

Benefits of DST Investing



What is a DST – Delaware Statutory Trust

Fractional Property Ownership

Institutional Quality Investment

Qualifies for a 1031 Exchange

Pre-Appraised and Vetted Properties

Quick Close in as Little as a Week

No Personal Liability or Loan Guaranties

Full Tax Benefits of Solely Owned Properties



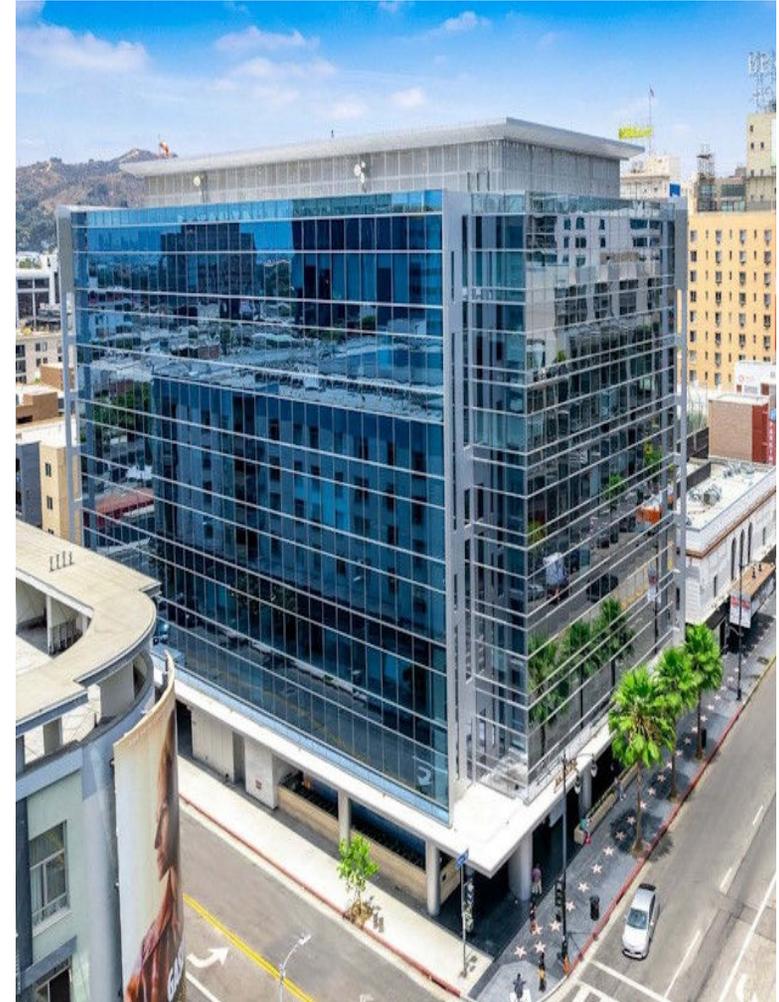
Zero Property Management ~ Freedom from Toilets, Tenants and Trash

Passive Ownership No Property Oversight or Management

Expert Property Management by Third Party Firms

Investors Receive Monthly Cash Flow Distributions

Consistent Financial Reporting and Operating Reports



SUCCESSION
REAL ESTATE

Ease of Debt Financing with No Personal Liability

Sponsor Arranges Property Financing

- Mortgage secured by property and already in place.

Pro Rata Debt Allocation

- Investors receive pro rata share of debt satisfying the mortgage replacement rule

No Individual Loan Required

- DST is the sole borrower; investors avoid all personal finance responsibilities

Non-Recourse Debt Structure

- Sponsor guarantees recourse obligations = Zero Personal Risk

Bankruptcy-Remote Asset Protection

- DST structure prevents creditors from pursuing investors' personal assets.

Diversification and Pre-Vetted Assets

Diversify Across Multiple Properties

- Low minimum investment enables broad asset allocation

Thorough Due Diligence by Sponsor

- Access to third party reports immediately, for review.

Asset Value Pre-Appraised

- Asset pre-appraised, eliminating unknowns and reducing risk

Pre-Acquired, High-Quality Assets

- DST properties are vetted, acquired and ready for exchange.



Key Takeaways for DST Investing

Certainty of Close ~ 1031 Exchange Protection

Management Free Passive Income

Institutional Quality Investments

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