

URBAN CATALYST FUNDS



URBAN CATALYST INDUSTRIAL I, DST FACT SHEET

FOR ACCREDITED INVESTORS ONLY



OFFERING HIGHLIGHTS¹

Offering Size:	\$9,800,000
Potential Distribution Rate ² :	Please see the PPM for more details
Leverage ³ :	All Cash Offering
Minimum Investment:	\$100,000
Distribution Frequency:	Monthly
Location:	Dallas, Texas
Targeted Hold:	9-10 years
Disposition Fee:	Sponsor subordinates disposition fee to investors' return of capital
Single Asset:	Industrial Property

PROPERTY DETAILS

The property is an automotive processing facility for a Dallas based pre-owned vehicle dealership group, Drive Casa. Drive Casa also has six dealership locations throughout the DFW Metroplex. This facility provides the multi-point inspection for each of their pre-owned vehicles as well as provides all of the in-house financing for their car buyers. The property is essential to the business of Drive Casa.

Location:	4023 Singleton Boulevard Dallas, TX 75212
Property Type:	Automotive processing facility
Tenant Commitments:	2021 invested \$1.8 Million on improvements
Lease Terms ⁴ :	10 years + One 5 year option
Rent escalator ⁴ :	3% per year ⁵
Building:	44,765 sf



DALLAS INDUSTRIAL⁶

Industrial Market:	Dallas Fort Worth is the 2nd largest in the US
Industrial Submarket:	Eastern Lonestar/Turnpike Submarket
Submarket Vacancy Rate ⁷ :	4.6%
Submarket Rental Growth ⁸ :	14.8% Year Over Year
Industrial Market Annual Absorption ⁹ :	36 Million Square Feet
Asset Category ¹⁰ :	Specialized Industrial

PROPERTY MANAGEMENT EXPERIENCE



OWNERSHIP
15 STATES
8+ MILLION SQUARE FEET OF
MANAGED REAL ESTATE

135 PROPERTIES OWNED/MANAGED
BY URBAN CATALYST PARTNERS

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URBANCATALYSTFUNDS.COM](https://www.urbandcatalystfunds.com)

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1. Please see the Operative Documents for a more complete description of the offering and all of its terms. All prospective investors must read and carefully review the entirety of the PPM to under the potential benefits and risks and are strongly encouraged to consult their own tax, business, financial, and/or legal counsel as to tax, business, financial, legal, and related matters prior to making a decision to invest. There is no assurance fund goals will be achieved or maintained.
2. Leverage refers to a loan, or capital borrowed, on an investment.
3. Brand names, trademarks, service marks, and copyrighted works appearing herein are the property of their respective owners. Drive Casa, LLC and its affiliates are not endorsing the offering of and shall not in any way be deemed an issuer or underwriter of, the Interests, and shall not have any liability or responsibility for any statements made in this presentation.
4. Lease terms may not be fully realized due to unforeseen conditions including lessee defaults.
5. Annual Rent refers to the rent paid to the Master Tenant by Drive Casa, LLC, as provided in the applicable lease agreement. Please see the PPM for more details.
6. The source of the data and information contained in this slide is Co Star, Underwriting Report: 4023 Singleton Blvd, (June, 22, 2022) ("2022 Report").
7. Submarket Vacancy Rate: The vacancy rate of industrial property in the Eastern Lonestar/Turnpike Submarket over the specified period of time. See 2022 Report for more details.
8. Submarket Rental Growth: The trend in market rental rates of industrial in the Eastern Lonestar/Turnpikeover Submarket over the specified period of time. See 2022 Report for more details.
9. Industrial Market Annual Absorption: The absorption, or average leasing velocity measured in square feet, of industrial property in the Dallas – Fort Worth Industrial Market over the specified period of time. See 2022 Report for more details.
10. The asset category "Specialized Industrial" refers to industrial property with specialized features or equipment for utilization by the commercial tenant. Please see 2022 Report for more details.
11. Specialized Industrial Rent: The average market rent for specialized industrial property located in the Eastern Lonestar/Turnpike Submarket over the specified period of time. Please see 2022 Report for more details.

