



Crosslakes Industrial Portfolio

The Investment

Delaware Statutory Trust (“DST”)

Investor Acquisition Cost:	\$39.1 million
Offering Size:	\$19.15 million
Minimum Investment Cash:	\$25,000
Minimum Investment 1031:	\$100,000
Investment Term:	10 Years
Loan Amount:	\$19.95 million
Loan to Value:	51%
Suitability:	Accredited Investors

Projected Annual Returns



The Opportunity

- An investment in five industrial assets totaling 1,132,363 square feet in Grand Rapids, Michigan (MSA).
- Serves a Midwest industrial market that encompasses Western Michigan, Northern Indiana and Chicago.
- Currently 93.4% leased with an average lease term of over four years, with in-place rents that the trust managers believe are below market, providing upside potential for lease renewals and new leases.
- The trust managers believe there is a limited supply of competing facilities in what they consider to be a dynamic, growing region.
- Managed by CORE Realty Holdings Management, Inc. (CRHMI), the second largest manager of industrial properties in the Grand Rapids area.

The offering (the “Offering”) of interests (the “Interests”) of CORE Pacific Crosslakes DST (the “DST”) will not be registered under the Securities Act of 1933 (the “Securities Act”) or the securities laws of any state and are being offered and sold in reliance on exemptions from the registration requirements of the Securities Act and such laws. Certain disclosure requirements which would have been applicable if the Interests were registered are not required to be met. Neither the Securities and Exchange Commission nor any other federal or state agency has passed upon the merits of or given their approval to the Interests, the terms of the Offering or the accuracy or completeness of the “Memorandum.”

Crosslakes Industrial Portfolio



Portfolio Summary

Address	Year Built	Size (SF)	Occupancy	Average Remaining Lease Term
1100 Hynes Avenue SW, Grand Rapids	1999	215,050	100% 3 tenants	7 Years
3056 Walker Ridge Drive NW, Walker	2003	335,125	100% 5 tenants	3 Years
1269 E Mt Garfield Road, Norton Shores	1998	275,000	91% 5 tenants	4 Years
3111 Wilson Court NW, Walker	2004	107,000	53% 1 tenant	3.5 Years
2966 Wilson Drive NW, Walker	1998	200,188	100% 2 tenants	4 Years
TOTAL PORTFOLIO		1,132,363	93.4%	4 Years

Crosslakes Background

Developed by Robert Grooters, one of the largest developers of industrial buildings over past 30 years in Western Michigan:

- Built between 1998 and 2004
- Good condition with minimal deferred maintenance
- All leases are NNN and range from \$1.87 to \$4.25 PSF with an average of \$2.92 PSF
- Diverse tenant mix limits exposure to a single industry
- Multi-tenant investment limits exposure to a single tenant (average tenant size is 5.6% of portfolio SF)

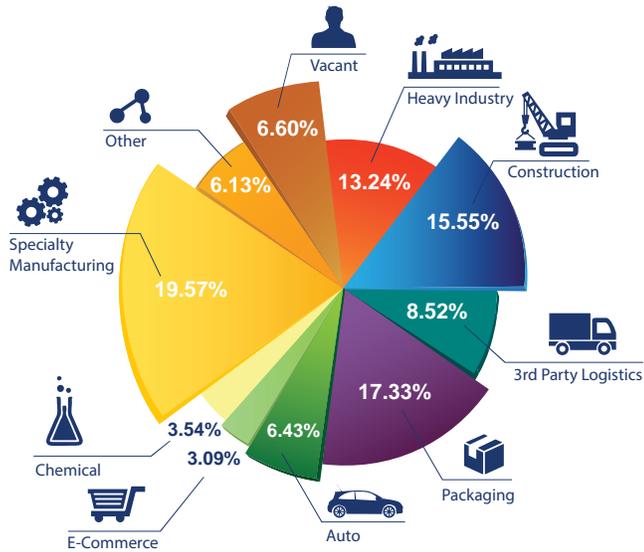
Financing Terms

- 30 year amortization
- 10 year term
- Interest rate of 5.2235%
- Interest only period of 4 years

