

REVA KAY SEACOAST DST



REVA

Class A Office
& Warehouse in
Chesapeake, VA



KAY
PROPERTIES &
INVESTMENTS LLC

ALL CASH -DEBT FREE

100% Leased
Mission Critical
Triple Net (NNN) Lease

PROJECTED:

6.5%
Year 1 Cash Flow
8.01% IRR



The summary information presented herein is neither an offer to sell nor a solicitation of an offer to purchase securities of any kind. This material is authorized for use only when accompanied by or preceded by the definitive confidential private placement memorandum. The memorandum contains important information regarding the risks of investing and the terms of the offering. All information in this summary is qualified by the memorandum and in the event of any conflict, the memorandum is authoritative. The memorandum contains important information and disclosures regarding the risks of investing in real estate, private placements and Delaware Statutory Trusts and these various risks must be reviewed in depth and acknowledged prior to any investment in the offering.

Debt Free Investing Makes a Difference

Reduce Risk to Gain Peace of Mind

REVA KAY Seacoast DST offers investors the stability of a high quality, mission-critical, institutionally owned single tenant, triple net leased asset in the heart of Norfolk's booming industrial district. The subject property is a fully modern and updated office/ warehouse/ distribution asset. Completely renovated in 2007 the property has upgraded lighting, exterior finishes, power supply and a TPO roofing system that is under warranty.

With the increased flexibility of debt free ownership, the asset can be positioned for sale upon potential tenant renewal in September 2022. This creates the possibility to market the property for sale at the most opportune time without lender interference and there is never any risk of lender foreclosure.

Summary of Structure

- ✓ 100% Occupied
- ✓ NNN Lease
- ✓ All Cash / Debt Free
- ✓ Projected Year 1 Cash Flow - 6.5%
- ✓ Zero Lender Foreclosure Risk
- ✓ No Refinancing Risk
- ✓ Flexibility in Operating
- ✓ Complete Control of Exit Timing
- ✓ 1031 Exchange and Cash Investors

Business Plan

The operating strategy for the Seacoast DST is very simple. We expect to continue to serve the tenant well with direct, in-person contact with senior level staff. Seacoast received a five year contract renewal from the US Navy in 2016 and will re-compete that contract again in 2021. Given the highly specialized and mission-critical services that Seacoast provides and considering their long history of contract renewal, it is our anticipation that a contract extension is very likely. The next five to ten year contract will take us out beyond the lease term and create an ideal time to consider sale of the asset. The very low market vacancy combined with the flexibility to expand outdoor storage or enlarge the building into the 3.5 acres currently unused means there are a number of reasons that this asset, fully modernized and with rail access, will be exceedingly valuable in the future.



REVA KAY Seacoast, DST

Investment Key Data Points

Property Type	Class A Distribution
Location	Chesapeake, VA
Sale Price to DST	8,975,000
Equity Raised	8,975,000
Debt Financing	0
Property Square Footage	125,096
Investor Price per SF	69.75
Investor Cap Rate	6.70%
Leverage Ratio	0.00%
Year 1 Projected Investor Cash Flow	6.52%
6 Yr Projected IRR	8.07%

Past performance is no guarantee of future results. Please read the Private Placement Memorandum for a full discussion of the risk factors of investing.

Cavalier Industrial Park

3800 Cook Boulevard is located in Chesapeake, Virginia within Cavalier Industrial Park. Cavalier Industrial Park is a 700-acre park serving distribution companies and light manufacturers such as EIS, the single tenant in the subject property, as well as Burris Logistics, Continental Terminals, Inc., Harrison's Moving & Storage, Iron Mountain, SIHL Digital Imaging, Victory Packaging, CORT Business Services, Ferguson Enterprises and UTZ Quality Foods.

Located at the interchange of Interstate 64 and U.S. Route 13 (referred to as Military Highway), the park boasts high visibility and outstanding access with its location adjacent to Interstate 64 and nearby on and off ramp for the interstate. Cavalier Industrial Park is in the heart of the region's fully integrated highway system with convenient access to all area interstates including I-64, I-264, I-464, and I-664. Cavalier Industrial Park benefits from rail service on its northern boundary provided by Norfolk Southern.

