LSC-AM MC2, DST

A 100% fully leased industrial building

Address:
8865 Smith's Mill Road North, New Albany, OH 43054

Property Size:
201,810 rentable SF

Total Purchase Price[1]:
$23,565,000

Total Debt (original principal amount):
$13,650,000

Total Offering Size [3]:
$9,915,000

Loan-To-Value[2]:
57.9%

Year 1-10 Average Pro-forma Distribution[4]:
5.95%

Minimum Cash Investment:
$50,000

Minimum 1031 Investment:
$100,000

Tenant:
Amcor Rigid Plastics USA, LLC

Lease Guarantor:
Amcor Limited

Credit Ratings of Lease Guarantor:
Moodys: Baa2 Stable
S&P: BBB Stable
Fitch: BBB+ Stable

Tenant Use:
Light Manufacturing & Warehouse

Property Type:
One-story industrial building

Lease Commencement:
June 1, 2018

Initial Lease Expiration:
June 30, 2033

Remaining Lease Term as of June 1, 2018:
15-years, 1 Month

Type of Interest:
Fee Simple

(1) Based on the total funds used in the offering, including all offering costs.

(2) Loan to value reflects Total Debt / Total Purchase Price, which is lower than at the time the property was purchased.

(3) Total Offering Size equals Total Purchase price less Total Debt.

(4) The average pro-forma distribution excludes amortization.

Livingston St Capital

TRANSACTION HIGHLIGHTS

- Recently constructed, LEED-Silver certified Property which was built in 2012 and recently expanded in 2018 by an additional 59,580 square feet to consolidate the Tenant's warehousing requirements from an off-site location to the Property.
- New 15-year NNN lease (effective date June 1, 2018) with four, five-year options to extend the term, as well as 2% annual rental increases and minimal landlord obligations.
- The investment grade rated lease guarantor is Amcor Limited, which is rated by Moodys Baa2, Standard & Poors BBB and Fitch BBB+.
- Company maintains significant equipment at the Property to conduct their business representing significant capital investment by the Tenant.
- Amcor Rigid Plastics uses the Property as a strategic production site for its home and personal care segment, providing a variety of packaging solutions for numerous well-known firms such as MAST, Johnson & Johnson, Living Essentials and Smuckers.
- The Property is situated within the International Beauty campus of the New Albany International Business Park. The Beauty Campus is comprised of a synergistic collection of firms engaged in the manufacturing, packaging and distribution of personal care and beauty products.
- The loan is fixed-rate, 10-year term with five years' interest-only payments followed by 30-year amortization thereafter.

TRANSACTION OVERVIEW

Total Purchase Price / PSF (1):	$23,565,000 / $116.77		
Total Offering Size:	$9,915,000		
	Amount	Loan-To-Value	Loan PSF
Loan Amount at Acq. Date:	$13,650,000	57.9%	$67.64
Loan Amount at ARD(2):	$12,514,364	53.1%	$62.01
Anticipated Repayment Date (ARD)(3):	June 6, 2028		
Interest Rate:	4.608%		
Loan Amortization:	Interest-only months 1-60, followed by 30-year amortization thereafter.		

OFFERING SUMMARY

Total Offering Amount:	$9,915,000
Offering Type:	Reg D
Minimum Investment (Cash)	$50,000
Minimum Investment (1031)	$100,000
Year 1 Pro-Forma Distribution(4):	5.75%
Year 1-10 Average Pro-Forma Distribution(4):	5.95%
Expected Distribution Frequency:	Monthly

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(1) Based on the total funds used in the offering, including all offering costs divided by 201,810 rentable square feet of property. PSF shall mean per square foot.

(2) The Loan Amount at the Anticipated Repayment Date is calculated based on the anticipated loan balance at that time as the numerator and the Total Purchase Price as the denominator.

(3) Loan may be extended by a 24-month Extension Term subject to the Extension Term Interest Rate and sweep of Excess Cash Flow.

