



Executive Summary

Aviation Infrastructure, DST

14225 Aviation Drive, Miami, FL 33054 USA



Located in the Exclusive Miami-Opa Locka Executive Airport
with Access to Both Miami and Broward County

175,000 SF Facility
Spanning 27.4 Acres

Superior, Strategic,
Centralized Location

State of the Art, Class A
Aviation Facility

61 Year Credit NNN Lease
with Jet Aviation

Direct Access to Both
Miami & Broward County

South Florida's Surging
Private Aviation Industry

IMPORTANT RISK INFORMATION

FORWARD LOOKING STATEMENTS

This communication and the Memorandum contain statements about operating and financial plans, terms and performance of the Property and other projections of future results. Forward-looking statements may be identified by the use of words such as “expects,” “anticipates,” “intends,” “plans,” “will,” “may,” “project” and similar expressions. The “forward-looking” statements are based on various assumptions that may prove to be incorrect and might not accurately predict future events or the actual performance of an investment. For more information about forward looking statements, see the section of the Memorandum entitled “A Warning About Forward Looking Statements.”

SUMMARY OF RISK FACTORS

The Memorandum contains more complete information regarding the investment and should be read in its entirety and the discussion under the section entitled “Risk Factors” should be carefully considered. The risks involved with an investment in the Interests include, but are not limited to:

- An investment in the Interests is speculative, illiquid and involves a high degree of risk. There is no guarantee that Investors will receive any return.
- No public market exists for the Interests, and it is highly unlikely that any such market will develop.
- There are substantial restrictions on transfers of the Interests.
- The Interests are not registered with the Securities and Exchange Commission or any state securities commissions.
- There is no specified time that the Property will be liquidated and the Trust may not be able to sell the Property at a price equal to or greater than the purchase price paid for the Interests, and the Tenant has an ongoing right of first refusal to purchase the Property, which may cause delays in the sale of the Property.
- Delaware statutory trusts are a relatively new vehicle for real estate investment and are inflexible vehicles to own real Property.
- Investors will have no voting rights and will have no control over management of the Trust or the Property.
- The Trust and Trust Manager have limited duties to Investors and limited powers.
- If the Property is transferred (or the Trust is converted) to the Springing LLC, Investors will likely lose their ability to participate in a future Section 1031 Exchange with respect to the transferred Property.
- The Property is subject to the risks generally associated with the ownership and operation of real estate including, without limitation, environmental concerns, competition, occupancy, unanticipated capital expenditures, maintenance costs or expenses, uninsured losses, easements and restrictions, and other real estate-related risks.
- The Trust’ s investment in the Property will not be diversified with respect to the assets it owns.
- The Property is leveraged.
- The Loan may reduce the funds available for distribution and increase the risk of loss.
- The Loan Documents contain various restrictive covenants, and if the Trust fails to satisfy or violate these covenants, the Lender may declare the Loan in default and foreclose on the Property.
- The Sponsor and its affiliates will receive substantial, market-rate compensation in connection with the Offering and in connection with the ongoing management and operation of the Property and may be subject to conflicts of interest.
- An investment in the Interests involves certain tax risks.
- The Trust is not providing any prospective Investor with separate legal, accounting or business advice or representation.
- Public health risk may affect the Tenant’ s business performance.
- There is no guarantee that Investors will receive any return.
- Private placement securities are speculative, illiquid, and entail a high level of risk, including the risk that an investor could lose their entire investment.

Investors must read this Memorandum in its entirety prior to investing, including information related to certain risk factors, including but not limited to, the investment, liquidity, real estate, financing, taxes, development, legal, and the company sponsoring the Offering. Any future results may differ significantly from those described herein. Prospective investors should not construe the contents of this Memorandum or any prior or subsequent communication by the Managing Broker-Dealer or Sponsor, as an investment recommendation or legal, tax, accounting, financial or other advice. Investors should consult a legal or tax advisor for information concerning their specific tax situations. Subject to certain regulatory requirements, the information contained herein is confidential, and only for the use of its intended recipient(s).

There can be no assurance that the objectives stated herein will be achieved.

