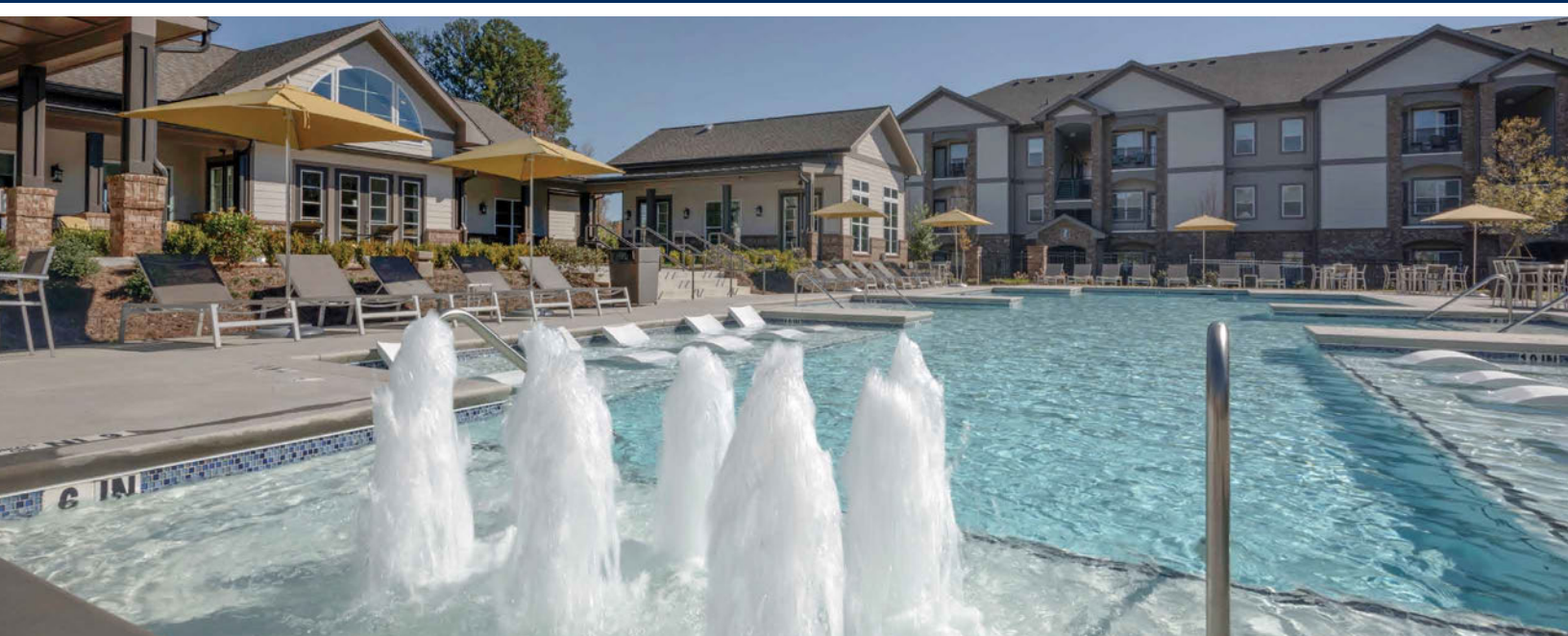


Executive Summary

RK One White Oak DST

202 Units | 2080 One White Oak Lane | Cumming, GA 30041



Apartment Community Investment With A Value-Add Opportunity

The Property

The Property was built in 2017 and features 202 luxury apartments situated on approximately 20.65 acres. The Property provides an upscale suburban apartment living experience in one of the country's most rapidly-growing expanding submarkets. The Property's contemporary residences within a unique low density site plan offer numerous amenities. Its European inspired exteriors, amenities, and residences appeal to the expanding professional profile in the area.

The Property features large floor-plans with an attractive mix of thoughtfully designed one, two, and three-bedroom apartments. Interior amenities include expansive nine foot ceilings, stainless steel electric appliances, designer 42" white cabinetry, granite countertops, wood-look flooring in all kitchens, entryways and bathrooms, large soaking bathtubs, wifi and many more high-end luxury amenities.

