

Class A Beneficial Ownership Interests In Internacional Cordevalle DST

Located in
Austin MSA

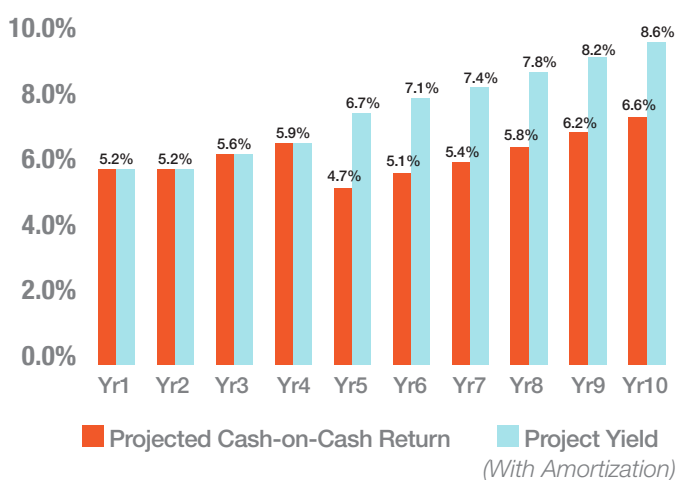


Cordevalle (the “Property”) is a 280-unit luxury garden-style community comprised of 12 two and three story residential buildings located in the north Austin area in the city of Round Rock, Texas. It is located approximately 25 miles northeast of Austin’s central business district. The Property includes one and two bedroom units and contains 286,483 net rentable square feet with an average of 789 square feet per unit. The property was completed in 2014.

Investment Highlights

Total Offering	\$ 19,258,000
Minimum Purchase 1031	\$ 100,000
Minimum Purchase Cash	\$ 25,000
Projected Hold Period	10 years
Debt Source	Life Company – Balance Sheet Debt
Debt Amount	\$ 21,000,000
Debt to Offering	52.2%
Interest Rate	3.76%
Interest Only	4 years
AVG Projected Cash-on-Cash Return	5.6%
AVG Projected Yield with Amortization	6.8%

Ten Year Yield Levels*



*There can be no assurances that the projected yield or projected cash-on-cash return will be met. The above yield does not include gains or losses from a sale of the Property.

The offering (the “Offering”) of interests (the “Interests”) of Internacional Cordevalle 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 Confidential Private Placement Memorandum for Class A Beneficial Ownership Interests in Internacional Cordevalle DST dated May 1, 2015 and all Amendments and Supplements thereto (collectively, the “Memorandum”).



Investment Attributes

- » Newly built Class A apartment community
- » Acquired off-market and directly from builder
- » Major metro location – Austin MSA
- » Existing subcontractor warranties through expiration
- » Life Company Loan - a long term hold scenario with a balance sheet lender

Deal Highlights

COMMUNITY NAME	Cordeville Apartments
MAJOR METRO	Austin - MSA
ADDRESS	650 Louis Henna Blvd. Round Rock, TX 78664
YEAR BUILT	2014
PROJECT SIZE	280 Units

Unit Mix

Unit Type	Total Units	Size	Rentable SF
1 bed 1 bath	72	624 SF	44,928 SF
1 bed 1 bath	112	673 SF	75,376 SF
1 bed 1 bath	24	767 SF	18,408 SF
2 bed 2 bath	36	1,094 SF	39,384 SF
2 bed 2 bath	36	1,186 SF	42,696 SF
Total/AVG	280	789 SF	220,792 SF

Unit Descriptions

Unit amenities include distinctive wood-style flooring designer finishes, accent walls, two-inch blinds, washer/dryers, fully equipped kitchens offering granite countertops, 42" wood cabinetry, upgraded black gloss appliances, side-by-side refrigerators with ice and water dispenser, built-in microwaves, granite islands with built-in sinks, double stainless sinks, upgraded plumbing fixture with retractable sprayer, and bathroom finishes offering granite counters, oversized soaking tubs, picture frame mirrors, and ceramic tile surround.

Community Amenities

- » Nicely appointed clubhouse
- » All-in-one executive business center
- » Athletic center with cardio theaters and free weights
- » Resort-style pool area with a sunning edge and fountain feature
- » Private poolside cabana
- » Outdoor covered kitchen with grilling stations
- » Outdoor lounge with fireplaces and flat screen TV
- » iCafé with coffee bar
- » Complimentary Wi-Fi
- » Community pet park