This is not an offer to sell securities. An offer to sell the Interests of the DST may be made only pursuant to the Confidential Private Placement Memorandum of Class A Beneficial Interests in CORE Pacific Crosslakes DST, as supplemented (the "Memorandum"). The information contained herein is qualified in its entirety by the Memorandum. The offering is being made by means of the Memorandum only to qualified investors who meet minimum accreditation requirements, as well as suitability standards as determined by a qualified broker-dealer. All potential investors must read the Memorandum before investing. Consider the Key Risk Factors before investing.

Crosslakes Industrial Portfolio

Tenants by Industry



1100 Haynes Ave SW



3056 Walker Ridge Drive NW



1269 E Mt. Garfield Road



3111 Wilson Court NW



2966 Wilson Drive NW



Crosslakes Industrial Portfolio

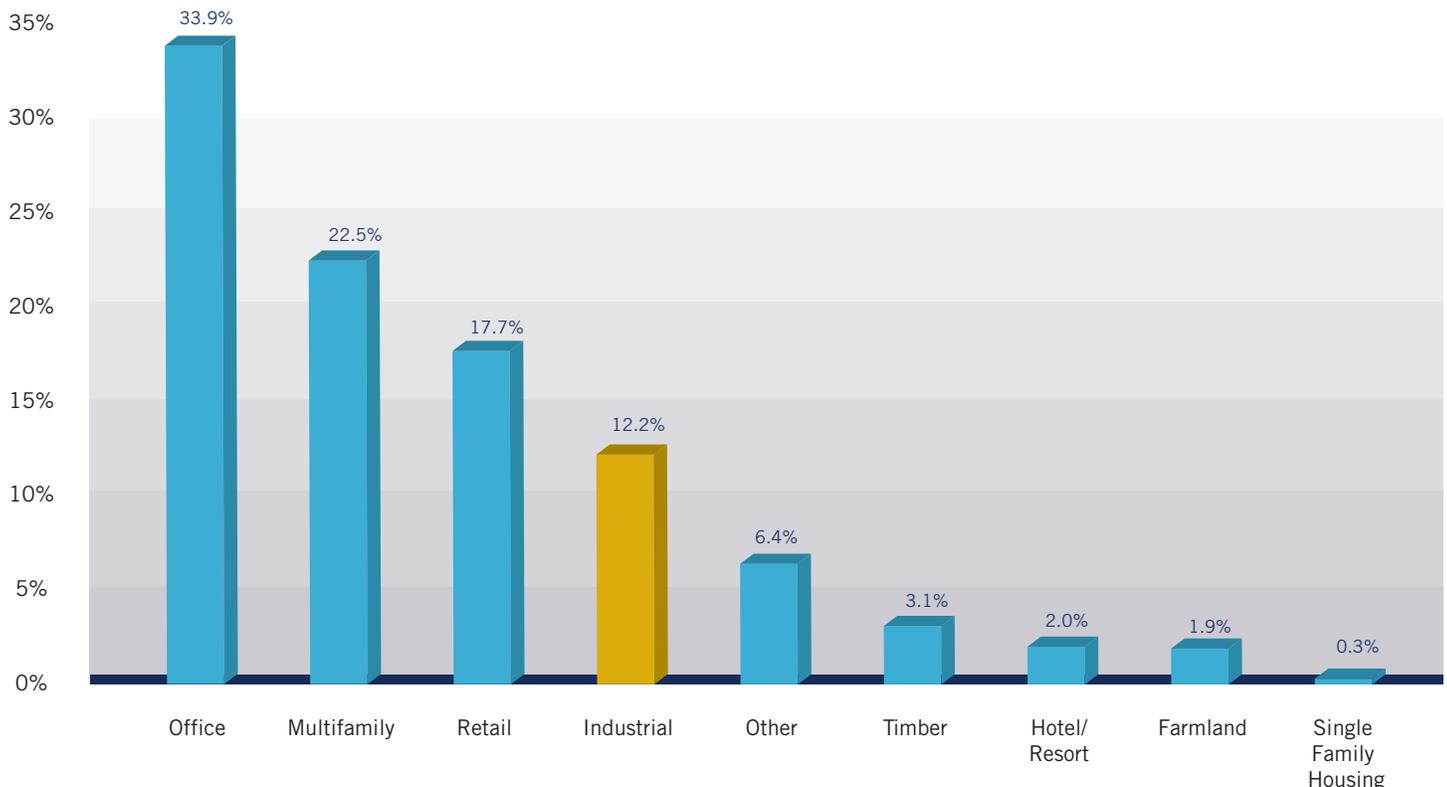
The Industrial Opportunity¹

In the current interest rate environment, many investors are seeking yield-generating investments in real estate. While multifamily and retail properties remain popular based in part on people's familiarity with these property types, multi-tenant industrial has the potential to provide stable income and strong returns.

- In the face of high valuations throughout the real estate industry, multi-tenant industrial has not yet inflated in value, making it a strong investment to consider, as these assets are poised for future growth.
- Companies that lease space in multi-tenant industrial properties are typically small, entrepreneurial firms that sign short-term leases.
- The short-term nature of the leases enables the owner to change rents more frequently in correlation with market shifts, much like that of an apartment building. This allows for rapid growth of net operating income, and the ability to constantly reposition the asset to ensure it is optimally marketed for lease.
- Multiple tenants allow for a diverse credit mix, creating stabilized cash flow for investors.
- There is growing demand for this property type, fueled by the resurgence of business start-ups, as well as growth within the service sector. Prior to the Great Recession, many large service companies housed corporate, operations and manufacturing divisions under one roof. Today, many of these companies contract to third-party service providers to keep costs low.

Assets by Property Type

Weighted Average of the Top 50 Managers of U.S. Institutional, Tax-Exempt Real Estate Assets



¹ "A diamond in the rough: Multi-tenant industrial properties," Investment News, May 25, 2015

