

EXCHANGE RIGHT

Net-Leased Portfolio 6 DST



Pictures representative of similar corporate-backed stores and are not the actual locations included in the portfolio.

ExchangeRight Net-Leased Portfolio 6 DST is a portfolio of single-tenant, long-term net-leased retail assets that are 100% leased to Advance Auto Parts, AutoZone, CVS/pharmacy, Dollar General, Dollar Tree, Family Dollar, and Tractor Supply Co. The properties are diversified over 14 distinct markets in eight states and are structured together to qualify for 1031 exchange replacement through a Delaware Statutory Trust. This Offering is available exclusively to accredited investors as defined by SEC Rule 501 of Regulation D.

This material must be accompanied or preceded by a private placement memorandum, which is the controlling disclosure document for the Offering and is intended to more fully disclose the potential benefits and risks of the Offering. This material is not a recommendation or solicitation to buy any security, as all such offers can be made only by the private placement memorandum. All potential investors in the Offering must read the private placement memorandum, and no person may invest in the Offering without first acknowledging receipt and review of the private placement memorandum in its entirety.

ExchangeRight Net-Leased Portfolio 6 DST is a portfolio of single-tenant, long-term net-leased retail assets that are 100% leased to Advance Auto Parts, AutoZone, CVS/pharmacy, Dollar General, Dollar Tree, Family Dollar, and Tractor Supply Co. One of the properties is leased to Advance Auto Parts and is located in San Angelo, TX. One property is leased to AutoZone, and is located in Tampa Bay, FL. One property is leased to CVS/pharmacy, and is located in Bessemer, AL. Eight are leased to Dollar General, and are located in Baton Rouge, LA; Birmingham, AL; Cleveland, OH; Cuyahoga Falls, OH; Gulfport, MS; Lafayette, LA; Lakeland, FL; and Westwego, LA. Finally, one property is leased to Tractor Supply Co., and is located in Denham Springs, LA. The Sponsor of the Offering is retaining at least a 2% ownership interest in the portfolio and is offering up to 98% of the beneficial interests in the DST to accredited investors.

The total Offering amount is \$33,743,322, of which \$15,735,000 is equity and \$18,008,322 is long-term fixed-rate financing. The Trust closed on the portfolio of properties on May 9th, 2014, with 10-year fixed-non-recourse financing with an interest rate of 4.79%

and an average debt coverage ratio of 2.48 throughout the hold period. Not including additional reserves, the Offering's projected cash flow for each year throughout the hold period is as follows: 7.51%, 7.51%, 7.51%, 7.51%, 7.61%, 7.83%, 7.87%, 7.87%, 7.90%, and 8.16%.

This Offering is designed for investors seeking to participate in a 1031 tax-deferred exchange as well as investors seeking a diversified net-leased real estate investment on a cash basis. Investors completing a 1031 exchange may invest for a minimum of \$100,000; investments made on a cash basis are subject to a \$25,000 minimum investment.

The objective of this Offering is to provide investors with stable, net-leased income backed by investment-grade corporations that have performed well throughout the recession and benefit from a growing population who rely on discounted necessity retail. ExchangeRight's long-term exit strategy is to provide greater diversification and value to investors by combining multiple portfolios into a larger, institutional portfolio sale or 721 exchange roll-up.



EXCHANGERIGHT

CONSISTENTLY DELIVERING DIVERSIFIED PORTFOLIOS OF LONG-TERM, NET-LEASED ASSETS BACKED BY INVESTMENT GRADE CORPORATIONS IN THE NECESSITY RETAIL SPACE.