(4) Year 1 and average pro-forma distributions exclude amortization.

SPONSOR OVERVIEW

Livingston Street Capital, LLC

Livingston Street Capital, LLC is a boutique private equity firm whose investment strategies currently encompass three main sectors, including healthcare, mission critical/strategic and multifamily properties. Our investment strategy can best be described as focusing on the "needs" of individuals and corporations versus the "wants." As a result, we focus on investment themes that we believe are less geared towards discretionary expenditures and are more closely aligned to what is essential to the user.

We are led by a management team that has collectively transacted more than $20 billion of real estate transactions throughout their careers and brings more than 75 years of collective experience. Our team has experience in both the full development cycle of real estate as well as ability to execute and structure the full capitalization of an investment. We bring a broad spectrum of understanding from ground-up development within certain sectors to multi-billion dollar recapitalization and buy-outs of real estate companies.

Peter Scola

Peter Scola has extensive institutional experience in the commercial real estate and finance industry in the United States. He has completed more than $20 billion in real estate transactions over the course of his career to date. His experience includes direct equity investment, mergers and acquisitions, joint venture structuring, capital raising and asset repositioning. Additionally, Peter has significant financial services and equity and debt capital markets experience. This experience affords Peter a unique perspective on the total lifecycle of an investment as well as its capitalization.

Most recently a senior executive of Cantor Fitzgerald & Co, Peter has held executive positions with Bank of America, Fitch Ratings, Merrill Lynch, and Wells Fargo Securities, and has worked with major private equity clients as well as several public and private real estate investment trusts. Peter has also built a personal portfolio of real estate investments that are predominantly value-add acquisitions.

Peter holds a degree in international business and finance from American University in Washington, D.C., where he received several academic awards and scholarships. He has also served as a guest speaker for Master's level real estate programs at Columbia University, NYU and UNC-Chapel Hill.

Joseph L. Fox

Joe Fox is a successful real estate investor with more than 30 years of real estate experience including acquisition, asset management, disposition and structured finance, and complex joint venture structuring experience.

Joe is the co-founder of Shelbourne Capital LLC, an opportunistic real estate investment firm that focuses on thematic investment in the commercial real estate sector. Joe successfully focused the firm on several opportunistic investments and accumulated more than $700 million in assets since its inception. These strategies include housing, healthcare and hospitality. Recently, Joe has helped facilitate the disposition of more than $250 million in assets.

Joe began his career with CBRE focusing on highly complex and large-scale transactions. He served in senior leadership roles at Pitcairn Properties, where he led capital raising and joint venture structures. After Pitcairn, Joe was named head of global real estate at a Dublin-based private equity firm that managed more than €1 billion in investments. Throughout his career, Joe has led more than $2 billion of real estate investments.

Joe is a graduate of St. Joseph's University in Philadelphia, PA. He also Chairs the Board of St. Malachy School in North Philadelphia.

TENANT & LEASE SUMMARY

Amcor Limited, the parent of the tenant and guarantor of payments and performance under the lease, is a global leader in developing and producing packaging for a variety of food, beverage, pharmaceutical, medical-device, home and personal-care and other products

Amcor Limited operates two product segments: Amcor Rigid Plastics and Amcor Flexibles segments with 200 plants in more than 43 countries worldwide. The company generates revenue from eight primary sources of packaging solutions: beverage packaging, food packaging, healthcare packaging, home care product packaging, personal care product packaging, pet care packaging, specialty cartons and technical applications.

The tenant, Amcor Rigid Plastics USA, Inc. operates globally with 35,000 employees. Amcor Rigid Plastics supplies plastic containers used for consumer products for L Brands' Bath & Body Works, Victoria's Secret, and 5-hour Energy drinks.

