

1031 DST/TIC Market Equity Update

Program Detail Report

For the Reporting Period: August 1 - August 15, 2021



MOUNTAIN DELL
CONSULTING

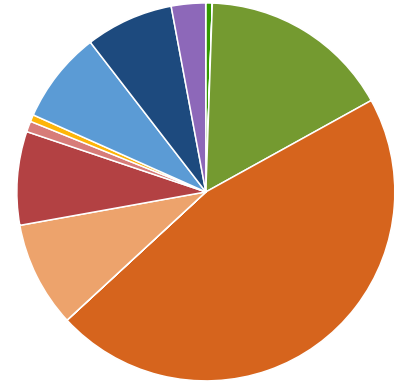
Market Snapshot on August 15, 2021

\$286,977,537	\$3,528,318,029	\$1,007,720,013	59	86	27	4.88%
Equity Raised (Reporting Period)	Equity Raised (Year to Date)	Available Equity	# of Programs	Avg. Days on Market	# of Active Sponsors	Avg. 1st Yr. Return

Asset Type Breakdown August 1 - August 15, 2021

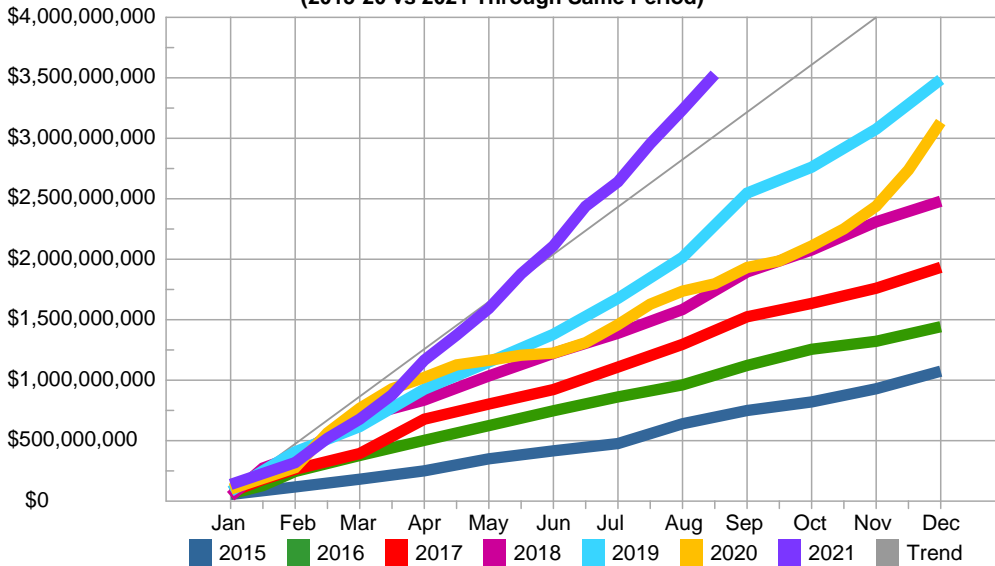
Asset Type	# of Programs	Equity August 1	Equity Raised
Energy (O/G/S)	1	\$5,588,235	\$0
Hospitality	0	\$0	\$0
Industrial	7	\$163,636,855	\$41,062,183
Multi-Family	19	\$290,787,606	\$83,265,472
Multi-Manufactured	1	\$121,687	\$121,687
Multi-Student Housing	3	\$96,624,886	\$5,526,694
Office	7	\$103,907,116	\$23,324,684
Office/Medical	3	\$9,861,997	\$8,572,580
Other	2	\$8,200,000	\$2,260,000
Retail	4	\$24,757,338	\$49,157,535
Self Storage	7	\$112,067,501	\$36,267,501
Senior Housing	4	\$66,967,587	\$37,419,201
Total	58	\$882,520,808	\$286,977,537

Available Equity by Type



Energy(O/G/S) 1%	Hospitality 0%	Industrial 16%
Multifamily 46%	MFD HSG 0%	STDNT HSG 9%
Office 8%	Office/Medical 1%	Other 1%
Retail 8%	Self Storage 8%	Senior Housing 3%

