

Mike Ghirardo

**\$1 million - Lisa Fenn -  
Portfolio**

07-16-2024

# Disclosure

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## REPLACEMENT PROPERTY INVENTORY

August 1, 2023

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and legal advisors regarding the suitability of this investment. Emerson Equity LLC and its Financial Advisors do not provide tax or legal advice and you should consult your accountant and/or attorney if considering an investment of this type.

Accredited Investors are defined as having \$1 million net worth excluding primary residence or \$200,000 income individually/\$300,000 jointly two of the last three years.

## **DISCLOSURES**

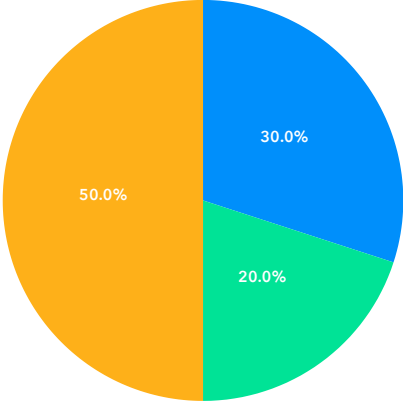
Risk Considerations: Investments in real estate, including tenant-in-common or Delaware Statutory Trust interests, are subject to various risks that are set forth under "Risk Factors" in the PPM or in supplements to the Memorandum which should be read carefully, before any investment is made.

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- 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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- 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 investments
- Reduction or Elimination of Monthly Cash Flow Distributions - Like any investment in real estate, if a property unexpectedly loses tenants or sustains substantial damage, there is potential for suspension of cash flow distributions
- Impact of fees/expenses - Costs associated with the transaction may impact investors' returns and may outweigh the tax benefits

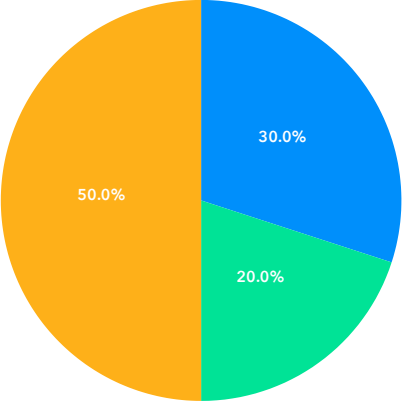
# Investment Diversification

### OFFERING



- BT Mankato Student Housing ...
- BR Diversified Industrial Portfol...
- CF James Multifamily DST

### SECTOR



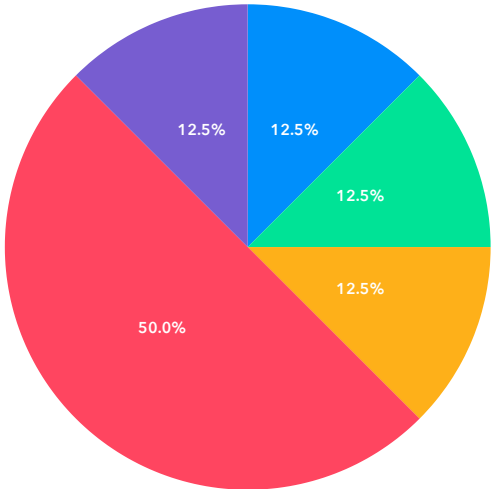
- Student Housing - 30.00%
- Industrial - 20.00%
- Multifamily - 50.00%

SPONSOR	OFFERING	SECTOR	INVESTMENT CATEGORY	EQUITY INVESTMENT	PERCENTAGE ALLOCATION
Baker Tilly US, LLP	BT Mankato Student Housing DST	Student Housing	DST	\$300,000	30.00%
BlueRock	BR Diversified Industrial Portfolio III, DST	Industrial	DST 721 UPREIT	\$200,000	20.00%
Cantor Fitzgerald	CF James Multifamily DST	Multifamily	DST	\$500,000	50.00%
			<b>TOTAL</b>	<b>\$1,000,000</b>	<b>100%</b>

# Pro Forma Investment Portfolio

SPONSOR	OFFERINGS	EQUITY INVESTMENT	ATTRIBUTED DEBT	TOTAL INVESTMENT	LTV (%)	PROJ. 1ST YR CASH FLOW. (%)	TOTAL MONTHLY INCOME (\$)	TOTAL ANNUAL CASHFLOW (\$)	INVESTMENT CATEGORY
Baker Tilly US, LLP	BT Mankato Student Housing DST	\$300,000	\$236,769	\$536,769	44.1%	4.5%	\$1,125	\$13,500	DST
BlueRock	BR Diversified Industrial Portfolio III, DST	\$200,000	\$0	\$200,000	0.0%	4.4%	\$733	\$8,800	DST 721 UPREIT
Cantor Fitzgerald	CF James Multifamily DST	\$500,000	\$572,961	\$1,072,961	53.4%	4.3%	\$1,792	\$21,500	DST
<b>Total</b>		<b>\$1,000,000</b>	<b>\$809,730</b>	<b>\$1,809,730</b>	<b>32.5%</b>	<b>4.4%</b>	<b>\$3,650</b>	<b>\$43,800</b>	

# Geographic Location



● MN ● SC ● FL ● GA ● TX



\*Piegraph does not reflect weighting of investment dollars by State.

# Pro Forma Investment Portfolio



**Offering:** BT Mankato Student Housing DST

**Sponsor:** Baker Tilly US, LLP

**Sector:** Student Housing

BT Mankato Student Housing DST (the "Trust") is a Delaware statutory trust that...



**Offering:** BR Diversified Industrial Portfolio III, DST

**Sponsor:** BlueRock

**Sector:** Industrial

BR Diversified Industrial Portfolio III, DST (the "Parent Trust") represents an attracti...



**Offering:** CF James Multifamily DST

**Sponsor:** Cantor Fitzgerald

**Sector:** Multifamily

CF James Multifamily DST, a newly formed Delaware statutory trust (the "Trust") and...

 Altnvest Logo

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