FSX INVENTORY FINANCING FUND INVESTMENT OPPORTUNITIES

Flexible Structures | Attractive Returns | No Upfront Management Fees

Strategic Bridge Capital for the DST Market

Four Springs TEN31 Xchange (FSX) is a trusted Delaware Statutory Trust (DST) sponsor with a decade of experience syndicating over $1 billion of DST offerings. The FSX Inventory Financing Fund (the "fund") provides investors with a unique opportunity to diversify their portfolios through high-yield, short-duration credit investments. The fund supplies strategic bridge capital to acquire high-quality, stabilized, net-lease properties prior to their final syndication. This structure allows investors to capitalize on the critical timing requirements of the 1031 exchange market while benefiting from the rigorous underwriting and proven expertise of an established institutional sponsor. The result is an investment vehicle that balances capital agility with secured real estate exposure, ensuring a continuous pipeline of high-quality acquisitions to facilitate more frequent DST offerings.

Two Investment Opportunities

The fund offers investors flexible options backed by tangible real estate assets, balancing income stability with capital agility.

Fund Investment

Designed for investors seeking stable, longer-term income.

- **Structure:** Membership Interest
- **Target Return:** 10% Preferred Return Distributed Annually
- **Waterfall:** 10% Pref → 2% Sponsor Catch-up → 80/20 Split
- **Commitment Period:** 24-36 months
- **Benefit:** Consistent income stream secured by a diversified pool of real estate assets

Minimum Investment: $50,000

Co-Investment

Designed for investors seeking high-yield, deal-specific exposure.

- **Structure:** Short-term debt instrument
- **Target Return:** 12–15% Yield
- **Commitment Period:** 6–12 months, repaid upon syndication closing
- **Benefit:** Attractive short-term yields with principal returned on a deal-by-deal basis

Minimum Investment: $1,000,000

Why FSX for Short-Duration Private Credit

Real Estate-Backed Loans:
Investments secured by unsold DST units.

Proven Track Record:
Over $500M in bridge financing repaid with zero losses across 27 syndications.

Selective Assets:
Assets with long-term net leases and creditworthy tenants for stable performance.

Portfolio Diversification:
Short-duration loans (6–12 months) offer enhanced yield and liquidity when paired with DST investments.

Competitive Positioning:
No upfront management fees and flexible investment structures prioritze investor returns.

Review our Third Party Due Diligence and Offering Materials for more information:

FactRight Report | Castle Hall Third-Party Report | Inventory Financing Fund Website

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