

REVA KAY
INNSBROOK
DST

DEBT FREE
100% Leased
HQ Tenants

6.70% Year One
Projected Cash
Return



REVA

Class A Office
Richmond, VA



The summary information presented herein is neither an offer to sell nor a solicitation of an offer to purchase securities of any kind. This material is authorized for use only when accompanied by or preceded by the definitive confidential private placement memorandum. The memorandum contains important information regarding the risks of investing and the terms of the offering. All information in this summary is qualified by the memorandum and in the event of any conflict, the memorandum is authoritative. The memorandum contains important information and disclosures regarding the risks of investing in real estate, private placements and Delaware Statutory Trusts and these various risks must be reviewed in depth and acknowledged prior to any investment in the offering.

Debt Free Investing Makes a Difference

Reduce Risk to Gain Peace of Mind



REVA KAY Innsbrook, DST offers exceptional quality finishes in an unparalleled corporate office location and currently hosts three corporate HQ tenants. The property has been completely renovated in the last few years with completely new tenant spaces, new lobby, updated HVAC systems and a new roof.

With the increased flexibility of debt free ownership, the asset can be marketed for sale at the most opportune time without lender interference and there is never any risk of foreclosure.

Summary of Risks

- * Offering is made only to Accredited Investors per RegD, Rule 506(c)
- * This material is intended for Accredited Investors (individuals generally having a net worth of over \$1 million dollars exclusive of primary residence, and certain entities). If you are unsure if you are an accredited investor, please verify with your CPA /Attorney prior to considering an investment.
- * The information herein has been prepared for informational purposes only and does not constitute an offer to sell or solicitation to purchase securities. Such offers are only made through the Private Placement Memorandum describing the investment which is solely available to accredited investors.
- * The Internal Revenue Code of 1986, as amended, including IRC Section 1031, IRC Section 1033 and IRC Section 721 contains complex tax concepts. You should consult your legal or tax professional regarding the specifics of your particular situation prior to considering an investment.
- * This material is not to be interpreted as tax or legal advice. Please consult with your own tax and legal advisors for advice/guidance regarding your particular situation.
- * There are risks associated with investing in Delaware Statutory Trusts (DST) including, but not limited to, loss of entire investment principal, declining market values, tenant vacancies and illiquidity.
- * Investors should read the entire PPM carefully, including the "Risk Factors" section of the PPM before investing.
- * Expected cash flows and returns may not be realized and a loss of invested capital is possible.
- * Past performance is not indicative of future returns.
- * The Sponsor, Co-Sponsor, Master Tenant, Trustees and Affiliates will all receive substantial fees relating to the syndication of interests, and ongoing management and disposition of the Property owned by the DST.



- **Zero Foreclosure Risk**
- **Better Control of Exit**
- **No Refinancing Risk**
- **Flexibility in Operating**
- **More Options upon Sale**
- **1031 and Cash Investors**



Innsbrook Corporate Center

The Innsbrook Corporate Center is an 850 acre mixed-use development that is home to over 400 companies employing approximately 20,000 employees. Innsbrook contains over 5 million square feet of office space, three lakes totaling 37 acres enhanced by decks and fountains, five miles of paved trails and additional amenities including over 100 events each year like the Richmond Corporate Games, Innsbrook Classic Golf Tournament and Central Virginia's longest-running mid-week concert series, Innsbrook After Hours.

