



1031 EXCHANGE REPLACEMENT PROPERTY

Term Sheet

FSX Industrial 35, DST

Please note that this term sheet provides an overview of the investment opportunity and is subject to further legal documentation and due diligence. Please see PPM for further information.



REPLACEMENT PROPERTY

Property Ownership

FSX Industrial 35, DST consists of a single-tenant net leased industrial warehouse distribution facility leased to Orgill, Inc.

Lease

The Property operates under a NNN lease with 17 years remaining and two (2), ten (10) year renewal options.

INVESTMENT OPPORTUNITY OVERVIEW

Offering Entity

FSX Industrial 35, DST

Offering Type

Single-tenant Net Leased 1031 Replacement Property

Aggregate Offering Value

\$74,165,000

1031 Equity Offering Amount

\$35,740,000

FINANCING

Property Financing	\$38,425,000 loan
Loan Terms	Seven (7) years . The interest rate is 5.60%. Interest only payments for months 1-60.
Loan Security	The Loan is secured by the 1st mortgage on the Property.

INVESTMENT STRATEGY

Investment Objectives	The Trust aims to generate cash from operations for distribution to Beneficial Owners on a monthly basis.
Offering Period	The Offering will continue until all interests are sold or until June 30th, 2027.

OFFERING DETAILS

Eligible Investors	Accredited Investors
Minimum Investment (Section 1031 Exchange)	\$100,000
Minimum Investment (Cash Investment)	\$100,000
Maximum Investment	\$35,740,000 of equity

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