

1250 & 1400 SOUTH MICHIGAN AVENUE DST



1250 & 1400 SOUTH MICHIGAN AVENUE DST offering consists of a rare opportunity to own two multi tenant ground floor retail subdivisions under high-rise residential towers located in the gentrified and continually expanding South Loop area of Chicago.

The subdivisions total 17,477 square feet in size and are separated by two city blocks with excellent visibility and foot traffic along with the following characteristics:

- **100% leased under 12 Triple Net (NNN) Leases.**
- **Income derived from 10 retail tenants and 10 year NNN leases for communication easements with Direct TV and one of Chicago’s largest Internet service providers.**
- **Additional Income from parking leases with a valet company, and the residential and commercial tenants in the buildings.**
- **All retail tenant leases include annual rent escalations.**
- **Average household income in one mile radius is \$104,829***
- **Surrounded by thousands of class A condominium units in fully stabilized condominium towers.**
- **½ mile from Soldier Field, home of the Chicago Bears**

*source; Experian

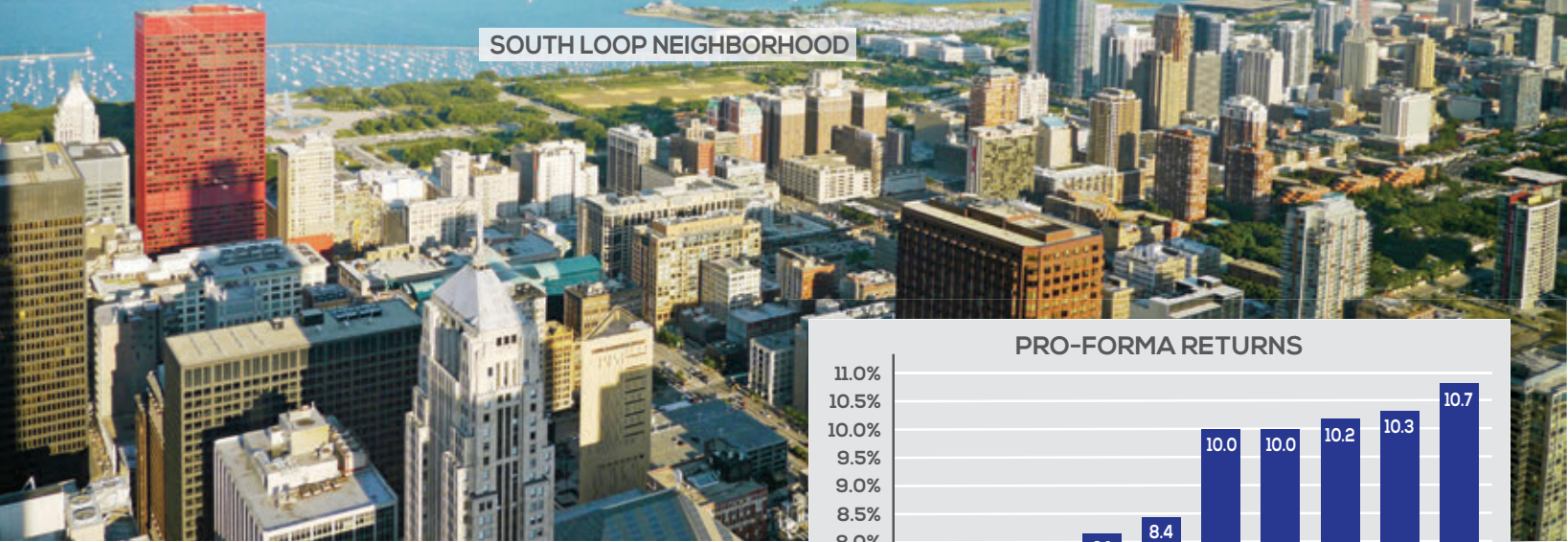
INVESTMENT OPPORTUNITY HIGHLIGHTS

Total Acquisition Cost	\$12,150,000
Equity	\$4,350,000
Debt	\$7,800,000
Loan To Value	64.2%
Year 1 Pro-Forma Yield	7.12%
5 Year Avg. Pro-Forma Yield	7.74%
Pro-Forma IRR	12%
Leases	Triple net
Reserves	\$300,000
Legal	DLA Piper
Structure	Delaware Statutory Trust
Minimum Cash Investment	\$50,000
Minimum 1031 Investment	\$100,000

This offering is of beneficial interest ("the Interest") in CRA 1250 & 1400 DST ("the Trust") will not be registered under the Securities Act of 1933 ("the Securities Act") or the securities laws of any state and are being offered and sold in reliance to exemptions from the registration requirements of the Securities Act and such laws. Certain disclosure requirements which would have been applicable if the interests were registered are not required to be met. Neither the Securities and the Exchange Commission or any other federal or state agency has passed upon the merits of or given their approval to the Interests, the terms of the

offering or the accuracy of the completeness of any offering materials. Securities offered through Monarch Bay Securities, member FINRA/SIPC. This is not an offer to sell securities. An offer to sell interests may be made only pursuant to the Private Placement Memorandum, dated March 15, 2015, (the "Memorandum"). Any information contained herein is qualified in its entirety by the Memorandum. These securities are only offered to those persons who meet minimum accredited investors and suitability standards. Investing in the interest involves risk, including the risk of losing your entire investment.

SOUTH LOOP NEIGHBORHOOD



SOUTH LOOP NEIGHBORHOOD, DOWNTOWN DISTRICT

Chicago's South Loop neighborhood is located adjacent to and immediately south of the Windy City's Loop neighborhood; the heart of the financial district, and within the downtown district of the nation's third most populous city.

