



THOMPSON/POST RESERVE APARTMENTS, DST



OFFERING DETAILS

Offering Price: \$17,520,000	Total Offering Size: \$7,150,000	Offering LTV: 59%	Acquisition Occupancy: 93%	Loaded Cap Rate: 6.65%
Loan Amount: \$10,370,000	Anticipated Loan Terms: 3.86%, 7-Year, 30 Yr. Amortization	Total Units: 158	Price Per Unit: \$110,886	Current Cash Flow*: 6.75%

700 Reserve Blvd., Evansville, Indiana 47715

PROPERTY OVERVIEW

The Reserve Apartments & Townhomes is a 158-unit, Class A townhome-style apartment community situated on a 6.61-acre site in Evansville, Indiana. The property was built in two phases and completed in 2008 and 2010, respectively. It includes well-appointed upgrades such as 9' ceilings with tray accents or vaulted 14' ceilings on upper levels, hardwood floors and granite countertops.

The property offers a mix of one, two or three bedroom apartments with various floor plans, ranging in size from 763 square feet to 2,114 square feet. Property amenities include: luxurious upgrades, swimming pool with outdoor lounge, community lounge with free internet, billiards room, sundeck and fitness center.

INVESTMENT HIGHLIGHTS

- Newly constructed, Class A townhome-style apartment community.
- Brick construction with desirable amenities and large apartments averaging over 1,100 square feet.
- Evansville, IN is located along the Ohio River, a main regional transportation route, which helps support the local manufacturing-based economy.
- The unemployment rate in Evansville as of January 2012 was 7.6%, according to the BLS, below the national average of 8.3%.



COMMUNITY AMENITIES

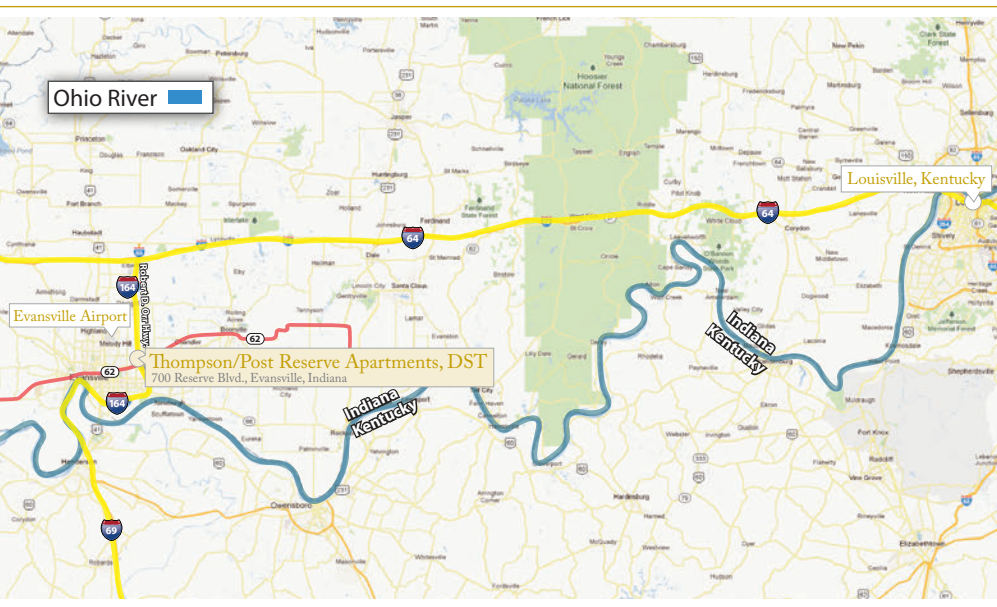
- Swimming Pool & Outdoor Lounge
- Community Lounge (w/Wi-Fi) & Billiards Room
- Sundeck
- Fitness Center
- Elevators in 4-story buildings

APARTMENT AMENITIES

- All units include fully-equipped kitchens with granite countertops and white appliances
- Vaulted 14' Ceilings
- Washers/Dryers in all units
- Balconies or Patios in all units
- Hardwood Floors

* The current cash flow is based on in-place leases and current operating expenses as of May 1, 2012 and is covered under a master lease structure.

