

REVA KAY SHANNON OAKS, DST

Raleigh, North Carolina



REVA KAY

Real Estate Value Advisors, LLC and Kay Properties and Investments, LLC are delighted to announce their collaboration in offering an: All Cash, Debt Free, DST structured property available for 1031 Exchange and Direct Cash Investors

6.75% projected year one cash flow

9.88% projected internal rate of return

This summary must be read in conjunction with the Private Placement Memorandum which contains important risk disclosures and business operating plans.

INVESTMENT HIGHLIGHTS

REVA Kay Shannon Oaks is an all cash/debt free 100% leased two-story Class A office building that encompasses 56,571 square feet. The building is a high quality asset featuring an ornate façade with smooth glass lines, high-end finishes and is well located in the Cary, North Carolina submarket of the famed research Triangle area in the Raleigh, North Carolina Market.

The building's desirable location affords it with convenient access to Downtown Raleigh, RDU International airport and the Research Triangle Park, via major transportation corridors such as Interstate 40, US Highway 1 and interstate 54.





Transaction Summary

Property Type	Class A Office
Location	Raleigh/ Cary NC
Equity Raise	\$8,500,000
Debt Financing	Debt Free/All Cash
Square Footage	56,571
Investor Price PSF	145.83
Investor Cap Rate	7.23%
Leverage Ratio	0.00%
10 Yr Avg Cash Return	7.25%
10 Yr. IRR	9.88%

REVA Kay Shannon Oaks DST is expected to have a ten year investment horizon. The property is being offered to investors with no debt and delivers very attractive projected cash flow from the outset. The all equity nature of this DST means there is no risk of mortgage default and exit timing can be flexible.

This 100% leased building with a stable rent roll provides investors with solid projected cash flows, a lower risk alternative to other leveraged DST properties in the marketplace (due to the debt free structure of the offering) and builds on significant reserves.

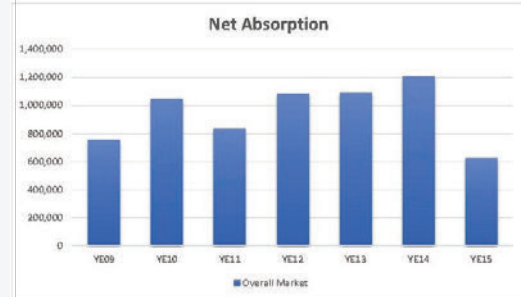
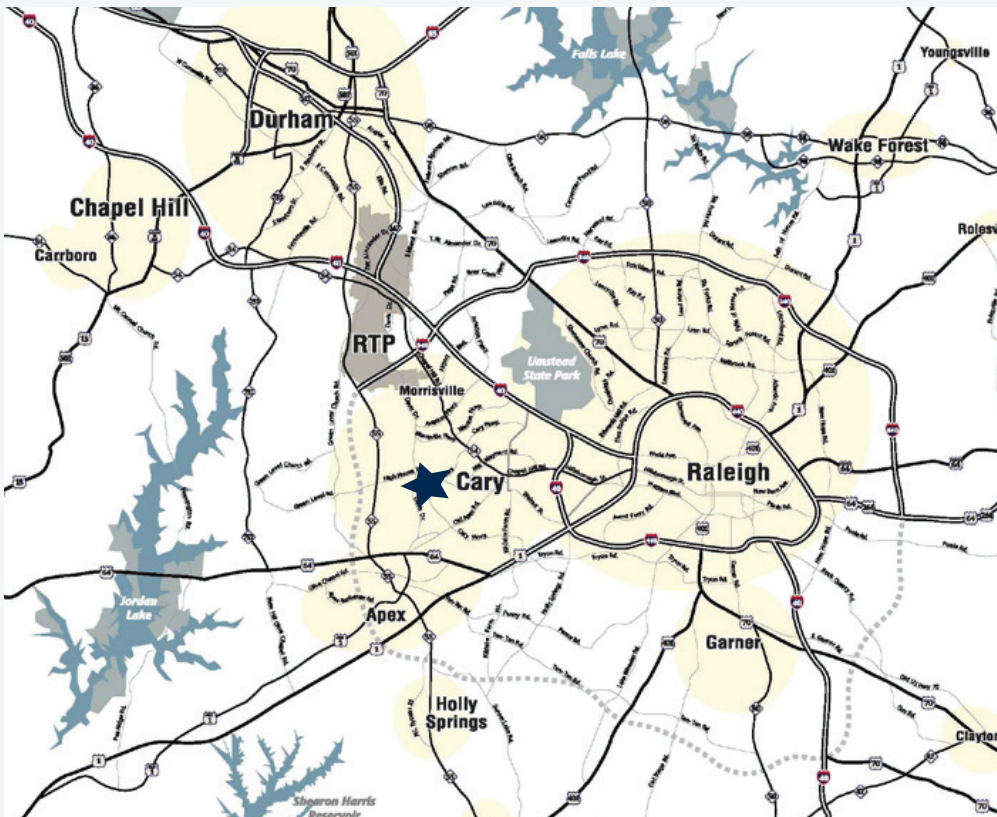
10 Year Summary of Projected Cash Flows

