

REVA FABER POINT, DST



REVA

CHARLESTON, SOUTH CAROLINA

CLASS A OFFICE

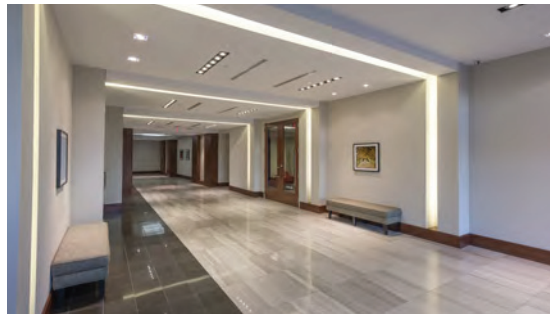
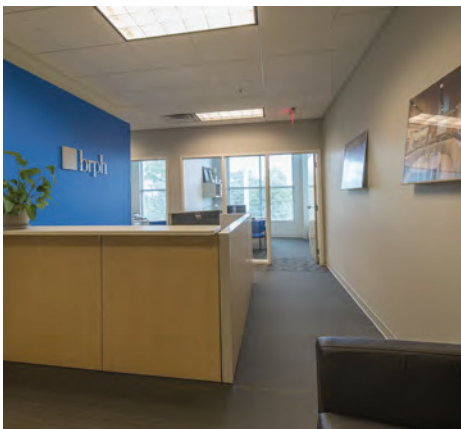
7.65% projected average cash flow | 14.01% expected IRR



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 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 must be reviewed in depth and acknowledged prior to any investment in the offering.

Best-in-Class Office Building

Completed in 2013, Faber Pointe is a 97% leased Class A office building and the newest property in the Executive Park at Faber Place. The building's design includes efficient floor plates, well-appointed lobbies and common areas, clean lines and architectural accents, all which provide a high quality experience for tenants and their guests. Faber Pointe is an institutional quality asset that has been managed and maintained to the highest levels, reflecting its best in class status.



Key Data Summary

REVA Faber Pointe DST is expected to have a seven to ten year investment horizon. Its non-recourse mortgage loan matures in 2024 and offers real advantages with interest-only payments through August 2017 and an interest rate of 4.25%.

The stable rent roll provides investors with solid cash flows, delivers attractive cash returns and builds significant reserves.

Transaction Summary

Property Type	Class A Office
Location	Charleston, SC
DST Investor Purchase	20,000,000
Equity Raised	8,230,000
Debt Financing	11,770,000
Property Square Footage	71,816
Price PSF	276.40
Cap Rate	6.76%
Leverage Ratio	58.85%
9 Yr Avg Cash Returns	7.65%
9 Yr IRR	14.01%

9 Year Summary Cash Flows

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
NOI	1,351,719	1,413,507	1,465,852	1,485,741	1,529,491	1,585,756	1,646,990	1,593,967	1,529,067
Tenant Improvement	46,550	0	43,467	144,194	63,389	29,680	0	721,203	217,551
Leasing Commission	16,393	0	21,584	71,601	31,476	14,738	0	413,639	108,027
Capital Reserves	7,236	7,453	7,676	7,907	8,144	8,387	8,639	8,898	9,166
Contingency Reserves	185,000	100,000	78,500	-61,000	95,500	194,000	291,000	-905,500	-170,000
	255,179	107,453	151,227	162,702	198,509	246,805	299,639	238,240	164,744
Debt Service									
Mortgage Loan Interest	500,225	500,141	491,672	482,756	473,460	463,770	453,667	443,136	432,156
Mortgage Loan Principal	0	201,330	209,799	218,716	228,011	237,702	247,804	258,336	269,315
Total Debt Service	500,225	701,471	701,471	701,471	701,471	701,471	701,471	701,471	701,471
Cash Flow to DST	596,315	604,583	613,154	621,568	629,511	637,480	645,880	654,256	662,852
Cash on Cash Return	7.25%	7.35%	7.45%	7.55%	7.65%	7.75%	7.85%	7.95%	8.05%



Charleston South Carolina

Charleston's vibrant economy, growing tech industry, educated labor force and increasing popularity are driving demand and contributing to the market's success.

Occupancy in the Charleston office market continued along its upward path through the second quarter of 2015, which ended with a vacancy rate of 9.8%.

Charleston's economic output growth over the last year ranks it among the top 20% of metro areas nationwide, with the biggest contributors to the increase being the manufacturing, information and finance sectors. From 2010 to 2014, Charleston's economic output grew 6%.

The Charleston Office market is comprised of 12.2 million square feet, spread among the Central Business District (CBD) and six suburban markets.

Asking rental rates in Charleston, averaging \$22.59 per square foot (\$27.10/SF for Class A), are among the top rates in the Southeast, surpassing those of Atlanta, GA and Charlotte, NC

The Charleston, SC office market continues to improve with occupancy above 90% and asking rents strengthening significantly.

Charleston Economy and Accolades



Charleston's economy is driven by the port, military, healthcare and medical technology, and tourism with a combined economic impact totaling over \$15.4 billion annually. Education also plays a role in the economy with the College of Charleston, The Citadel and Medical University of South Carolina all calling Charleston home.

The region's economy has evolved from being military and government based to being well-diversified across many sectors. The emergence of companies focused on sophisticated manufacturing, biosciences and cutting-edge communications technology helps the region maintain a stable economy and protects against downturns across sectors. In 2009 Boeing selected Charleston as the site for a second assembly facility for the new 787 Dreamliner aircraft and, most recently, Volvo and Mercedes announced they will be opening new plants in Charleston. The presence of these major employers and Blackbaud, a provider of solutions to fundraisers and non-profits, demonstrate the strength of the local economy. Not to be forgotten is the Port of Charleston, one of the busiest container ports along the Southeast and Gulf coasts, which is a significant contributor to the stability of the economy.

