



Your Financial
Freedom
Comes First

Welcome to **STAX**CAPITAL

We are a financial services firm headquartered in San Diego, CA, that specializes in unique Alternative Investment solutions.

We service the following

- Accredited Investors
- Business Entities
- Charitable Organizations
- Qualified Purchasers

Delaware Statutory Trusts (DSTs) *1031 Solutions First*

DST's offer an IRS-approved vehicle for 1031 exchanges which can defer long term taxes, simplify ongoing tax reporting obligations, liberate investors from hands-on property management, and provide potential cash flow and ongoing tax benefits.



Potential Income and appreciation

1031 Exchanges and the DST structure can help investors retain the benefits of real estate investments including potential cash flow, long term growth and tax advantaged income by passing through property depreciation and other expenses.

Tax deferral and minimization

DST's offer an IRS-approved vehicle for 1031 exchanges, which defer long term capital gains tax, state income tax, net investment income tax, and depreciation recapture on real estate investments.

Freedom from property management

Exchanging into DST's allow for direct investment without daily property management. Properties are large-scale and professionally managed by vetted and experienced specialists.

Risks

Illiquid Investment

Alternative investments can't access secondary markets, so it can be very difficult to sell DST and other DPP interests.

Potential Fees

As with any other investment, investors should understand all fees and expenses prior to making an investment commitment.

Economic Risks

Real estate and alternative investments are subject to changes in the economy including recession, inflation and other economic risks.

The Stax difference

Stax brings you institutional quality investments,
at accessible scale, with totally passive management.
Our care, knowledge and diligence are what set us apart.

That's How We Put Your Financial Freedom First.

Securities offered through Stax Capital, Member FINRA & SIPC

Direct Participation Programs *Access & Diversification First*

Direct participation programs use pooled structures to unlock accredited investor access to institutional quality assets while providing pass-through tax benefits and the potential for portfolio diversification.



Diversification does not assure a profit or protect against a loss.

Leveling the Field: Direct Participation Programs Unlock Access

A DPP gives an investor partial ownership of an entity that owns underlying assets such as real estate or financing instruments. In DPP's, the investors are limited partners, limiting risk exposure to their equity investment. A general partner manages the investment, with investors at arm's length from daily responsibilities.

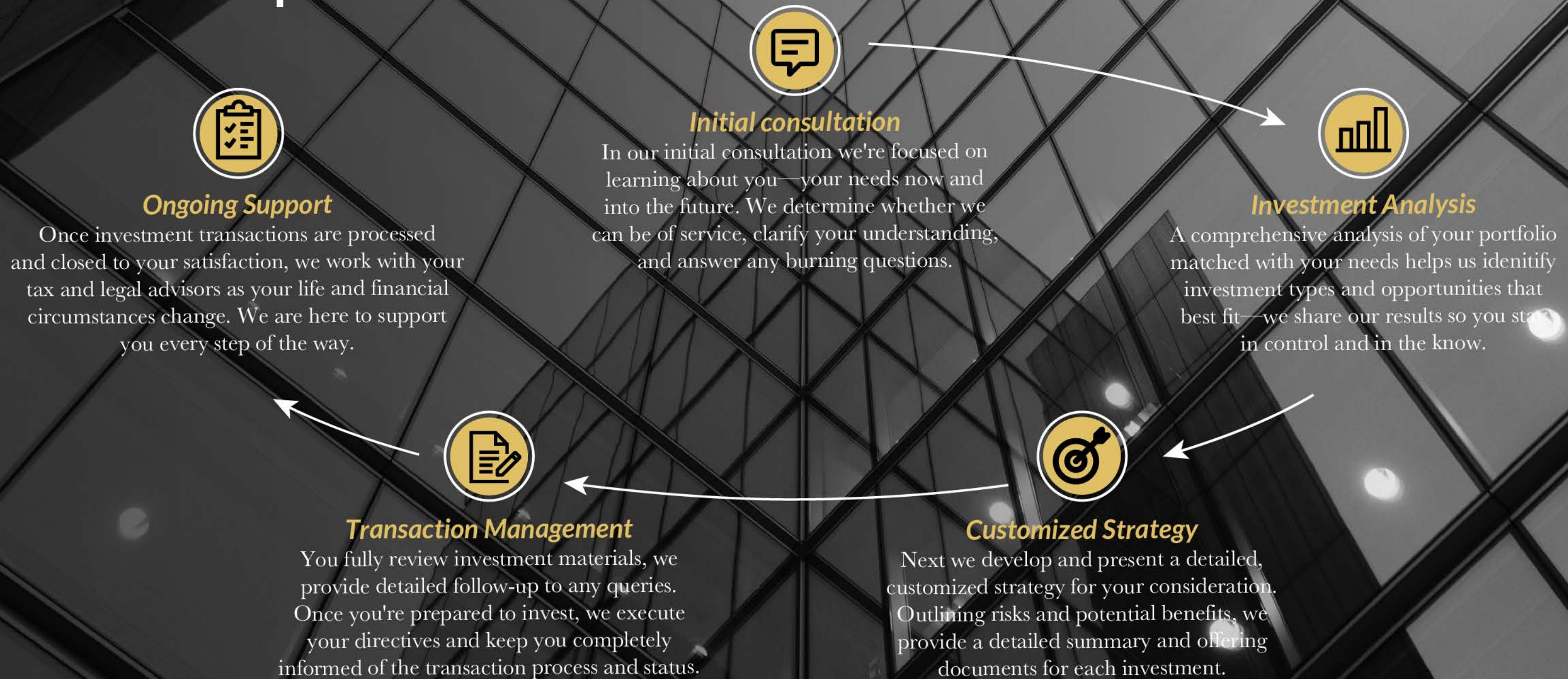
Direct participation programs originated from the Securities Act of 1933, and the Financial Industry Regulatory Authority (FINRA) Rule 2310. A DPP may have the legal structure of a corporation (such as a REIT), a limited partnership, or a limited liability corporation (LLC), but all behave effectively as a limited partnership.

