

EXHIBIT E

Financial Forecast

THE FINANCIAL FORECAST CONTAINED HEREIN SHOULD NOT BE CONSTRUED AS PREDICTIONS OF THE ACTUAL OPERATING RESULTS OF THE PROPERTY OR THE ACTUAL RESULTS OF INVESTING IN THE INTERESTS. THE FINANCIAL FORECAST ARE INTENDED MERELY TO ILLUSTRATE THE POTENTIAL RESULTS THAT THE PROPERTY MIGHT ACHIEVE IF THE ACCOMPANYING ASSUMPTIONS ARE ACHIEVED. WHILE THE SPONSOR BELIEVES THAT THE ASSUMPTIONS ARE REASONABLE, THEY ARE NECESSARILY SPECULATIVE AND SUBJECT TO MANY UNCERTAINTIES AND RISKS. IT IS LIKELY THAT FUTURE EVENTS AND CONDITIONS WILL BE DIFFERENT FROM THOSE ASSUMED AND THAT ACTUAL RESULTS WILL BE DIFFERENT FROM THOSE ILLUSTRATED, AND THOSE DIFFERENCES MAY BE MATERIAL.

THE FORWARD-LOOKING STATEMENTS CONTAINED IN THIS MEMORANDUM, INCLUDING, WITHOUT LIMITATION, STATEMENTS REGARDING FUTURE EVENTS, ACTIVITIES, OCCURRENCES OR PERFORMANCES, ARE INTENDED MERELY AS ESTIMATES, TARGETS, PREDICTIONS OR BELIEFS REGARDING THESE FUTURE EVENTS, ACTIVITIES, OCCURRENCES OR PERFORMANCES, UNLESS EXPRESSLY STATED OTHERWISE. FOR VARIOUS REASONS, INCLUDING THOSE SET FORTH IN THE "RISK FACTORS" SECTION OF THIS MEMORANDUM, THERE CAN BE NO ASSURANCE THAT THE ACTUAL EVENTS WILL CORRESPOND WITH THESE FORWARD-LOOKING STATEMENTS OR THAT FACTORS BEYOND THE CONTROL OF THE TRUST WILL NOT AFFECT THE ASSUMPTIONS ON WHICH THE FORWARD-LOOKING STATEMENTS ARE BASED. THEREFORE, THE ILLUSTRATIVE VALUE OF THESE FORWARD-LOOKING STATEMENTS FOUND IN THIS MEMORANDUM SHOULD NOT, UNDER ANY CIRCUMSTANCES, BE CONSIDERED A GUARANTEE THAT SUCH FUTURE EVENTS, ACTIVITIES, OCCURRENCES OR PERFORMANCES WILL TAKE PLACE.

THE FINANCIAL FORECAST WAS COMPILED BY THE SPONSOR AND REPRESENT THE SPONSOR'S BEST ESTIMATE OF THE EXPECTED PERFORMANCE OF THE PROPERTY. THE FINANCIAL FORECAST WAS NOT EXAMINED OR OTHERWISE PASSED UPON BY THE SPONSOR'S LEGAL COUNSEL.

PROSPECTIVE INVESTORS SHOULD SEEK THE ADVICE OF THEIR OWN INDEPENDENT LEGAL AND TAX ADVISERS WITH RESPECT TO AN INVESTMENT IN THE PROPERTY AND THE PROSPECTIVE RISKS AND REWARDS THEREFROM.

**PG Dallas Industrial DST
Underwriting Assumptions**

Revenue

Tenant Lease Year	Months	Monthly Base Rent	Base Rent PSF
3/14/2025 to 3/31/2026	1-12	\$114,725.00	\$10.50
4/1/2026 to 3/31/2027	13-24	\$118,167.00	\$10.82
4/1/2027 to 3/31/2028	25-36	\$121,712.00	\$11.15
4/1/2028 to 3/31/2029	37-48	\$125,363.00	\$11.48
4/1/2029 to 3/31/2030	49-60	\$129,124.00	\$11.82
4/1/2030 to 3/31/2031	61-72	\$132,998.00	\$12.18
4/1/2031 to 3/31/2032	73-84	\$136,988.00	\$12.54
4/1/2032 to 3/31/2033	85-96	\$141,097.00	\$12.92
4/1/2033 to 3/31/2034	97-108	\$145,330.00	\$13.31
4/1/2034 to 3/31/2035	109-120	\$149,690.00	\$13.71

Expenses

Real Estate Taxes Year 1	\$397,520	Ryan Tax 2026 Estimate and Balance of 2025 Taxes
Real Estate Taxes Year 2	\$366,397	Ryan Tax 2027 Estimate
Real Estate Taxes Year 3	\$403,367	Ryan Tax 2028 Estimate
Real Estate Taxes Year 4	\$444,066	Ryan Tax 2029 Estimate
Real Estate Taxes Year 5	\$479,903	Ryan Tax 2030 Estimate
Real Estate Taxes Years 6+	3% Growth	
Insurance Year 1	\$44,911	Property and Liability
(per Month)	\$2,642	Property and Liability
Insurance Years 2+	3% Growth	
Property Management Fee	2% of Base Rent	