Crosslakes Industrial Portfolio

The Western Michigan Region

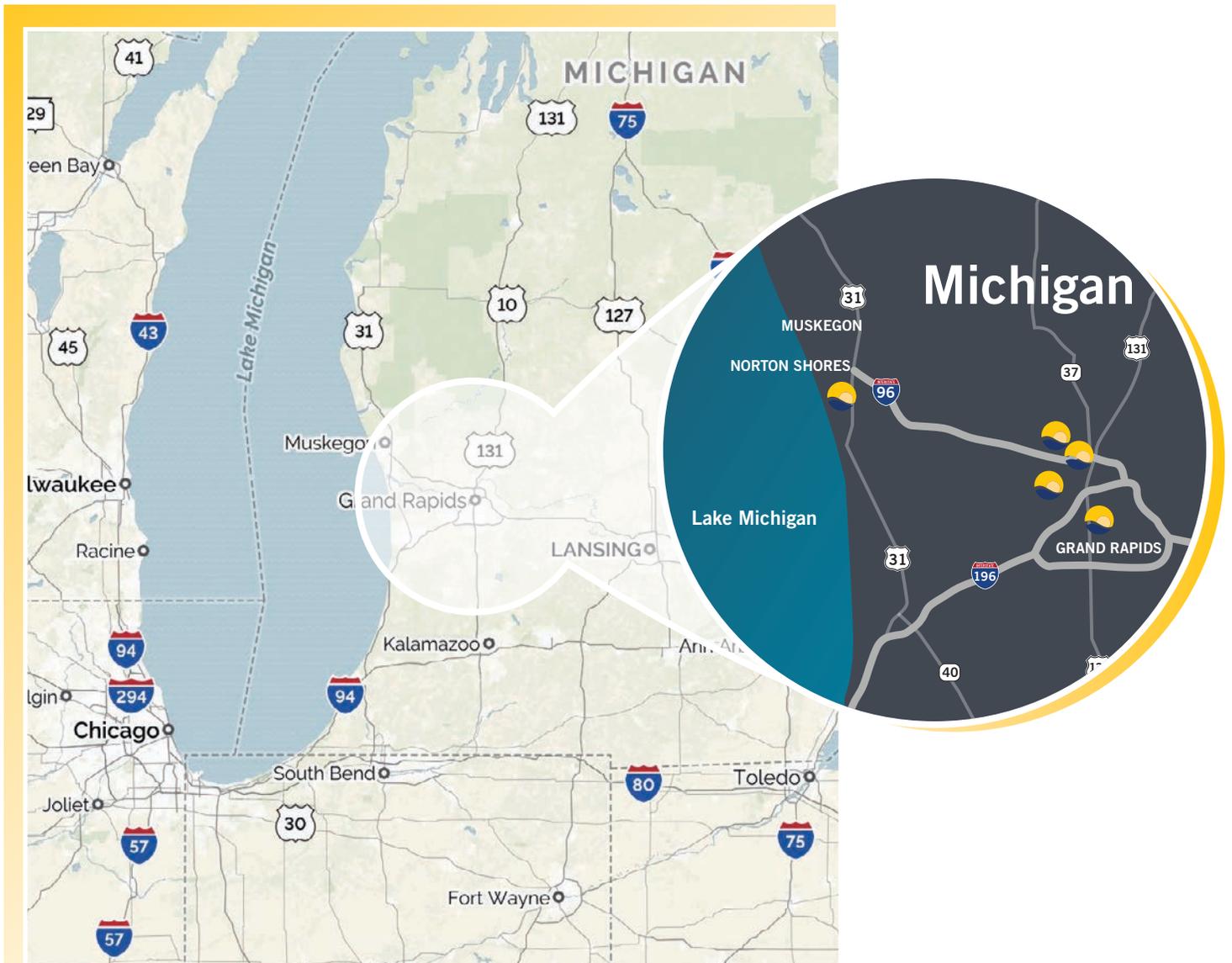
The Grand Rapids metropolitan statistical area (MSA) now competes with the largest MSAs in the nation.

Forbes ranked Grand Rapids the number two city in the nation for finding a job last year. The automotive, consumer goods, health care, manufacturing and food industries were listed as the top sectors for job growth in the area.

The region offers a diverse economic base with a strong history in highly skilled manufacturing. It remains home to global office furniture titans Steelcase, Herman Miller and Haworth.

The Grand Rapids community is well serviced by good transportation routes, including I-96 running East and West, and US-131 North and South. Grand Rapids is less than a three hour drive from either Chicago or Detroit and is less than 30 minutes from Lake Michigan.

Additionally, the Gerald R. Ford International Airport is approximately 15 minutes from the subject property. There are 12 carriers that transport roughly 1.8 million passengers each year, and the facility is expanding to be able to service more passengers as well as cargo.



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The Western Michigan Region

Top 20 Best Affordable Places to Live in the U.S.

US News | 2016

#1 Best Buy Cities for Home Purchases

Forbes | 2016

#6 in the Nation for Major New Corporate Facilities and Expansions

Site Selection Magazine | 2016

#13 Best Place to Live in the U.S.