DISCLOSURES

The material herein may contain projections and/or forward-looking statements, is being provided for diligence purposes only, and is not intended to be, nor should it be construed or used as financial, legal, tax or investment advice, nor should this information be used or considered as an offer to sell nor a solicitation of an offer to buy securities. The offering and sale of interests in urban catalyst industrial i dst (the "fund") is being made only by delivery of the fund's private placement memorandum ("ppm"), certain organizational documents, subscription agreement and certain other information to be made available to investors ("operative documents") by the fund's sponsor. A prospective investor may only invest in the fund if such person is an accredited investor as defined in rule 501 of regulation d. Investing in the fund will involve significant risks, including possible loss of such person's entire investment. An investment in the fund will be illiquid, as there is no secondary market for the fund's interests and none is expected to develop; and there will be substantial restrictions on transferring such interests. Accordingly, an investor may be required to maintain its interest in the fund for an indefinite period of time. The interests in the real property to be acquired by the fund may be subject to leverage and their investment performance may be volatile. Investors should have the financial ability and willingness to accept the risk characteristics of the fund. Prospective investors should make their own investigations and evaluations of the information contained in this material and the other operative documents. Each prospective investor should consult its own attorneys, business advisors and tax advisors as to legal, business, tax and related matters concerning the information contained in this material and the operative documents. This material does not take into account the particular investment objectives or financial circumstances of any specific person who may receive it. An investment in the fund is not suitable for all investors. Except where otherwise indicated herein, the information provided in this material is based upon matters as they exist as of the date of the material and not as of any future date, and the material will not be updated or otherwise revised to reflect information that subsequently becomes available, or circumstances existing or changes occurring after the date hereof. The material contains forward-looking statements that include statements, express or implied, regarding current expectations, estimates, projections, opinions and beliefs of the sponsor, as well as the assumptions on which those statements are based. A prospective investor is cautioned not to place undue reliance on any forward-looking statements or examples included herein. No representation is made that the fund will, or is likely to, achieve its objectives or that any investor will avoid incurring substantial losses. Past performance is no guarantee of future results.

WHAT IS A DST?

A Delaware statutory trust (DST) permits fractional ownership where multiple investors can share ownership in a single property or a portfolio of properties, which qualifies as replacement property as part of an investor's 1031 exchange transaction. A Delaware Statutory Trust is a real estate ownership structure where multiple investors each hold an undivided fractional interest in a single property or a portfolio of properties, which qualifies as replacement property as party of an investor's 1031 exchange transaction. The trust is established by a professional real estate company, referred to as "DST sponsor", who identifies and acquires the real estate assets.

(DISCLOSURES CONTINUED)

Potential Disadvantages?

Like all real estate investments, investing in Delaware Statutory Trusts involve many of the same risks, including potential lack of return and loss of principal. As long-term, income-focused investments, DST performance is largely dependent upon the tenants' ability to pay rent. This presents a few notable DST risks including lack of liquidity, interest rate risk, and changing market conditions. Additionally, some of the characteristics of a DST may not align with an individual's investment goals including the lack of personal control over the investment.

What is a 1031 exchange transaction?

A 1031 Exchange, named for Section 1031 of the U.S Internal Revenue Code, is a transaction approved by the IRS that allows real estate investors to defer the tax liability or capital gains taxes on the sale of investment property. DSTs are considered direct property ownership for tax purposes, and as such, they are eligible for tax-deferred 1031 Exchanges.

To defer taxes, the proceeds from the sale of the relinquished property must be reinvested into another "like-kind" replacement property of equal or greater value within 180 days of the closing date of the relinquished property. Tax deferral allows DST investors to preserve all of the equity from the sale of their relinquished property so it can continue working for them in their new DST replacement property.

RISK FACTORS

Investing in the DST is speculative and involves substantial risks. You should purchase these securities only if you can afford a complete loss of your investment. It is difficult to accurately predict the results to a Member from an investment in the Company.