Real Estate Taxes, Insurance and Property Management Fee Are Reimbursed by the Tenant

Renewal Assumptions

Base Rent Year 1	\$14.12	3% Increase over prior year Base Rent
Annual Rent Growth	3%	
Lease Term	5 Years	
Tenant Improvement Allowance	\$1 psf	
Leasing Commission	6.75%	

Forecasted Statement of Cash Flows
PG Dallas Industrial DST

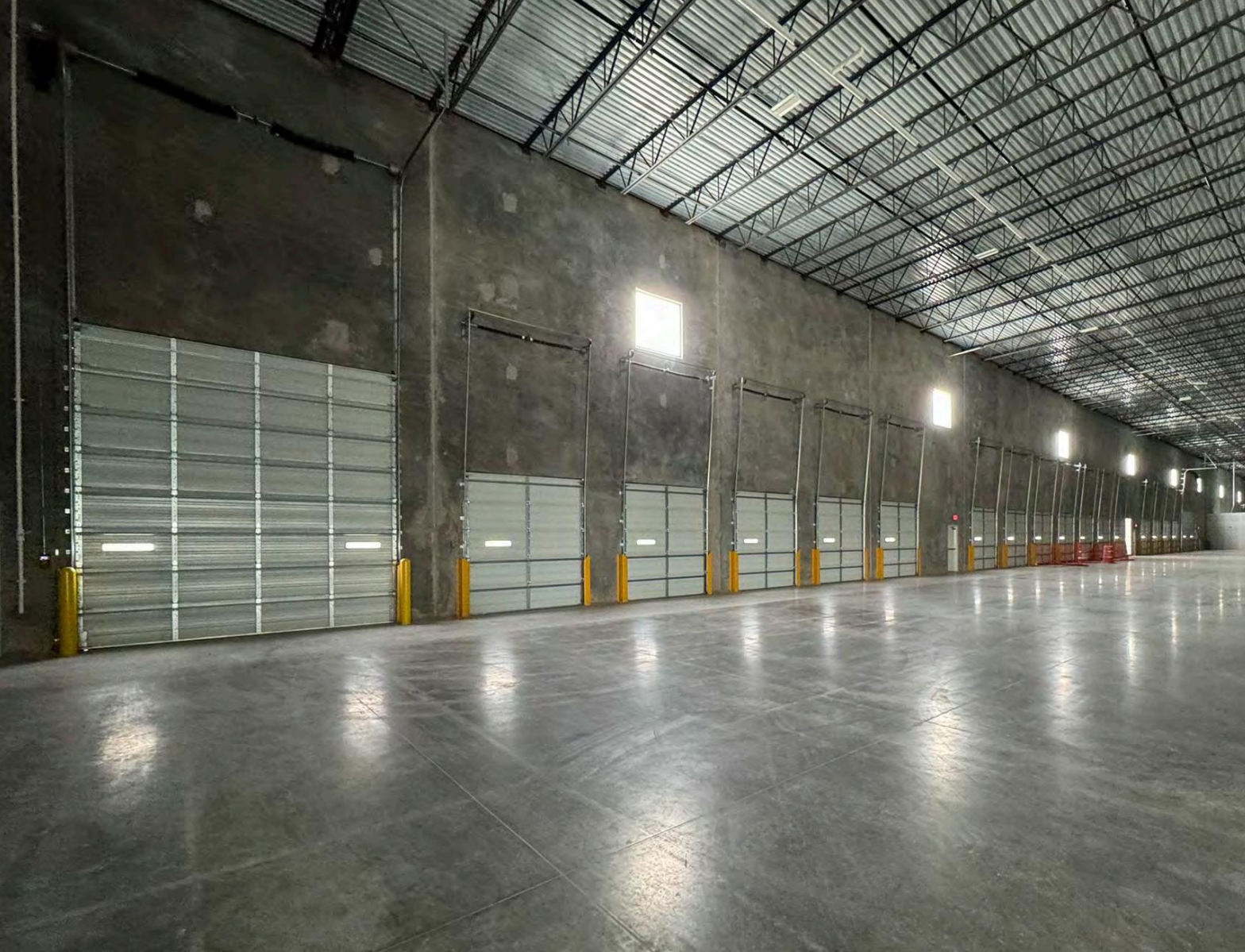
<i>Forecasted Trust Cash-on-Cash Return</i>	Year 1*	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<i>Year Ending</i>	Dec. 31, 2026	Dec. 31, 2027	Dec. 31, 2028	Dec. 31, 2029	Dec. 31, 2030	Dec. 31, 2031	Dec. 31, 2032	Dec. 31, 2033	Dec. 31, 2034	Dec. 31, 2035
<i>Months</i>	16.8	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0
Rental Income										
Gross Rent	\$1,981,303	\$1,449,909	\$1,493,403	\$1,538,205	\$1,584,354	\$1,631,886	\$1,680,837	\$1,731,261	\$1,783,200	\$1,836,696
Other Income										
Expense Reimbursement	\$482,057	\$428,048	\$466,868	\$509,472	\$547,271	\$563,689	\$580,600	\$598,017	\$615,958	\$634,437
Total Other Income	\$482,057	\$428,048	\$466,868	\$509,472	\$547,271	\$563,689	\$580,600	\$598,017	\$615,958	\$634,437
Total Income	\$2,463,360	\$1,877,957	\$1,960,271	\$2,047,677	\$2,131,625	\$2,195,575	\$2,261,437	\$2,329,278	\$2,399,158	\$2,471,133
Reimbursable Operating Expenses										
Real Estate Taxes	\$397,520	\$366,397	\$403,367	\$444,066	\$479,903	\$494,300	\$509,129	\$524,403	\$540,135	\$556,339
Insurance	\$44,911	\$32,653	\$33,633	\$34,642	\$35,681	\$36,751	\$37,854	\$38,989	\$40,159	\$41,364
Property Management Fees	\$39,626	\$28,998	\$29,868	\$30,764	\$31,687	\$32,638	\$33,617	\$34,625	\$35,664	\$36,734
Total	\$482,057	\$428,048	\$466,868	\$509,472	\$547,271	\$563,689	\$580,600	\$598,017	\$615,958	\$634,437
Net Operating Income Before Reserves	\$1,981,303	\$1,449,909	\$1,493,403	\$1,538,205	\$1,584,354	\$1,631,886	\$1,680,837	\$1,731,261	\$1,783,200	\$1,836,696
Reserve Contributions	\$0	\$0	\$0	\$0	\$40,000	\$80,000	\$120,000	\$160,000	\$200,000	\$200,000
Net Operating Income After Reserves	\$1,981,303	\$1,449,909	\$1,493,403	\$1,538,205	\$1,544,354	\$1,551,886	\$1,560,837	\$1,571,261	\$1,583,200	\$1,636,696
Other Expenses										
Asset Management Fee	\$17,500	\$40,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000
Trustee Fees	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Total Distributable Cash Flow	\$1,958,803	\$1,404,909	\$1,413,403	\$1,458,205	\$1,464,354	\$1,471,886	\$1,480,837	\$1,491,261	\$1,503,200	\$1,556,696
Cash on Cash Return	5.01%	5.04%	5.08%	5.24%	5.26%	5.29%	5.32%	5.35%	5.40%	5.59%

