1031 EXCHANGE REPLACEMENT PROPERTY TERM SHEET

FSX Industrial 36, 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 36, DST consists of a single-tenant net leased industrial cross-dock sortation facility. The Property is leased to Amazon.com Services LLC.
Lease	The Property operates under an NN lease with 10.3 years remaining and five (5), five (5)-year renewal options.

INVESTMENT OPPORTUNITY OVERVIEW	
Offering Entity	FSX Industrial 36, DST
Offering Type	Single-tenant net leased 1031 Exchange Replacement Property

AGGREGATE OFFERING	
Aggregate Offering Value	$58,930,000
1031 Equity Offering Amount	$58,930,000

FINANCING

Property Financing	All Cash
Loan Terms	N/A
Loan Security	N/A

INVESTMENT STRATEGY

Investment Objectives	The Trusts aim 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 December 31st, 2026.

OFFERING DETAILS

Eligible Investors	Accredited Investors
Minimum Investment *(Section 1031 Exchange)*	$100,000
Minimum Investment *(Cash Investment)*	$100,000
Maximum Investment	$58,930,000

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