AMCOR SUMMARY

Amcor Limited (All amounts shown in U.S. Dollars):

Annual Revenues (per 2017 Annual Report):	$9.10 billion
Net Income (per 2017 Annual Report):	$1.45 billion
Credit Rating:	Moodys Baa2, Standard & Poors BBB and Fitch BBB+

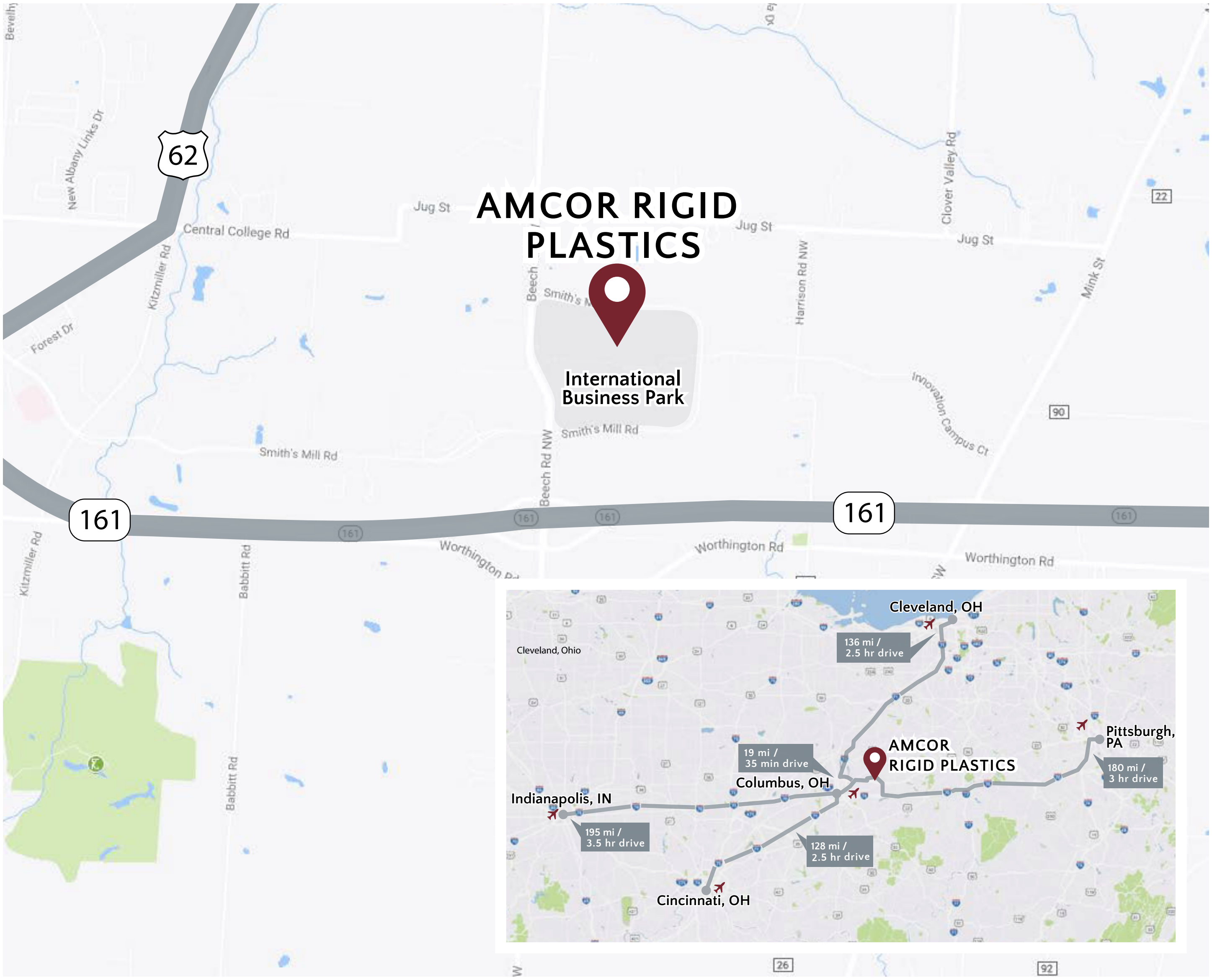
LEASE SUMMARY

Lease Commencement:	June 1, 2018
Occupancy:	100%
Current Rental Rate PSF:	$6.25
Rental Escalations:	2.00% annually
Lease Structure(1):	Net Lease
Lease Expiration Date:	June 30, 2033
Renewal Options(2):	Four 5-Year Options
Lease Expiration Date plus Renewal Options	June 30, 2053