YEARS	1	2	3	4	5	6	7	8	9	10
Net Rental Income	\$2,106,718	\$2,106,718	\$2,106,718	\$2,107,688	\$2,123,461	\$2,158,521	\$2,164,166	\$2,164,166	\$2,170,374	\$2,211,644
Debt Service	\$862,515	\$862,515	\$862,515	\$862,515	\$862,515	\$862,515	\$862,515	\$862,515	\$862,515	\$862,515
Ongoing Reserves	\$31,897	\$31,897	\$31,897	\$31,897	\$31,897	\$31,897	\$31,897	\$31,897	\$31,897	\$31,897
Asset Management	\$31,285	\$31,285	\$31,285	\$31,299	\$31,533	\$32,054	\$32,138	\$32,138	\$32,230	\$32,843
Cash Flow	\$1,181,022	\$1,181,022	\$1,181,022	\$1,181,977	\$1,197,516	\$1,232,055	\$1,237,616	\$1,237,616	\$1,243,732	\$1,284,389
% of Equity	7.51%	7.51%	7.51%	7.51%	7.61%	7.83%	7.87%	7.87%	7.90%	8.16%
Add'l Reserves	\$14,241	\$14,241	\$14,241	\$14,241	\$14,241	\$14,241	\$14,241	\$14,241	\$14,241	\$14,241
Total Yield	\$1,195,263	\$1,195,263	\$1,195,263	\$1,196,219	\$1,211,758	\$1,246,297	\$1,251,858	\$1,251,858	\$1,257,973	\$1,298,630
% of Equity	7.60%	7.60%	7.60%	7.60%	7.70%	7.92%	7.96%	7.96%	7.99%	8.25%

There can be no assurance that the investment objectives will be achieved. This investment is subject to risks including those real estate risks associated with the operation and leasing of retail property. There is no guarantee that investors will receive distributions or the return of their capital. All potential investors must review the private placement memorandum in its entirety prior to making an investment for a more-complete review of the potential benefits and risks of the Offering.



Pictures representative of similar corporate-backed stores and are not the actual locations included in the portfolio.

▶ EQUITY OFFERING AMOUNT: \$ 15,735,000
▶ NON-RECOURSE DEBT: \$ 18,008,322
▶ TOTAL OFFERING PRICE: \$ 33,743,322

▶ OFFERING LOAN TO VALUE (LTV): 53.37%
▶ MINIMUM PURCHASE - IO3I: \$100,000
▶ MINIMUM PURCHASE - CASH: \$25,000



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TENANT	LOCATION	SQUARE FEET	POP. WITHIN 5-MI. RADIUS	VEHICLES PER DAY	ANNUAL RENT	LEASE EXPIRATION
Advance Auto Parts	San Angelo, TX	6,738	80,858	26,046	\$55,236	6/30/2022
AutoZone	Tampa Bay, FL	7,361	148,185	11,584	\$134,500	2/28/2028
CVS/pharmacy	Bessemer, AL	10,466	55,450	13,453	\$385,080	1/31/2024
Dollar General	Baton Rouge, LA	9,103	160,072	8,549	\$93,165	9/1/2028
Dollar General	Birmingham, AL	9,223	109,037	13,445	\$106,672	3/31/2028
Dollar General	Cleveland, OH	12,471	318,276	20,212	\$89,688	10/31/2028
Dollar General	Cuyahoga Falls, OH	9,408	113,604	10,179	\$100,900	1/31/2029
Dollar General	Gulfport, MS	9,337	45,800	8,600	\$96,764	10/31/2024
Dollar General	Lafayette, LA	9,100	90,858	14,871	\$79,200	4/5/2029
Dollar General	Lakeland, FL	9,072	127,902	35,000	\$119,098	7/1/2029
Dollar General	Westwego, LA	12,450	190,260	37,641	\$183,936	7/1/2029
Dollar Tree	Davenport, IA	10,343	193,324	21,100	\$90,055	2/29/2024
Family Dollar	Cleveland, OH	8,404	337,940	17,134	\$113,961	6/30/2024
Family Dollar	Cleveland, OH	8,412	364,876	11,839	\$106,471	6/30/2024
Family Dollar	Oklahoma City, OK	8,536	207,762	7,309	\$116,993	3/30/2023
Tractor Supply Co.	Denham Springs, LA	18,942	75,049	20,644	\$234,999	11/30/2028



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**Advance
Auto Parts** 
Service is our best part.

