

**DST HIGHLIGHTS AND OPPORTUNITY**

For sophisticated investors, we offer a Delaware Statutory Trust real estate investment product that seeks to provide long-term income to accredited 1031 exchange investors. We see a need for quality product and experienced sponsorship in the syndicated real estate marketplace, and we believe this business to be a natural extension of our current platform in an area where we can both differentiate and excel.

 <p>Access to Institutionally Managed Properties<sup>1</sup></p>	 <p>Potentially Tax-Efficient, Non-Correlating Income</p>	 <p>Long-Term Appreciation Potential</p>	 <p>Passive Ownership of a Real Estate Property on a Tax-Deferred Basis<sup>1</sup></p>	 <p>Comprehensive Investor Communication and Reporting<sup>2</sup></p>
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DST programs are not suitable for all investors.

ABOUT NEXPOINT

**First to What's Next**

NexPoint's investment experience spans asset classes and strategies, allowing us to deliver unique investment opportunities designed to meet a range of investor needs, from income generation to portfolio diversification. NexPoint's evolution has been driven by our core real estate capabilities. With a focus on non-correlated assets, we have a track record of success in the private market, and proven ability to raise capital in the public markets.

**\$16.1 B**  
Assets Under Management<sup>3</sup>

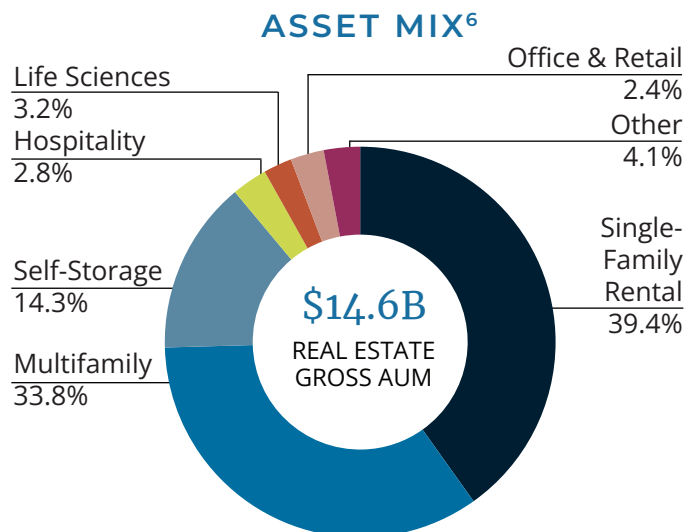
**\$742.2 M**  
Invested by NexPoint Employees in NexPoint Investment Products<sup>4</sup>

**\$2.6 B**  
Real Estate Delivered to DST Market<sup>5</sup>

**NEXPOINT'S REAL ESTATE TRACK RECORD**

The NexPoint DST /1031 offerings are managed by NexPoint Advisors. NexPoint's deep roots in multifamily have served as the foundation for its DST/1031 Exchange business and enabled the firm to meet the rising investor demand for tax-advantaged real estate offerings. While multifamily continues to be a key driver, NexPoint has expanded its real estate platform to include a wide mix, including office/retail, industrial, self-storage, and hospitality. Single-family rentals, an extension of NexPoint's affordable housing thesis, is another area where the firm sees long-term growth potential driven by market trends.

<p><b>\$19.8</b> BILLION in Gross Real Estate Acquisitions<sup>6</sup></p>	<p><b>\$703.3</b> MILLION in Real Estate Transactions in the Last 12 Months<sup>6</sup></p>	
<p><b>344</b> Real Estate Acquisitions<sup>6</sup></p>	<p><b>34</b> States Nationwide</p>	
<p><b>24,500+</b> Total Multifamily Units<sup>6</sup></p>	<p><b>24,400+</b> Total Single-Family Rental Units<sup>6</sup></p>	<p><b>79,500+</b> Total Self-Storage Units<sup>6</sup></p>



## DISCLOSURES AND RISKS

1. The investment is passive because it does not require active management by the investor and the sponsor of the DST provides all property management duties.
2. Investor communication and reporting includes quarterly update with unaudited financials.
3. Inclusive of NexPoint and affiliates as of 11/30/2023, based on fee calculation AUM
4. As of 12/31/2023. Includes investments from management and from NexPoint and its affiliates.
5. As of 03/15/2024. Represents 24 DST since 2016, total capitalization since 2017.
6. As of 12/31/2023; inclusive of affiliates. Real estate assets are since 1/1/2012.