U.S. News & World Report | 2016

#18 in America's Next Boomtowns

Forbes | 2016

#1 Airport in America for Its Size

Airports Council International | 2016

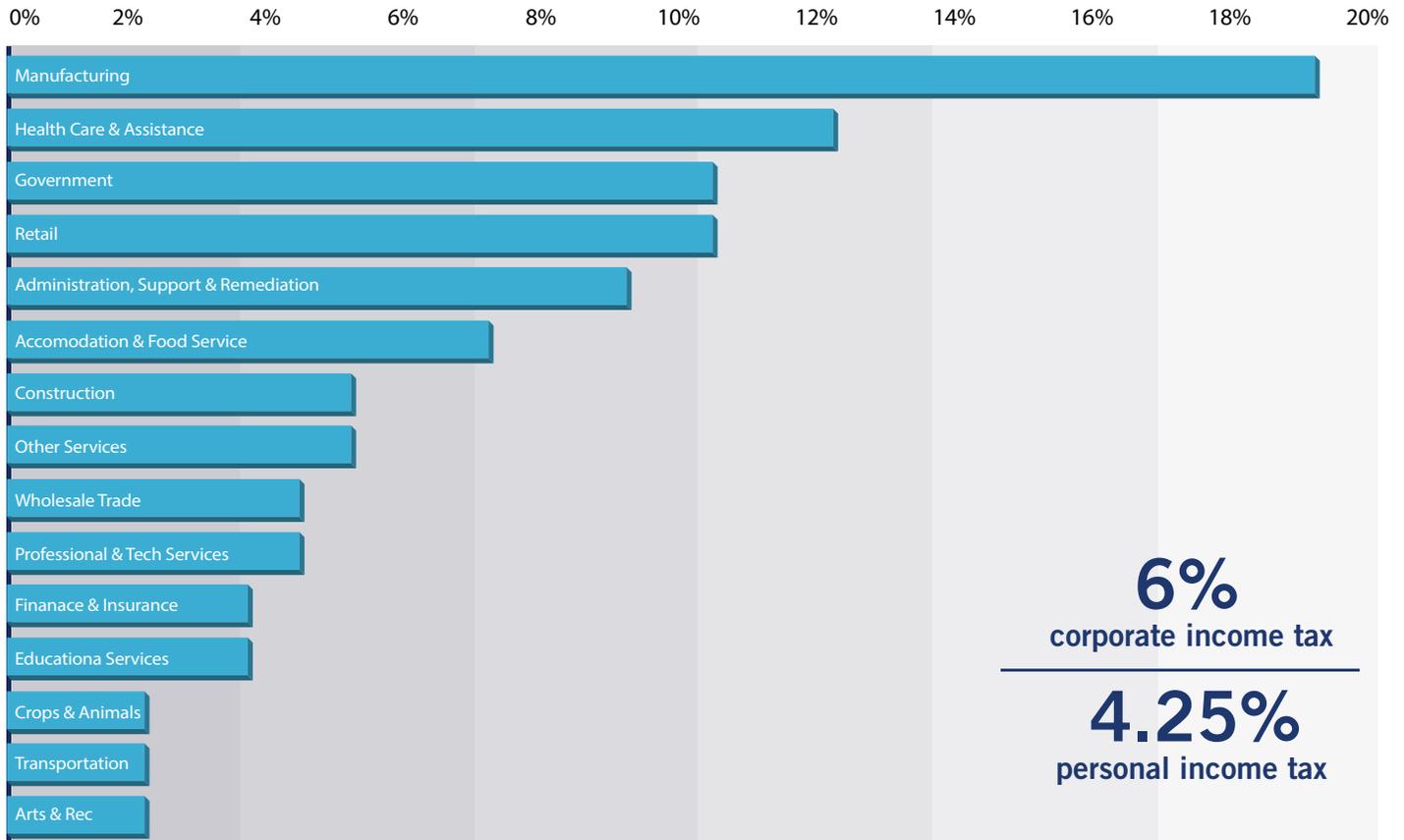
#1 City in the Nation for Greatest Decrease in Unemployment from 2009-2015

Site Selection Group | 2015

Top 25 'Best Performing' Cities in America

The Milken Institute | 2015

Percentage of Jobs per Industry in Western Michigan



“The Grand Rapids metropolitan area had the **ninth fastest growing economy in the U.S.** last year and the 69th fastest growing economy among the 300 largest metropolitan areas in the world, according to a study released by the Brookings Institution.” - MLive.com

