



REVA KAY Charlotte Corporate Center DST Charlotte, North Carolina

An All Cash, Debt Free DST available for 1031 Exchange
and Direct Cash Investors



6.85% Year One
Projected Cash Flow

www.kpi1031.com www.revacompanies.com

Potential cash flows/returns/appreciation are not guaranteed and could be lower than anticipated. Please read the Private Placement Memorandum paying attention to the risk factors prior to investing.

Risks and Disclosures



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Offering Overview

- ✓ 100% Occupied by a Global Tenant
- ✓ Absolute NNN Lease
- ✓ Starting Projected Cash Flow: 6.85%
- ✓ All Cash/Debt Free DST
- ✓ Charlotte, NC – A Growing and Dynamic Market
- ✓ 7 Miles from the Charlotte Douglas International Airport
- ✓ Close proximity to Costco and other national retailers
- ✓ Immediate access to I-77

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REVA KAY Charlotte Corporate Center DST – Tenant Summary



www.regus.com

Office Suites Plus is a wholly owned subsidiary of Regus. Regus operates in 3,000 locations, 900 cities and 120 countries.

Founded in Brussels, Belgium, in 1989, Regus is based in Luxembourg and is listed on the London Stock Exchange.

Regus PLC owns an international network of business centers which are leased to a variety of business customers. The Group's centers, located in downtown business districts and suburban office parks, offer their clients a mix of workstations, conference rooms and support services, including video conferencing, Internet connections, and receptionists.



The REVA Kay Charlotte Corporate Center is a well located, modern, Class A office building in a strong, growing submarket of Charlotte, NC.

Centrally located near one of the world's busiest airports and close to the central business district this building is convenient to very desirable executive housing neighborhoods.

The REVA Kay Charlotte Corporate Center is a well constructed, carefully maintained and 100% leased property, offering investors a unique opportunity in a debt-free, 1031 exchange eligible income producing asset.





REVA KAY Charlotte Corporate Center DST

Transaction Summary

Property Type	Class A Office
Occupancy	100%
Lease Type	Absolute NNN
Tenant	Office Suites Plus Properties Inc. a subsidiary of Regus
Property Sq Ft	19,067
Investor Purchase Price	\$5,500,000
Investor Cap Rate	7.12%
Investor Price Per Sq Ft	\$278
Leverage	0% - All Cash/Debt Free

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REVA KAY Charlotte Corporate Center DST

