



REVA Kay Interchange DST

An All-Cash/Debt-Free Class A Office Property in Booming Tampa Bay, Florida

95%
Occupied

7.01%
Year 1 Projected
Cash Flow

12.31%
5 Year Projected
Internal Rate of
Return



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.

REVA Kay Interchange DST



REVA KAY Interchange DST offers investors the stability of a high quality, all-cash/debt-free, class A office property built in 2005. The asset is well located, well leased and very well maintained. Very high quality tenant finishes and solid projected market growth fundamentals means the Interchange asset is well positioned for long-term income and appreciation potential.

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

Investment Summary:

- ✓ Investor Cap Rate 8.67%
- ✓ Year 1 Projected Investor Cash Flow of 7.01%
- ✓ Class A Building
- ✓ 95% Occupied
- ✓ Income Tax Free State of Florida
- ✓ All-Cash/Debt-Free
- ✓ No Risk of Lender Foreclosure
- ✓ Complete Control of Exit Timing – No Lender Pressure
- ✓ Available for 1031 Exchange, 1033 Exchange and Direct Cash Investors



BUSINESS PLAN

The operating strategy for the REVA Kay Interchange DST is very straight forward. We expect to serve the tenants well with direct, in-person contact with senior level staff.

We will implement minor building upgrades to improve curb appeal and on-the-ground management presence will be improved as compared to previous ownership. This boots on the ground interaction with tenants we have found to greatly increase renewal rates and asset performance.

The property has one space available, which will be built out as a “spec” suite to accelerate potential lease up. Then our focus is on securing early tenant renewals and extensions from existing tenants so as to increase the potential value of the building and to provide an exit of the asset and potential capital gains for our investors.

Our business plan is further bolstered by the fact that this is an all-cash/debt-free property whereby we believe we have built a level of protection into the program for those investors not wanting the risk of lender foreclosure.



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. Past performance does not guarantee future results.

REVA KAY INTERCHANGE DST

Transaction Summary:

- Property Type
Class A Office
- Location
Tampa, FL
- Equity Raise
\$7,650,000
- Debt Financing
\$0
- Leverage Ratio
0.00%
- Square Footage
60,000
- Investor Price Per SF
\$125
- Investor Cap Rate
8.67%
- Projected 5 year IRR
12.31%



PROPERTY LOCATION AND SUBMARKET

High quality residential neighborhoods, new luxury apartment developments and burgeoning retail - like the new Publix center immediately next door - mean that the location known for its easy commute is rapidly becoming a destination in its own right.

The Brandon - Riverview submarket is one of the most dynamic growth stories in the vibrant Tampa Bay area. Strong residential expansion, growing retail amenities and an expanding base of employment makes the REVA Kay Interchange DST a very desirable location.

The excellent location of the property, at the consequence of key transportation thoroughfares- I-75 and US 301 -with access bolstered by proximity to the Selmon Expressway's direct route downtown to the Tampa Central Business District, makes the REVA Kay Interchange DST very desirable for business tenants.



Subject Property

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5 YEAR SUMMARY OF PROJECTED CASH FLOWS.

	Year 1	Year 2	Year 3	Year 4	Year 5
Projected NOI	650,545	679,435	720,155	777,791	823,267
Tenant Improvement	157,555	0	185,943	235,026	154,203
Leasing Commission	28,164	0	69,756	88,544	56,361
Capital Reserves	6,012	6,163	6,317	6,4758	6,637
Contingency Reserves	-77,500	126,000	-100,500	-122,500	25,000
Projected Cash Flow to DST	536,314	547,272	558,639	570,246	581,066
Projected Cash on Cash Return	7.01%	7.15%	7.30%	7.45%	7.60%

Please note that there are no guarantees for cash flow, distributions or appreciation. All real estate investments contain risk. Please read the full Private Placement Memorandum for a full discussion on risk factors.