Cumulative Equity Raised Comparison (2015-20 vs 2021 Through Same Period)



Active Sponsors Year to Date

Name	%	Raised
Inland Private Capital	16%	\$569,637,458
Capital Square Realty Advisors	13%	\$451,241,751
Black Creek Group	8%	\$280,970,066
ExchangeRight Real Estate	8%	\$269,501,683
Passco Companies	7%	\$255,037,753
Cantor Fitzgerald Investors	6%	\$214,834,397
Kingsbarn Realty Capital	4%	\$140,783,830
RK Properties	4%	\$133,708,592
Bluerock Real Estate	4%	\$128,841,543
Versity Investments	3%	\$114,901,227
Four Springs TEN31 XCHG	3%	\$100,228,200
Madison Capital Group	3%	\$93,243,846
Carter Exchange	3%	\$92,826,018
NexPoint Securities	2%	\$86,533,720
Inspired Healthcare Capital	2%	\$77,340,668
Livingston Street Capital	2%	\$58,849,989
Net Lease Capital Advisors	1%	\$49,652,568
IDEAL Capital Group	1%	\$47,851,000
InCommercial Property Grp	1%	\$44,157,367
Time Equities	1%	\$42,445,000
Valeo Groupe Americas	1%	\$41,260,000
Real Estate Value Advisors	1%	\$31,372,275
CAI Investments	1%	\$23,910,050
Cunat Inc	1%	\$22,500,000
Flatirons Asset Management	1%	\$21,856,777
AEI Trust Advisors	1%	\$21,850,000
Trilogy Real Estate Group	<1%	\$16,425,087
Starboard Realty Advisors	<1%	\$15,870,000
Syndicated Equities Group	<1%	\$15,000,000
1031 CF Properties	<1%	\$13,500,618
Montego Minerals	<1%	\$12,250,000
NAI Legacy	<1%	\$12,000,000
CORE Pacific Advisors	<1%	\$9,551,058
Croatian Investments	<1%	\$8,810,000
Hartman Income Management	<1%	\$7,131,556
Resource Royalty	<1%	\$2,443,932
Equity Raised YTD:		\$3,528,318,029

Added Programs

Program Name	Asset Type	Offering Amt
AEI Net Lease Portfolio 16 DST	Retail	\$29,070,000
ER NLP 49 DST	Retail	\$57,600,000
Sun Belt SFR Portfolio DST	Multi-Family	\$137,048,031
Commerce 94 Industrial DST	Industrial	\$42,774,375
CS1031 Livingston Apts. Flats DST	Multi-Family	\$44,586,000
Convenience Net Lease Portfolio II DST	Retail	\$16,948,336
CF Riverview Multi-Family DST	Multi-Family	\$38,475,000
SE Highland Park DST	Office/Medical	\$8,000,000
Passco Braselton DST	Multi-Family	\$37,675,000

Fully Subscribed and/or Closed Programs

Program Name	Asset Type	D.O.M.	Offering Amt
CS1031 Maplewood MHC DST	Multi-Manufactured	316	\$38,600,000
BC Exchange Clayton Commerce	Industrial	275	\$70,688,705
BC Exchange The Palms DST	Multi-Family	212	\$87,438,017
CS1031 Somerhill Farms Apts	Multi-Family	144	\$23,236,000
CF Wyatt Multifamily DST	Multi-Family	135	\$63,785,000
ER NLP 47 DST	Retail	69	\$38,850,000
Passco Little Rock DST	Multi-Family	61	\$34,125,000

1031 DST/TIC Market Equity Update

Program Detail Report

For the Reporting Period: August 1 - August 15, 2021



MOUNTAIN DELL
CONSULTING

Available Programs

Energy (O/G/S)

Sponsor	Program	Location	DOM	Offering Amt	Available Equity	LTV	Proj RTN
Resource Royalty	Resource Royalty XV LLC		40	\$5,588,235	\$5,588,235	0.00%	10.00%
Totals & Averages			40	\$5,588,235	\$5,588,235	0.00%	10.00%