Crosslakes Industrial Portfolio

Western Michigan Industrial Market

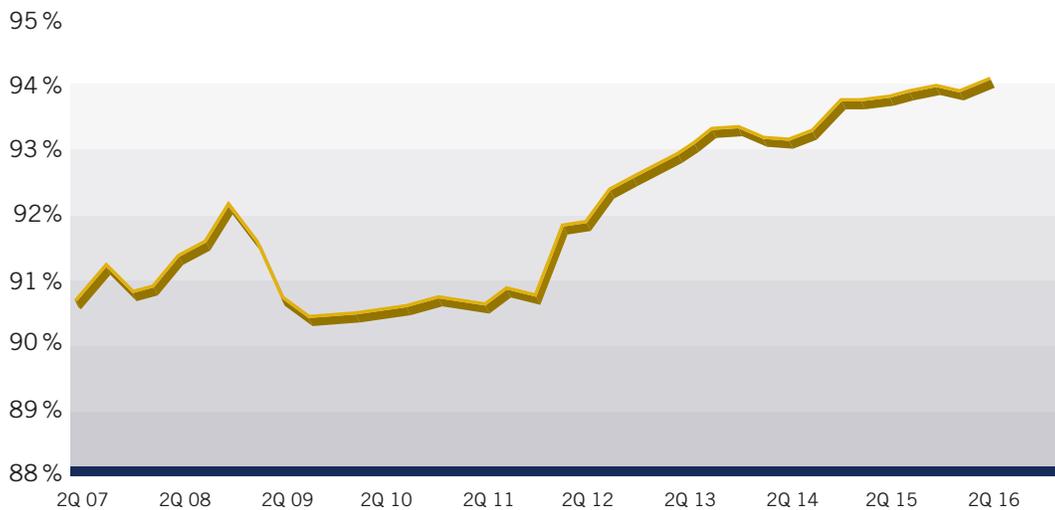
Current state of Western Michigan industrial market:

- Current vacancy of 6.0%
- Average Asking Rates \$3.21 NNN
- Anticipated continued strength in rental rates over remainder of 2016 and into 2017 due to high occupancy and limited new development projects in the works

Historical state of industrial market:

- Stability - vacancy rate never reached double digits during past decade
- Leasing activity – positive net absorption annually for past seven years
- Average Asking Rental Rates remained above \$3.00 NNN for past decade

Occupancy Rate



Transactions & Rates



Crosslakes Industrial Portfolio

The Strategy

The objective of the trust will be to distribute the net cash flow generated by the Crosslakes Industrial Portfolio, after payment of debt service and expenses, estimated at 6.1% of the purchase price paid for their interests by investors. The trust managers plan to amortize debt during the ownership of the portfolio and sell the assets in approximately 10 years.

To help achieve this objective, CRHMI will leverage its experience as one of the largest commercial property managers in the Grand Rapids area. Its local management team is proven in tenant retention, effective in tenant screening, has access to top vendors in the market and has the ability to get competitive rates from vendors.

In addition, the Crosslakes Industrial Portfolio benefits from its proximity to the Gerald Ford International Airport and the interstate freeway system, as well as a diverse tenant mix and the continued projection of a low market vacancy. Considering these factors, the Crosslakes Industrial Portfolio is positioned to experience high tenant retention and rent increases upon current lease expirations.

CRHMI plans to retain an experienced local leasing team from a nationally affiliated brokerage firm and will continually evaluate the tenant mix and replace current tenants to enhance synergies in the properties and increase contractual rents.

Even though all of the leases are triple net leases, CRHMI anticipates that it will be able to control expenses so that total tenant occupancy costs can be limited to no more than a 3% annual increase. As part of the expense control process, all major vendor contracts will be reviewed and subject to competitive bidding during the first 90 days of ownership.

In summary, CRHMI believes that:

- Crosslakes Industrial Portfolio will be able to achieve lease up of the vacant space to the targeted 93% or greater occupancy;
- it can to control costs and increase rental revenue, and
- the area in which the properties are located is experiencing low vacancy rates.

In the future, these factors should make it possible to sell the properties at a profit. There can, however, be no assurance that this expectation will be reached.