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Projected NOI	596,686	633,812	667,951	690,480	714,946	677,292	712,220	785,729	802,517	833,396
Tenant Improvement	54,458	0	0	0	0	162,937	160,502	0	0	0
Leasing Commission	18,951	0	0	3,659	0	56,703	55,856	0	0	0
Capital Reserves	14,205	14,558	14,923	15,295	15,679	16,069	16,472	16,884	17,306	17,739
Contingency Reserves	-65,000	37,000	58,000	68,000	87,000	-175,000	-141,000	131,000	131,000	153,000
Proj. Cash Flow to DST	574,072	582,254	595,028	603,526	612,267	616,583	620,390	637,845	654,211	662,657
Proj. Cash to Investors	6.75%	6.85%	7.00%	7.10%	7.20%	7.25%	7.30%	7.50%	7.70%	7.80%

RALEIGH MARKET OVERVIEW

The Raleigh market exhibits vibrant growth that exceeds national trends. The market enjoys a diverse and powerful economy with excellent job opportunities in government, medicine, education and research. Raleigh, the Capital of North Carolina, also enjoys the advantage of proximity to some of the nation's top universities, including Duke University, North Carolina State University and the University of North Carolina at Chapel Hill, as well as numerous well-regarded local colleges.

Tenants should expect to face fewer leasing options and rising occupancy costs through at least 2016. In the 12 months ending August 2015, Triangle employment increased by 22,492, while the area's labor force grew by nearly the same amount. The region's unemployment rate is currently 5.8% and the area's job market continues to make gains.



- > #9 Best State for Business - CNBC, 2015
- > #9 Top Cities Leading Job Creation in the US -Gallup 2015
- > #8 for America's 50 Best Cities to Live In (Cary) -24/7 Wall St, 2014
- > #2 America's Fastest-Growing Cities (Raleigh-Cary) -NerdWallet 2014

Cary is home to some of the largest national and international employers, including the No. 1 multinational workplace in the world – SAS Institute. While technology companies reside in Cary, near Research Triangle Park, other industries such as manufacturing and healthcare employ a good portion of workforce with top employers such as **SAS Institute, MetLife, Verizon Wireless, John Deere and Kellogg's Snacks** to name a few.



CARY SUBMARKET OVERVIEW

REVA Kay Shannon Oaks DST is centralized in Cary North Carolina just minutes from Downtown Raleigh, The Research Triangle Park and RDU International Airport.

Once a sleepy bedroom community on the outskirts of Raleigh, Cary has transformed into one of the fastest growing settlements in North Carolina and a magnet for residents and businesses alike. The town's population has swelled to 152,911, an increase of 52% over the last 15 years. With 5.7 million sf of competitive office space, and growing, Cary has become the Triangle's second-largest office submarket.

Overall vacancy for the Cary submarket stood at just 6.4% in the fourth quarter of 2015. Class A vacancy has tightened significantly to 7.1% and is well below the Triangle metro area rate of 9.2%.

Average asking rental rates have increased in Cary as the market has gained momentum. The average Class A asking rate in Cary was \$22.64 in the fourth quarter of 2015, up almost 3% in the last two years, and Class B rate was \$18.68, up over 7% over the same period.



AWARD WINNING LOCATION



Cary has repeatedly ranked among the top locations in North Carolina and the country to start a business, buy a house, raise a family and retire. Here, cultural, medical and infrastructure offerings of a big city meet the safety and friendliness of a tight-knit community.