Per CoStar market research, the Cavalier Industrial Park submarket has approximately 6.45 million square feet of flex and industrial space which was 97.0% occupied as of mid-year 2016. Of the total flex and industrial space within the submarket, there are 206 industrial buildings encompassing approximately 6.18 million square feet with 97.0% occupancy

6 Year Summary of Projected Cash Flows

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Projected NOI	584,867	596,371	608,741	620,293	632,879	511,834
Tenant Improvement	0	0	0	0	0	-120,000
Leasing Commission	0	0	0	0	0	0
Capital Reserves	0	0	0	0	0	0
Contingency Reserves	0	0	0	0	0	-130,000
Projected Cash Flow to DST	584,867	596,371	608,741	620,293	632,879	641,834
Projected Cash Return	6.52%	6.64%	6.78%	6.91%	7.05%	7.15%

Investments in commercial real estate, generally and DST properties, specifically carry numerous risks including, but not limited to, the risk of loss of your entire investment. Investors must carefully read the entire Private Placement Memorandum paying close attention to the "Risk Factors" section for a full disclosure of investment risks.

Hampton Roads MSA and Chesapeake, VA Market

Overview

Chesapeake is part of the 1.7 million person “Hampton Roads” area of Virginia which is the second largest market (ranking only behind Charlotte, NC) between Washington, D.C. and Atlanta, Georgia in the Mid-Atlantic and Southeast region of the East Coast. Hampton Roads features a diverse economy including one of the largest ports in the country, a nation-leading military sector and the world’s largest naval base. Businesses are attracted to Hampton Roads for low cost of living, high quality of life, and a well- educated and ample labor force.



Port of Virginia

The Port of Virginia is served by every major shipping line with connections to over 200 countries worldwide including Europe and Asia. The Port of Virginia boasts the best natural deep water harbor on the East Coast, with its unobstructed, icefree harbor, and 50 foot deep channels (with authorization to achieve 55 foot depth). The Port of Virginia is the third-largest volume port on the East Coast in terms of general cargo (breakbulk and containerized cargo) with 2.57 million TEUs in the 2016 fiscal year. According to the Port’s 2040 Master Plan, demand for terminal capacity is forecasted to triple to 7.2 million TEU in 2040.



Transportation

The area’s central East Coast location puts Hampton Roads within a 750-mile radius (one day’s drive) of two-thirds of the U.S. population and industrial activity. The area is linked to the Northeast and Southeast markets via U.S. 13 (through the Chesapeake Bay Bridge Tunnel) and Interstates 64, 85 and 95 via U.S. Routes 58 and 460.

The region’s port facilities and industrial sites are linked throughout the U.S. and Canada by two major railroad lines: Norfolk Southern Corporation and CSX Corporation. These railroads combined consist of 43,200 miles of tracks, providing direct links to 23 states in the eastern half of the U.S.

Airports in Hampton Roads service over 4.0 million passengers annually with over 100 daily non-stop and direct flights provided by Delta Airlines, American Airlines, United Airlines, and Southwest Airlines.

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Tenant Overview



Your Source for Material & Service Solutions
Electrical/Electronic • Cable/Connectivity • Fabrication/Coating

EIS, Inc., Seacoast Division

Parent: Genuine Parts Company

NYSE: GPC

Market Cap: \$15.49 B +/-

2015 Net Sales: \$15.28 B

Employees: 39,600

www.eis-inc.com

www.genpt.com

Lease Summary

Square Feet

125,906 SF

Rent Commencement

June 1, 2014 (97,074 SF)

November 1, 2014 (28,832 SF added)

Current Rent - \$48,578.73 per month

Lease Expiration

September 30, 2022

Tenant Overview

EIS is one of North America's leading distributors of process materials, production supplies, specialty wire and cable, and value added fabricated parts supplying the electrical OEM, motor repair and assembly markets with over 100,000 critical products from 49 branches and 7 fabrication facilities located in North America. Headquartered in Atlanta, GA, with locations throughout the U.S., Canada, Mexico, Puerto Rico and the Dominican Republic, the company serves over 20,000 customers.