Crosslakes Industrial Portfolio

The Core Pacific Advisors Team



John R. Saunders is Managing Director of Core Pacific Advisors and Chairman of CRHMI. During the past 17 years, Mr. Saunders has become one of Orange County, California's largest and most successful commercial real estate owners through the application of proactive management. He currently owns over four million square feet of commercial real estate, primarily in Orange County. He is also one of the largest North American dealers in ancient and rare coins. During the 1970's, he was the Assistant Treasurer at American Express Bank, one of the youngest officers appointed to the firm. He earned a BS in Mathematics from Eckerd College in St. Petersburg, Florida, and an MBA from The University of Pennsylvania Wharton School of Business.



Douglas C. Morehead is Managing Director of Core Pacific Advisors and President and Director of CRHMI. He has more than 37 years of hands-on real estate property management, development and acquisitions experience. Since 1988, he has also served as the President of Optima Asset Management Services, Inc., where he oversees the daily operations of a full service property management firm with 4.5 million square feet of commercial property in Southern California. His previous positions as President of Optima Capital Management and Triton Property Management included direct management of all operations for a large commercial portfolio, plus several thousand residential apartments predominantly located in the Southwestern United States. Mr. Morehead also served with R & B Enterprises Commercial & Residential Management Company for over 10 years as Vice President and Regional Manager for Southern California, Phoenix, and Texas. He was directly responsible for the management and operation of several million square feet of commercial properties including more than 30,000 Oakwood Garden Apartments. Mr. Morehead earned a BS from Arizona State University.



Mike Crimmins is the Chief Executive Officer and Director of Core Pacific Advisors. From October 2009 to May 2015, Mr. Crimmins was with KBS Capital Markets Group, LLC ("KBS Capital"), the broker-dealer for KBS, a large non-traded REIT sponsor. He initially served as KBS Capital's National Sales Manager and then as its Chief Executive Officer. During his tenure at KBS, he oversaw a sales and marketing organization that raised approximately \$6 billion for several offerings. Prior to KBS, Mr. Crimmins was the Western Division Sales Manager at AXA Distributors, LLC, in St. Louis, where he consistently ranked among the top five marketing professionals in annuity sales. Prior to AXA Distributors, he served as an Executive Sales Consultant for The Guardian Life Insurance Company in St. Louis, achieving the top individual 401k sales ranking in six of nine years. He served as a board member of the Investment Program Association ("the IPA") from 2011 to 2015. The IPA is a leading industry association advocating Direct Investments through education and public awareness. Mr. Crimmins earned a BS in Business Administration and Finance from the University of Missouri. He holds the Series 7, Series 24 and Series 63 securities licenses.



Nels P. Billsten is Senior Vice President, Acquisitions and Dispositions of Core Pacific Advisors and CRHMI. Mr. Billsten has over 24 years of commercial real estate experience. From 2008 through 2015, he was responsible for the leasing of CRHMI's commercial property portfolio consisting of office, industrial and retail properties. Over the past seven years, the CRHMI team successfully negotiated over 500 leases totaling over 5.5 million square feet with an aggregative gross lease value of over \$320 million. He is also responsible for the disposition coordination of CRHMI assets totaling over \$200 million in the past 12 months. His background includes the acquisition, disposition, due diligence and asset management of office, industrial, retail and multi-family assets at PM Realty Advisors, a pension fund advisor, and in brokerage at CBRE. Mr. Billsten began his career in the Real Estate Services Group at Arthur Andersen & Co. Mr. Billsten holds a MBA from the University of Southern California, and a BA from Wheaton College (IL).

Crosslakes Industrial Portfolio



Henry Fitzpatrick serves as Chief Financial Officer and Treasurer of Core Pacific Advisors, and as CRHMI's Chief Financial Officer. Mr. Fitzpatrick is a Certified Public Accountant in the state of California. Prior to joining CORE, Mr. Fitzpatrick served as Account Finance Officer at the Newport Beach office of CB Richard Ellis (CBRE), handling the accounting and reporting responsibilities for one of the largest facility management contracts the company had ever been party to, Washington Mutual Bank. This engagement involved managing the day-to-day real estate needs for over 2,500 branch locations nationwide. During his 12 years at CBRE, he also assumed various management roles both on the facility management and property management sides of the organization. His previous employers include Peat Marwick (KPMG), Trammell Crow Company and PM Realty Group. He received a BA in Business/Economics from the University of California, Los Angeles.