Industrial

Sponsor	Program	Location	DOM	Offering Amt	Available Equity	LTV	Proj RTN
Black Creek Group	BC Exchange Clayton Commerce	Ellenwood GA	275	\$70,688,705	\$0	0.00%	4.31%
Net Lease Capital Advisors	4851 JS Industrial DST	Garner NC	237	\$39,028,568	\$3,000,000	86.75%	0.00%
Net Lease Capital Advisors	FC Oklahoma City OK Investors	Oklahoma City OK	154	\$29,484,000	\$15,900,000	87.75%	0.00%
Black Creek Group	BC Industrial Exchange Portfolio I	DC,FL,IL,NV	106	\$158,811,370	\$35,000,000	0.00%	4.35%
Four Springs TEN31 XCHG	FSC Industrial 8 DST	Austin TX	75	\$38,320,000	\$1,174,672	47.90%	5.00%
Black Creek Group	BC Exchange Reno Logistics CTR	Reno NV	75	\$77,190,083	\$55,000,000	0.00%	4.31%
Inland Private Capital	Zero Coupon OH Fulfillment DST	Rossford OH	73	\$41,914,150	\$12,500,000	82.18%	0.00%
Net Lease Capital Advisors	Commerce 94 Industrial DST	Oak Tree WI	5	\$42,774,375	\$42,774,375	86.75%	0.00%
Totals & Averages			125	\$498,211,251	\$165,349,047	48.92%	2.25%

Multi-Family

Sponsor	Program	Location	DOM	Offering Amt	Available Equity	LTV	Proj RTN
Black Creek Group	BC Exchange The Palms DST	Davie FL	212	\$87,438,017	\$0	0.00%	4.31%
Capital Square Realty Advisors	CS1031 Somerhill Farms Apts	Gainesville VA	144	\$23,236,000	\$0	54.78%	4.73%
Cantor Fitzgerald Investors	CF Wyatt Multifamily DST	Fort Collins CO	135	\$63,785,000	\$0	47.08%	4.27%
Starboard Realty Advisors	Starboard Jade at North Hills	Menomonee Falls WI	125	\$16,000,000	\$130,000	50.86%	5.00%
Cantor Fitzgerald Investors	CF Summerfield Multifamily DST	Landover MD	95	\$38,100,000	\$1,532,810	60.10%	4.26%
Inland Private Capital	Custom Grand Rapids Multifamily	Grand Rapids MI	87	\$16,336,626	\$16,336,626	62.73%	4.69%
Trilogy Real Estate Group	Trilogy Park 205 Multifamily	Park Ridge IL	69	\$25,397,248	\$8,972,161	52.58%	5.07%
Passco Companies	Passco Little Rock DST	Little Rock AR	61	\$34,125,000	\$0	53.10%	4.10%
Cantor Fitzgerald Investors	CF Glenmuir Multifamily DST	Naperville FL	51	\$86,100,000	\$50,131,076	27.70%	4.33%
Passco Companies	Passco Altis Promenade DST	Lutz FL	51	\$54,300,000	\$3,741,704	47.56%	4.00%
Livingston Street Capital	LSC-Texas 55+ DST	TX	51	\$40,987,000	\$4,047,906	52.28%	5.23%
Inland Private Capital	Northeast Multifamily DST	Lawrenceville NJ	51	\$67,623,066	\$22,700,000	48.99%	3.65%
CORE Pacific Advisors	CPA Cue Luxury Apartments DST	Cypress TX	46	\$21,000,000	\$11,448,942	57.40%	4.50%
Bluerock Real Estate	BR Lake Langanore DST	New Market MC	44	\$50,141,107	\$3,508,566	52.29%	4.00%
Passco Companies	Passco Collins DST	Baton Rouge LA	38	\$32,800,000	\$15,034,690	52.33%	4.84%
Carter Exchange	CX Multifamily Portfolio DST	AL,GA	37	\$67,319,313	\$52,507,421	47.67%	4.49%
RK Properties	RK AVLI at Crosstown Center	Tampa FL	33	\$42,535,000	\$15,000,000	43.31%	4.09%
Capital Square Realty Advisors	CS1031 Lullwater at Big Ridge	Hixson TN	32	\$27,900,000	\$2,430,232	58.14%	4.41%
Passco Companies	Passco Braselton DST	Buford GA	13	\$37,675,000	\$37,675,000	52.34%	4.10%
Cantor Fitzgerald Investors	CF Riverview Multi-Family DST	Dayton KY	11	\$38,475,000	\$38,475,000	50.02%	4.40%
Capital Square Realty Advisors	CS1031 Livingston Apts Flats	Chesterfield VA	9	\$44,586,000	\$44,586,000	53.65%	4.56%
Inland Private Capital	Sun Belt SFR Portfolio DST	AZ	4	\$137,048,031	\$137,048,031	48.88%	3.75%
Totals & Averages			64	\$1,052,907,4	\$465,306,165	48.81%	4.40%