REVA KAY Innsbrook, DST Investment Key Data Points

Property Type	Class A Office
Location	Richmond, VA
Investor Purchase Price	9,900,000
Equity Raised	9,900,000
Debt Financing	0
Property Square Footage	62,941
Investor Price per SF	150.14
Investor Cap Rate	7.08%
Leverage Ratio	0.00%
Projected 5yr Avg Cash Return	6.81%
Projected 5yr IRR	8.00%

Projected 5 Year Summary Cash Flows

	Year 1	Year 2	Year 3	Year 4	Year 5
Projected NOI	668,797	699,672	728,354	709,124	695,400
Tenant Improvement	0	0	0	96,515	192,003
Leasing Commission	0	0	0	72,449	128,060
Capital Reserves	6,355	6,548	6,744	6,947	7,155
Lender TI/LC Reserves	0	0	0	0	0
Contingency Reserves	-500	25,000	48,500	-145,000	-320,000
Projected Cash Flow	662,942	668,124	673,110	678,213	688,182
Projected Cash Return	6.70%	6.75%	6.80%	6.85%	6.95%

Investments in commercial real estate, generally and DST properties, specifically carry numerous risks including, but not limited to, the risk of loss of your entire investment. Investors must carefully read the entire Private Placement Memorandum paying close attention to the "Risk Factors" section for a full disclosure of investment risks.

RICHMOND, VIRGINIA

Located in the center of Virginia and situated along the James River, the Richmond Metropolitan Statistical Area (MSA) is home to over 1.26 million residents making it the 44th largest MSA in the United States by population in 2014. Propelling its population growth, both small business and Fortune giants have selected Richmond to be their host and home. As proof of the dynamism, the Richmond economy created 2,008 new startup firms in 2014 and an additional 1,094 through the first half of 2015. Additionally, the MSA is home to ten Fortune 1000 company headquarters, six of which rank in the top 500. Private sector companies in industries as diverse as banking, insurance, biotechnology research, manufacturing, and transportation consistently choose Richmond to either locate or expand operations. Richmond houses some of Virginia's most renowned institutions of higher education as well as extensive state and local government centers. The concentration of education and government employment provides stability to the region's diverse economy. The highly educated work force, low cost of living and overall high-quality of life creates a thriving and dynamic region in which to do business.

Education

Richmond is home to five four-year colleges and universities as well as numerous vocational and professional programs for granting over 13,000 degrees per year, adding to the burgeoning workforce. The diverse programs offered by each unique university offer a wide range of resources for both in and out of state students.

As the largest University in the state, Virginia Commonwealth University is home to over 32,000 students, boasts twenty-six graduate and professional programs that have been ranked among the best in their discipline. The University's Medical College of Virginia Campus is ranked by the Carnegie Foundation as a Doctoral Research-University Extensive and is one of the nation's leading academic medical centers. The University of Richmond is home to the Jepson School of Leadership Studies – the first ever in the nation and recently received a nod from Business Week for the Robins School of Business, naming them number 16 nationally for their undergraduate business program and second in academic quality.

RICHMOND OFFICE MARKET PROFILE

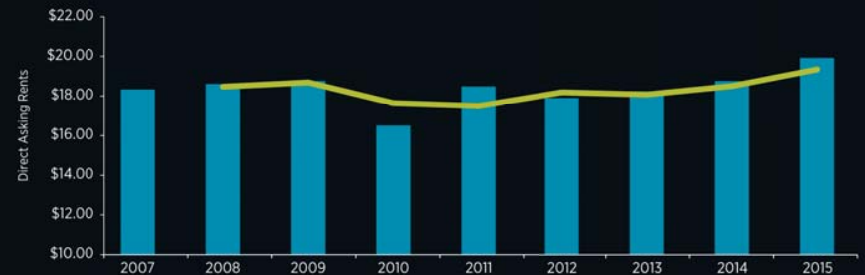
	TOTAL INVENTORY (SF)	DIRECT VACANCY	OVERALL VACANCY	2014 NET ABSORPTION	2015 NET ABSORPTION	DIRECT WTD. AVG. ASKING RATE
Innsbrook	7,768,229	7.2%	7.9%	89,681	73,686	\$19.78
NW Quadrant	23,314,350	8.3%	8.7%	289,670	200,060	\$17.84
Richmond Metro	50,932,982	9.2%	9.4%	509,841	626,212	\$17.99

