TSWR DEVELOPMENT
SWD PORTFOLIO I, DST

INVESTMENT SUMMARY

TSWR Development SWD Portfolio I, DST (the "Trust"), a Delaware statutory trust that intends to acquire several undivided fractional working interests in four fee simple salt water disposal facilities (including the Moreland SWD pictured above) located in Permian Basin Region of West Texas.

The Sponsor's business plan for the Properties and its principal investment objectives will be to: **(i)** preserve the Beneficial Owners' capital investment, **(ii)** make scheduled distributions to the Beneficial Owners from the Trust's cash flow from Rent collected under the Leases, after Trust expenses, starting at 8.0% per annum in Lease Year 1 and increasing to 12.8% per annum in Lease Year 10[1] and **(iii)** sell the Properties within approximately 10 years. The Signatory Trustee anticipates that the Properties will provide the Investors with the potential for stable cash flow.[2]

$3,200,000	**$100,000**	**10 Year**	**8%** *increasing to* **11.7%**
Maximum Offering Amount	Minimum Investment	Projected Hold Period	Annualized Return *(see economics)*

LOCATION SUMMARY

The Permian basin continues to be the strongest region in the nation for oil production. The continued improvements in technology have allowed for consistent growth in oil production throughout the region.

> The Permian Basin is currently producing over 2 million barrels of oil a day representing 21% of all US production.

Even as oil prices have continued to soften as of late, production of oil and saltwater have steadily increased throughout the region. The Permian has had continued increases in daily production of oil since 2007. Although the rate of completions has slowed with the oil industry, production per well has increased with January 2016 new wells producing on average of 400 barrels of oil per day. This increase of daily production has been steady per www.EIA.GOV statistics. In January 2013 Average production per new Oil Rig in the Permian Basin was 122 barrels of oil per day. In January 2016, the average new production was 416 barrels per day.

LOCATION SUMMARY CONT.

Per statistics from the EPA, the average ratio of water produced/recovered per barrel of oil extracted is 10:1. Total Oil production for January 2016 is 2,034,477 barrels per day, creating a significant need to properly dispose of an average 20 million barrels of water per day in the region in January 2016.

WHY IS PERMIAN SO STRONG?

The Permian continues to rule the U.S. oil production markets for two very simple reasons. First, the Permian has the largest oil reserves in the U.S., and, secondly, the infrastructure and support systems are in place to make drilling and extraction simple and lower risk then it has been historically. Even though drilling rigs counts have dropped from 463 in January 2013 to 212 in January 2016, average production per well has increased 227%. The increases have resulted mainly from new horizontal wells that are being drilled under old producing vertical well fields. This new lower horizontal drilling strategy involves drilling mile long horizontal wells that produce upwards of 3,500 barrels a day. The new giant wells in existing locations with existing infrastructure have cause average per well production to increase.

In a slower market, this has caused some of the production in some areas slow and other areas to explode.

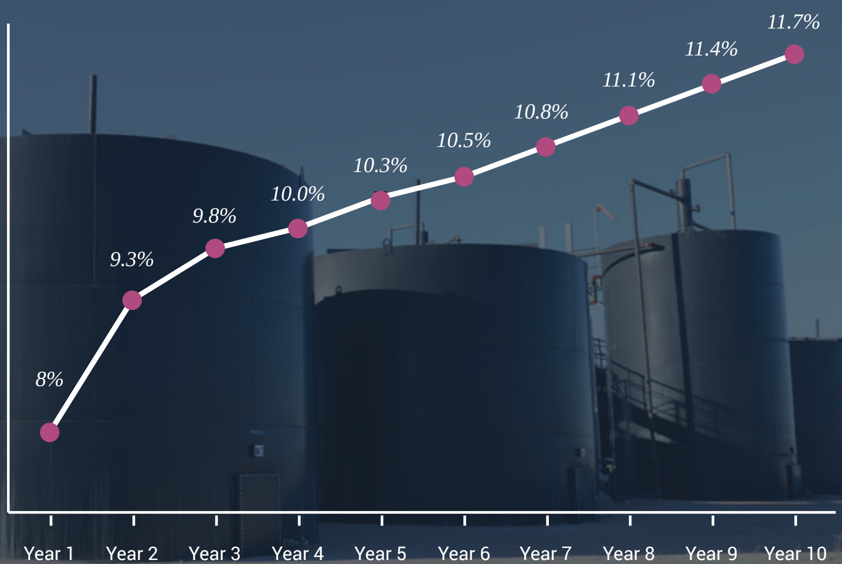
The Permian Basin continues to be the most active and prolific region in the United States. Despite the decline in rig counts nationally, the ratio of rigs currently drilling in the Permian Basin has remained strong. New extraction techniques are driving the growth of oil production and activity in the region. **This oil production creates an expanding need for salt water disposal.**

ECONOMICS

The Trust, will enter into the Master Lease with the Master Tenant, an affiliate of the Sponsor. Under the Master Lease, the Trust leases the Properties to the Master Tenant for an original term of 10 years and the Master Tenant has the right, in its sole discretion, to renew the Master Lease for three additional terms of five years.