PURCHASE OF THE INTERESTS IS SPECULATIVE AND INVOLVES A HIGH DEGREE OF RISK. IT IS DIFFICULT TO ACCURATELY PREDICT THE RESULTS TO A PURCHASER FROM AN INVESTMENT IN THE PROPERTY BECAUSE OF GENERAL UNCERTAINTIES ASSOCIATED WITH THE OWNERSHIP OF REAL ESTATE. IN ADDITION TO THE VARIOUS RISKS SET FORTH IN THE PPM'S "RISK FACTORS" SECTION, WHICH EACH PROSPECTIVE PURCHASER MUST READ PRIOR TO SUBSCRIBING FOR THEIR INTERESTS, ALL PROSPECTIVE INVESTORS SHOULD CONSULT WITH THEIR OWN TAX, BUSINESS, FINANCIAL, AND LEGAL PROFESSIONALS PRIOR TO MAKING A DECISION TO INVEST IN THE DST.

Please note that specific disclosures are provided in the PPM for residents of certain states, including but not limited to Florida, New Hampshire, and Pennsylvania. Investors should be sure to read the entire PPM, including the disclosures related to the state relevant to their investment.

ALL PROSPECTIVE INVESTORS MUST ALSO READ AND CAREFULLY REVIEW THE SECTION ENTITLED "RISK FACTORS" OF THE DST'S PPM TO LEARN ABOUT SOME OF THE RISKS YOU SHOULD CONSIDER BEFORE BUYING OUR DST INTERESTS. THE FOLLOWING IS A LIST OF SOME OF THE CATEGORIES OF RISK FACTORS DESCRIBED IN MORE DETAIL IN THE PPM. ALL PROSPECTIVE INVESTORS MUST READ AND CAREFULLY REVIEW THE ENTIRETY OF THE PPM PRIOR TO MAKING A DECISION TO INVEST. THE FOLLOWING LIST IS NON-EXHAUSTIVE AND INTENDED ONLY FOR CONVENIENCE AND MUST NOT BE REGARDED AS A SUBSTITUTE, MODIFICATION, OR REPLACEMENT FOR THE LANGUAGE CONTAINED IN THE PPM.

Risks Relating to Forward-Looking Statements Miscellaneous Risks Relating to the Offering Delaware Statutory Trust Structure Risks

Real Estate Risks

Risks Relating to the Loan

Risks Relating to the Beneficial Owners

Risks Relating to the Management of the Property Tax Risks

An investment in the DST entails Federal income tax risks, a general description of which is contained in the PPM. See the "FEDERAL INCOME TAX CONSEQUENCES" section in the PPM. Because the tax consequences from the ownership of DST interests are complex, may vary from investor to investor depending on individual circumstances, and entail legal issues that are not settled, each prospective investor is strongly encouraged to consult their own tax, business, financial, and/or legal professional about the tax consequences associated from the investor's purchase of DST interests. No representation or warranty of any kind can be given that the IRS, or other relevant tax authority, will accept any claim that an investor may make regarding their DST interests. ALL PROSPECTIVE INVESTORS MUST ALSO READ AND CAREFULLY REVIEW THE SECTION ENTITLED "RISK FACTORS" OF THE DST'S PPM TO LEARN ABOUT SOME OF THE RISKS YOU SHOULD CONSIDER BEFORE BUYING OUR DST INTERESTS. THE FOLLOWING IS A LIST OF SOME OF THE OTHER POSSIBLE RISK RELATING TO AN INVESTMENT IN OUR DST INTERESTS. ALL PROSPECTIVE INVESTORS MUST READ AND CAREFULLY REVIEW THE ENTIRETY OF THE PPM PRIOR TO MAKING A DECISION TO INVEST. THE FOLLOWING LIST IS INTENDED ONLY FOR CONVENIENCE AND MUST NOT BE REGARDED AS A SUBSTITUTE, MODIFICATION, OR REPLACEMENT FOR THE LANGUAGE CONTAINED IN THE PPM.

There will not be debt associated with the Property. Therefore, you will not be treated as having assumed any liabilities for federal tax purposes.

We depend on tenants for our revenue, and lease defaults or terminations could reduce our net income and limit our ability to make distributions.