EIS was acquired by Genuine Parts Company (GPC) in 1998 and operates as one operating division, along with Napa Auto Parts, Motion Industries and S.P. Richards. The tenant, EIS, is a large, stable and profitable company that generates over \$750 million in sales on a standalone basis. The additional size, scope and strength afforded by the parent company provides real advantages to investors. Although the lease is not directly guaranteed by the parent, Genuine Parts Company (NYSE: GPC), founded in 1928 has an 88 year track record of uninterrupted growth. GPC is engaged in the distribution of automotive and industrial replacement parts, office and electrical materials. The Company services customers from more than 2,650 operations centers and has approximately 39,600 employees. Headquartered in Atlanta, GA, GPC generated net sales of over \$15 billion for the second consecutive year in 2015, which marks an increase of 36% since 2010. The Company is perennially recognized on the Fortune 500 list and has paid a cash dividend to shareholders every year since going public in 1948.



Regional Economy

Dynamic Growth, Diverse Economy, Solid Fundamentals

Economy

The region has a work force of approximately 819,000, and the area unemployment rate was 4.8% as of March 2016. 89% of the area's population has at least a high school diploma, and 33% have an associate degree or higher. Hampton Roads is home to approximately 163 international businesses from 26 different countries led by Germany, Japan, and the United Kingdom. Local research facilities which contribute to the area's "high-tech" community include NASA Langley Research Center, Jefferson Lab, National Institute of Aerospace, and the Virginia Modeling and Simulation Center.

Military Presence

Hampton Roads hosts one of the highest military concentrations in the country including 102,200 active-duty military personnel with local operations of all branches of the U.S. military. Hampton Roads attracts the fifth most Department of Defense dollars of any region in the country, and approximately 37.6% of employment in the region is either directly employed or supported by the Department of Defense. The local military includes both operating forces and major command headquarters. Major military command headquarters for the Navy, Marines, Coast Guard, Army, and Air Force, as well as for the Department of Defense, are located throughout the region including the Naval Network Warfare Command on the cutting-edge of cyber-security, a higher growth element of the economy. The largest single military facility in the area is the Naval Station Norfolk which is the largest Naval base in the world and is home to nearly 70 home-ported ships and 16 squadrons. Additionally, Hampton Roads is home to the only NATO Strategic command (the Allied Command Transformation) in the United States. Military spending also directly benefits major local companies such as Huntington Ingalls which constructs both submarines and aircraft carriers for the U.S. Navy.

Education

Over 100,000 students are enrolled in the area's eight four-year institutions and four community colleges, and the approximate 19,000 graduates each year provide a work-ready talent pool from which area employers can recruit. Colleges and universities based in the area include the College of William & Mary, Old Dominion University, Christopher Newport University, Hampton University, Norfolk State University, and Eastern Virginia Medical School.

Company	Employees	Business
Huntington Ingalls Industries	24,000	Shipbuilding and Repair
Sentara Healthcare	22,000	Full-Service Health Care
Riverside Health System	8,999	Full-Service Health Care
NASA Langley Research Center	4,000	Aerospace Research/Tech Center
Old Dominion University	3,268	University
Colonial Williamsburg Foundation	3,100	Museums/Cultural Exhibits
Bank of America	3,025	Banking/Credit Card Service
Chesapeake Regional Medical Ctr.	2,400	Hospital, Health Care Services
Gold Key/PHR Hotels & Resorts	2,400	Developer, Owner/ Operator of Hotels
GEICO Direct	2,300	Insurance Sales & Service
TE Connectivity, Ltd.	2,200	Sensors & Sensor-Based Systems –Aerospace App.
Smithfield Packaging	2,100	Meat Processing & Packaging

Co-Sponsor Information

Leaders in Debt Free, Institutional Quality Real Estate Investment Opportunities for Cash and 1031 Exchange Investors



Real Estate Value Advisors, LLC, led by Christopher K. Sadler, MBA and Stevens M. Sadler, CFA was founded in 2005 to bring high quality institutional real estate investments to a broad investor base. With over \$12 billion in transaction experience and \$400 million in syndicated investments the REVA team has stood the test of time. Weathering the downturn of 2008, REVA is one of very few sponsors to thrive in good markets and bad.