Offering Overview

Available for Section 1031 Exchange & Direct Investment

Aviation Infrastructure, DST will own a leasehold interest on a 27.4 acre net leased property in Dade County, Miami FL, structured as a Delaware Statutory Trust (“DST”) suitable for Section 1031 Exchange or direct investment. This offering is designed for Accredited Investors (the Investors”, each an “Accredited Investor”) seeking the potential for income and tax deferral through an institutional-quality real estate investment.

NOTE TO PROSPECTIVE INVESTORS: Prospective Investors may not acquire an interest in the Trust until the Trust acquires the Property and obtains financing, as described in more detail in the Memorandum. All potential Investors must read the Memorandum, and no person may invest without acknowledging that they have received, read, and fully understand the Memorandum.



The property is currently leased to Jet Aviation, a wholly owned subsidiary of General Dynamics (NYSE: GD). Jet Aviation is a Fixed Base Operator (FBO), that will service the private aviation industry in South Florida.

LAND LEASEHOLD SUMMARY

Tenant	AVE Airside, LLC
Landlord	Miami-Dade County
Term Remaining	+/- 61 Years (Through April 2084)
Land Area	27.4 Acres (1,193,544 SF)

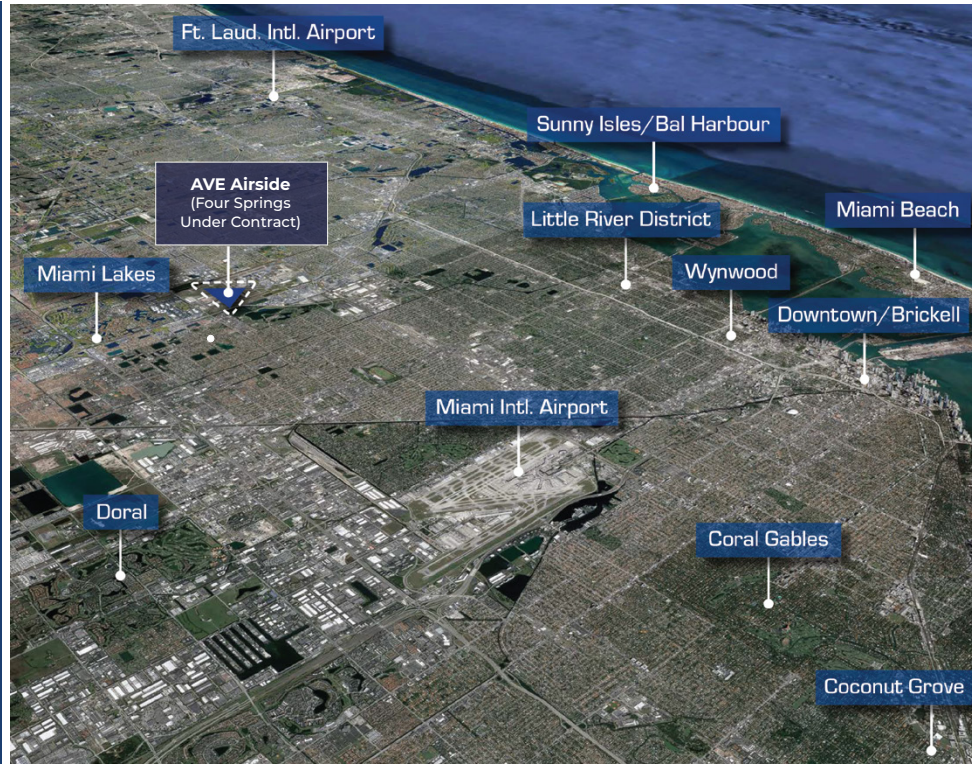
TENANT LEASE SUMMARY

Tenant	Jet Aviation USA
Landlord	AVE Airside, LLC
Land Area	27.4 Acres (1,193,544 SF)
Lease	NNN
Increases	12.5% every 5 years for initial 360 mo. 10% every 5 years for remaining 120 mo.
Construction	Q1 2024 - Tenant constructing at own expense, multi-phase dev., & infrastructure
Rent Commence	March 1, 2022
Prop. Expenses	Any and all expenses associated with property paid by Tenant