RICHMOND OFFICE MARKET STATS AT-A-GLANCE



INNSBROOK SUBMARKET

Office Rents Resume Growth, Surpass Previous Peak



INNSBROOK SUBMARKET

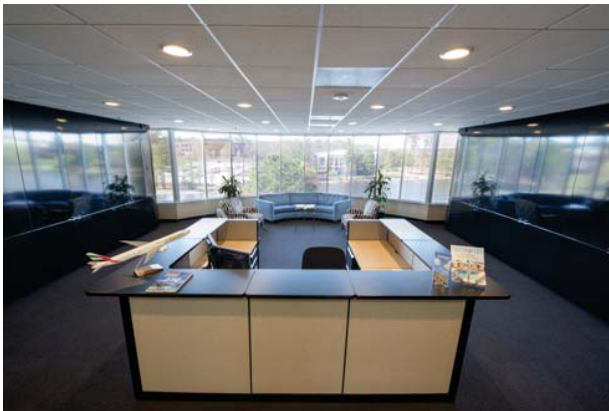
Recent Absorption Compresses Vacancy



Tenant Overview



The Country Vintner, established in 1980 in Richmond VA, is the Mid-Atlantic's premier fine wine and spirits importer and wholesaler. The Winebow Group was created in 2014 with the merger of two prominent industry forces, The Vintner Group and Winebow. Both companies were founded in 1980, grew significantly in recent years, and shared a common culture based on passion, knowledge and outstanding customer service. The merger brought together the best resources and practices of each company. The Winebow Group's financial strength, operational expertise, extended reach, and focus on education provide a unique platform and an unprecedented level of service in the fine wine and craft spirits sector. The Winebow Group is headquartered at the Property.



Covington Travel is a full-service travel agency. Covington is recognized regularly for providing high client satisfaction and retention ratings for both corporate and individual travelers. Covington Travel began as a two-person travel agency in Richmond, Virginia in 1967, during the era of handwritten airline and cruise tickets, and has grown to be in the top one percent of travel management companies in the United States. With a staff of over 80 travel professionals, Covington operates three locations in Virginia with three primary segments including Vacations, Business Travel, Meetings and Events. Covington Travel is headquartered at the Property.



FREE AGENTS MARKETING

Free Agents Marketing is a full-service advertising agency with 40 employees. Free Agents Marketing was founded in 2001 and is headquartered at the Property. Longterm client Bon Secours Richmond Health System has enabled Free Agents Marketing to carve out a niche within the medical and health industry regionally and nationally which has gained them clients in Houston and Denver. Free Agents Marketing incorporated the 1.3-mile path around the lake into their culture as the founder brought in a pair of bicycles that employees can take out to circle the lake. The office itself has an indoor circular path that can be traversed by bicycle.

Richmond, Virginia

Dynamic Growth, Diverse Economy, Solid Fundamentals

Business Climate

Located in a pro-business, low cost region, Richmond offers many advantages to companies seeking to relocate or expand. An affordable, high quality of life enables businesses to attract workers with the right skills without prohibitively high costs. Workers compensation and unemployment compensation costs in Richmond are among the lowest in the nation. Richmond's diverse economy includes 10 Fortune 1000 headquarters and industries that span pharmaceuticals and biotechnology to financial and information technology services. Among the businesses located in Richmond are nearly 150 firms representing 27 countries that enjoy Richmond's geographical advantage at the

mid-point of the East Coast. The geographic advantage along with a strong transportation and telecommunication infrastructure allows companies easy access to the U.S. and the global economy. In addition to private industry, Richmond is also the hub for the Fifth District Federal Reserve, Fourth Circuit U.S. Court of Appeals, and the state capitol. Educational opportunities at renowned institutions provide a consistent supply of skilled workers from which companies draw.

The vitality of the Richmond region is demonstrated by 68 consecutive months of year-over-year employment growth through February of 2016 and the 26,100 jobs added in 2015. Forty percent of the jobs added in 2015 were in the Professional and Business Services sector.

