

EXECUTIVE SUMMARY

Everest Kensington, DST



Kensington Park LUXURY APARTMENTS



KENSINGTON PARK APARTMENTS | 11651 NORBOURNE DRIVE | CINCINNATI (FOREST PARK), OH 45240

Everest Realty Management, LLC (“Everest”) is offering to accredited investors the opportunity to invest in Delaware Statutory Trust (“DST”) interests (“Interests”) in Kensington Park Apartments (“Kensington”). The 316-unit property is located in Forest Park, a suburb of Cincinnati, Ohio.

THE PROPERTY

- A Class B+ resort style apartment community built in 1989; situated on approximately 21 acres; offering 1, 2 and 3 bedroom units in one two-story and nineteen three-story buildings.
- Located in the beautiful planned community of Forest Park, the property now offers luxurious living with all of the amenities and community features one would expect from an upscale lifestyle property, with excellent proximity to retail, freeways, the central business district, and located just three miles from Winton Woods recreation area.
- Kensington Park is strategically located 14 miles north of downtown Cincinnati; home to the headquarters of seven Fortune 500 companies including Kroger Co., Procter & Gamble, Macy’s, and Fifth Third Bancorp. There are over 9,000 companies employing over 80,000 people within a five mile radius of the property.

THE INVESTMENT OPPORTUNITY

- Position Kensington Park as the premier B+ apartment community in its market area.
- Modernization of both the interior and exterior to attract higher paying tenants, and improve performance.
- The DST has already completed \$1,250,000 of capital improvements to the property including new paint, updating the building exteriors, installing new windows and roofs and updating the community center and leasing office. With these improvements and continuing modernization of interiors and exteriors, Everest believes the property’s performance and value will be maximized.
- The fully-amortizing loan, at a fixed rate of 3.35% maturing in 30 years, allows flexibility to sell the property in favorable market conditions.
- Potentially increase investor cash flow from this asset located in a vibrant and diverse market.

Everest Kensington, DST



BUSINESS STRATEGY ⁽¹⁾

The Delaware Statutory Trust's objectives are to: (i) lease the Property to the Master Tenant ("MT") whose goal is to manage the Property to its maximum performance; (ii) pay regular distributions to investors; (iii) improve the intrinsic value of the Property through upgrades that attract higher rents; and (iv) complete a sale of the Property at a favorable time that maximizes the Investors' return.

Everest uses third-party Property Managers ("PM") rather than in-house personnel; therefore, the MT has hired a third-party PM. With many years of experience with its own multi-family portfolio, Everest believes that operating costs are lower using unaffiliated PMs through negotiating lower PM fees and through rigorous oversight by the Everest Asset Managers.

Everest's in-house marketing team works closely with PMs to drive performance. Our goal is to improve marketing efforts by highlighting the upgraded unit interiors and community image, and thereby attract a higher-paying resident base. We strive to maximize occupancy through implementation of a multi-platform marketing program including: a focus on internet advertising, print media as applicable, and development of cohesive marketing materials, including brochures, signage, banners, leasing materials and website design.

We also work closely with the PM to increase additional income sources such as administrative fees, application fees, transfer fees, pet deposits and pet rent.

(1) We may not be successful in executing this business strategy in whole or in part.

EXCEPTIONAL AMENITIES

Unit Amenities:

- Walk-in Pantry
- Gourmet breakfast bar
- Spacious oversized closets
- Private covered patios or balconies
- Wood burning fireplaces
- Central Air Conditioning
- Cable Ready
- Ceiling Fans
- High Ceilings
- Washer Dryer Connections

Community Amenities:

- Cozy clubhouse
- 24-hour Fitness Center
- Playground
- Two swimming pools
- Two lighted tennis courts
- 24-hour on site maintenance
- Large community lake
- Game Room
- Business Center
- BBQ/Picnic Area
- Volleyball Court

Type	# Units	% Type	Unit sf ⁽²⁾	Total sf ⁽²⁾
1 Bed/1 Bath	60	18.99%	592	35,520
1 Bed / 1 Bath	84	26.58%	831	69,804
2 Bed / 1 Bath	40	12.66%	1010	40,400
2 Bed / 2 Bath	72	22.78%	1099	79,128
3 Bed / 2 Bath	60	18.99%	1313	78,780
Total/Average	316	100.00%	969	303,632