S&P Rated: Investment Grade BBB-

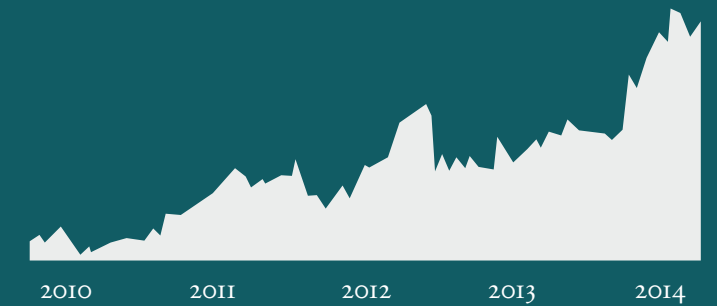
Advance Auto Parts Inc. (NYSE: AAP) is an aftermarket retailer of automotive parts and supplies as well as a provider of auto maintenance services. It operates nearly 4,000 stores in 40 states, Puerto Rico, and the Virgin Islands and employs about 55,000 team members. Advance Auto Parts typically has about 19,000 SKUs in each store and access to 115,000 SKUs at regional centers. Customers have access to nearly half a million SKUs by ordering directly from vendors. Many products include a “good, better, best” recommendation, and Team Members have access to a system to help customers choose the best product; this embodies Advance Auto Parts’ promise, “Service is our best part.”[®] Additionally, each store generally has two “part pros” with extensive knowledge and experience in auto maintenance. The current increase in new vehicle sales provides opportunities to demonstrate their two key strategies of Superior Availability and Service Leadership and to lead the way for service providers by improving delivery speed and reliability, leveraging supply chain advancement, and continuing to open new stores in new markets.

CURRENT ANNUAL REVENUE: \$6.2 BILLION

CURRENT GROSS PROFIT: \$3.1 BILLION

CURRENT ANNUAL NET INCOME: \$388 MILLION

2012 FISCAL YEAR REVENUE GROWTH: 0.6%



NYSE: AAP - 5-Yr Stock Performance [Source: bloomberg.com]

 **AutoZone**

S&P Rated: Investment Grade BBB

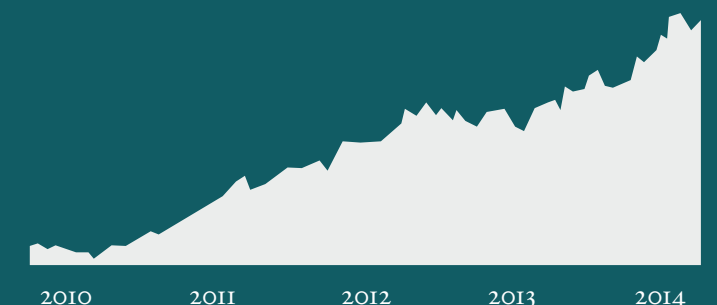
AutoZone, Inc. (NYSE: AZO) is the second-largest retailer of aftermarket automotive parts and accessories in the United States, behind Advance Auto Parts. AutoZone is a Fortune 500 company, and its stock is an S&P 500 Component. The company was founded in 1979 and has over 5,000 retail outlets throughout America, Puerto Rico, Mexico, and Brazil. Its clean, well-lit, well-merchandised stores inventory and sell an extensive line of aftermarket products for cars, sport utility vehicles, vans, and light trucks, including new and remanufactured hard parts, maintenance items, and accessories. The company also manufactures and sells under their own private label brands: Valucraft, Duralast, Duralast Gold, and Duralast Platinum. In 2013, AutoZone expanded their domestic store base by a net of 151 stores, bringing its total up to 4,836. AutoZone also opened 41 additional stores in Mexico, bringing its total up to 362. The company also acquired CarQuest, Worldpac, and AutoAnything.com and promises to heavily leverage technology and improve customer loyalty as a part of its 2014 growth strategy.

