

CSRA Candleglow Apartments, DST

Candleglow is a 152-unit garden-style multifamily community located in one of the most desirable areas of Brooksville, a suburb of Tampa, Fla. Residents enjoy a Victorian design aesthetic and lush landscaping at this property, located in an area with high demand for multifamily housing and limited market saturation.

PROPERTY CLOSE DATE: MAY 29, 2015



PROPERTY OVERVIEW

Property Address

1071 Candlelight Boulevard
 Brooksville, FL 34601

Units

152

Percentage Leased

98.5%

Year Completed

1987

Lot Size

10.18 acres

Density

14.9 units per acre

Buildings

10 residential two-story buildings and a clubhouse

Parking

257 open spaces – 1.69 spaces per unit



OFFERING DETAILS

INVESTMENT COST
 \$8,495,000

EQUITY RAISE
 \$3,285,000

CASH-ON-CASH RETURN
 6% Starting

OFFERING LOAN-TO-VALUE
 61.33%
 (65% with Disposition Fee)

FIXED INTEREST RATE
 4.43%

LOAN
 10-Year Term
 30-Year Amortization Schedule

ACQUISITION SUMMARY

SYNDICATION PRICE
 \$8,495,000

EQUITY
 \$3,285,000

DEBT
 \$5,210,000

UNIT MIX

UNIT TYPE	# OF UNITS	# OF TOTAL	UNIT SIZE	TOTAL SF	AVERAGE MARKET RENT	\$/SF	POTENTIAL GROSS RENT
1BR/1BA	44	29%	552 SF	24,288	\$538	\$0.97	\$284,064
1BR/1BA	44	29%	680 SF	29,920	\$633	\$0.93	\$334,224
2BR/2BA	64	42%	860 SF	55,040	\$729	\$0.85	\$559,503
TOTAL/AVG	152	100%	719 SF	109,248	\$646	\$0.90	\$1,177,791

*Current market rent in the pro forma is based on the expected market rents of \$646/month or \$0.90/SF.



Community Amenities

- Resort-style pool
- Sundeck/lounge area
- Two tennis courts
- BBQ area with grills
- Racquetball court
- Clubhouse with Wi-Fi
- 24-hour laundry facility
- Pet walk area

Recent capital improvements include a complete roof replacement, exterior painting, parking lot reseal and restripe, clubhouse renovation, tennis court repair, and the addition of a barbecue and grilling station.



Location Highlights

- Strategically located off of Candlelight Boulevard, the property affords residents exceptional local and regional connectivity, including Interstate 75, Suncoast Parkway/S.R. 589, Cortez Boulevard/S.R. 50 and Broad Street/U.S. 41, all within a 15 minute drive.
- Several major employment centers are in close proximity to the property, including: Oak Hill Hospital, Walmart Distribution Center, Bayfront Health Brooksville, Accuform, Inc., Cemex, Inc., Sparton Electronics, Hernando Paso Hospice and W.R.E.C.



- The property is near a myriad of retail and dining options, such as Publix, CVS, Walmart, Lowe's, Winn-Dixie, Pizza Hut, Carrabba's Italian Grill, Ruby Tuesday and RadioShack.
- Located approximately 30 minutes from Weeki Wachee Springs, Florida's only natural spring water park.
- Less than a four minute drive to historic Downtown Brooksville.
- Pasco Hernando State College's North Campus, one of two post-secondary academic institutions in Hernando County, is located approximately 10 minutes from the property.
- Withlacoochee State Forest, named one of the "10 Coolest Places You've Ever Been in North America" by the World Wildlife Fund, is less than a 20-minute drive from the property.
- Other nearby recreational options include championship golf courses, forests, parks and trails, as well as water activities, such as boating, fishing, kayaking and paddle boarding.



Investment Highlights

- Reasonably priced at an average monthly rent of approximately \$646 per unit.
- 5.93% cap rate based on investment cost.
- Approximately 98.5% leased with waiting list – opportunity to raise rents.
- Income tax-free state and strong economic growth in Tampa.
- Stabilized asset with consistent cash flow, high occupancy and potential benefits from improving Hernando County market conditions.
- A high occupancy level coupled with current rental rates below those of other local properties signals a potential to increase tenant rents and improve net operating income.
- The property benefits from a large pool of potential tenants, with more than 50 percent of local residents choosing to rent rather than own.
- Expansive amenity package, including resort-style pool, sun deck/lounge area, clubhouse with free Wi-Fi, two tennis courts, racquetball court, 24- hour laundry facility, BBQ area with grills and pet walk area.
- High quality construction. Grounds are well maintained.
- Value-add opportunity from the continuation of a comprehensive interior upgrade program.