Multi-Manufactured

Sponsor	Program	Location	DOM	Offering Amt	Available Equity	LTV	Proj RTN
Capital Square Realty Advisors	CS1031 Maplewood MHC DST	Port Orange FL	316	\$38,600,000	\$0	41.93%	5.00%
Totals & Averages			316	\$38,600,000	\$0	41.93%	5.00%

Multi-Student Housing

Sponsor	Program	Location	DOM	Offering Amt	Available Equity	LTV	Proj RTN
Nelson Partners	Sol y Luna DST	Tucson AZ	585	\$71,516,000	\$60,300,000	66.70%	6.50%
Versity Investments	Inspire on 22nd DST	Austin TX	61	\$41,886,885	\$15,287,394	55.00%	5.34%
Versity Investments	Shadowglen DST	Manor TX	48	\$26,893,742	\$15,510,798	50.02%	5.10%
Totals & Averages			231	\$140,296,627	\$91,098,192	57.24%	5.65%

Office

Sponsor	Program	Location	DOM	Offering Amt	Available Equity	LTV	Proj RTN
Kingsbarn Realty Capital	KB Douglas II DST	Roseville CA	379	\$20,750,000	\$3,418,774	42.00%	6.00%
Kingsbarn Realty Capital	KB Douglas I DST	Roseville CA	303	\$17,000,000	\$2,949,533	48.00%	6.25%
Kingsbarn Realty Capital	KB Van Nuys DST	Van Nuys CA	168	\$17,850,000	\$9,303,933	55.60%	7.50%
Kingsbarn Realty Capital	KB Olympus DST	Roseville CA	138	\$29,000,000	\$2,187,830	56.00%	8.00%
Kingsbarn Realty Capital	KB Palm Terrace DST	Lake Forest CA	46	\$25,400,000	\$11,383,182	60.00%	7.20%
Kingsbarn Realty Capital	KB Gramercy DST	Torrance CA	46	\$27,225,000	\$27,584,625	60.00%	7.00%
Cantor Fitzgerald Investors	CF Valencia Life Sciences DST	Santa Clarita CA	26	\$40,400,000	\$23,754,555	55.15%	5.18%
Totals & Averages			158	\$177,625,000	\$80,582,432	53.82%	6.73%

Office/Medical

Sponsor	Program	Location	DOM	Offering Amt	Available Equity	LTV	Proj RTN
Four Springs TEN31 XCHG	FSC Healthcare 6 DST	NC,OR,TX	86	\$16,620,000	\$0	47.30%	5.50%
Capital Square Realty Advisors	CS1031 MOB TX VII DST	Garland TX	45	\$18,834,000	\$392,765	0.00%	5.00%
Capital Square Realty Advisors	CS1031 MOB AZ I DST	Gilbert AZ	16	\$5,817,000	\$896,652	46.37%	5.20%
Syndicated Equities Group	SE Highland Park DST	Highland Park IL	12	\$8,000,000	\$8,000,000	55.00%	6.20%
Totals & Averages			40	\$49,271,000	\$9,289,417	37.17%	5.48%