- Forsyth County's population is projected to grow at the fastest rate in the State of Georgia and more than double in population by 2040 with 4.3% annual population growth. Source: Atlanta Regional Commission.
- The average household income in Forsyth County is \$117,513. Source: U.S. Census Bureau.
- The Property and adjacent area have experienced strong rental growth and low vacancy rates. CoStar, a leading market research firm, concludes that average asking rents are almost \$200 higher in Forsyth County than the overall Atlanta metro area.
- Given the lack of multifamily housing in the submarket and the strong employment outlook RK Properties believes that the market will support 2.75% average rental increases once full lease-up is achieved.

See the Private Placement Memorandum ("Memorandum"), pages 40-45 and the Financial Forecast, Exhibit H. There are no assurances that the rent growth and Property occupancy projected in the Financial Forecast will be achieved. See "Risk Factors" in the Memorandum.





Celebrating 40 Years in Business

“RK Value-add Opportunities”

Opportunities are sought in properties that are under managed and not performing to their full economic potential. These may include apartment complexes with dated exteriors or the lack of certain modern amenities. Such properties, although structurally sound, can often be acquired at discounted prices.

Upon acquisition, RK’s skilled in-house staff undertakes the upgrading process which creates the opportunity for RK to raise the average annual rents on its properties. RK Properties has been successful in upgrading units in this manner at other RK-owned assets in similar sub-markets and intends to follow the same formula of high quality components and attention to detail to achieve optimum rent premiums at the Property.



RK Properties Inc. (RK) is proud to introduce you to our latest DST 1031 exchange offering. The DST structure is designed to allow investors to complete a 1031 exchange and participate in ownership of the One White Oak Luxury Apartments.

Benefits to a DST structure are as follows:

- The DST will own the property
- You will own a beneficial interest in the DST
- The DST will enter into a master lease with RK Properties
- No loan qualification
- No managerial duties
- Clear & easy paperwork with approximately 1-2 weeks to close

Investment Objectives:

- Minimum Investment - 1031 Exchange Investment \$100,000
- DST Cash Investor \$25,000
- Distribute monthly lease payments from Master Tenant
- Generate passive losses that will partially offset the tax liability on income
- Anticipated hold period of 8-10 years or when the market dictates
- Potential profits from appreciation upon sale of the property
- Preserve and protect investor’s capital

Projected Annual Master Tenant Yield To DST

Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
4.50%	4.75%	4.87%	5.00%	5.29%	5.61%	5.72%	6.02%	6.31%	6.50%

These are investment objectives and there are no assurances they will be achieved. Please refer to Financial Forecast, Investment Objectives and Policies and Risk Disclosures in the Private Placement Memorandum (“Memorandum”).



Providing Apartment Investment Opportunities Since 1976

Financial Overview*

Escrow Purchase Price	\$42,500,000	Escrow Closed	July 2018
Down Payment	\$19,125,000	Cost per Unit	\$210,396
Loan Balance	\$23,375,000	Cost per Foot	\$195.05
Loan to Value (LTV)	55%	Debt Coverage Ratio	222%
Net Loan to Value (LTV)	47.72%		

Capital Expenditures and Improvements

Improvement Item	Cost	Improvement Item	Cost
Lender Impound	\$90,068	Gym	\$15,000
Prepaid Reserves	\$181,800	Retention Pond	\$50,000
Resident Retention	\$160,000	Ceiling Fans	\$25,000
Temp Leasing Agent	\$50,000	Pool Furniture	\$25,000
Temp Marketing	\$45,000	Dog Waste Station	\$10,000
Package Locker	\$25,000	Custom Closets	\$202,000
Kids Playground	\$50,000	W/D	\$202,000
Signage	\$25,000	Dog Park Equipment	\$15,000
TOTAL			\$1,170,868