MULTIFAMILY MARKET OVERVIEW

Tampa-St. Petersburg-Clearwater Metro at-a-glance

The Tampa-St. Petersburg-Clearwater Metropolitan Statistical Area (“MSA” or “metro”) is located on the west coast of Florida. The MSA is the second largest in the state, and 25th largest in the U.S., with a population of approximately 2.9 million people. The area’s population grew by 13.8 percent over the last decade and is expected to grow by another 7.8 percent by year end 2018, adding 222,530 new residents to the metro.

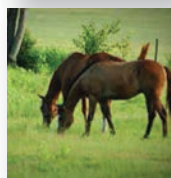
TAMPA QUICK FACTS

- 2,870,569 residents
- 1.36 million in workforce
- 113.1 million square feet of office space
- 180.3 million square feet of industrial and flex space
- 13.9 million visitors in 2013
- \$44,402 median household income

the economic recovery began. Further, GDP growth has translated into strong momentum gains in employment throughout 2013, which have continued into the first half of 2014. Since July 2012, the metro has added 69,734 new jobs, while unemployment has dropped a precipitous 270 basis points to 6.2 percent. Among the 100 core markets in the United States, the Tampa Bay area ranked 18th for absolute job change. Additionally, population growth has been impressive, with the addition of more than 466,000 people between 2000 and 2013.

Economic Growth

Tampa Bay’s overall economy continues to improve. The metro’s gross domestic product has rebounded significantly from 2009 according to the Bureau of Economic Analysis. From 2010 to 2011, the pace of the GDP growth accelerated up to 3.4 percent, the largest increase since



Port Tampa Bay

The 5,000-acre Port Tampa Bay is Florida’s largest and most diversified seaport. It is the region’s economic engine, generating nearly 100,000 jobs and delivering a \$15.1 billion annual economic impact. It is a top 10 port within the U.S., serving as a major shipbuilding and repair center. The port handles nearly 40 percent of all cargo moving in and out of the state of Florida.

Tourism

The Tampa Bay area draws tourists from across the world to experience its world class beaches, plethora of championship golf courses, theme parks, museums, and spectacular water sports. In 2013 an estimated 13.9 million people visited the Tampa Bay area, spending an impressive \$4.4 billion, up 15.6 percent from 2012. The tourism industry accounts for more than 65,000 direct and indirect jobs.

United States Military

MacDill Air Force Base is located on 5,767 acres of land on the southwestern tip of the Interbay Peninsula. It is home to the United States Central Command (USCENTCOM) and United States Special Operations Command (USSOCOM). MacDill is the largest employer in the metro, employing 10,504 military personnel, 4,083 civilians and generates a \$2.3 billion dollar economic impact annually. The United States Coast Guard’s largest and busiest air station is located at the St. Petersburg-Clearwater International Airport, and there are more than 800 registered defense contractors in the metro that have been awarded nearly 13,000 contracts from the U.S. Department of Defense, totaling \$9.8 billion from 2000-2013.

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

Capital Square Realty Advisors, LLC, 10900 Nuckols Road, Suite 200, Glen Allen, VA 23060
Toll Free: (877) 626-1031 • Telephone: (804) 290-7900 • Fax: 804-290-0086 • www.capitalsquareholdings.com

SALES

Cory Guy, *Senior Vice President*
Southwest
Cell: (714) 313-0076
CGuy@CapitalSquareHoldings.com

Don Ferrari, *Senior Vice President*
North
Cell: (209) 327-8110
DFerrari@CapitalSquareHoldings.com

Hugh Black, *Senior Vice President*
South & Mid-Atlantic
Cell: (615) 308-5773
HBlack@CapitalSquareHoldings.com

HOME OFFICE

Yogi H. Singh, *Acquisitions*
Cell: (804) 405-4741
YSingh@CapitalSquareHoldings.com

Kimberly S. Watts, *Investor Services*
Office: (804) 290-7900 x 102
KWatts@CapitalSquareHoldings.com

Louis J. Rogers, *CEO*
Cell: (804) 833-1031
LRogers@CapitalSquareHoldings.com

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 Florida.
- 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.