(2) Includes patio



Everest Kensington, DST



For Accredited Investors Only. This communication is not an offer to sell or a solicitation of offers to purchase any securities. Subject to certain regulatory requirements, the information contained herein is confidential, and only for the use of its intended recipient(s). Offers and sales of Interests shall be made only to persons who qualify as accredited investors under applicable federal law and only by means of a confidential private placement memorandum (the "PPM") that fully discloses the potential benefits and risks of the investment, and subscription documents setting forth the definitive terms of the offering and the investment opportunity. Investors must read the PPM in its entirety prior to investing, including information related to certain risk factors, including but not limited to risks regarding the investment, liquidity, real estate, financing, taxes, development, legal, and the company sponsoring the offering. Any future results may differ significantly from those described herein, and there can be no assurance that the objectives stated herein will be achieved. This communication has not been approved or disapproved by the U.S. Securities and Exchange Commission (the "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 statements in this communication. Any representation to the contrary is a criminal offense. This investment involves a high degree of risk and is speculative, as described in detail in the PPM and subscription documents. This communication does not constitute tax advice to any prospective investor. Prospective investors must consult with their own financial and tax advisors regarding the consequences to them of acquiring and owning the investment. Nothing herein shall be considered to be an endorsement, guarantee of returns or performance, authorization or approval of Everest Properties, Inc. or any of its affiliates. This material has been distributed by Orchard Securities, LLC, member FINRA/SIPC. Publication Date: March 15, 2017.

MARKETING CONTACTS:

Dan Baker

President
626-585-5920 Ext. 226 Office
818-384-0925 Cell
baker@everestproperties.com

Brett Franklin

Chief Investment Officer
626-585-5920 Ext. 216 Office
818-292-0644 Cell
franklin@everestproperties.com



199 South Los Robles Avenue, Suite 200 | Pasadena, CA 91101

626-585-5920 TEL | 800-611-4613 TOLL | WWW.EVERESTPROPERTIES.COM



RISKS

All real estate investments have risk and there can be no assurance that any of the stated objectives will be met. The PPM contains more complete information regarding the investment including the following risk factors, which are not intended to be a complete list of all risks of investing in the Interests:

- No public market exists for the Interests, and it is highly unlikely that any such market will develop.
- The Interests will not be registered under the Securities Act of 1933, as amended (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, and therefore are subject to restrictions on transferability and re-sale and may not be transferred, pledged, amended or resold except as permitted under the Securities Act and such applicable state laws pursuant to registration or exemption therefrom.
- There is no specified time that the investment will be liquidated and the DST may not be able to sell the Property at a price that provides proceeds that are equal to or greater than the purchase price paid for the Interests.
- Delaware Statutory Trusts are a relatively new vehicle for real estate investment and are inflexible vehicles for owning real property.
- If a Property is transferred (or the Trust is converted) to the springing LLC, investors will likely lose their ability to participate in a future Code Section 1031 exchange with respect to the transferred Property.
- Investors will have no voting rights and will have no control over management of the DST or the Property.
- There is no guarantee that investors will receive any return.
- The performance of the DST will depend on the Master Tenant’s ability to pay rent.
- The Property 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 DST will only own the Property and will not be diversified with respect to the assets it owns.
- The Property will be leveraged and subject to prepayment premiums up to 6% on the principal being repaid, reduced by 1% on each October 1 commencing October 1, 2017 until October 1, 2022.
- The Manager and its Affiliates will receive substantial compensation in connection with the Offering and in connection with the ongoing management and operation of the Property.
- An investment in the Interests involves certain tax risks.

Everest Kensington, DST



EVEREST



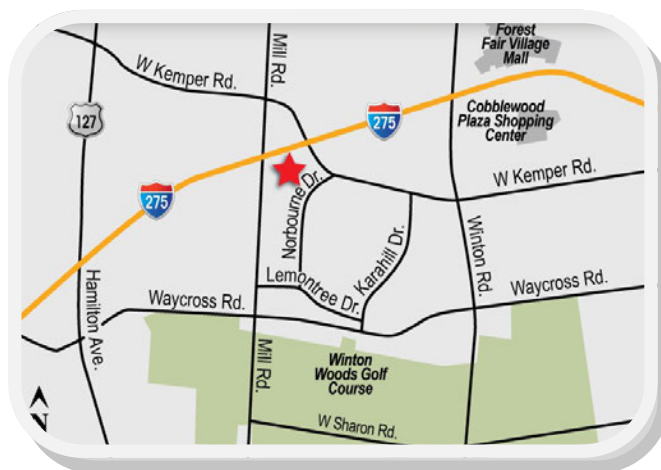
Market Overview

The Kensington Park apartment community is located 14 miles north of downtown Cincinnati in the northwest suburbs in the city of Forest Park, a planned community ranked the third largest city in Hamilton County. The location is convenient to Cincinnati's major employers, and its retail, cultural and entertainment venues, and sits just south of Interstate 275, Cincinnati's circle loop freeway. The property is surrounded by employment centers in Forest Park and the surrounding suburbs, Fairfield and Springdale. The asset is also six miles west of I-75, providing direct access to the city's industrial and service employment bases as well as downtown Cincinnati, and eight miles from the I-75/Union Centre Interchange in West Chester, a regional employment epicenter with over 3,000 thriving businesses and 50,000 employees.

