

CSRA MOB TX IV, DST

ACQUISITION CLOSE DATE: OCTOBER 15, 2015



OFFERING DETAILS

INVESTMENT COST
\$7,070,000

EQUITY RAISE
\$2,820,000

CASH-ON-CASH RETURN
6%

OFFERING LOAN-TO-VALUE
60.12%
(63.57% with disposition fee)

LOAN
10-year term
30-year amortization schedule

FIXED INTEREST RATE
4.94%

Newly constructed 19,855-square-foot medical office building 100 percent leased to Mentis Neuro El Paso, LLC, a wholly-owned subsidiary of Mentis Neuro Rehabilitation, LLC.





PROPERTY OVERVIEW

4360 Doniphan Drive, El Paso, Texas 79922

Constructed in 2015, this single-story, medical office building was designed and built especially for Mentis Neuro El Paso. The specialized medical facility is situated on 2.6 acres of land, including 46 parking spaces.

PROPERTY DETAILS

- **LEASE:** 15-year lease
- **STRUCTURE:** Triple Net Lease - expires May 2030
- **RENTAL INCREASES:** 2.5% annual rent increases

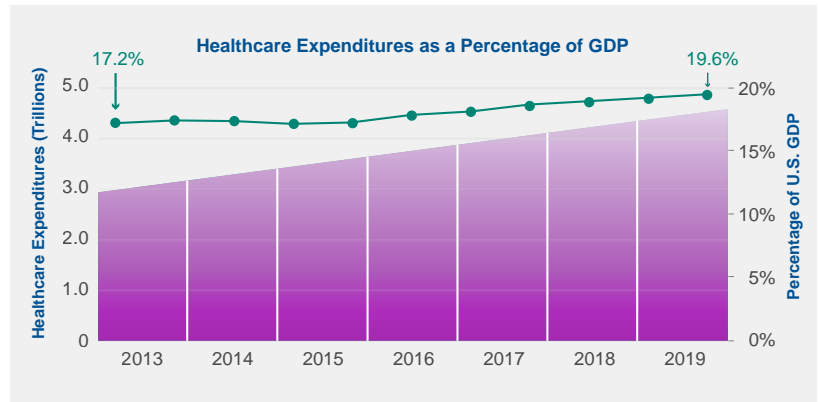
DID YOU KNOW?

Healthcare will comprise approximately one-fifth of the U.S. economy by 2024.

Investing in Medical Real Estate

BY THE NUMBERS: The Increasing Demand for Medical Real Estate

- Approximately **12 million people** have obtained coverage under the Affordable Care Act, generating additional need for medical real estate.
- The aging of America has created a demand for more healthcare real estate.
- Healthcare expenditures are expected to increase to \$4.8 trillion by 2021, up over 58% from 2012.
- Healthcare represents 18 percent of the U.S. gross domestic product, and is expected to increase to nearly 20 percent of GDP by 2021.
- Between 2008 and 2018, healthcare job growth is projected to increase by nearly 29 percent.
- Advances in technology and research increase life expectancies, producing additional interest in healthcare assets.



Projected Growth by Occupation from 2012-2022

Occupation	Percentage Growth
Healthcare Support Occupations	28.1%
Healthcare Practitioners and Technical Occupations	21.5%

Source: Employment Projections program, U.S. Department of Labor, U.S. Bureau of Labor Statistics. Data from the Occupational Employment Statistics program, U.S. Department of Labor, U.S. Bureau of Labor Statistics.

Aging of America Drives Demand for Medical Real Estate

Population Projections: 65+

2015	2030	2040	2050	2060
47.8 million	74.1 million	82.3 million	88 million	98.1 million

Source: U.S. Census Bureau. "2014 National Population Projections: Table 3. Projections of the Population by Sex and Selected Age Groups in the United States: 2015 to 2060."

