



TIC Marquis, DST

7290 Southlake Parkway, Morrow, GA 30260



Investment Highlights

The Marquis at Mount Zion Apartments, built in 2000, is a Class A asset located within the city of Morrow, a submarket in the southern part of greater Atlanta, Georgia. The property features large, well-maintained average unit sizes (1,040 square feet). Competitive upscale amenities include:

- Controlled Gate Access
- Swimming Pool
- Fitness Center
- Tennis Court
- Playground
- Detached Garages / Storage Units
- Laundry Facility
- Car Care Center
- Central Trash Compactor
- Mail Kiosk

The Marquis Apartment homes are appointed with attractive features:

- Nine (9) Foot Ceilings with Crown Molding
- Fully Equipped Kitchen w/GE Appliances
- Open Breakfast Bar
- Frost Free Refrigerator with Icemaker
- Washer/Dryer Connections
- (68) Units Include Wood-Burning Fireplaces

As of November 2008, the current rental rates for all unit types are noted below:

No. of Units	Unit Type	Unit SF	Market Rent	Rent / SF
68	1 BR / 1 BA	825	\$725	\$0.88
30	1 BR / 1 BA	583	\$675	\$1.16
106	2 BR / 2 BA	1,127	\$870	\$0.77
56	3 BR / 2 BA	1,380	\$990	\$0.72
260		1,040	\$831	\$0.80

The Marquis at Mount Zion Apartments offer a very functional location, excellent curb appeal, and a competitive amenity package while maintaining seclusion and privacy. This market-leading asset is located just one mile from Interstate 75 and the one million square foot Southlake Mall. It is an area with consistent population growth at the epicenter of major retail and employment districts.



Financial Details

Syndicated Price	\$21,400,000
Debt	\$12,537,000
Equity Raise	\$8,863,000
Loan to Value	58.58%
Minimum TIC Investment	\$100,000 (1.13%)
Year 1 Cash-on-Cash Yield	6.25%
Projected Annualized Total Return	9.2% at 7.25% cap rate; 10.3% at 7.0% cap rate

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Property Summary

Located approximately one mile from the interchange of I-75 (156,640 vehicles/day) and Jonesboro Road (34,130 vehicles/day). The property fronts Southlake Parkway (26,760 vehicles/day).

- Class "A" Property on 33.24 Acres; density of 7.8 units/acre
- Built in 2000
- 260 Units
- 270,332 Rentable SF
- 1,040 SF / Unit
- 95.77% Occupancy - 11/17/08
- 580 Parking Spaces including 18 detached garages
- 12 two and three story residential buildings, leasing office, clubhouse, and 3 garage buildings

Demographics

Clayton County is located in the southern section of the Atlanta metro area. The County's northern boundary lies just eight miles south of downtown Atlanta. Municipalities include Jonesboro, the county seat, and Forest Park, Lake City, Riverdale, Morrow and Lovejoy.

Over the past two decades, rapid expansion and development in Atlanta's north suburbs also exponentially increased commute times in those areas. The subsequent overburdening of transportation arteries, coupled with exorbitantly long commutes, produced a backlash and return to "closer-in" living. Consequently, the close-in southern suburbs, including Clayton County, have benefited from "in-migration" demographic patterns.

MARQUIS AT MT. ZION APARTMENTS NEIGHBORHOOD ANALYSIS

SELECTED NEIGHBORHOOD DEMOGRAPHICS			
7290 Southlake Parkway Morrow, GA	Radius 1.0 Mile	Radius 3.0 Miles	Radius 5.0 Miles
Population			
2013 Population	4,512	81,941	195,061
2008 Population	3,991	76,337	179,462
2000 Population	3,000	66,971	153,475
1990 Population	2,060	54,441	119,831
Growth 2008 - 2013	2.48%	1.43%	1.68%
Growth 2000 - 2008	5.87%	2.65%	3.18%
Growth 1990 - 2000	3.83%	2.09%	2.51%
Households			
2013 Households	2,084	28,158	65,504
2008 Households	1,881	26,537	60,958
2000 Households	1,462	23,717	53,098
1990 Households	804	19,529	42,343
Growth 2008 - 2013	2.07%	1.19%	1.45%
Growth 2000 - 2008	5.17%	2.27%	2.80%
Growth 1990 - 2000	6.16%	1.96%	2.29%
2008 Median HH Inc	\$37,146	\$42,697	\$44,120
2008 Estimated Average Household Income	\$47,032	\$50,376	\$52,695
2008 Estimated Per Capita Income	\$20,772	\$17,666	\$18,216
2008 Median Value of all Owner-Occ HUs	\$151,320	\$121,565	\$124,456
Age 25+ College Graduates - 2000	459	6,413	14,615
Age 25+ Percent College Graduates - 2008	17.2%	13.5%	13.3%

Source: CBRE



Atlanta / Clayton County Highlights

National leader in job growth - Atlanta's employment grew by 40% during the 1990's.

Services sector dominates Atlanta - 30% of all jobs.

Atlanta has the largest federal workforce of any city outside of Washington D.C.

1,600 foreign-based companies have established operations in the Atlanta area.

Hartsfield-Jackson International Airport, located only seven miles from the property, employs 56,000 people and is Georgia's largest job center.

Clayton County boasts 25 industrial parks, 20 of which house Fortune 500 companies.

The largest sector in Clayton County's economy is Transportation/Communication/Utilities with 33% of total employment.

Clayton County's Largest Employers

Company	No. Employed
Hartsfield-Jackson Airport	56,000
Delta Airlines	23,563
Local Governments	11,205
Clayton County School System	7,300
State Government	3,573

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