Richmond has seen consistent population growth over the last 20 years rising from the 49th to the 44th largest MSA nationally in under a decade. Richmond is home to just under 1.3 million residents. The area's population grew 14.7% from 2000 to 2010 and forecasts anticipate an additional 13.1% growth from 2010-2020.

Richmond's workforce is also highly educated with 33% of the population attaining a bachelor's degree or higher. With a highly educated, diverse workforce, and positive market fundamentals, the Richmond area can rely on continued growth for the foreseeable future.

COMPANY	NEW JOBS	INVESTMENT
Shandong Tranlin Paper Co., Ltd	2,000	\$2,000,000,000
Amazon.com, Inc.	2,085	\$135,000,000
Elephant Insurance	1,173	\$2,000,000
Teleperformance USA	500	\$3,500,000
Harris Teeter	400	\$115,250,000
UniTao Pharmaceuticals	376	\$22,500,000
Stone Brewing Co.	288	\$74,300,000
McKesson Medical-Surgical Inc	225	\$10,000,000
Live Well Financial Inc.	220	\$0
Cuore	200	\$0
Enclos Corp	200	\$3,000,000
Perdue Foods	190	\$3,000,000
Associated Distributors	130	\$20,000,000
Avepoint	100	\$1,500,000
Kels USA	100	\$7,000,000

FORTUNE 500
EMPLOYERS WITH
RICHMOND AREA HQ



Co-Sponsor Information

Leaders in Debt Free, Institutional Quality Real Estate Investment Opportunities for Cash and 1031 Exchange Investors



Real Estate Value Advisors, LLC, led by Christopher K. Sadler, MBA and Stevens M. Sadler, CFA was founded in 2005 to bring high quality institutional real estate investments to a broad investor base. With over \$12 billion in transaction experience and \$400 million in syndicated investments the REVA team has stood the test of time. Weathering the downturn of 2008, REVA is one of very few sponsors to thrive in good markets and bad.

Our consistent focus on real estate fundamentals, strong operations and solid value have allowed REVA to deliver good returns to our investors along with excellent service over the lifetime of each investment.

an EXCELLENT TEAM seeks to deliver SUPERIOR RESULTS



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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 offices in New York, N.Y. and Washington D.C.
- 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

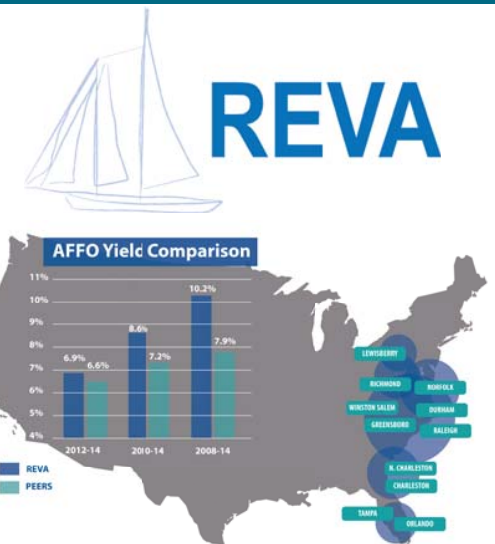
Investment Risk Summary

Accredited
Investors
Only

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- * Potential cash flows/returns/appreciation are not guaranteed and could be lower than anticipated.
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- * Past performance is not indicative of future returns.
- * The Sponsor, Co-Sponsor, Master Tenant, Trustees and Affiliates will all receive substantial fees relating to the syndication of interests, and ongoing management and disposition of the Property owned by the DST.
- * There are significant limitations on the ability to sell or transfer interests.

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Investments of this kind carry significant risks and should be considered only by those able to withstand the risk of loss of their entire investment. The Confidential Private Placement Memorandum is the controlling document, contains important disclosures and risk information and must be read in full prior to making any investment.



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