(1) Commencing with the eighth lease year, the landlord, at its absolute and sole discretion may provide tenant with funding of up to $250,000 of capital improvements. The Tenant will reimburse the landlord for such capital improvements amortized over their useful life plus a 7.25% yield to the Trust as additional rent. At acquisition of the property the landlord funded $90,000 into a capital improvement reserve, and will fund approximately $160,000 over the first eight years of the lease to fully cover the $250,000 potential funding obligation.

(2) The Tenant must provide no more than twelve and no less than nine months' notice to exercise its renewal options. Rent during the renewal options will continue to escalate 2% annually.

AREA ANALYSIS



AMCOR RIGID PLASTICS
NEW ALBANY, OHIO

The property is located within the New Albany International Business Park's Personal Care and Beauty Innovation Campus in New Albany, OH. The park was developed to congregate all the links of the supply chain and the final assembler to increase the speed of goods to the market. Land use in the immediate area is primarily composed of community uses, industrial space and vacant land. The property is conveniently located near the interchange of US-62 and Route 161 which provides access to Interstates 70 and 71 connecting the major metropolitan areas of Columbus, Cleveland, Pittsburgh, Cincinnati, and Indianapolis.

Risk Factors

Investing in LSC-AM MC2, DST, a Delaware statutory trust (the "DST" or "Trust"), involves a high degree of risk. You should carefully review the Risk Factors section of the Private Placement Memorandum (the "Memorandum") relating to the offer of interests (the "Interests") in the Trust (the "Offering"). Some of the risks relating to an investment in the Trust include, but are not limited to:

Risks Related to Holding Interests in the DST ("DST Interests")

- Investors will have limited control over the DST.
- The manager and the trustee have limited duties to investors, and there are limitations on the actions that the manager and trustee of the DST can take relative to the real estate. IRS Revenue Ruling 2004-86, which sets forth the IRS standards for DST Interests acquired in an IRC Section 1031 exchange, provides, in part, that in order for investors in the DST to be treated as acquiring a direct interest in the DST's real estate for tax purposes, the DST must impose significant prohibitions on the powers of the DST's manager and trustee. These prohibitions are explained in more detail in the Offering documents.
- If the manager and trustee are required to take action to conserve and protect the property held by the DST but are unable to do so due to the prohibitions imposed on their powers, they may determine to terminate (or be required to terminate) the DST and transfer the property to a limited liability company (a "Transfer Distribution"). An interest in a limited liability company, unlike a DST Interest, is not treated as a direct interest in the underlying real estate for tax purposes.
- In addition to the U.S. federal income tax consequences described above, you should consider the state tax consequences of acquiring, owning, holding and disposing of an interest in a DST. You must seek the advice of your own independent tax advisor as to state and local tax issues.

Risks Related to Debt Financing

- The effect of a financing (where a Transfer Distribution has occurred) or a sale of the property owned by the DST could affect the rate of return to the investors in the DST with respect to the property and the projected time of disposition of the property. In an environment of increasing mortgage rates, if we place mortgage debt on the property (if a Transfer Distribution has occurred), we run the risk of being unable to refinance such debt if mortgage rates are higher at the time a balloon payment is due.
- The loan agreement will contain various restrictive covenants, and, if the loan is funded and the DST fails to satisfy or violates these covenants, the lender may declare the loan in default.
- If the DST is unable to sell or otherwise dispose of the property before the maturity date of the loan if funded, it may be unable to repay the loan and may have to cause a Transfer Distribution.
- A loan, if funded, will reduce the funds available for distribution and increase the risk of loss.

