FOUR SPRINGS
TEN31 XCHANGE
FOUNDED IN 2014

NEW INDUSTRIAL DST OFFERING
FSX Industrial 36, DST

OFFERING OVERVIEW

Offering Name	FSX Industrial 36, DST
Total Offering Size	$58,930,000
Equity Offering Size	$58,930,000
Target Distribution Rate	Monthly Distributions, 5.15% per annum
Tenant	Amazon.com Services, LLC
Property Location	785 Innovation Parkway, Appling, GA 30802

Purpose-Built, Mission-Critical Distribution Hub
Amazon operates the largest logistics real-estate platform in North America — hundreds of fulfillment centers, sortation centers, and last-mile delivery stations across the U.S. and Canada. This Property is a 278,670 SF Outbound Cross-Dock (OXD) sortation center that directly serves Amazon's adjacent 2.7 MSF multi-story Sortable Fulfillment Center (opened October 2021). That adjacency makes the Property an operationally load-bearing node in Amazon's regional fulfillment-to-delivery flow.

Tenant Information — Amazon.com
Amazon.com, Inc. (NASDAQ: AMZN) is one of the most consequential companies in the global economy, operating across e-commerce, cloud computing, digital advertising, and logistics at a scale unmatched by any single competitor. The company's FY2025 results underscore the durability of its business model, with revenue, profitability, and cash generation all expanding meaningfully as Amazon continued to invest in both its technology infrastructure and its physical fulfillment network. Amazon's operating model is structured across three segments — North America, International, and AWS — each contributing to a diversified revenue base that insulates the company from dependence on any single business line.

Long-Term NN Lease with Contractual Rent Growth
There are ~10- years of remaining initial lease term with contracted annual rent escalations. Five 5-year lease renewal options will be offered. Full lease will be available in the due diligence vault on **ten31xchange.com**.

Sponsor Third Party Due Diligence Available
Sponsor due diligence reports available from CastleHall, FactRight, and Snyder Kearney.

Four Springs TEN31 Xchange, A Proven DST Sponsor

60+
Properties Acquired

$1B
in Assets Under Management

99.8%
Base Rents Collected

30+
Sponsored DST Programs

100%
Programs Distributing At Original Projected Rates

$300M+
Rents Collected

$500M
Bridge Financing Repaid

As of 4/30/2026

Select Four Springs TEN31 Xchange Sponsored DST Programs

$74.5M
Orgill, Inc.
FSX Industrial 35, DST

$97.7M
Carhartt, Inc., & Eaton Corp.
FSX Industrial 34, DST

$159.4M
Ford Motor Company
FSC Industrial 32, DST

Disclaimers

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