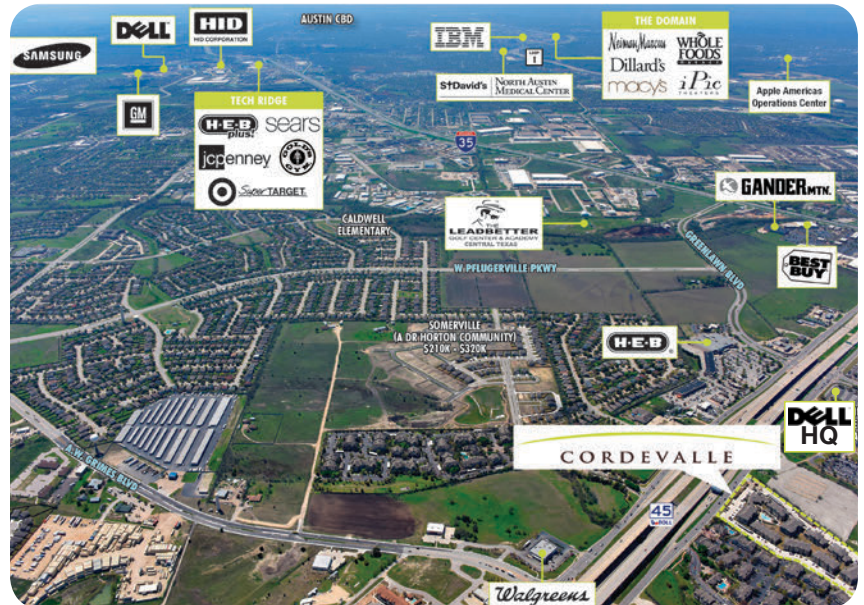


Market Overview

The Cordevalle apartment community is located adjacent to Dell Computer's headquarters in the heart of Round Rock, Texas. The nearby I-35 provides easy access to Austin while the I-45 and State Highway 130 Tollway make it easy to reach Georgetown to the north, as well as Austin to the south. According to the appraisal, expansion in the Austin MSA continues to be strong, with total employment up by nearly twice the national rate over the past year. Approximately 32,000 jobs were created in 2013. It is expected that the MSA will continue to attract technology firms throughout 2014-2015, with payrolls expected to grow at one of the fastest paces in the nation. Many of the jobs forming are high-paying technology positions, which will attract younger employees seeking a live-work environment. Existing single-family residential inventory is limited, with many homes selling in days with multiple offers. The single-family housing market is expected to remain strong, and the undersupply of housing inventory in the MSA will continue to reduce the number of home-buyers, leaving more renters in the market (source: Nielsen/Claritas via the Property Appraisal).

Austin Area Major Employers

Rank	Company	# of Employees
1	Government (Local, State & Federal)	170,000
2	University of Texas at Austin	16,156
3	Dell, Inc.	16,000
4	HEB Grocery	10,904
5	Seton Healthcare	9,793
6	Wal-Mart Stores	6,900
7	IBM Corporation	6,200
8	St. Davids Healthcare	6,043
9	Texas State University	4,754
10	Freescale Semiconductor	4,300
11	San Marcos Outlet	3,640
12	Harden Healthcare Inc.	3,312
13	Apple Computer	3,000
14	AT&T	2,849
15	Austin Community College	2,780



(source: Austin Chamber of t via the Property Appraisal)

Demographic Highlights

Population Annual Growth 2014 to 2019 – 3 mile	2.40%
Households Annual Growth 2014 to 2019 – 3 mile	2.42%
2014 Estimated Average Household Income – 3 mile	\$ 75,665
Age 25+ Percent College Graduates 2014 – 3 mile	33.2%

(source: Nielsen/Claritas via the Property Appraisal)



This is not an offer to sell securities. An offer to sell the Interests of the DST may be made only pursuant to the Memorandum. The information contained herein is qualified in its entirety by the Memorandum. All potential investors must read the Memorandum in its entirety before investing and no person may invest in the Interests without acknowledging receipt and complete review of 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.

Consider the Key Risk Factors Before Investing

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 Securities laws and the lender.
- » 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 Property.
- » There is no guarantee that investors will receive any return.
- » Distributions may be derived from sources other than earnings.
- » The Property will be subject to a Master Lease with an Affiliate of the sponsor. The Master Lease will not terminate upon the sale of the Property by the Trust.
- » The Master Tenant is newly formed, has no experience leasing or operating an apartment community and has limited net worth.
- » Broker dealers and others will receive substantial compensation in connection with the offering.
- » The Property 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.
- » The Trust will only own the Property and will not be diversified with respect to the assets it owns.
- » The Property is a 280 unit apartment community. This is a highly competitive industry and is sensitive to fluctuations in local housing markets and economies.
- » The Property 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 Property.
- » 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.
- » 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.

Securities offered through Orchard Securities, a member of FINRA and SIPC. The information contained herein is not an offer or solicitation related to the sale of any securities. Such an offer or solicitation can be made only through the Memorandum, which is always controlling and supersedes the information contained herein in its entirety. Any future results may differ significantly from those described herein. The information contained herein is not to be construed as tax or legal advice, as neither Orchard Securities nor any of its associated persons are qualified tax or legal professionals. Subject to certain regulatory requirements, the information contained herein is confidential, and only for the use of its intended recipient(s).

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