Our revenue will be significantly impacted by the success and economic viability of our retail anchor tenants. Our reliance on a single tenant or significant tenants in certain buildings may decrease our ability to lease vacated space and adversely affect the returns on our beneficial owners' investment.

Adverse economic or regulatory developments could negatively affect our results of operations, financial condition and ability to make distributions to our beneficial owners.

Rent control and other changes in applicable laws, or noncompliance with applicable laws, could adversely affect our operations or expose us to liability.

Costs imposed pursuant to governmental laws and regulations may reduce our net income and the cash available for distributions to beneficial owners.

The costs of defending against claims of environmental liability, of complying with environmental regulatory requirements, of re mediating any contaminated property or of paying personal injury or other damage claims could reduce the amounts available for distribution to our beneficial owners.

Costs associated with complying with the Americans with Disabilities Act may decrease cash available for distributions.

Uninsured losses relating to real property or excessively expensive premiums for insurance coverage could reduce our cash flows and the return on our beneficial owners' investment.

The Property is illiquid, and the trust agreement restricts our ability to vary our investment in response to changes in economic and other conditions.

Competition with third parties may reduce the tenant's profitability and its ability to make payments due to the Master Tenant, which will negatively impact the Master Tenant's ability to make payments due to the DST.

A prolonged economic slowdown, a lengthy or severe recession or declining real estate values could harm our operations.

Offering Disclosure

The contents of this communication: (i) do not constitute an offer of securities or a solicitation of an offer to buy securities, (ii) offers can be made only by the confidential Private Placement Memorandum (the "PPM") which is available upon request, (iii) do not and cannot replace the PPM and is qualified in its entirety by the PPM, and (iv) may not be relied upon in making an investment decision related to any investment offering by an issuer, or any affiliate, or partner thereof ("Issuer"). All potential investors must read the PPM and no person may invest without acknowledging receipt and complete review of the PPM. With respect to any "targeted" goals and performance levels outlined herein, these do not constitute a promise of performance, nor is there any assurance that the investment objectives of any program will be attained. All investments carry the risk of loss of some or all of the principal invested.

These "targeted" factors are based upon reasonable assumptions more fully outlined in the Offering Documents/ PPM for the respective offering. Consult the PPM for investment conditions, risk factors, minimum requirements, fees and expenses and other pertinent information with respect to any investment. These investment opportunities have not been registered under the Securities Act of 1933 and are being offered pursuant to an exemption therefrom and from applicable state securities laws. All offerings are intended only for accredited investors unless otherwise specified. Past performance are no guarantee of future results. All information is subject to change. You should always consult a tax professional prior to investing. Investment offerings and investment decisions may only be made on the basis of a confidential private placement memorandum issued by Issuer, or one of its partner/issuers. Issuer does not warrant the accuracy or completeness of the information contained herein. Thank you for your cooperation. Securities offered through Emerson Equity LLC Member: FINRA/SIPC. Only available in states where Emerson Equity LLC is registered. Emerson Equity LLC is not affiliated with any other entities identified in this communication.

Real Estate Risk Disclosure

There is no guarantee that any strategy will be successful or achieve investment objectives including, among other things, profits, distributions, tax benefits, exit strategy, etc.; Potential for property value loss – All real estate investments have the potential to lose value during the life of the investments; Change of tax status – The income stream and depreciation schedule for any investment property may affect the property owner's income bracket and/or tax status. An unfavorable tax ruling may cancel deferral of capital gains and result in immediate tax liabilities; Potential for foreclosure – All financed real estate investments have potential for foreclosure; Illiquidity – These assets are commonly offered through private placement offerings and are illiquid securities. There is no secondary market for these investments. Reduction or Elimination of Monthly Cash Flow Distributions – Like any investment in real estate, if a property unexpectedly loses tenants or sustains substantial damage, there is potential for suspension of cash flow distributions; Impact of fees/expenses – Costs associated with the transaction may impact investors' returns and may outweigh the tax benefits Stated tax benefits – Any stated tax benefits are not guaranteed and are subject to changes in the tax code. Speak to your tax professional prior to investing.