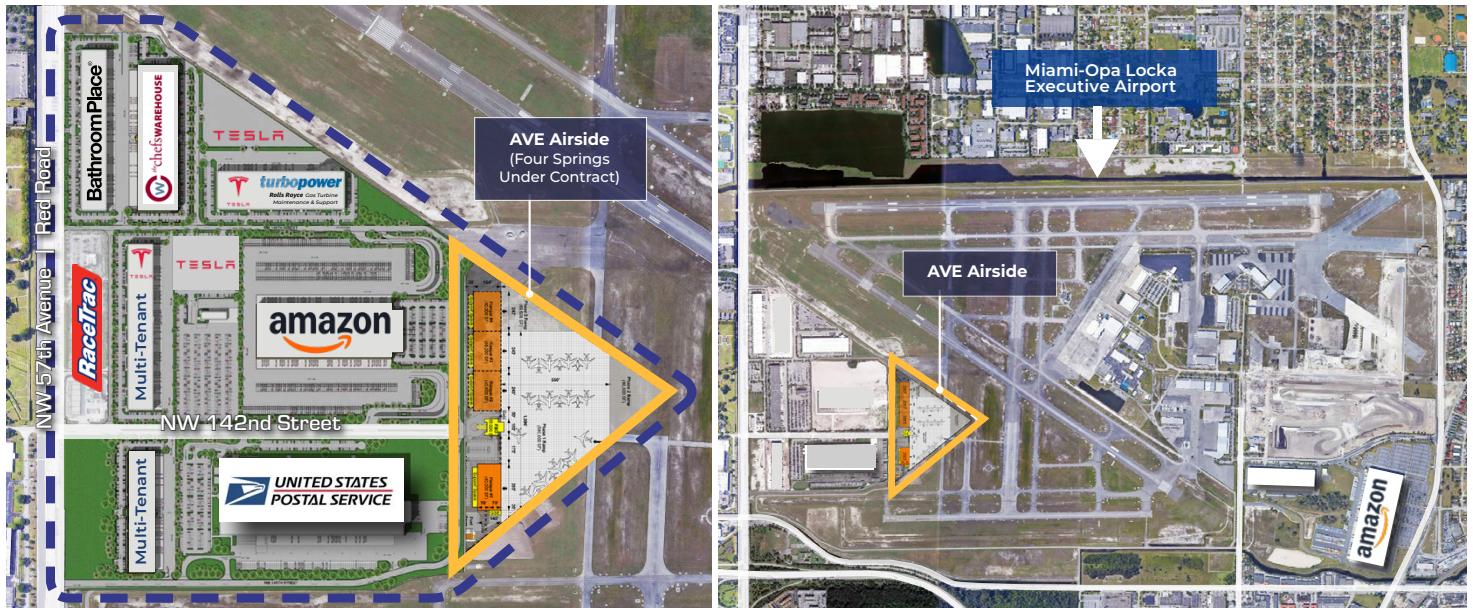
Location | 14225 Aviation Drive, Miami, FL 33054 USA

Situated within AVE Aviation & Commerce Center, part of Miami-Opa Locka Executive Airport.

AVE is a premier, master planned, mixed use corporate park offering 2.6 m SF of Class A warehousing, offices, and retail space. Notable tenants such as USPS, Tesla, RaceTrac, and Off Lease Only call AVE home. AVE's central location offers many nearby amenities, quick access to major highways, and access to air and sea ports in both Miami-Dade and Broward Counties.



Miami-Opa locka Executive Airport (OPF) is the largest of Miami-Dade County's four General Aviation Airports and is open 24 hours a day, 7 days a week. OPF handles a variety of private, pleasure, and business flights and is a reliever for Miami International Airport.



Miami-Opa Locka Executive Airport

The Airport (OPF) is located only 10 minutes from Hard Rock Stadium (home of the Miami Dolphins) and 35 minutes from Marlins Park (home of the Florida Marlins), 35 minutes from Downtown Miami, 30 minutes from Miami Beach and only 20 minutes from Miami International Airport. Designated as a reliever to Miami International Airport, Miami-Opa locka Executive Airport features no landing fees and quick and easy access. The airport offers full FBO service, a wide range of aircraft repair and maintenance services, including airframe, power plant and avionics repair, and US Custom Service on the airfield. The airport is also home to the busiest U.S. Coast Guard Air/Sea Rescue Station.

Property



Jet Aviation is developing a state-of-the-art, Class A facility spanning 175,000 SF, featuring an FBO, hangars, maintenance facilities, and a fueling station. This facility will support its Gulfstream fleet, a leader in business jet manufacturing and aviation innovation.