Before investing in any of the offerings listed, you should carefully consider the investment objectives, risks, fees and expenses. For a copy of the prospectus or private placement memorandum which contains this and other information, please call (877) 665-1287. Please read the prospectus or private placement memorandum carefully before investing. **Any investment in a DST is highly speculative, illiquid, and involves a high degree of risk, including the potential loss of your entire investment.**

The Private Placement Memorandum contains more complete information regarding the investment including the following risk factors:

- 1031 exchange programs are not suitable for all investors. Please contact your tax professional or financial advisor.
- There will be no public market for the interests. There may be limited transferability, lack of liquidity and less control over operating decisions for individual investors. There is a potential loss of principle value invested.
- There is no specified time that the investment will be liquidated.
- Delaware Statutory Trusts are a relatively new vehicle for real estate investment and are inflexible vehicles to own real property.
- Investors will have no voting rights and will have no control over management of the trust or the property.
- There is no guarantee that investor will receive any return.
- Distributions may be derived from sources other than earnings. No assurance of when distributions will be made or that any particular rate of distribution will be maintained. Distributions are not guaranteed and may be suspended, modified or terminated at the discretion of the board of directors. Distributions may be paid from offering proceeds and may include a return of principal or borrowed funds, which may lower overall returns to the investor and may not be sustainable.
- The property will be subject to a master lease agreement.
- 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 manager and its affiliates are subject to conflicts of interest between their activities, roles and duties for other entities and the activities, roles and duties they have assumed on behalf of the Trust. Conflicts exist in allocating management time, services and functions between their current and future activities and the Trust.
- Accredited investor only.
- No assurance that the disposition of property will allow for the repayment of outstanding indebtedness.
- Reliance on an advisor
- Payment of significant fees to the advisor and its affiliates
- Limited powers of the advisor with respect to the properties.
- Risk that a prospective purchase may not be consummated.
- The trustee may be unable to close a deal within the required time frame.
- If the trustee violates once of the mandatory tax restrictions, the investment could become immediately taxable.
- The tax code could change and negatively impact the investor.

Investing in securities, specifically alternative investments, involves a high degree of risk, and the performance of these products can be volatile. An investor could lose all or a substantial amount of his or her investment. Non-traded investments also carry additional risks, including but not limited to, liquidity, higher fees, use of leverage, and interest rate risk. You should carefully consider these risk factors, together with all of the other information included in the prospectus, before you decide whether to make an investment.

General Real Estate Risks. The offering will be subject to the risks incident to the ownership and operation of real estate, including risks associated with the general economic climate, local real estate conditions (including the availability of excess supply of properties relative to demand), changes in the availability of debt financing, credit risk arising from the financial condition of tenants, buyers, and sellers of properties, geographic or market concentration, competition from other space, and various other risks. The offering or its subsidiary entities will incur the burdens of ownership of real property, which include paying expenses and taxes, maintaining the investments, and ultimately disposing of the Portfolio. The possibility of partial or total loss of capital will exist, and prospective Investors should not subscribe unless they can readily bear the consequences of such loss.

Photos shown in this piece are from actual types of properties held by NexPoint.

Securities offered through NexPoint Securities, Inc. Member FINRA/SIPC.

NOT FDIC INSURED | MAY LOSE VALUE | NO BANK GUARANTEE