The Master Tenant's rent for the original term of the Master Lease consists of (i) an amount, which after estimated Trust expenses, equals 8.0% per annum yield on the Investors equity (assuming the Maximum Offering Amount is sold), paid in arrears to the Trust in monthly installments and (ii) starting in Lease Year 2, bonus rent in a variable amount equaling 60% of the difference between the Property's effective gross rental income and a threshold of $604,493 which will be adjusted upward each Lease Year thereafter at the rate of 1.0% per annum; provided, however, that any such bonus rent can never be a negative amount. Following Lease Year 1, the Sponsor expects, but cannot guarantee, the Property to generate Bonus Rent, leading to increasing yields.

PROJECTED ANNUALIZED RETURN



**Bonus rent will be calculated on the excess net income generated from the water intake revenue and skim oil revenue above and beyond the stated lease payment and is not guaranteed.*

FREQUENTLY ASKED QUESTIONS ABOUT DISPOSAL WELLS

WHAT IS A DISPOSAL WELL?

A saltwater disposal well is very similar in structure to a producing oil or gas well. It has production tubing and casing like any other well. Instead of extracting hydrocarbons and water, these wells are used to dispose of the saltwater from other producing wells. The saltwater is injected into porous zones deep within the earth. These zones are able to absorb large amounts of water at reasonable injection pressures.

WHY ARE DISPOSAL WELLS NEEDED?

Disposal wells are a critical component of the entire oil and gas industry. Most wells also produce large quantities of water in conjunction with the oil and gas that is produced. This water has to be disposed of in an approved facility. Water transport trucks load water from the storage tanks and haul the contents to a nearby disposal well.

WHAT ARE THE ADVANTAGES OF OWNING A DISPOSAL WELL?

A disposal well is different from a producing oil well because it does not deplete in production over time. A disposal well can improve over time because the wells around it will extract more water the longer they produce. The amount of water a disposal well receives can increase as more wells are drilled in the area. Rising oil prices can make the disposal well more profitable since skim oil prices fluctuate with the price of oil. Longevity is a bonus for a disposal well operation.

WHAT IS SKIM OIL?

The oil well operator will separate the oil and water at their site, but the effort is not 100% efficient. At the SWD well, the operator will use a more sophisticated technique to skim the remaining oil. The average oil cut from the water is .25 to 1% per bbl.

ABOUT THE SPONSOR

TSWR Development, LLC was founded in 2012 as a joint venture between Sandlapper Capital Investments, LLC and Tiburon Research Holdings, LLC to participate in the acquisition and development of saltwater disposal operations throughout the Permian Basin. The principals and senior management team have significant experience in the acquisition and operation of commercial real estate, business entities, finance and management as well as with alternative financial instruments. TSWR Development, based in the SANDLAPPER FINANCIAL CENTER in Greenville, SC, was recognized as the number three best small company based in South Carolina in the annual GSA Business Roaring 20s.

Since 2012, TSWR and/or its affiliates have owned interests in and/or participated in developing or redeveloping twenty-two salt water disposal wells in West Texas.

TIBURON RESEARCH

Sandlapper Capital Investments, LLC

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This announcement does not constitute an offer to buy or sell securities. Such offers may only be made to qualified accredited investors via Confidential Private Placement Memorandum ("PPM"). Investments into private placement securities should be considered highly speculative and involve a degree of risk including the potential for complete loss of principal investment. Prospective investors must read the PPM in its entirety and pay particular attention to the cost projections, performance assumptions and the "Risk Factors" to fully understand the risks and costs involved with this investment. This DST private placement offering is an illiquid investment. Income is NOT GUARANTEED and no representation to such has been made. All statements here are believed to be accurate. This announcement does not supersede the PPM. Securities offered through SANDLAPPER Securities, LLC (member FINRA/SIPC). SANDLAPPER Securities is an affiliate of TSWR Development, LLC the Sponsor and Manager of TSWR Development SWD Portfolio I, DST. While the Sponsor believes this investment should qualify as replacement property for investors seeking to use interests as replacement property in an IRC §1031 Exchange, and has received a tax opinion to such, neither the Trust or Sponsor has applied for a Private Letter Ruling with the IRS to such, and exchange investors are encouraged to seek their own independent tax advice on such.

Investors must meet the standards and qualifications as an "Accredited Investor" as defined under Rule 501(a) of Regulation D under the Securities Act.

There is no assurance that any of these objectives will be achieved.

[1] *TSWR Development SWD Portfolio I Master Tenant, LLC will enter into a long-term master lease with the Trust. The Master tenant is an affiliate of the Sponsor. Income is not guaranteed.*

[2] *No guarantee that interests can be sold for a profit. Having minority interests in the facilities may limit the ability of the Trust to object to any potential sale of assets. SWD facility life cycle could be +/- 40 years, although Management will continue to work with the facility operators to identify potential liquidity events sooner.*