

GK DST (1031) - RIVER FOREST GROCERY



OPTIONAL, INTEREST ONLY STRUCTURE WITH 6.39% CASH-ON-CASH RETURN

The current investment structure has fully amortizing debt and the property generates a 4.95% cash-on-cash return. Potential investors may choose to engage in our IO Equivalent Cash Flow Program, yielding 6.39% cash-on-cash return. The increased cash-on-cash return comes from a Sponsor loan at the IRS imputed rate, funded monthly in the amount equal to the investor's share of loan amortization. Please refer to the PPM and Loan Documents for additional information.

WHY CHOOSE THIS DST?

Interest-Only Option - Maximize current cash-on-cash return

Predictable Cash-Flow - Fixed rent, NNN lease structure

Resilient Asset Class - An essential business that has proven its ability to weather economic uncertainty

ABOUT FRESH THYME

Fresh Thyme Farmers Market is a full-service, natural and specialty grocer offering a farmer's market concept with nutritious options at an affordable price and the convenience of a neighborhood store. The company was founded in 2012 and has had substantial growth throughout the Midwest with 76 locations in 11 states.

ABOUT THE PROPERTY

Fresh Thyme has a prime location along River Forest's retail corridor which has a long-standing history as a grocery location within the community. The 28,220 square foot store sits on 2.05 acres and has plenty of parking with 91 spaces. With limited grocers in the immediate proximity, this location is highly desirable with over 38,900 vehicles passing the site each day.



- Fresh Thyme is an owned subsidiary of the Meijer Companies; 14th largest Private Company in the US

INVESTMENT SUMMARY

CASH-ON-CASH RETURN

6.39% (Interest Only)
or
4.95%

TOTAL EQUITY AMOUNT

\$6,641,040

TOTAL OFFERING AMOUNT

\$11,831,040

MINIMUM DST INVESTMENT

\$25,000

LTV

43.87%

DEBT ACQUISITION CAP RATE

5.90%

DEBT

\$5,190,000 @ 3.62%

FRESH THYME LEASE TERM

June 30, 2032

LEASE TYPE

NNN Lease

PROPERTY DETAILS

ADDRESS

7501 W North Ave

LOCATION

River Forest, ILL 60305

BUILDING DESCRIPTION

One-Story, 28,220 Sq Ft

LAND AREA

± 2.05 Acres / 89,186 Sq Ft

RISK DISCLOSURES

This Offering is made only to Accredited Investors per Regulation D, Rule 506(c).

This material is intended for Accredited Investors generally defined as an individual having a net worth of over 1 million dollars exclusive of primary residence, and certain entities with gross assets of greater than 5 million dollars or made up entirely of accredited individuals. If you are unsure if you or your entity is considered accredited, please verify with your CPA and attorney prior to considering an investment.

There are significant limitations on the ability to sell or transfer interests.

Securities offered through JCC Capital Markets, LLC and they are not affiliated with any other entities identified in this communication.

The Internal Revenue Code Section 1031 contains complex tax concepts. You should consult your legal or tax professional regarding the specifics of your particular situation prior to considering an investment. This material is not to be interpreted as tax or legal advice.

Past performance is not indicative of future results. There are material risks associated with investing in real estate, Delaware Statutory Trust (DST) properties and real estate securities.

These include illiquidity, tenant vacancies, general market conditions and competition, lack of operating history, the risk of new supply coming to market and softening rental rates, general risks of owning/operating commercial properties, potential adverse tax consequences, loss of entire investment principal, declining market values, and general economic risks.

Investors should read the entire PPM carefully, including the "Risk Factors" section of the PPM before investing.

The Sponsor and their Affiliates will all receive substantial fees and compensation relating to the syndication and sale of interests, as well as relating to the ongoing management and disposition of the Property owned by the DST.

All real estate and DST investments carry the risk of a complete loss of invested capital and that returns/cash flow/appreciation/distributions after appreciation are not guaranteed and could be lower than anticipated. Please read the entire Private Placement Memorandum (PPM) for a full discussion of the business plan and risk factors prior to investing. By accepting this material, you agree to keep all terms and provisions of this offering and the lease confidential, and you will not share or disseminate any of the information in this offering or the lease.

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Acquiring, developing, owning and operating a diversified portfolio of commercial real estate properties since 1995.