unit Class A apartment complex, whose amenities include an oversized pool and fitness center.

Offering Type	Residential apartment complex
Offering Year	2015
Location	Southern US
Description	300 unit lux apartment complex
Equity Raise	\$20,000,000 (approx.)
LTV	60% (approx.)



Wholesale Club Retail Store

This wholesale club retail property, situated in a desirable location in Northeastern US, is a 70,000 sq. ft. facility on 7.73 acres, off a major highway, and includes a service station and Verizon Kiosk.

Offering Type	Retail wholesale club complex
Offering Year	2015
Location	Northeastern US
Description	70,000 sq. ft. Retail Facility
Equity Raise	\$4,000,000 (approx.)
LTV	45% (approx.)

Frequently asked questions

1. DST (Delaware Statutory Trust) Real Estate Investments are a way to share in the ownership of institutional-grade Real Estate—with no management responsibilities.
2. DST Investments can be purchased as the Replacement Property(s) in a 1031 Tax-Deferred Exchange (often a \$100,000 minimum purchase), within 3 – 5 business days after closing on the relinquished property, thereby deferring capital gains taxes on the sale. As financing on the DST property is already in place, there is no need to obtain a mortgage on a replacement property.
3. DST Investments can also be purchased for cash as a stand-alone investment (often a \$25,000 minimum purchase).
4. DST Investments may provide rental income, typically on a monthly basis, as well as providing depreciation—potentially offsetting much of the income received.
5. The purchase of multiple DST Investments can provide geographical and property-class diversification.
6. Hold-time for a DST Investment is Typically 6–10 years. Upon the sale of the underlying property, the investor has the option of either receiving cash; or of purchasing other property or DST investments in a new tax-deferred transaction.
7. DST Investments are only available to accredited investors (see below).
8. Additional information regarding 1031 Tax Deferred Exchanges and DSTs is contained in the accompanying Sourcenet brochure.

The information herein has been prepared for educational purposes only and does not constitute an offer to purchase or sell securitized real estate investments. DST 1031 properties are only available to accredited investors (generally described as having a net worth of over \$1 million dollars exclusive of primary residence) and accredited entities only. If you are unsure if you are an accredited investor and/or an accredited entity, please verify with your CPA and Attorney. There are risks associated with investing in real estate and Delaware Statutory Trust (DST) properties including, but not limited to, loss of entire investment principal, declining market values, tenant vacancies and illiquidity. This material is not to be interpreted as tax or legal advice, nor does it indicate suitability for any particular investor. Please speak with your own tax and legal advisors for advice/guidance regarding your particular situation. Potential cash flows/returns/appreciation are not guaranteed and could be lower than anticipated. Diversification does not guarantee profits or guarantee protection against losses. Securities offered through DAI Securities, LLC, member FINRA/SIPC. Sourcenet Investment Services, LLC is independent of DAI Securities, LLC.