The Baby Boomers

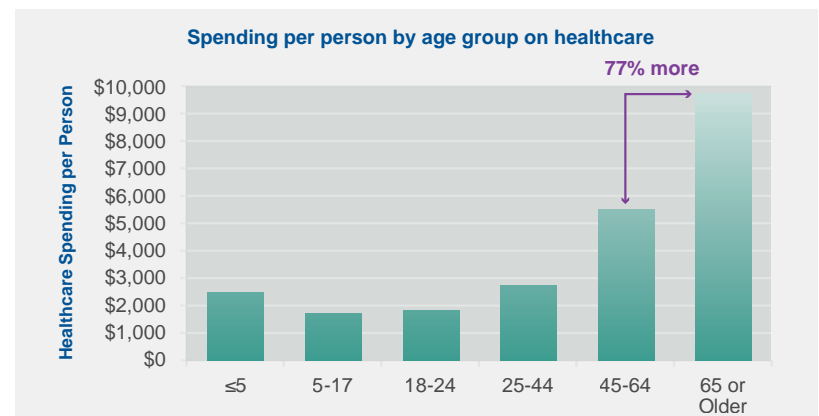
The first of the "baby boomer" generation began turning 65 in 2011. The population over 65 is expected to grow significantly between 2010 and 2060, from 40 million to more than 98 million people.ⁱ

People 65 years and older average 2.5 times the number of physician office visits than the rest of the population.

Insurance exchanges and Medicaid expansion provide coverage to an additional 27 million people in this population segment.ⁱⁱ

Elderly Population

People 85 years and older will reach 4.5 percent of the total population by 2050.ⁱⁱⁱ



Source: Kaiser Family Foundation calculations using data from U.S. Department of Health and Human Services, Agency for Healthcare Research and Quality, Medical Expenditure

ⁱ "Medical Office Research Report," Marcus & Millichap 2014

ⁱⁱ "Projections of the Population by Selected Age Groups and Sex for the United States: 2015 to 2060." U.S. Census Bureau, December 2012

ⁱⁱⁱ U.S. Census Bureau. "An Aging Nation: The Older Population in the United States." Page 6.

MENTIS NEURO REHABILITATION



Mentis Neuro El Paso is a wholly-owned subsidiary of Mentis Neuro Rehabilitation LLC, which provides high level post-acute neurorehabilitation.

The organization helps people who have sustained an acquired brain injury or whose conditions restrict mobility, social interaction, communication, employability and re-entry into their homes and communities.

The Mentis facility is specially designed to provide the proper environment of care for each individual, and includes a therapy gym, full-service kitchen, outdoor patio and comfortable living areas.

INVESTMENT HIGHLIGHTS

Strong Corporate Guarantee

Mentis Neuro El Paso and Mentis Neuro Rehabilitation (parent company and guarantor) have exhibited strong financial performance. Mentis El Paso outgrew its previous office location, while Mentis Neuro Rehabilitation has been growing for the past three years.

Stabilized Lease Economics

The property is 100 percent leased for 15 years, under a lease that has 2.5% annual rent increases.

Established Tenancy

Mentis Neuro El Paso leases 100% of the property. The building was designed especially for the healthcare company to provide comfort for patients and employees alike.

Uniquely Positioned for Stability through Healthcare Reform

Because Mentis facilities in Texas are licensed as assisted living centers, a patient's discharge from acute care rehabilitation to Mentis is accounted for as if being discharged home. This is a strategic benefit to the short term and acute care rehabilitation facilities and will help to manage healthcare costs for patients with catastrophic injuries.

Triple Net Lease

Under the triple net lease, Mentis is responsible for taxes, insurance, maintenance and repairs. This structure protects investor distributions from future inflation and expense increases.

RECESSION RESISTANT ASSET CLASS

Medical real estate proved to be a recession resistant asset class during the most recent economic downturn.

ABOUT CAPITAL SQUARE REALTY ADVISORS, LLC (CSRA)

Capital Square is a real estate advisory company specializing in the creation and management of real estate investments. Capital Square uses the DST and other investment structures to fit the needs of its high net worth individual and institutional investors. Capital Square is also active in property and asset management, key elements in a successful real estate investment.

FOR FURTHER INFORMATION, CONTACT

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Consider the Risks

An investment in the Interests involves substantial investment and tax risks, including, without limitation, the following risks:

- There are various risks associated with owning, financing, operating, and leasing commercial properties in Texas.
- The Interests do not represent a diversified investment.
- Beneficial Owners must completely rely on the Master Tenant to collect the rent and operate, manage, lease, and maintain the Property.
- The Beneficial Owners have no voting rights with respect to the management or operations of the Trust or in connection with the sale of the property.
- There are various conflicts of interest among the Trust, the Sponsor, the Signatory Trustee, and their Affiliates.
- The Interests are illiquid.
- There are tax risks associated with an investment in the Interests.
- There are risks related to competition from properties similar to and near the property.
- There may be environmental risks related to the property.