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“While direct asset investing is a well-recognized diversification strategy for institutional portfolios, individual investors typically have limited access to alternative investment products.”

— *Real Assets Advisor, July 1, 2018*

The Stax process



We believe that alternatives matter

We specialize in alternative investments and offer decades of dedicated experience. Stax provides multiple investment structures designed to meet a wide range of investor requirements.

We specialize in

- Delaware Statutory Trusts (DSTs)
- Direct Participation Programs
- Qualified Opportunity Funds

Securities offered through Stax Capital, Member FINRA & SIPC



Disclosures

Securities offered through Stax Capital, Member FINRA & SIPC. Stax Capital is located at 4901 Morena Blvd. Ste. 121, San Diego CA 92117. Contact us toll free at 844-427-1031. Past performance is not a guarantee of future results.

Private Placements and Direct Participation Programs are speculative investments and involve a high degree of risk. An investor could lose all or a substantial portion of his/her investment. Investors must have the financial ability, sophistication/experience and willingness to bear the risks of an investment in Private Placements and Direct Participation Programs. Private Placements and Direct Participation Program offering materials are not reviewed or approved by federal or state regulators. Investors should not place undue reliance on hypothetical or pro forma performance summaries. Investors must conduct their own due diligence and should rely on the advice of their own financial, tax and legal advisors prior to making any investment decisions. The contents of this document are neither an offer to sell nor a solicitation of an offer to buy any security which can only be made by prospectus. Investing in real estate and 1031 exchange replacement properties may not be suitable for all investors and may involve significant risks.

These risks include, but are not limited to, lack of liquidity, limited transferability, conflicts of interest and real estate fluctuations based upon a number of factors, which may include changes in interest rates, laws, operating expenses, insurance costs and tenant turnover. Investors should also understand all fees associated with a particular investment and how those fees could affect the overall performance of the investment. Neither Stax Capital nor any of its representatives provide tax or legal advice, as such advice can only be provided by a qualified tax or legal professional, who all investors should consult prior to making any investment decision. Pursuant to SEC rule 501 of Regulation D, prior to engaging in substantive discussions regarding DST specific investments, investors must first be qualified as an accredited investor, by way of meeting certain income or net worth requirements.

This site may contain forward-looking statements relating to the objectives, opportunities, and the future performance of the U.S. market generally. Forward-looking statements may be identified by the use of such words as; “believe,” “expect,” “anticipate,” “should,” “planned,” “estimated,” “potential” and other similar terms. Examples of forward-looking statements include, but are not limited to, estimates with respect to financial condition, results of operations, and success or lack of success of any particular investment strategy. All are subject to various factors, including, but not limited to general and local economic conditions, changing levels of competition within certain industries and markets, changes in interest rates, changes in legislation or regulation, and other economic, competitive, governmental, regulatory and technological factors affecting a portfolio's operations that could cause actual results to differ materially from projected results. Such statements are forward-looking in nature and involve a number of known and unknown risks, uncertainties and other factors, and accordingly, actual results may differ materially from those reflected or contemplated in such forward-looking statements. Prospective investors are cautioned not to place undue reliance on any forward-looking statements or examples. None of Stax Capital or any of its affiliates or principals nor any other individual or entity assumes any obligation to update any forward-looking statements as a result of new information, subsequent events or any other circumstances. All statements made herein speak only as of the date that they were made.

