

## Benefits

### 1031 Delaware Statutory Trust (DST) Real Estate

<b>Institutional Properties</b>	<ul style="list-style-type: none"> <li>• Access to \$30m to \$250 million + real estate properties.</li> </ul>
<b>Professional Management</b>	<ul style="list-style-type: none"> <li>• Professionally managed real estate with no property management responsibilities.</li> </ul>
<b>Low Minimum Investment</b>	<ul style="list-style-type: none"> <li>• Minimums are typically \$100,000, but can go as low as \$25,000.</li> </ul>
<b>Non-Recourse Debt</b>	<ul style="list-style-type: none"> <li>• Financing in place to replace a mortgage paid off on a relinquished property.</li> </ul>
<b>Diversification</b>	<ul style="list-style-type: none"> <li>• Access to multiple DST properties in different sectors and states.</li> </ul>
<b>All Cash/Debt Free DSTs</b>	<ul style="list-style-type: none"> <li>• Access to all cash 1031 DST properties with no debt.</li> </ul>
<b>Predictable Closings</b>	<ul style="list-style-type: none"> <li>• Close transactions in 2-4 business days.</li> </ul>
<b>Access to Long-Term NNN Properties</b>	<ul style="list-style-type: none"> <li>• Access to long term net leased properties to institutional grade corporate tenants.</li> </ul>
<b>Availability of Due Diligence</b>	<ul style="list-style-type: none"> <li>• Property Condition Report (PCR)</li> <li>• Appraisals</li> <li>• Land Surveys</li> <li>• Phase 1 Environmental Studies</li> <li>• Title insurance</li> <li>• Zoning documents</li> <li>• Loan documents</li> <li>• Trust Agreement</li> <li>• Master Lease Agreement</li> <li>• Legal opinion regarding 1031 DST qualification</li> <li>• Pro forma for 5 or 10 years</li> <li>• Site visits (upon request)</li> </ul>
<b>Versus TIC Investing</b>	<ul style="list-style-type: none"> <li>• Unlike Tenant-In-Common (TIC) investments, 1031 DST investments are not permitted to request additional investor funds.</li> </ul>

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**Important Risk Disclosures - For Accredited Investors Only.** This information has been prepared for educational purposes only and does not constitute an offer to purchase or sell any security. This material is not to be interpreted as tax or legal advice.

**Specific Risks Associated with Investing in a 1031 Delaware Statutory Trust (DST)** include but are not limited to substantial fees and expenses, inability of the DST to actively manage the property, strict timing limitations and risk of not meeting requirements for 1031 exchange tax treatment, and other negative tax consequences. There are risks associated with investing in real estate and DST properties including loss of entire investment principal, declining market values, tenant vacancies, lack of liquidity with restrictions on ownership and transfer. Potential cash flow, returns and appreciation are not guaranteed and could be substantially lower than anticipated. Diversification does not guarantee profits or protection against losses.

**Additional Risks and Considerations related to investing in 1031 DST commercial real estate** include, but are not limited to, general real estate risks, financing risks, tax risks, interest rate risk, management risks, operating risk, market risks such as supply and demand, changing market demographics, tenant turnover, tenants inability to pay rent, acts of God such as earthquakes, floods or other uninsured losses. There are also potential risks relating to the trust structure and the potential for adverse changes in laws and regulations. NexTrend Securities, Inc. is not a tax advisor and does not provide tax advice.

**General Risks Associated with Investments in Private Placements Offerings** include but are not limited to the fact that private placement offerings are not suitable for all investors, are speculative, illiquid, involve a high degree of risk, and include the possibility of complete loss of your investment. For more information on 1031 DST real estate and private placements please go to [www.NexTrend1031.com](http://www.NexTrend1031.com).