Other							
Sponsor	Program	Location	DOM	Offering Amt	Available Equity	LTV	Proj RTN
Valeo Groupe Americas	Valeo Epoch Fort Collins DST	Fort Collins CO	138	\$23,100,000	\$840,000	0.00%	5.00%
Valeo Groupe Americas	Epoch Huntsville DST	Huntsville AL	118	\$23,700,000	\$5,100,000	0.00%	5.00%
<i>Totals & Averages</i>			128	\$46,800,000	\$5,940,000	0.00%	5.00%

Retail							
Sponsor	Program	Location	DOM	Offering Amt	Available Equity	LTV	Proj RTN
ExchangeRight Real Estate	ER NLP 47 DST	CA,ID,LA,NJ,OH,...	69	\$38,850,000	\$0	33.98%	6.10%
CAI Investments	CAI Investments Kansas City	Kansas City KS	53	\$16,593,001	\$5,088,535	48.57%	5.85%
ExchangeRight Real Estate	ER NLP 48 DST	GA,IA,IL,IN,KY,...	46	\$39,340,000	\$2,680,559	54.45%	6.11%
Kingsbarn Realty Capital	Fleet Farm Flagship Store DST	Appleton WI	46	\$31,300,000	\$3,815,363	60.00%	8.66%
Inland Private Capital	Convenience Net Lease Portfolio II	FL,TX	10	\$16,948,336	\$16,948,336	0.00%	4.00%
ExchangeRight Real Estate	ER NLP 49 DST	AL,CA,CT,GA,IL,...	3	\$57,600,000	\$21,615,346	54.43%	6.15%
AEI Trust Advisors	AEI Net Lease Portfolio 16 DST	AR,MO,NM,TX	0	\$29,070,000	\$29,070,000	0.00%	5.00%
<i>Totals & Averages</i>			38	\$229,701,337	\$79,218,139	35.92%	5.98%

Self Storage							
Sponsor	Program	Location	DOM	Offering Amt	Available Equity	LTV	Proj RTN
Madison Capital Group	GSI Louisville TIC	Louisville KY	289	\$12,078,652	\$300,000	0.00%	2.50%
Madison Capital Group	GSI Atlanta DST	Atlanta GA	108	\$16,701,451	\$500,000	0.00%	5.01%
Madison Capital Group	GSI Nashville DST	Henderson TN	95	\$12,280,495	\$500,000	0.00%	5.03%
Madison Capital Group	GSI Charleston Gregorie DST	Mt Pleasant SC	89	\$13,476,597	\$1,500,000	0.00%	5.09%
Madison Capital Group	GSI Broch Hilton Head DST	Ridgeland SC	46	\$21,129,341	\$18,000,000	0.00%	5.03%
Madison Capital Group	GSI Charlotte Ft Mill TIC	Charlotte NC	46	\$16,445,000	\$14,000,000	0.00%	2.20%
Inland Private Capital	Self Storage Portfolio XIII	AZ,FL,GA,OR,TX,WA	19	\$69,267,501	\$41,000,000	42.75%	4.25%
<i>Totals & Averages</i>			99	\$161,379,037	\$75,800,000	6.11%	4.16%

Senior Housing							
Sponsor	Program	Location	DOM	Offering Amt	Available Equity	LTV	Proj RTN
1031 CF Properties	Aspen Valley DST	Boise ID	181	\$14,000,000	\$499,382	0.00%	5.50%
Senior Living Fund	SLF Decatur DST	Decatur IL	151	\$9,000,000	\$9,000,000	35.00%	6.00%
Inspired Healthcare Capital	Inspired Candle Light Cove DST	Wilmington DE	44	\$16,518,352	\$568,352	49.56%	6.75%
Inspired Healthcare Capital	Inspired Senior Living of Athens	Athens GA	27	\$38,063,343	\$19,480,652	0.00%	6.00%
<i>Totals & Averages</i>			101	\$77,581,695	\$29,548,386	21.14%	6.06%