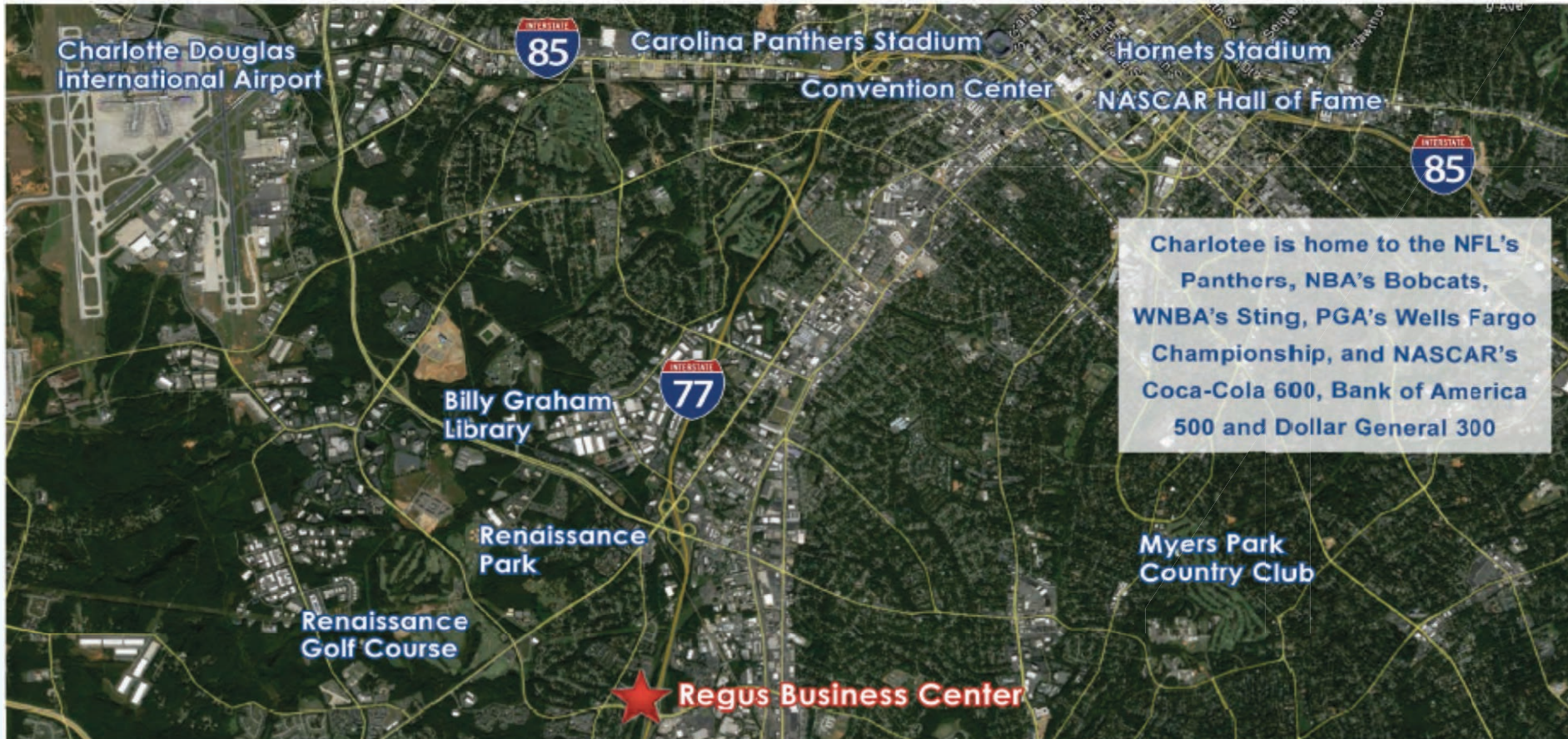


Satellite Imagery – Location, Location, Location





Satellite Imagery – Location, Location, Location



Distance from Regus Business Center to Charlotte Landmarks

Charlotte Douglas International Airport	7 miles	NFL's Carolina Panthers Stadium	6 miles
Billy Graham Library	2.6 miles	Charlotte Convention Center	6.6 miles
Renaissance Golf Course and Park	1.7 miles	NASCAR Hall of Fame	6.6 miles
Myers Park Country Club	5 miles	NBA's Hornets Stadium	7.1 miles





REVA KAY Charlotte Corporate Center DST



Area Traffic Counts – Location, Location, Location



Traffic Counts

	148,102 cars/day
	138,269 cars/day
	49,697 cars/day
	29,575 cars/day



REVA KAY Charlotte Corporate Center DST



Projected 8 Year Summary Cash Flows

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Projected Effective Gross Revenue	408,075	416,237	424,564	417,340	425,688	425,687	425,687	425,687
Projected Total Operating Expense	16,322	16,649	16,983	16,694	17,028	17,027	17,027	17,027
Projected NOI	391,753	399,588	407,581	400,646	408,660	408,660	408,660	408,660
Tenant Improvement	-	-	-	159,700	-	-	-	-
Leasing Commission	-	-	-	82,803	-	-	-	-
Contingency Reserves	15,000	17,500	20,000	(235,000)	12,500	10,000	7,000	4,500
Projected Cash Flow to DST	376,753	382,088	387,581	393,143	396,160	398,660	401,660	404,160
Projected Cash on Cash Return	6.85%	6.95%	7.05%	7.15%	7.20%	7.25%	7.30%	7.35%

REVA KAY Charlotte Corporate Center DST Asset Management Strategy



The REVA Kay Charlotte Corporate Center DST location operates under the Office Suites Plus brand, a wholly owned subsidiary of Regus, and is currently fully occupied by client tenants. The space has recently undergone a modest renovation and reconfiguration, at tenant expense, to allow for more clients to be served in this location to accommodate growth in the market.

The lease is structured as an absolute net lease which requires the tenant to pay all real estate taxes and insurance along with the tenant's assumption of responsibility for the operation and maintenance of the property. The lease commenced on May 7, 2007 and runs through April 30, 2019 with two five-year renewal options expiring in April 2029. Given the strength of the market, the building's full occupancy and tenant's recent capital expenditures, the Sponsor expects to retain the tenant for an extended period and is planning for the tenant to potentially exercise the renewal options.

Currently, the Sponsor is in negotiation with Regus for an early renewal and extension for a ten year term to end in 2026. The sponsor believes that an exercised renewal option and/or an extension of the lease for 10 years has the potential to create considerable value for investors and potentially result in a shorter term hold period. However, there can be no assurance for a successful lease renewal or extension and investors should read the Private Placement Memorandum and risk factors in full prior to making an investment.

Additionally, as the building is currently fully occupied by the underlying sub-tenants, if Regus chose to not renew their lease, then the sponsor would step into the leases with each underlying tenant that is currently subleasing from Regus at a greater price per square foot than Regus is currently paying the landlord.

Due to the all cash/debt free nature of the building, the strength and growth of the Charlotte market, the strong occupancy of the building by the underlying sub tenants and the recent capital improvements paid for and implemented by Regus showing their commitment to the location, the Sponsor believes the offering to have considerable potential.