Risks Related to the Offering

- The DST Interests may be sold only to accredited investors, which, for natural persons, are investors who meet certain minimum annual income or net worth thresholds.
- The DST Interests are being offered in reliance on an exemption from the registration requirements of the Securities Act of 1933, as amended, and are not required to comply with specific disclosure requirements that apply to registration under the Securities Act of 1933, as amended.
- Purchasers must bear the economic risks of an investment in the Interests for an indefinite period of time and must be prepared to sustain a total loss of such investment. There is no public market for the Interests and we do not expect a public market for the Interests to develop in the future. An investment in an Interest will not be suitable for purchasers desiring or requiring liquidity in the near future.
- The DST Interests are subject to legal restrictions on transfer and resale and investors should not assume they will be able to resell their DST Interests.
- The Sponsor, the Asset Manager and the Property Manager of the DST and their respective affiliates are subject to conflicts of interest between their activities, roles and duties for other entities and the activities, roles and duties they have assumed on behalf of the DST. Conflicts exist in allocating management time, services and functions between their current and future activities and the DST.
- The purchase price of the Interests in the Offering will include a "mark-up" to cover certain fees and expenses of the Offering — meaning that a portion of the marked-up purchase price for an Interest will be used by the Sponsor and/or its affiliate to cover fees and expenses.
- The DST is not providing any prospective investor with separate legal, accounting or business advice or representation.
- Various tax risks, including the risk that an acquisition of a DST Interest may not qualify as a Section 1031 exchange.

Risks Related to Investments in Real Property

- Real properties are illiquid investments, and we may be unable to sell, refinance or reposition the property in response to changes in economic or other conditions.
- An economic downturn could adversely affect rental income generated from end tenants. From time to time, an economic downturn could occur that would result in slowed economic activity.
- The property may incur a vacancy either by the continued default of a tenant under its lease or the expiration of the lease. In addition, the property may have some vacancies at the time of closing if there is a lease default by or a bankruptcy or other adverse change in the credit ratings or financial condition of the tenant of the property.

Please be aware that Livingston Street Capital, LLC (the "Sponsor") and its officers, directors, employees and affiliates are not undertaking to provide impartial investment advice or to give advice in a fiduciary capacity in connection with the Trust's private placement of Interests and that the Sponsor and/or its affiliates have financial interests associated with the Offering, as described in the Memorandum, including fees, expense reimbursements and other payments it may receive in connection with the Offering. These materials are not intended as a recommendation to make an investment in the Offering and investors should consult their financial advisors before making an investment decision.

This brochure is for informational purposes only and does not constitute an offer to sell, or the solicitation of an offer to buy or sell any securities. The Interests referenced herein shall not be offered or sold to any person in any jurisdiction in which the offer, solicitation, purchase or sale would be unlawful under the securities law of such jurisdiction. The securities are only offered to accredited investors pursuant to the Memorandum. The Memorandum contains more complete information about the Interests including investment objectives, risks and charges and expenses of the Interests. Prospective investors should carefully read and consider the Memorandum before investing or sending any money. Each prospective purchaser is advised to consult with his, her or its own tax advisor regarding the specific tax consequences to the prospective purchaser of a contribution of property to a partnership, including the federal, state, local, foreign and other tax consequences of such transactions, ownership or sale and of potential changes in applicable tax laws. Prospective investors are hereby notified that the following discussion is not intended or written to be used, and it cannot be used, nor relied upon, by any taxpayer for the purpose of avoiding penalties that may be imposed under federal tax law. Each taxpayer should seek advice based on his, her or its particular circumstances from an independent tax advisor.

Livingston St CAPITAL

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Orchard Securities, LLC, Member FINRA/SIPC, is the Managing Broker-Dealer for Livingston Street Capital, LLC.