Jeff Arlotti is CRHMI's Executive Vice President of Commercial Asset Management. Mr. Arlotti is directly responsible for all of CRHMI's commercial asset management and property operations. Prior to joining CRHMI, Mr. Arlotti was a partner in a commercial real estate company that specialized in portfolio turn around, reorganization of assets, and development. During that time he worked with companies such as Pacific Development Partners, American Savings Bank and Washington Mutual, assisting with their corporate requirements and assets. Mr. Arlotti began his career as a leasing associate with The Charles Dunn Company. He received a Bachelor's degree from California State University, Fullerton.



Kent Morehead is Vice President and Secretary of Core Pacific Advisors, and Chief Operating Officer of CRHMI. Mr. Morehead has more than 40 years of industry experience working in hotel, resort, residential and recreational management, in addition to consulting on the creation, acquisition, improvement, management or disposition of properties. From the early 1970s, he was associated with many major hotel, resort and gaming brands including Dell Webb, Americana and Wynn in Arizona, Nevada, Hawaii, Texas and New Jersey. In 1992, Mr. Morehead became a partner with James T. Kelley & Associates, Inc., a hospitality consulting firm involved with all phases of development, project/asset management and the sale or transfer of over 200 properties, including existing/planned hotels, resorts, residential or golf communities. He is a graduate of Arizona State University.



Tania Jernigan is CRHMI's Senior Vice President of Investor Relations. Ms. Jernigan has 28 years of experience in financial and investor relations communications for both private and publicly traded companies. Prior to joining CRHMI, she served as Vice President of Investor Relations for Impact Mortgage Holdings, Inc. (NYSE: "IMH"), where she oversaw the investor relations program since its initial public offering in 1995. She has also provided investor relations consulting and contract services to small and mid-size firms focusing on the development of investor relations strategy. Ms. Jernigan also has significant experience in the marketing and management of private placement fundraising. Ms. Jernigan received her BA degree in Business Administration from California State University, Fullerton.

Summary Risk Factors

The Memorandum contains more complete information regarding the investment including the following risk factors:

- There will be no public market for the Interests.
- There will be restrictions on transfers imposed by the holder of the mortgage.
- There is no specified time that the investment will be liquidated.
- Delaware statutory trusts are a relatively new vehicle for real estate investment and are inflexible vehicles to own real property.
- Investors will have no voting rights and will have no control over management of the Trust or the Project.
- There is no guarantee that investors will receive any return.
- Distributions may be derived from sources other than earnings.
- The Project will be subject to a Master Lease with an Affiliate of the sponsor. The Master Lease will not terminate upon the sale of the Project by the Trust.
- The Master Tenant is newly formed, has no experience leasing or operating industrial properties and has limited net worth.
- The projects will be subject to the risks generally associated with the acquisition, ownership and operation of real estate including, without limitation, environmental concerns, competition, occupancy, easements and restrictions and other real estate related risks.
- 50% of the Leases terminate by 2019.
- The Trust will only own the Project and will not be diversified with respect to the assets it owns.
- The projects will be leveraged.
- The Manager, the Master Tenant and their Affiliates will receive substantial compensation in connection with the Offering and in connection with the ongoing management and operation of the Project.
- The Manager, the Master Tenant and their Affiliates are newly formed entities with no history of operations, no experience managing or operating Delaware Statutory Trusts, and have limited capital.
- An Affiliate of the sponsor has experienced negative prior performance.
- The Manager, the Trust, the Master Tenant and their Affiliates will be subject to certain conflicts of interest.
- An investment in the Interests involves certain tax risks.



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