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Charlotte, North Carolina Accolades – Location, Location, Location



#1

Growth in
Number of
Businesses

- Wallethub.com – Sept 2015

#2

Cities You
Didn't Know
Were Startup
Hotbeds

- Inc.com – Sept 2015



#3

Top Moving
Destinations

United Vanlines – January
2015



#3

Best States for
Business

- Forbes – November 2014



#2

Fastest Growing Big Cities
in the US – US Census
Bureau, December 2014

#5

Population
Growth

- Wallethub.com
September
2015



#2

Best Cities For Recent
College Graduates – April 2015
Apartments.com



Charlotte, North Carolina – Location, Location, Location



Charlotte is one of the fastest-growing cities in the nation. Charlotte has become a major U.S. financial center, and is now the second largest banking center in the United States after New York City. With a great location, world-acclaimed international hub airport, professional sports, low energy costs, diverse and talented labor, and a nationally ranked education system, it's easy to see why more businesses are flocking to Charlotte every year.





Why is the REVA Kay Charlotte Corporate Center All Cash/Debt Free?

- 1) No risk of a lender foreclosure... Ever.
- 2) No refinancing risk.
- 3) Flexibility to hold through any potential market downturns.
- 4) Provides 1031 investors the ability to diversify a portion of their exchange dollars into an all-cash/debt-free property in an effort to lower potential risk.
- 5) Eliminate the risk of 1031 exchange rule of taking on equal or greater debt in subsequent 1031 exchanges.
- 6) Provides an investment option for direct cash investors to participate in real estate without the risks of using leverage.

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REVA Kay Charlotte Corporate Center DST – CO-SPONSORED BY: REVA and KAY PROPERTIES

Kay Properties and Investments, LLC was founded by Dwight Kay to offer solutions to 1031 Exchange clients throughout the country.

- > Headquartered in Los Angeles, CA with an office in New York, NY
- > Specialists in the Delaware Statutory Trust (DST) 1031 Exchange Marketplace
- > Offering DST Brokerage and Advisory Services to 1031 Exchange Clients
- > Offering client exclusive DST properties solely available to Kay Properties Clients
- > Over \$127,000,000 of DST properties purchased by our clients in 2015
- > Licensed in all 50 states, Washington D.C. and the Virgin Islands
- > Deep Relationships with CPA's, Attorneys and Qualified Intermediaries Nationwide
- > Always Available to Help Our Clients- Weekends, Holidays and Whenever You Need Us.
- > Better Business Bureau A+ Accredited Business

**REVA KAY Charlotte Corporate Center DST is
available EXCLUSIVELY FOR CLIENTS OF**

KAY
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REVA

Real Estate Value Advisors

REVA maintains a single-minded focus on cash flow at the property level, driven and enhanced by strong demographic and economic trends in the local market.

UNCOMPROMISING STANDARDS.

UNPARALLELED EXPERIENCE.

Four decades of experience and more than \$12 billion in transactions.

In the 1930s, J. Kenneth Sadler, Sr. began to invest in income-producing real estate ventures. Single family rentals, multifamily developments, commercial and retail properties became part of his portfolio for years. His experiences in the Great Depression convinced him of the value of a solid financial foundation and the enduring benefits of income-producing real estate.

REVA leverages the experience and institutional relationships of its principals to serve investors without compromise. Building on multigenerational traditions of integrity, value and excellence, its principals have provided advice, counsel and expertise, both as intermediary and as principal, in more than \$12 billion in transactions. The principals of the firm have diverse and complementary skill sets, working well together to create substantial long-term value for our clients.

Steve M. Sadler

Managing Director

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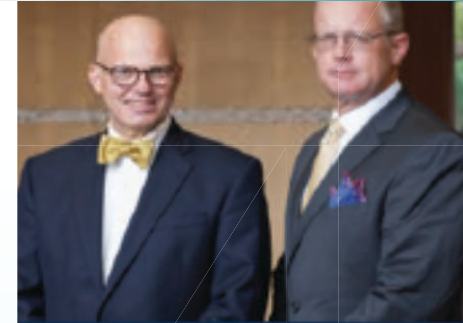
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Chris K. Sadler

Managing Director

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Chris and Steve Sadler
Founders of REVA

Real Estate Value Advisors
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Richmond, VA 23225



REVA Kay Charlotte Corporate Center DST – Available for accredited 1031 exchange and direct cash investors

Potential Advantages of DST Real Estate Investments

- 1031 Exchange compatible as like kind property
- Portfolio diversification into brick and mortar real estate and out of stocks, bonds and mutual funds
- May provide a hedge against inflation
- Passive income and/or distribution potential may provide monthly cash flow and/or distributions
- Capital appreciation/equity growth potential
- Potential tax advantages through depreciation deductions and write offs
- Low minimum investment amounts allow for portfolio diversification (our typical minimum investment amounts are \$25,000-\$100,000)
- Professional real estate expertise, including acquisition, property management and asset management
- Elimination of day-to-day management headaches

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