Cincinnati Top 10 Employers

Rank	Company	# of Employees
1	The Kroger Co.	21,646
2	University of Cincinnati	16,016
3	Cincinnati Children's Hospital	14,944
4	TriHealth, Inc.	11,800
5	Procter & Gamble Co.	11,000
6	UC Health	10,000
7	GE Aviation	7,800
8	Mercy Health - Cincinnati	7,500
9	St. Elizabeth Healthcare	7,479
10	Fifth Third Bancorp	6,882

Source: Cincinnati Business Courier, 2015



- The property is included in the northwest suburb of Forest Park. The neighborhood is anchored by Winton Woods, which provides trails, fishing, horseback riding, golfing, and camping, and is convenient to major employers, upscale retail and entertainment.
- Over 2.2 million people live in the Cincinnati MSA, making the flourishing metropolitan area the 24th largest metro in the United States according to the 2010 US Census count.
- Downtown Cincinnati features world-class cultural opportunities, elegant and casual dining and high-end shopping. Sports and cultural opportunities abound, including The Great American Ballpark, home of the Cincinnati Reds, baseball's first professional franchise, Paul Brown Stadium, home of the Cincinnati Bengals, the U.S. Bank Arena sports and entertainment venue, the Cincinnati Symphony Orchestra, the Cincinnati Ballet, and the Cincinnati Opera.

Everest specializes in acquiring, developing and managing multifamily investment properties. Everest was formed in 1994 and is a privately-held company.

- Everest's assets under management include more than 5,100 apartment units and 8 self-storage properties, primarily in the Midwest and Southeast.
- Everest strategically utilizes investor capital to generate cash flow and asset appreciation while maintaining a risk-averse investment ideology.
- Everest is a comprehensive real estate investment firm with capabilities which include due diligence, acquisition, finance and restructure, asset management, investment advisory, and investor services. We believe our analysis of market fundamentals combined with submarket knowledge, our meticulous due diligence process and our strong analytical and operational skills provide Everest's investors with a distinct strategic advantage.
- Everest believes we are conservative in our underwriting of new opportunities; we will not put investors into an investment that we would not own. We are committed to excellence in real estate ownership and in the management of our investment portfolio on behalf of our investors.

Investment Offering and Projected Returns

Acquisition Details - Projected

• Acquisition Cost	\$20,833,982
• Reserves	\$1,091,000
• Total Price	\$21,924,982
• Occupancy (as of 2/1/17)	94%
• Year Built	1989

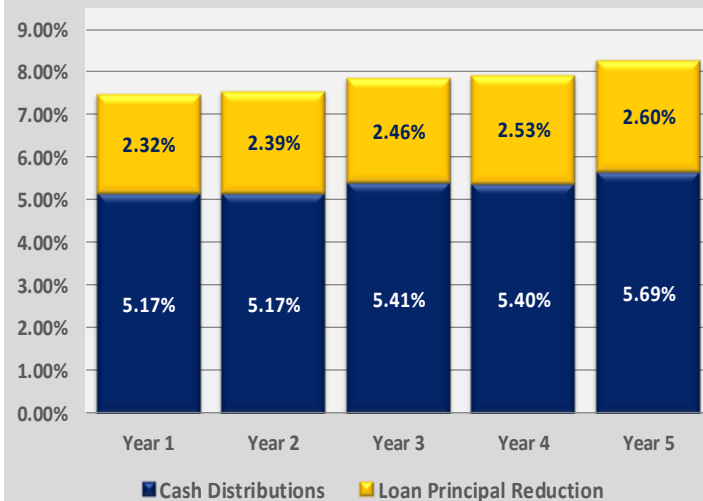
Loan Amount and Terms

• Loan Balance (February 2017)	\$11,624,982
• Remaining Term	30 years
• Rate - Fixed for Term	3.35%
• Leverage	53.02%

DST/Master Lessee - Projected

• Offering Size	\$10,300,000
• Minimum purchase - (1031/Cash)	\$100,000/\$25,000
• Suitability	Accredited Investors

Projected Annual Returns ⁽³⁾



(3) The Cash Distributions portion of the Projected Annual Returns are estimated based on anticipated rents payable to the DST. Such rents are based in part on the Master Tenant's projected revenue (which is a function of anticipated rents, occupancy rates, leasing costs and other factors) and expenses (which includes debt service, reserve contributions, operating expenses and other amounts).

The Loan Principal Reduction portion of the Projected Annual Returns reflects the DST's required payment of Loan principal, which reduces the Loan amount that is due and payable upon the DST's disposition of the Property.