TAMPA - ST. PETERSBURG - CLEARWATER MSA

Florida's largest and fastest growing market

The Tampa Bay MSA enjoys innumerable attributes, with incredible waterfront, sugar-sand beaches, world class air travel and port facilities all topped off by mild Florida weather and it is no wonder that Tampa has become Florida's most populous area with more than 3 million residents and growing. The accolades keep rolling in for this delightful and dynamic region:

Forbes Magazine: Tampa is the #1 city in the United States that people are moving to, drawing more new residents than Austin, TX; Raleigh, NC; Nashville, TN; and Orland, FL

Lloyd's List: named Tampa as America's port of the year in 2016

Tampa Business Journal: among US cities, Tampa ranks #2 for corporate services; #3 for digital services; #4 for research and development; and #5 overall in the United States

Tampa Business Journal: reports that Tampa businesses enjoy an 18% lower tax burden than the US average

Money Magazine: named Tampa 2015 "Best City in the Southeast" and called Tampa an "urban gem"

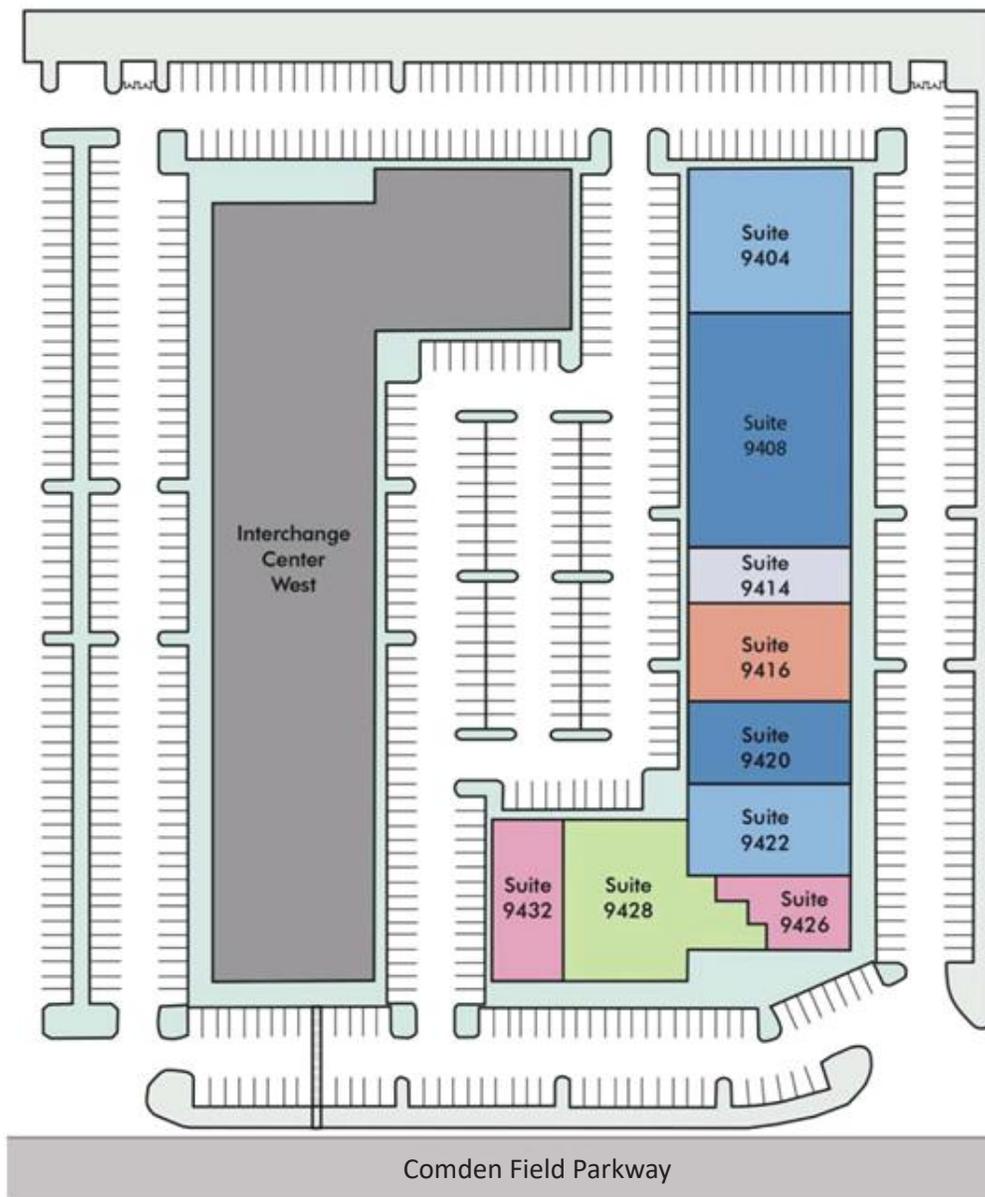
Conde Nast: Tampa International Airport awarded #2 rank in the entire United States

The Tampa MSA offers over 39,000,000sf of office product in a market with attractive and improving fundamentals. With positive net absorption, declining vacancy rates and increasing lease rates this is an attractive market in many respects. The REVA Kay Interchange DST is well positioned to potentially take advantage of all the positive dynamics in the Tampa market and deliver high quality tenant experiences with high quality finishes and a great location.



