

Dahn America360 Storage DST



5717 14th Street West, Bradenton, FL 34207



109 Aegean Way, Vacaville, CA 95687

Investment Summary

- 6% Master lease rent payment after debt service
- 10 Year CMBS financing through Wells Fargo
- Fixed interest rate @ 4.75%
- 5 year interest only with 30 year amortization thereafter
- Prepare the Projects to be sold in approximately 10 years

Investment Details

| | | | |
|---------------------------|-------------|--------------------------------|---------------------------|
| Total Equity Raise | \$3,932,000 | Minimum 1031 Investment | \$100,000 |
| Total Debt | \$3,730,000 | Minimum Investment Cash | \$25,000 |
| Total Purchase | \$7,662,000 | Suitability | Accredited Investors Only |
| Loan to Value | 49% | First Year Rent Payment | 6% |

The offering ("Offering") of beneficial interests (the "Interest") in Dahn America360 Storage 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 on 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 Exchange Commission nor 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 or completeness of any offering materials.

This is not an offer to sell securities. An offer to sell the Interests of DST may be made only pursuant to the Confidential Private Placement Memorandum, dated September 16, 2014, as supplemented (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 receipt and complete review of the Memorandum.

The Offering is being made by means of the Memorandum only to qualified investors who meet the minimum accreditation requirements, as well as suitability standards as determined by a qualified broker-dealer. This material must be preceded or accompanied by the Memorandum. Please read the Memorandum in its entirety before considering investing.



MINI U STORAGE *Bradenton, Florida*

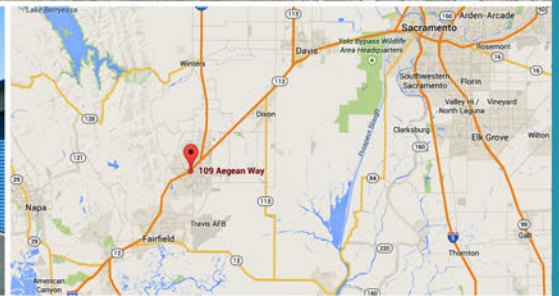
| | | | |
|------------------------|--|-------------------|---------------------|
| Location | 5717 14th Street West, Bradenton, FL 34207 | Occupancy | 79% as of July 2014 |
| Number of Units | 556 Units / 43,702 Square Feet | Year Built | 1986 |

North Port-Sarasota-Bradenton MSA / Bradenton, FL Demographics

- Over the last five years, the Tampa-St. Petersburg metro's population grew by 0.9% annually. Growth is expected to accelerate through 2018 at a rate of 1.3% per year. *Marcus & Millichap Self Storage Semi-Annual Research Report First Half 2014*
- Manatee County, located in the North Port MSA, experienced a 1.5% annual growth in population from 2010 to 2014 which is greater than Florida's 1.1% annual population growth over the same period. *Neilsen Claritas Site Reports*
- The 2014 median household income for the MSA is \$42,027. *Neilsen Claritas Site Reports*
- The unemployment rate in Manatee County was 6.0% in June 2014, down from the unemployment rate in July 2013 of 7.9%.

Business Plan Includes:

- Rebrand facility to national Mini U Storage brand
- Implement search engine optimization and other marketing initiatives
- Add property to centralized call center system
- Upgrade building façade to boost attention
- Upgrade office and expand retail presence
- Improve curb appeal by painting and replacing signage
- Expand office hours: Now open 7 days a week



Vacaville, California

| | | | |
|------------------------|---|-------------------|---------------------|
| Location | 109 Aegean Way, Vacaville, CA 95687 | Occupancy | 87% as of July 2014 |
| Number of Units | 431 Units / 40,740 Square Feet / 50 RV Parking Spaces | Year Built | 1977 |

Vallejo-Fairfield MSA / Vacaville, CA Demographics

- The MSA experienced an annual population growth rate of 0.6% over the past decade which is on par with California's population growth over the same period. *Sites To Do Business (STBD) Online*
- The 2012 median household income for the MSA was \$65,986, which is 31.6% higher than the United States median household income of \$50,157. *Sites To Do Business (STBD) Online*
- The median household income for the MSA is projected to grow by 3.2% annually over the next five years, raising the median household income to \$77,055 by 2017. *Sites To Do Business (STBD) Online*
- The unemployment rate in Vacaville was 6.7% in June 2014, down from the unemployment rate in January 2014 of 8.2%. *Bureau of Labor Statistics*
- Major employers in the MSA include the Travis Air Force Base, Anheuser-Busch Co., Genentech Inc., Jelly Belly Candy Co. and several others. *America's Labor Market Information System (ALMIS) Employer Database*

Business Plan Includes:

- Rebrand facility to national Mini U Storage brand
- Implement search engine optimization and other marketing initiatives
- Add property to centralized call center system
- Upgrade signage and improve property exposure
- Paint front area and add landscaping
- Move gate back approximately 25 feet to allow for prospective tenants to park and access the office
- Modernize and expand the office
- Build a retail component to the office
- Expand office hours



Dahn America360, LLC is a real estate investment management and development company focused on self storage facilities. Dahn America360's principals have 150 years of combined self storage experience and have worked together for more than 25 years.

Dahn America³⁶⁰

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This is not an offer to sell securities. An offer to sell Interests in the Trust may be made only pursuant to the Private Placement Memorandum dated September 16, 2014, as supplemented (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 minimum accreditation requirements, as well as suitability standards as determined by a qualified broker-dealer. This material must be preceded 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 secured by those certain self storage properties located at (i) 5717 14th Street West, Bradenton, Florida 34207 and (ii) 109 Aegean Way, Vacaville, California 95687 that will be owned by the Trust (collectively, the "Projects").
- There is no specified time that the investment will be liquidated.
- Delaware statutory trusts are a relatively new vehicle for real estate investment and are inflexible vehicles to own real property.
- Investors will have no voting rights and will have no control over management of the Trust or the Project.
- There is no guarantee that investors will receive any return.
- Distributions may be derived from sources other than earnings.
- The Projects will be subject to a Master Lease with an Affiliate of the sponsor.
- There will be conflicts of interest between the Manager and the Master Tenant.
- The Master Tenant is newly formed, has no experience leasing or operating a self storage facility and has limited net worth.
- The Project 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 and other real estate related risks.
- The Trust will only own the Projects and will not be diversified with respect to the assets it owns.
- The high sensitivity of the self storage industry to the local housing markets and economies.
- The Projects will be leveraged.
- The Projects were constructed between 28 and 38 years ago.
- The Manager, the Master Tenant and their Affiliates will receive substantial compensation in connection with the Offering and in connection with the ongoing management and operation of the Projects.
- The Manager, the Master Tenant and their Affiliates are newly formed entities with no history of operations, no experience managing or operating Delaware Statutory Trusts, and have limited capital.
- The Manager, the Trust, the Master Tenant and their Affiliates will be subject to certain conflicts of interest.
- An investment in the Interests involves certain tax risks.

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