CURRENT ANNUAL REVENUE: \$9.1 BILLION

CURRENT GROSS PROFIT: \$4.7 BILLION

CURRENT ANNUAL NET INCOME: \$1.0 BILLION

2013 FISCAL YEAR REVENUE GROWTH: 6.3%



NYSE: AZO - 5-Year Stock Performance [Source: bloomberg.com]

CVS/pharmacy®

S&P Rated: Investment Grade BBB+ (Long Term) A-2 (Short-Term)

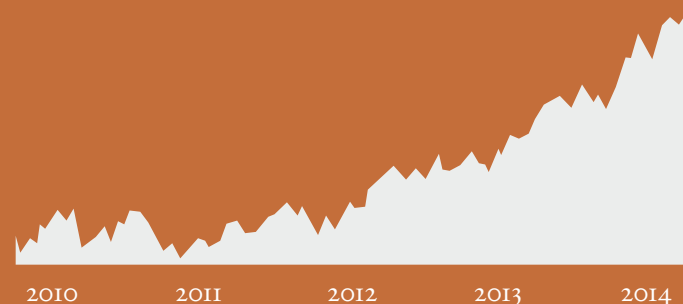
CVS Caremark Corporation (NYSE: CVS) is a health care retailer based in the United States. It operates over 7,000 pharmacy and drug stores and was ranked 13th on the Fortune 500 list in 2013. CVS Caremark consists of three divisions: CVS/pharmacy, Caremark Pharmacy Services, and MinuteClinic. CVS/pharmacy generates over 68% of CVS Caremark's total revenue, with 7,458 retail pharmacy locations across 42 different states. CVS Caremark Pharmacy Services offers prescription benefit management services to over 2,000 health plans and generates a net revenue of approximately \$37 billion. MinuteClinic is the largest walk-in medical clinic in America. It operates in 570 locations across 26 different jurisdictions. CVS carries many of its own products branded under CVS: Just the Basics, Essence of Beauty, Gold Emblem, Absolutely Divine, Blade, Earth Essentials, Caliber, and Life Fitness. It is also party to exclusive distribution contracts with Nuprin, Christophe, PreVentin-AT, 24/7, Skin Effects, and Lumene. CVS has achieved much of its growth through acquisition of other companies, including Clinton Drug and Discount Stores, Mack Drug, Peoples Drug, Revco, Eckerd, and Longs Drug Stores.

CURRENT ANNUAL REVENUE: \$126 BILLION

CURRENT GROSS PROFIT: \$23 BILLION

CURRENT ANNUAL NET INCOME: \$4.6 BILLION

2013 FISCAL YEAR REVENUE GROWTH: 2.95%



NYSE: CVS - 5-Yr Stock Performance [Source: bloomberg.com]



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TSC TRACTOR SUPPLY CO.

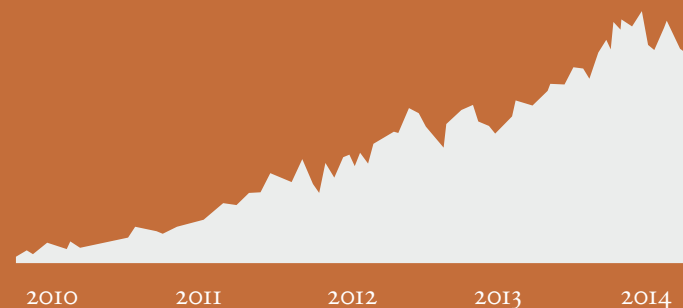
Tractor Supply Co. (NASDAQ: TSCO) is a leading chain of retail stores that each carry products related to home improvement, agriculture, work clothes, footwear, hardware, truck maintenance, towing, tools, lawn, garden, livestock, equine care, and household pet care. It employs over 17,000 individuals, operates over 1,200 stores across 47 states, and processes orders from www.tractorsupply.com. Stores are typically over 16,000 square feet inside and are strategically located in towns near to major metropolitan areas and in rural communities. Tractor Supply Co. aims to expand total store square footage by 8% per year. Tractor Supply was listed by Forbes magazine among the 100 fastest growing businesses. It also owns Del's Feed and Farm Supply.