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TENANT OVERVIEW



*Interchange Center West has been sold to an owner occupier and is not included in this offering

Suite	Tenant	SF	Expiration
9404	Graybar	10,000	Mar - 2019
9408	i9Sport	12,400	Jun - 2020
9414	Vacant	3,042	Jun - 2023
9416	Maronda Homes	5,700	May - 2023
9420	Englert	4,000	Jun - 2020
9422	Beazer Homes	6,398	Mar - 2019
9426	CalAtlantic Design Studio	3,500	Jun - 2017
9428	Rizzetta Management	11,176	Oct - 2021
9432	Waldrop Engineering	3,784	May - 2020
	TOTAL	60,000	

KEY TENANT OVERVIEWS



RIZZETTA MANAGEMENT

Website	www.rizzetta.com
Leased Area	11,176 SF (18.6%)
Suite	9428
Lease Expiration	October 2021

Founded in 1986, Rizzetta & Company, Inc., is a Florida-based professional community management and consulting firm that provides services to residential and commercial communities throughout the state of Florida. With nearly 30 years in the industry, Rizzetta & Company, Inc., is staffed with highly experienced managers and support staff. Each of their seven offices throughout Florida has a team of employees with diverse backgrounds, both personally and professionally, who are dedicated to providing the highest quality services to their clients.

They provide professional expertise in six primary areas - District Services, Association Services, Field Services, Amenity Services, Information Technology Services, and Real Estate Services to both Community Development Districts and Community Associations.



GRAYBAR

Website	www.graybar.com
Leased Area	10,000 SF (16.7%)
Suite	9404
Lease Expiration	March 2019

Graybar, a Fortune 500 company, specializes in supply chain management services and is a leading North America distributor of high-quality components, equipment and materials for a number of industries. With over \$6 billion in revenue (2014), Graybar employs thousands of men and woman at more than 260 North American distribution centers. As one of North America's largest employee-owned companies, Graybar has the power and stability of a big company coupled with the integrity and drive of a neighborhood business.

Founded in 1869, Graybar procures, warehouses, and delivers tens of thousands of electrical supplies, communications and data products, components and related services to its customers. Graybar stocks and sells hundreds of thousands of items from thousands of manufacturers.



i9 SPORTS

Website	www.i9sports.com
Leased Area	12,400 SF (20.7%)
Suite	9408
Lease Expiration	June 2020



Based in Tampa, Florida, I9Sports is the nation's first and largest youth sports league franchise business in the United States with over 1 million registration in more than 500 communities from New York to Hawaii. i9 Sports offers youth sports leagues, camps and clinics for boys and girls ages 3-17 in today's most popular sports such as flag football, soccer, basketball, T-Ball and cheerleading. i9 Sports is reinventing the youth sports experience for families across the country.

CO-SPONSOR INFORMATION

Leaders in Debt Free, Institutional Quality Real Estate Investment Opportunities for Cash, 1031 Exchange and 1033 Exchange Investors

an EXCELLENT TEAM seeks to deliver SUPERIOR RESULTS

REVA

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 returns to our investors along with excellent service over the lifetime of each investment.

www.revacompanies.com

Kay Properties and Investments, LLC:

Kay Properties and Investments, LLC is a national Delaware Statutory Trust (DST) brokerage and advisory firm with offices in LA, NY and DC. Kay Properties team members collectively have over 94 years of real estate experience, are licensed in all 50 states, and have participated in over \$7 Billion of DST real estate.

Our clients have the ability to participate in private, exclusively available, off-market DST properties as well as those presented to the wider DST marketplace; with the exception of those that fail our due-diligence process. Kay Properties is considered by many to be the largest provider of DST brokerage and advisory services in the United States. To learn more about Kay Properties please visit:

www.kpi1031.com

REVA Kay Interchange DST

INVESTMENT RISK SUMMARY

This Offering is made only to Accredited Investors per Regulation D, 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 and 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.

Potential cash flows/returns/appreciation are not guaranteed and could be lower than anticipated.

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.

There are significant limitations on the ability to sell or transfer interests.



REVA

KAY
PROPERTIES &
INVESTMENTS LLC

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