This brochure does not constitute an offer to sell, or a solicitation of an offer to buy, securities. Offers can only be made through the Private Placement Memorandum which contains various and important risk disclosures. This brochure does not purport to be complete and should be viewed in conjunction with the Private Placement Memorandum. An investment of this sort is speculative and involves a high degree of risk. Projections of future performance contained herein are based on specific assumptions discussed more fully in the Private Placement Memorandum and do not constitute a guaranty of future performance.



EVANSVILLE, INDIANA

The Property is located in the City of Evansville, Indiana in Vanderburgh County. Vanderburgh County is part of the Evansville Metropolitan Statistical Area which includes Gibson, Posey, Vanderburgh and Warrick Counties in Indiana and Henderson and Webster Counties in Kentucky. Evansville is the largest city in the region and the third largest in the state, and is situated directly adjacent to the Ohio River in Vanderburgh County. According to the 2010 census, the City of Evansville had a population of 117,429 and the Evansville MSA had a population of 358,676. Evansville is the hub of a large trade territory that includes twenty one counties in Southwest Indiana, Southern Illinois, and Northwestern Kentucky Region.

SOURCE: *CityTownInfo.com* and *US Census Bureau*

ECONOMY

The Evansville economy benefits from a diverse group of industries. Due to the low cost of doing business, numerous companies call Evansville their home, including prominent companies such as Atlas Van Lines and Berry Plastics. The largest employer in Evansville is Toyota with over 5,000 employees, followed by St. Mary's Medical with 3,000 employees and ALCOA Warrick Op with 2,600 employees. Manufacturing is one of the leading economic drivers of the Evansville economy. A wide variety of products are manufactured in Evansville including: motor vehicles, refrigerators, nutritional products, pharmaceuticals, prepared foods, auto glass, steel, paints, plastic compounds and plastic products. Production and manufacturing are prominent in the Evansville economy because of the city's strategic geographic location along the Ohio River. The river's width and depth make it an ideal mode for transportation and serves as a vital artery for Pittsburgh, Cincinnati and Louisville. The city is designated as a U.S. Customs point of entry and also benefits from a strong rail and highway infrastructure.

Evansville has emerged as the Tri-State's (Indiana-Illinois-Kentucky) major center for health care and medical sciences. Deaconess Hospital, St. Mary's Hospital and Health Center provide the anchors for a vast healthcare system. The city is also an educational hub and home to the University of Southern Indiana and the University of Evansville.

CONSIDER THE RISKS

An investment in a DST Interest is highly speculative and involves substantial risks including, but not limited to:

- Risks associated with investments in real estate;
- Lack of liquidity;
- The holding of a beneficial interest in the Trust with limited voting rights;
- Risks associated with ability to fund demand note and viability of Sponsor;
- Competition;
- Performance of the Master Tenant under the Master Lease;
- Risks relating to the terms of the financing for the Property;
- Environmental risks;
- Expiration of the subleases between the Master Tenant and the occupants of the Property or the nonperformance of the occupants under such subleases;
- Lack of diversity of investment;
- Reliance on the Master Tenant (and the property manager engaged by the Master Tenant) to manage the Property;
- The DST Interests being subject to the restrictions in the Trust Agreement;
- The existence of various conflicts of interest among the Sponsor, the Trust, the Master Tenant, the Property Manager, and their Affiliates; and
- Tax risks.

INVESTORS MUST READ AND CAREFULLY CONSIDER THE DISCUSSION SET FORTH UNDER "RISK FACTORS" IN THE PRIVATE PLACEMENT MEMORANDUM FOR A COMPLETE DISCUSSION OF THESE AND OTHER RISKS PERTAINING TO THIS INVESTMENT.



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Securities offered through TNP Securities, LLC.
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ABOUT THOMPSON NATIONAL PROPERTIES, LLC

Thompson National Properties, LLC ("TNP") is an international real estate advisory company, specializing in the management and creation of real estate investment funds. TNP uses a variety of investment structures to fit the needs of its investors, which are designed specifically for both institutional and high net worth individual investors alike. Thompson National Properties is also a leader in both property and asset management and receivership services, a key element in any successful commercial real estate investment in today's lender driven marketplace.

Headquartered in Irvine, California, Thompson National Properties was founded in April 2008 and has six regional offices. As of May 1, 2012, Thompson National Properties manages a portfolio of 155 commercial properties, in 29 states, totaling more than 18.4 million square feet, on behalf of over 5,600 investor/owners with an overall purchase value of \$2.3 billion dollars. For more information regarding Thompson National Properties, please visit www.tnpre.com.