



HARTMAN
RETAIL II, DST

A DELAWARE STATUTORY TRUST

Mission Bend Shopping Center



6806 Highway 6 South

Houston, TX 77083

HARTMAN RETAIL II, DST
2909 HILLCROFT | SUITE 420 | HOUSTON, TEXAS 77057 | 800 880 2212
WWW.HARTMANREITS.COM

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INVESTMENT OVERVIEW

OFFERING SIZE	\$8,820,000
OFFERING LTV ¹	50.23%
TOTAL INVESTMENT COST	\$17,720,000
MINIMUM EQUITY INVESTMENT	\$25,000
ESTIMATED HOLDING PERIOD	10 years
SUITABILITY	Accredited Investors Only
INITIAL CASH DISTRIBUTION RATE ²	6.0%

NATIONAL TENANTS AND BUSINESSES



Square feet: 22,500

dd's Discounts is an off-price retailer with over 150 locations.



Square feet: 10,000

Dollar General is a discount store with over 12,000 locations.



Square feet: 7,560

Aaron's Rentals is a lease-to-own retailer with approximately 16,000 locations.



Square feet: 2,325

T-Mobile is a wireless network and mobile communications provider with over 59 million customers nationwide.



Square feet: 15,446

Harbor Freight is a tool and equipment retailer with over 600 locations.



Square feet: 9,455

Fresenius Medical Care is a health care company with over 3,250 locations.



Square feet: 4,500

Anytime Fitness is the fastest-growing fitness club franchise in the world, with 3,100 clubs on five continents.



Square feet: 1,794

Which Wich is a national sandwich franchise chain with approximately 400 locations.



Square feet: 13,048

Melrose is a fashion retailer with over 100 locations.



Square feet: 8,973

CSP Plasma Inc. is one of the world's largest collectors of human plasma.



Square feet: 4,267

Leslie's Poolmart is the largest retailer of swimming pool supplies in the United States with over 850 retail stores in 35 states.



Square feet: 1,150

General Nutrition Centers is a specialty retailer of nutritional products with over 9,000 locations.

SUMMARY INVESTMENT DISTRIBUTION PROJECTIONS²

Year:	1	2	3	4	5	6	7	8	9	10
Annual Distribution to Investors (\$)	\$529,325	\$529,325	\$551,389	\$573,413	\$595,470	\$617,512	\$639,566	\$661,621	\$683,684	\$705,738
Annual Distribution to Investors (%)	6.00%	6.00%	6.25%	6.50%	6.75%	7.00%	7.25%	7.50%	7.75%	8.00%
Annual Distribution and Principal Reduction (\$)	\$654,537	\$661,182	\$690,292	\$720,336	\$750,335	\$780,689	\$811,502	\$842,786	\$874,573	\$906,873
Annual Distribution and Principal Reduction (%)	7.42%	7.50%	7.83%	8.17%	8.51%	8.85%	9.20%	9.56%	9.92%	10.28%
Total Distributable Proceeds from Property Sale										\$9,173,295
Total Investor IRR with Property Sale Proceeds										7.06%

1. Offering LTV is based on the loan amount (\$8,900,000) and the Total investment cost of 17,720,000.
 2. Future investment performance is not and cannot be guaranteed and will differ from the projected figures to the extent it is different than the projected figures found in the table above. The above distribution projections are taken directly from, and qualified entirely by, the Private Placement Memorandum.

PROPERTY PROFILE

MISSION BEND SHOPPING CENTER 6806 HIGHWAY 6 SOUTH | HOUSTON, TX 77083

ACQUISITION DATE:	May 17, 2016
OCCUPANCY AT ACQUISITION	98%
LAND AREA:	10.9203 acres
SQUARE FEET:	140,576
YEAR BUILT:	1984, improved through 2008



PROPERTY SITE PLAN



SITE SUMMARY - 140,576 SF					
1	Leslie's Poolmart	4,267 SF	11	Advance America	1,200 SF
2	Anytime Fitness	4,500 SF	12	Uncle Sam's Tax Service	1,203 SF
3	Available	2,478 SF	13	GNC	1,150 SF
4	Financial Planning & Tax Office	750 SF	14	Trendy Hair	1,658 SF
5	Fresenius Medical Care	9,455 SF	15	TX Nails	2,160 SF
6	CSL Plasma	8,973 SF	16	Smoke Shop	1,920 SF
7	Shoes 3 for \$25	3,423 SF	17	La Pupusa Loca	1,920 SF
8	Dollar General	10,000 SF	18	PennyWise Resale Center	8,640 SF
9	Aaron's Rentals	7,560 SF	19	Harbor Freight Tools	15,446 SF
10	Foot Spa	1,050 SF	20	dd's Discounts	22,500 SF
			21	Melrose	13,048 SF
			22	Hair by Annie	990 SF
			23	Mama Tunde Tasty Food	5,547 SF
			24	Postal Max	900 SF
			25	Smile Dental	2,200 SF
			26	Medical Clinic	1,065 SF
			27	Nail Today	554 SF
			28	T-Mobile	2,325 SF
			29	Which Wich	1,794 SF
			30	Q Emissions	1,900 SF