As a testament to the strength of its economy and quality of life, the Charleston market receives awards and rankings every year. below is a sample of recent accolades:

Largest Percentage Growth in College Degrees over 10 Years | Brookings Institute Study, WSJ

Best Cities for Job Growth | New Geography

America's Favorite Cities Charleston Ranks #1 | Travel & Leisure

Small Business Vitality Scores | Portfolio

Word's Smartest Cities | Forbes

11 Progressive Environmental Stewardship & Sustainable Growth | Smarter Cities

Best Cities for Technology Jobs | Forbes

Best Place for Start-Ups | Business Week

Property Tenancy: 97% Leased

Faber Pointe is well leased with a strong anchor tenant, Molina Healthcare. Molina is a \$4.19 billion market cap company that ranks 301 on the 2015 Fortune 500 list. Additional tenants cover a wide array of industries including education, employment staffing, engineering and construction.



Tenant Summary

- Molina Healthcare:** A Fortune 500 company operating in multiple states with over 5 million customers, incorporating health plans, medical clinics and a health information management solution. no other organization of its kind does all three. Molina's accounts for approximately 57% of the buildings rentable square feet and has a lease that matures September 2023.
40,909 square feet
- Webster University:** Non-profit university that provides accredited undergraduate and graduate school education to approximately 20,000 students. Webster's occupancy accounts for approximately 17% of the buildings rentable square footage and has a lease that matures November 2023.
12,520 square feet
- BRPH Companies:** An architecture, Engineering and design firm that focuses on the manufacturing, Aerospace, commercial, education, entertainment and federal facilities fields. BRPH's lease matures in May 2019.
4,487 square feet
- Shipco Transport:** A division of Denmark based Scan-Group. The company is one of the world's leading neutral non-vessel operating common carriers. Shipco's lease maturity is in July 2020.
4,096 square feet

AN EXCELLENT TEAM

seeks to deliver

SUPERIOR RESULTS

The REVA team, led by Chris Sadler and Steve Sadler, has a long track record of strong performance.

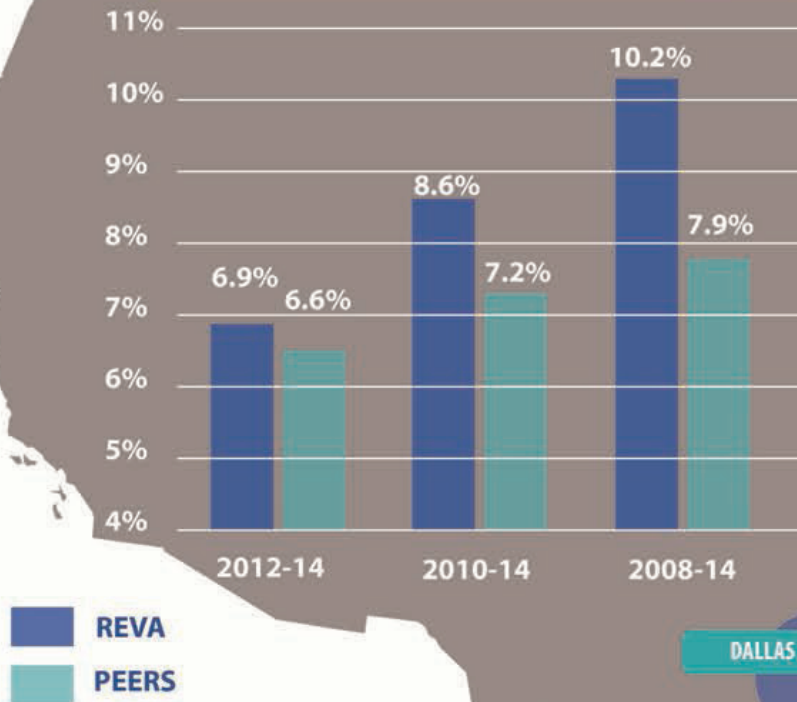
Our goal is to deliver excellent returns accompanied by very attentive investor service and highly accessible senior staff.

Call:

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AFFO Yield Comparison



Past performance is not a guarantee of future results. Investments in commercial real estate are considered high risk and extreme caution is recommended along with a careful review of all offering documents. The above compares AFFO, an industry standard measure of cash flow from property operations, between the REVA portfolio and those of four public REITS with similar property focus - BDN, PKY, BDM and FPO.

Investment Risk Summary

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.

The company is newly formed and has no operating history. REVA has completed eleven TIC/DST syndications.

There are significant limitations on the ability to sell or transfer interests.

The owners are completely reliant upon the Trustee to manage and oversee property operations.

This is not a diverse investment and performance is dependent upon the ability to compete successfully with nearby properties, lease current vacancy and retain existing tenants.

There are various risks associated with owning class A commercial office buildings in and around the Charleston, SC MSA.

Expected cash flows and returns may not be realized and a loss of invested capital is possible.

There are various conflicts of interest among the Sponsor, Manager, Property Manager & affiliates.

This Offering is made to accredited investors only under Regulation D, Rule 506(c).

Changes in financial markets and/or the economy can negatively impact the value of the properties even if tenants remain in place and honor their leases.

Complete reliance on the Tenants, including the Master Tenant, to pay rent under the leases (including the master lease).

Molina Healthcare has an option to terminate its lease as of October 1, 2019 if certain conditions are met including the loss of all of its contracts with state and local governments.

The investment price being paid includes certain customary transaction costs and fees assessed by the sponsor, is arbitrarily determined, is expected to be higher than appraised value and may not reflect either a market price or actual property value.

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