CURRENT ANNUAL REVENUE: \$5.1 BILLION

CURRENT GROSS PROFIT: \$1.8 BILLION

CURRENT ANNUAL NET INCOME: \$328 MILLION

2013 FISCAL YEAR REVENUE GROWTH: 10.73%



NASDAQ: TSCO - 5-Yr Stock Performance [Source: bloomberg.com]



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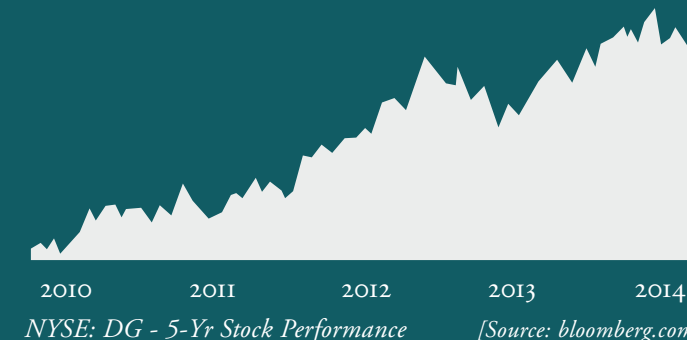


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DOLLAR GENERAL

S&P Rated: Investment Grade BBB-

Dollar General Corporation (NYSE: DG) is the nation's largest small-box discount retailer. Dollar General has over 90,000 employees operating over 10,000 locations in 40 states and has plans to open approximately 20–30 new stores per month throughout the next several years. Throughout the recession, Dollar General has performed extremely well and has enjoyed rapid growth by offering consumer necessity retail goods at discounted prices for low- to middle-income families.



CURRENT ANNUAL REVENUE: \$17.5 BILLION
CURRENT GROSS PROFIT: \$5.4 BILLION

CURRENT ANNUAL NET INCOME: \$1.0 BILLION
2013 FISCAL YEAR REVENUE GROWTH: 9.3%



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DOLLAR TREE

Dollar Tree, Inc. (NASDAQ: DLTR) is the largest single-price-point discount variety retailer in North America, and the third largest small-box discount retailer. Small-box discount variety stores have experienced growth throughout the recession as consumers have grown increasingly attracted to thrifty branding and discount pricing strategies. Dollar Tree is currently ranked #373 on the Fortune 500 list and is a component of the S&P 500.



CURRENT ANNUAL REVENUE: \$7.8 BILLION
CURRENT GROSS PROFIT: \$2.7 BILLION

CURRENT ANNUAL NET INCOME: \$597 MILLION
2013 FISCAL YEAR REVENUE GROWTH: 6.0%



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FAMILY DOLLAR

my family, my family dollar.

S&P Rated: Investment Grade BBB-

Family Dollar Stores, Inc. (NYSE: FDO) is the nation's second-largest small-box discount retailer. Family Dollar operates over 7,200 stores. It has plans to open between 10–15 stores every month for the next several years to keep up with growing demand. Family Dollar relies on smaller neighborhood locations and a focused selection of major brand names and private label brands to reduce overhead, achieve lower prices, and provide easier access.



CURRENT ANNUAL REVENUE: \$10 BILLION
CURRENT GROSS PROFIT: \$3.5 BILLION

CURRENT ANNUAL NET INCOME: \$444 MILLION
2013 FISCAL YEAR REVENUE GROWTH: 11.4%



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