Qualified Opportunity Zone Funds *Understanding Tax Legislation First*

Qualified Opportunity Zone Funds (QOF's) enjoy a powerful potential combination of tax advantages -including tax deferral, tax reduction and tax elimination—by investing in federally designated areas.



Investing in the Zone: Discover a new, tax-advantaged investment strategy

The Qualified Opportunity Zone Program (“QOZ Program”), created by the Tax Cuts and Jobs Act of 2017, is a tax-incentive program designed to encourage long-term private sector investments in designated communities known as Qualified Opportunity Zones by delivering certain tax benefits to investors through investment vehicles called Qualified Opportunity Funds.

- Qualified Opportunity Zones are designated census tracts throughout the United States that have been selected by state governors for inclusion in the program.
- Qualified Opportunity Funds are investment vehicles that invest at least 90% of their assets in qualified businesses or real property located within these Qualified Opportunity Zones.
- Taxpayers with capital gains from the sale of a prior investment may invest those gains within a 180-day period in a Qualified Opportunity Fund and achieve potential tax benefits.
- Investments in Qualified Opportunity Funds are intended to help drive real estate development, job creation and overall economic growth in lower income communities.

Tax Advantages. *Make Every Dollar Count.*

You've worked too hard to subject your assets to unnecessary taxation. Defer capital gains and related sale taxes and minimize your taxable income.

Free Time. *Make Life Easier.*

No more property management, phone calls and repairs—spend your time the way you want.

Passive Income. *Make Every Day Count.*

Your real estate investments have the potential to generate the passive income that rewards your years of hard work and sacrifice.



Securities offered through Stax Capital, Member FINRA & SIPC



Our pledge.

We streamline the complex—so you're in control.
We adapt to your circumstances—so you're on track.

We go the extra mile on diligence—helping you feel secure.

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Opportunity Zones *at a glance*

\$6 TRILLION¹

Estimated unrealized capital gains from both American households and corporations

18.2%²

Total Land Area in the U.S. that is represented by QOZs; comprises 5.4% of major metro land area



\$52,694³

Average household income in Qualified Opportunity Zones

1 MILLION⁴

Properties across all property types nationwide are believed to be located within QOZs

\$279 MILLION

Total investments in markets now deemed Qualified Opportunity Zones. Even before the current legislation was enacted, these areas attracted significant institutional capital.

Risk Factors

Investments in real estate are subject to varying degrees of risk, including, among other things, local conditions such as an over supply of space or reduced demand for properties, an inability to collect rent, vacancies, inflation and other increases in operating costs, adverse changes in laws and regulations applicable to owners of real estate and changing market demographics.

- Disruptions in the financial markets and challenging economic conditions could adversely affect Qualified Opportunity Zone Fund programs.
- Qualified Opportunity Zone Fund programs ultimately depend on tenants for their revenue and may suffer adverse consequences as a result of any financial difficulties, bankruptcy or insolvency of their tenants.
- The actual amount and timing of distributions projected by Qualified Opportunity Zone Fund programs is not guaranteed and may vary. There is no guarantee that investors will receive distributions or a return of their original investment.
- There is no guarantee that the investment objectives of any particular Qualified Opportunity Zone Fund program will be achieved.



Diligence • Opportunity • Integrity • Trust



Diligence

At Stax Capital we deliver a disciplined approach to issuer and product due diligence. Minimizing risk and successful outcomes are absolute priorities, so we've developed a proprietary due diligence process that examines critical risk factors like management flaws, aggressive financial modeling assumptions, physical deficiencies, and resilience against negative trends.



Opportunity

The cornerstone of real investment opportunity is knowledge, so we leverage extensive experience in Direct Participation Programs, DST's and Qualified Opportunity Funds to provide institutional quality opportunities, at accessible scale, with totally passive management—all to reduce tax burdens and maintain real estate wealth building advantages.



Integrity

We believe integrity is a daily lived experience that shapes the sponsors and partners with whom we associate. Our investments are managed by experienced professionals, and we streamline the complex so that you stay in control.



Trust

We believe trust is not given, but earned. Over twenty years and thousands of 1031 exchanges, Stax founders have developed deep professional relationships with investors, issuers and sponsors alike. Our focus on trust is reflected in how we adapt to our clients specific needs and circumstances. Our clients trust us to understand what is most important to them.

Let's Start the Conversation

Get in touch with a Stax representative to learn how alternative investments might suit your needs. That's how you begin to put your freedom first.

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The contents of this brochure is neither an offer to sell nor a solicitation of an offer to buy any security which can only be made by prospectus. Stax Capital does not offer tax or legal advice, as such advice can only be provided by a qualified tax or legal professional. All securities transactions are offered by and conducted through Stax Capital, a broker-dealer registered with the SEC, a member of FINRA and SIPC.