#1 Business School in the Country (Duke University),
- Bloomberg Businessweek, November 2014

#2 Fastest Growing Cities (Raleigh-Durham-Cary MSA)
- CNNMoney, March 2014

#2 for Most Internet Connected Cities (Cary)
- Governing Magazine, November 2014

#2 Among Up and Coming Cities for Tech Jobs (Raleigh and Cary)
- Zip Recruiter, July 2015

#4 Best Large Cities for Job Growth (Raleigh-Cary, MSA)
- New Geography, June 2014

#4 Fastest-Growing U.S. City from 2010-2013 (Cary)
- U.S. Census Bureau, March 2015

TENANT PROFILE



Keller Williams Realty
18,177 Square Feet
Expiration 7/31/2018

Today, Keller Williams is the world's largest real estate franchise by agent count, with approximately 700 offices and more than 110,000 associates around the world. In addition to exponential growth, the company continues to cultivate an agent-centric, education-based, technology-driven culture that provides clients with unrivaled real estate service.

Mangan, Inc.
2,430 Square Feet
Expiration: 6/30/2018

Mangan Inc. is a nationally-recognized specialty engineering, automation, and integration company, providing a full-range of services for the refining, gas & oil, pipeline, renewable, chemicals, and life sciences industries.

J&J Editorial, LLC
6,972 Square Feet
Expiration: 8/31/2018

J&J Editorial is a professional peer review management company. Their principals have more than a decade of operational and management experience and have developed a strategically focused organization dedicated to efficient and professional management of the peer review editorial office.

Kildaire Office Suites
15,567 Square Feet
Expiration: 1/31/2019

Kildaire Office Suites currently operates two executive office suites in Cary. Kildaire Office Suites offers 24/7 keyless access to the building. The company also offers virtual offices which provide a high-profile image and support staff for their customers.

Infrawise, Inc
2,183 Square Feet
Expiration: 12/31/2016

With an almost 30-year track record as a vendor, InfraWise's development and support expertise has been focused on providing solutions in one area only: IT service management. The company's software helps manage IT infrastructure for businesses. The multi-platform architecture of iWise is used by medium, large, and growing companies and government agencies.

Equity Resources, Inc.
2,900 Square Feet
Expiration: 3/15/2019

Formed in 1993 in Ohio, Equity Resources, Inc. began with the intention of brokering loans but quickly grew to a mortgage broker. Equity Resources underwrites all loan files with all of their investors and they fund 100% of their own loans utilizing several warehouse banks.

PrimeSport
8,108 Square Feet
Expiration: 4/30/2016

PrimeSport, Inc. provides sports travel, hospitality, event, marketing, and ticketing services to consumers, corporations, and universities in the United States and internationally. The company develops, manages, and executes sports travel and hospitality programs for college and university fans, consumers, and corporate clients of Fortune 1000 companies.

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 Shannon Oaks DST is available
EXCLUSIVELY FOR CLIENTS OF**

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and Managing Director of RE Analytics:**
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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.

There is no substitute for involved, committed and focused people. At REVA the impact of our commitment is evidenced by two things: **financial performance of our properties and the personal service our clients receive.**

The REVA team is always available, always listening and always looking for opportunities to have a meaningful impact on behalf of our clients.

UNCOMPROMISING STANDARDS UNPARALLELED EXPERIENCE

REVA is operating with over four decades of experience and more than \$12 billion in transactions.

VALUE DRIVEN SHOE LEATHER ENTREPRENEURS

REVA applies solid financial analytics and market due diligence with innovation and energy.

INTEGRITY BREEDS SUCCESS

Real Estate Value Advisors is one of the very few sponsors that came through the 2008 downturn and continues to offer investors new syndication opportunities. Our reputation for value, integrity and successful syndications have made REVA a market leader since 2005.