Over the past decade, the South Loop neighborhood has exploded with new residential and commercial real estate developments and has gentrified to become one of Chicago's most desirable upper middle class urban neighborhoods.

1250 & 1400 South Michigan Avenue are less than one-half mile from Lakeshore Drive and Chicago's Museum Campus, a 57-acre park comprised of Soldier Field, (home to the NFL's Chicago Bears), Field Museum of Natural History, Adler Planetarium, Shedd Aquarium, North America's largest convention center, McCormick Place. Within the three-mile radius of the properties, there are many universities and colleges supporting the retail outlets: DePaul University (24,400 students), Roosevelt University (7,000 students), University of Illinois at Chicago (27,900 students), and more.

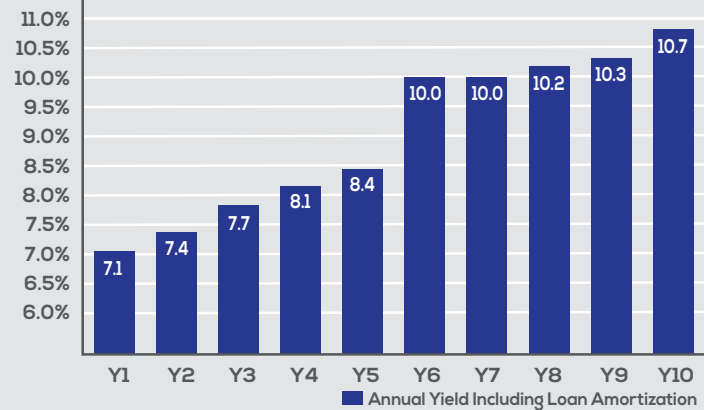
CROWD REALTY ADVISORS ACQUIRES TWO TYPES OF COMMERCIAL REAL ESTATE IN THE RETAIL SECTOR



RETAIL CONDOMINIUMS or subdivisions typically ranging from 1,000 to 3,000 square feet, these retail spaces are located in densely populated, established, or gentrifying neighborhoods and are situated on the street level as part of a larger condominium or apartment building.

This brochure is not an offer to sell, or a solicitation of an offer to buy, securities. Offers can only be made through the Memorandum. DST Units may be sold only to "accredited investors," as defined in Regulation D under the U.S. Securities Act of 1933, as amended (the "Securities Act"), which, for natural persons, refers to investors who meet certain

PRO-FORMA RETURNS



UNIVERSITY ADJACENT RETAIL spaces located within a three-mile radius from private and state universities and colleges with student populations of 15,000 and above.

By focusing on significantly less management intensive real estate assets we are able to lower operating costs. Our target properties must also have attractive lease terms that include annual rent escalations to offset inflation growth. We target our investments solely in markets boasting robust demographics, together with strategic locations.

CROWD REALTY ADVISORS principals collectively have a century of institutional and private real estate investment experience totaling \$2 Billion in real estate transactions. Crowd Realty Advisors is the culmination of decades of combined investment experience established to capitalize on the rapidly occurring paradigm shift preferring urban, over suburban lifestyles for work, live and play.

1031 EXCHANGES This offering is designed for accredited investors seeking to participate in a proposed tax deferred exchange as well as accredited investors seeking a quality, multiple owner real estate investment on a cash basis.

A DELAWARE STATUTORY TRUST, or DST is a separate legal entity formed as a trust under Delaware law, allowing a investor to use their beneficial interest in the DST as a replacement property in a 1031 Exchange. 1250 & 1400 South Michigan Avenue DST is a DST offering that can accommodate investors seeking replacement property options.

minimum annual income or net worth thresholds. 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 do not constitute a guaranty of future performance.

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An offer to sell interests in the Trust may be made only pursuant to the Memorandum. The information contained herein is qualified in its entirety by the Memorandum. All potential investors must read the Memorandum in its entirety before investing and no person may invest in the interests without acknowledging the receipt and complete review of the Memorandum.

The offering is being made by means of a Memorandum only to qualified investors who meet who meet the accreditation and suitability standards.. This material must be preceded by or accompanied by the Memorandum. Please read the memorandum in its entirety before considering investing. Consider the Key Risk Factors Before Investing:

- There will be no public market for the Interests.
- There will be restrictions on transfers imposed by the holder of the mortgage by the retail properties located at 1250 and 1400 South Michigan Avenue Chicago, Ill 60605 that will be owned by the Trust.
- Delaware Statutory Trusts are a relatively new vehicle for real estate investment and are inflexible vehicles to own real property.
- There is no specified time that the investment would be liquidated.
- Investors will have no voting rights and will have no control over management of the Trust or the Properties.
- There is no guarantee that investors will receive any return.
- Distributions may be derived from sources other than earnings.
- The Properties will be subject to a Master Lease with an Affiliate of the sponsor.
- There will be conflicts of interest between the Manager and Master Tenant.
- The Master Tenant is newly formed, has no experience leasing or operating retail spaces and has limited net worth.
- The Properties will be subject to the risks generally associated with the acquisition, ownership and operation of real estate including, without limitation, environmental concerns, competition, occupancy, easements and restrictions with other real estate related risks.
- The Trust will only own the Properties and will not be diversified with respect to the assets it owns.
- The high sensitivity of the retail sector to local and national economies.
- The Properties will be leveraged.
- The Manager, the Master Tenant, and the their Affiliates will receive substantial compensation in connection with the Offering and in connection with the ongoing management and operation of the Properties.
- The Manager, the Master Tenant, and the their Affiliates are newly formed entities with no history of operations, no experience managing or operating Delaware Statutory Trusts.
- The Manager, the Master Tenant, and the their Affiliates will be subject to certain conflicts of interest.