PROPERTY LOCATION SUMMARY



HOUSTON, TEXAS

The Houston MSA (metropolitan statistical area) is the fifth most populous metropolitan area in the U.S., and the city of Houston is the fourth most populous city nationally, trailing only New York, Los Angeles, and Chicago. Houston is firmly established as a premier global city and is a leading destination for investment by all capital sources due to its unique combination of stability and dynamic growth.¹

HOUSTON MSA AT A GLANCE

- 6.4 million people²
- 9 counties and over 10,000 square miles²
- 3rd lowest cost of living in U. S.³
- 4th largest economy in the U. S.⁴
- 2015 #1 Market to Watch⁵

WITHIN FIVE MILES OF MISSION BEND SHOPPING CENTER⁶

 Population:	 Annual Average Household Income:	 Average Home Value:	 Traffic Count at Property:
358,173	\$74,724	\$242,524	cars per day 28,950

CONSIDER THESE RISK FACTORS BEFORE INVESTING

THIS IS NEITHER AN OFFER TO SELL NOR A SOLICITATION OF AN OFFER TO BUY THE SECURITIES DESCRIBED IN THE PRIVATE PLACEMENT MEMORANDUM (“MEMORANDUM”). THIS LITERATURE MUST BE PRECEDED OR ACCOMPANIED BY A CURRENT MEMORANDUM. OFFERS CAN ONLY BE MADE THROUGH THE MEMORANDUM WHICH CONTAINS VARIOUS AND IMPORTANT RISK DISCLOSURES. ALL THE INFORMATION CONTAINED HEREIN DOES NOT PURPORT TO BE COMPLETE AND SHOULD BE VIEWED IN CONJUNCTION WITH THE MEMORANDUM. AN INVESTMENT OF THIS SORT IS SPECULATIVE AND INVOLVES A HIGH DEGREE OF RISK. PROJECTIONS OF FUTURE PERFORMANCE CONTAINED HEREIN ARE BASED ON SPECIFIC ASSUMPTIONS DISCUSSED MORE FULLY IN THE MEMORANDUM AND THERE IS NO GUARANTEE OF FUTURE PERFORMANCE.

The offer and sale of Interests pursuant to the Memorandum is limited to Accredited Investors who meet the requirements described in the Memorandum and SEC rules and regulations. These securities have not been approved or disapproved by the Securities and Exchange Commission (“SEC”), or the securities regulatory authority of any state, nor has the SEC or any securities regulatory authority of any state passed upon the accuracy or adequacy of the Memorandum.

These securities are subject to restrictions on transferability and resale and may not be transferred or resold except as permitted under the Securities Act of 1933, as amended (“Act”) and applicable state securities laws pursuant to registration or exemption therefrom. Purchasers should be aware that they will be required to bear the financial risks of the investment for an indefinite period of time.

An investment in the Interest involves certain substantial risks, including material tax risks, and is only suitable for persons of substantial financial means who satisfy certain suitability requirements and have no need for liquidity in their investment. All information contained in this material is qualified in its entirety by the terms of the current Memorandum. Investors should consider the investment objectives, risks, charges and expenses before investing. The achievement of any goals is not guaranteed. For more complete information about investing in Hartman Retail II, DST including risks, charges and expenses, refer to our Memorandum. Securities offered through D.H. Hill Securities, LLLP, Member FINRA/SIPC, 1543 Green Oak Place Suite 100, Kingwood, TX 77339. (832) 644-1852.

An investment in the Interests is highly speculative and involves substantial investment and tax risks. Please read the Memorandum in its entirety, before investing, for complete information and to learn more about the risks associated with the Offering such as:

- This is a “best efforts” offering with no requirement to raise a minimum amount.
- There are various risks associated with owning, financing, operating, and leasing the Property.
- The Property is singularly leased to a Master Tenant whose sole revenue will be derived from subletting the Property to retail tenants.
- The Interests do not represent a diversified investment.
- The beneficial owners of interests in the Trust must rely on the Master Tenant to operate its business successfully at the Property and must rely on the Property Manager (defined in the Memorandum) to manage and maintain the Property adequately.
- The beneficial owners of interests in the Trust have no voting rights with respect to the management or operations of the Trust or in connection with the sale of the property.
- The master lease with the master tenant is a long-term lease.
- There are various conflicts of interest among the Trust, the sponsor, the signatory trustee, and their affiliates (as hereafter defined).
- The Interests are illiquid.
- There are tax risks associated with an investment in the Interests.
- There are risks related to competition from property similar to and near the Property.
- There may be environmental risks related to the property.

Revised: 6/10/16

Sources:

1. Houston Facts, Greater Houston Partnership, November 2015
2. U. S. Census Bureau
3. 2015 C2ER Cost of Living Index
4. IHS Global Insight
5. Urban Land Institute and Price Waterhouse and Cooper
6. ESRI, U. S. Census Bureau

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