*Year one commenced on August 7, 2025 and concludes on December 31, 2026

Forecasted Capital Reserves and Expenditures
PG Dallas Industrial DST

<i>Projected Sources & Uses of Reserves</i>	<i>Year 1*</i>	<i>Year 2</i>	<i>Year 3</i>	<i>Year 4</i>	<i>Year 5</i>	<i>Year 6</i>	<i>Year 7</i>	<i>Year 8</i>	<i>Year 9</i>	<i>Year 10</i>
<i>Year Ending</i>	<i>Dec. 31, 2026</i>	<i>Dec. 31, 2027</i>	<i>Dec. 31, 2028</i>	<i>Dec. 31, 2029</i>	<i>Dec. 31, 2030</i>	<i>Dec. 31, 2031</i>	<i>Dec. 31, 2032</i>	<i>Dec. 31, 2033</i>	<i>Dec. 31, 2034</i>	<i>Dec. 31, 2035</i>
<i>Number of Months</i>	<i>16.8</i>	<i>12.0</i>	<i>12.0</i>	<i>12.0</i>	<i>12.0</i>	<i>12.0</i>	<i>12.0</i>	<i>12.0</i>	<i>12.0</i>	<i>12.0</i>
<u>Trust Reserves Sources and Uses</u>										
Beginning Balance	\$300,000	\$293,000	\$292,000	\$291,000	\$290,000	\$329,000	\$407,750	\$526,500	\$685,250	\$884,000
Replacement Reserves	\$0	\$0	\$0	\$0	\$40,000	\$80,000	\$120,000	\$160,000	\$200,000	\$200,000
Less: Trust Expenditures	\$7,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,250	\$1,250	\$1,250	\$1,250	\$794,953
Trust Reserves Ending Balance	\$293,000	\$292,000	\$291,000	\$290,000	\$329,000	\$407,750	\$526,500	\$685,250	\$884,000	\$289,047
<u>Projected Trust Expenditures</u>										
One Year Warranty Walkthrough	\$5,000									
Roof Inspection and Warranty Transfer	\$2,000									
Roof Inspection		\$1,000	\$1,000	\$1,000	\$1,000	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250
Renewal Leasing Commission										\$662,663
Renewal Tenant Improvements										\$131,040
Total	\$7,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,250	\$1,250	\$1,250	\$1,250	\$794,953

*Year one commenced on August 7, 2025 and concludes on December 31, 2026



For more information, please contact your financial advisor.



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