175,000 SF Facility
Spanning 27.4 Acres

61 Year Credit NNN Lease
with Jet Aviation

State of the Art, Class A
Aviation Facility

Gulfstream

Gulfstream (owned by General Dynamics) designs, builds, and services next-generation aircraft, driving global commerce, enhancing connectivity, and enabling specialized missions for research and humanitarian efforts.

New Facility Features Developed by Tenant

PHASE I

FBO Building	15,000 SF
Hangar 1	40,000 SF
Ramp	580,000 SF
Parking	129 Parking Spots
Additional	GSE, & Fuel Farm

PHASE II

Hangar 2	40,000 SF
Hangar 3	40,000 SF
Hangar 4	40,000 SF
Ramps	West - 69,500 SF / East - 86,500 SF
Parking	73 Parking Spots



Miami-Opa locka Executive Airport has one of the longest general aviation runways in the country at 8,002 feet, and can handle virtually all types of aircraft, supporting the business aviation community, light cargo traffic to the Caribbean, and large aircraft maintenance facilities.

Tenant



The *artistry* behind the art of flight

The property is currently leased to Jet Aviation, a wholly owned subsidiary of General Dynamics (NYSE: GD)



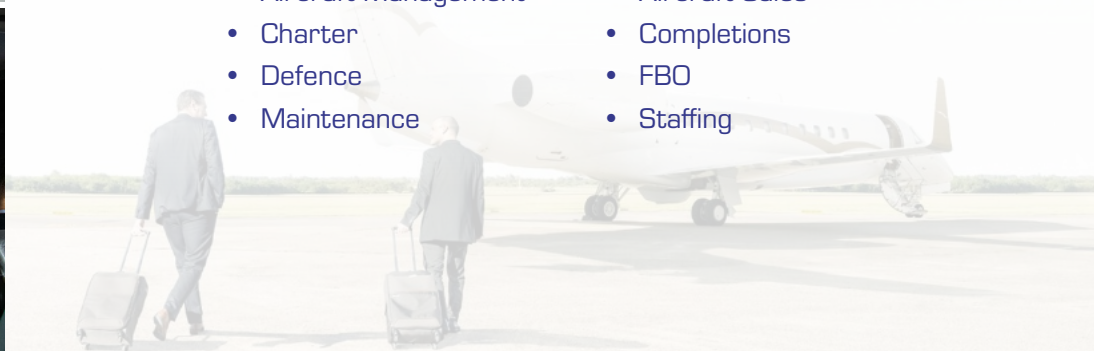
Jet Aviation is a Fixed Base Operator (FBO), that will service the private aviation industry in South Florida. Jet Aviation will be constructing a state of the art facility that will encompass a total of 175,000 SF for an FBO, hangars, maintenance facilities and fueling station.



Founded in Switzerland in 1967, Jet Aviation is a Basel-based provider of business aviation services and is a subsidiary of General Dynamics. Jet Aviation is led by over 4,000 aviation experts with 50 locations across Europe, Asia and the Americas, and has a fleet of more than 200 aircraft.

Jet Aviation's services include:

- Aircraft Management
- Aircraft Sales
- Charter
- Completions
- Defence
- FBO
- Maintenance
- Staffing



Market

South Florida: The Premier Destination for Private Aviation

South Florida is a global hub for luxury living, world-class events, and private aviation. As the #1 state for chartered flights, Florida sees approximately 258,000 private flights annually, attracting elite travelers worldwide.

High-profile events like Art Basel, the Miami Grand Prix, and international boat shows further drive demand for private air travel.

With its prime location offering seamless access to the Bahamas, the Caribbean, and beyond, South Florida remains the preferred choice for business and leisure aviation.



#1 in
Chartered Flights



225%
Surge in Airport Activity



Worldwide
and thriving



South Florida's Surging Private Aviation Industry

While many industries faced setbacks during the COVID-19 pandemic, private aviation in South Florida experienced an unprecedented surge.

An influx of high-net-worth individuals relocating to the region, coupled with a growing preference for avoiding the hassles of commercial travel, has fueled this boom. As a result, Miami-Opa Locka Executive Airport alone saw an astounding 225% increase in activity.