→ INCOME

→ APPRECIATION

→ STABILITY

→ PEACE
OF MIND

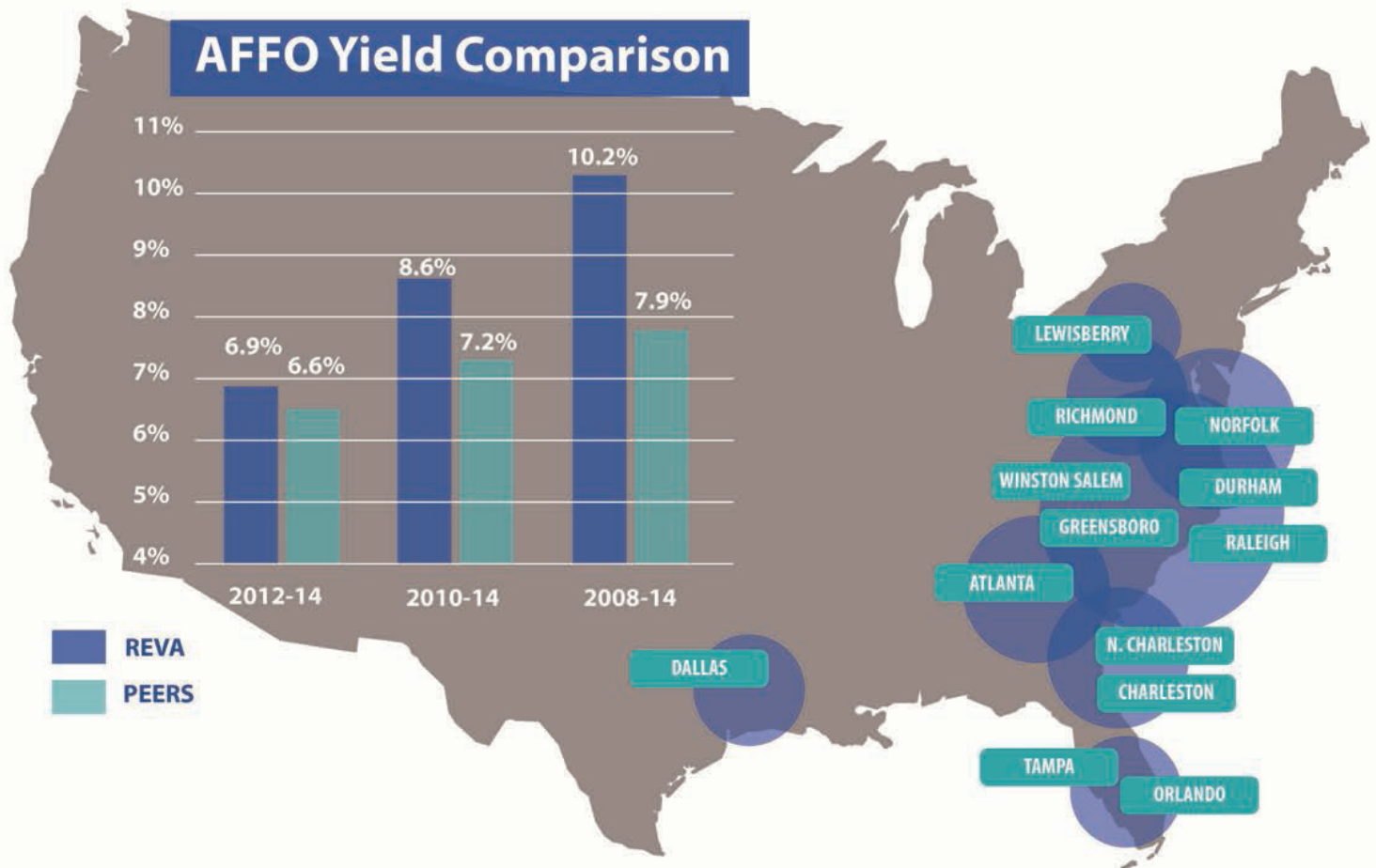


The REVA team, led by Chris Sadler and Steve Sadler, has a long track record of strong performance. Our goal is to deliver excellent returns accompanied by very attentive investor service and highly accessible senior staff.

Contact Us:

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Even A Great Property Needs An Excellent Team To Drive **SUPERIOR RESULTS**



Past performance is not a guarantee of future results. Investments in commercial real estate are considered high risk and extreme caution is recommended along with a careful review of all offering documents. The above compares AFFO, an industry standard measure of cash flow from property operation, between the REVA portfolio and those of four public REITS with similar property focus- BDN, PKY, BDM and FPO.

INVESTMENT RISK SUMMARY

This Offering is made to Accredited Investors only under Regulation D, Rule 506(c).

This material has been prepared 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 purchase securities. Such offers are only made through the Private Placement Memorandum (PPM) 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 section of the PPM entitled "Risk Factors" before investing.

Because each investor's circumstances and objectives vary, this information is not intended to indicate suitability for any particular investor. Please consult with your CPA and Attorney to determine if an investment in a DST is suitable for your particular circumstances and objectives.

Past performance is not indicative of future returns.

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

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

Expected cash flows and returns may not be realized and a loss of invested capital is possible.

The Sponsor, Co-Sponsor, Master Tenant, Trustees & Affiliates will all receive substantial fees relating to the syndication of interests, and ongoing management and disposition of the Property owned by the DST.



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.

Chris and Steve Sadler
Founders of REVA



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