Our consistent focus on real estate fundamentals, strong operations and solid value have allowed REVA to deliver good returns to our investors along with excellent service over the lifetime of each investment.

an EXCELLENT TEAM seeks to deliver SUPERIOR RESULTS

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**Kay Properties and Investments, LLC was
founded by Dwight Kay to offer solutions
to 1031 Exchange and cash investors in real
estate in all 50 states and Puerto Rico.**



- Headquartered in Los Angeles, CA with offices in New York, N.Y. and Washington D.C.
- Specialists in the Delaware Statutory Trust (DST) 1031 Exchange Marketplace
- Offering DST Brokerage and Advisory Services to 1031 Exchange Clients
- Offering client exclusive DST properties solely available to Kay Properties Clients
- Over \$127,000,000 of DST properties purchased by our clients in 2015
- Licensed in all 50 states, Washington D.C. and the Virgin Islands
- Deep Relationships with CPA's, Attorneys and Qualified Intermediaries Nationwide
- Always Available to Help Our Clients Weekends, Holidays and Whenever You Need Us.
- Better Business Bureau A+ Accredited Business

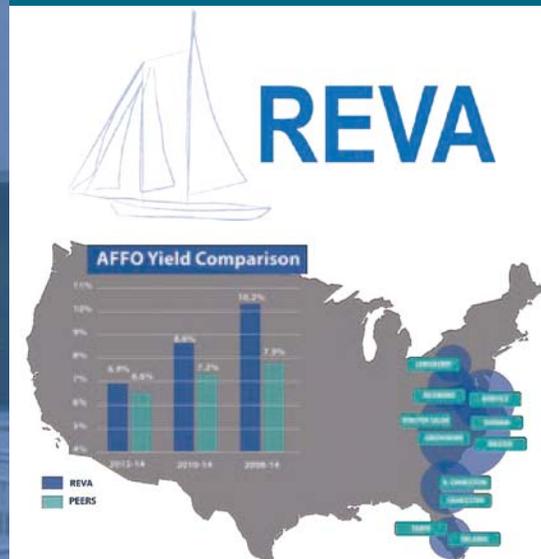
Investment Risk Summary

Accredited
Investors
Only

- * This Offering is made only to Accredited Investors per Regulation D, Rule 506(c)
- * This material is intended for Accredited Investors (individuals generally having a net worth of over \$1 million dollars exclusive of primary residence, and certain entities). If you are unsure if you are an accredited investor, please verify with your CPA and Attorney prior to considering an investment.
- * The information herein has been prepared for informational purposes only and does not constitute an offer to sell or solicitation to purchase securities. Such offers are only made through the Private Placement Memorandum describing the investment which is solely available to accredited investors.
- * The Internal Revenue Code of 1986, as amended, including IRC Section 1031, IRC Section 1033 and IRC Section 721 contains complex tax concepts. You should consult your legal or tax professional regarding the specifics of your particular situation prior to considering an investment.
- * This material is not to be interpreted as tax or legal advice. Please consult with your own tax and legal advisors for advice/guidance regarding your particular situation.
- * There are risks associated with investing in Delaware Statutory Trusts (DST) including, but not limited to, loss of entire investment principal, declining market values, tenant vacancies and illiquidity.
- * Potential cash flows/returns/appreciation are not guaranteed and could be lower than anticipated.
- * Investors should read the entire PPM carefully, including the "Risk Factors" section of the PPM before investing.
- * Expected cash flows and returns may not be realized and a loss of invested capital is possible.
- * Past performance is not indicative of future returns.
- * The Sponsor, Co-Sponsor, Master Tenant, Trustees and Affiliates will all receive substantial fees relating to the syndication of interests, and ongoing management and disposition of the Property owned by the DST.
- * There are significant limitations on the ability to sell or transfer interests.

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Investments of this kind carry significant risks and should be considered only by those able to withstand the risk of loss of their entire investment. The Confidential Private Placement Memorandum is the controlling document, contains important disclosures and risk information and must be read in full prior to making any investment.



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