FSX Inventory Financing Fund
Capital in Action: Aviation Infrastructure DST

Capital in Action: Aviation Infrastructure, DST

The FSX Inventory Financing Fund provides flexible capital solutions for DST property acquisitions while offering investors attractive returns and structured security. This use case showcases the Fund's ability to facilitate a strategic acquisition and achieve a rapid, successful exit, demonstrating the effectiveness of the short-term financing model.

The Opportunity

The Fund provided capital to facilitate the acquisition of a 27.4-acre leasehold interest at the Miami-Opa Locka Executive Airport. The property is net leased for 59 years to Jet Aviation, a wholly-owned subsidiary of General Dynamics (NYSE: GD). This institutional-quality asset is positioned to serve South Florida's booming private aviation market.

The Bridge Loan

On July 1, 2025, the FSX DST Inventory Financing Fund participated in a $3.6 million bridge loan to Aviation Infrastructure Depositor, LLC. This loan enabled the depositor to secure the property for syndication as a Delaware Statutory Trust.

The Result: A Swift & Successful Repayment

The bridge loan was fully repaid on November 1, 2025—just 123 days after origination. This rapid capital recycling delivered a successful outcome for the Fund's participants.

- Total Interest Generated: $155,888
- Interest Distributed to Loan Participants: $134,236

Key Takeaway

This successful transaction demonstrates the Fund's capacity to execute its strategy—providing secured, short-term debt that facilitates the acquisition of premier properties for FSX's DST platform.

Potential Advantages for FSX Inventory Financing Fund Investors

Participation in the Fund's bridge financing activities offers opportunities for accredited investors seeking income-focused, alternative investments.

- **Attractive Yields:** The Fund targets a 10% preferred return for its members.
- **Short-Term Liquidity:** Bridge loan participants often receive principal back on a deal-by-deal basis, typically within 6-12 months.
- **Security:** Investments are secured by a pledge of the depositor's beneficial interests in the DST.
- **No Management Fees:** The Fund is structured so that 100% of returns go to investors first, up to the preferred return.