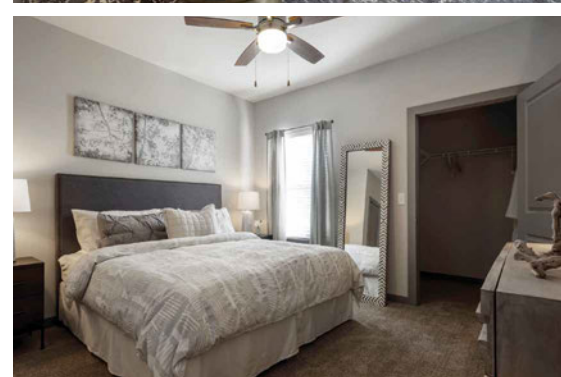
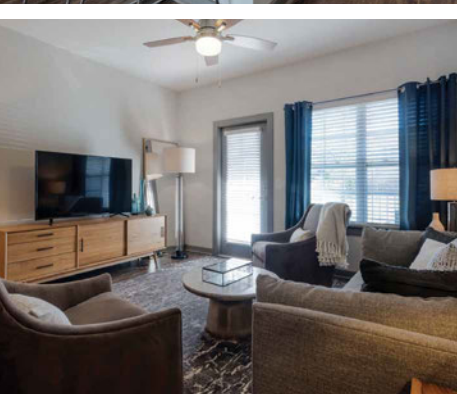
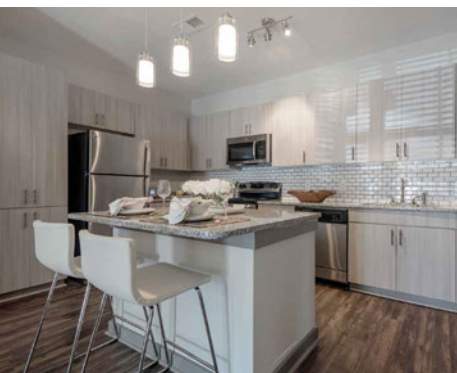
*Please refer to the Private Placement Memorandum for details on the Total Use of Proceeds.

Property Amenities

- Modern Features
- Airy 9' Ceilings and Oversized Windows
- Stainless Steel General Electric® Appliances
- Designer 42" White Cabinetry Throughout
- Granite Countertops
- Custom Satin Nickel Hardware, Lighting and Fixtures
- Subway Tile Backsplash
- Luxurious 42" Soaking Tubs in Master Bath
- Custom 2" Blinds
- Expansive Closets and Linen Closets*
- Built-in Kitchen Desk with Granite Countertop in most units

Unit Features

- Condo-Style Amenities And Features
- Controlled access gates with second, resident only gated entry
- Clubhouse with coffee bar, conference room, and seating areas
- Wi-Fi enabled amenity areas
- Media room with kitchen, laptop chairs, big screen TV, and social areas
- Fitness center with high-tech cardio and strength training
- Organized community activities
- Resort-style swimming pool with infinity edge
- Pool pavilion with grills, seating, and dining areas
- Outdoor courtyards with fire pit
- Lounging garden with hammocks
- Outdoor lawn area
- Dog park and dog spa



Creating Real Estate Investment Opportunities For Discerning Investors



This summary does not represent an offer to sell any securities by RK Properties or its affiliates. Such offer may only be made by a Private Placement Memorandum (“Memorandum”) for RK One White Oak DST (the “Trust”) delivered to qualified purchasers who reside in certain states and meet the suitability standards for such investment. The figures, analysis and conclusions presented in this summary are believed to be accurate, but no warranty is made as to their correctness. RK Properties and its affiliates, as well as other third parties, will be compensated for their sponsorship and sale of this offering, in the form of selling commissions, acquisition, disposition, and property management fees, and other related fees. The tax consequences of investing in the Trust are complex and vary with the facts and circumstances of each individual investor. There are no assurances that the stated investment objectives of the Trusts will be achieved. There is no guarantee that the Trust’s performance will produce results similar to the returns experienced by other RK Properties’ sponsored investment programs. Potential investors should always consult their own independent tax and legal advisors regarding the suitability of this investment.

Investments in real estate, including this offering, are subject to various risks that are set forth under “Risk Factors” in the Memorandum or in supplements to the Memorandum which should be read carefully before any investment is made. Some of the risks include: (1) An investment in an RK Properties’ program must be considered speculative and there are no assurances that investors may not lose all or a substantial portion of their investment; (2) an investment is subject to transfer restrictions and may not be liquid in the event of an emergency; (3) a program’s performance may be adversely affected by both local and national economic conditions; (4) RK Properties and its affiliates will be subject to various conflicts of interest in managing the Trust’s operations; (5) the offering will not be registered with nor reviewed by state or federal securities authorities; (6) there are potential tax risks associated with investments in real estate programs; (7) RK Properties and its affiliates will receive fees that were not determined on an arm’s length basis; (8) the Trust is a new operational entity and the prior performance of RK Properties and its affiliated entities may not predict our future results.

To request information please contact: “InvestorRelations@rksecurities.com”

Securities offered through Rance King Securities Corporation

