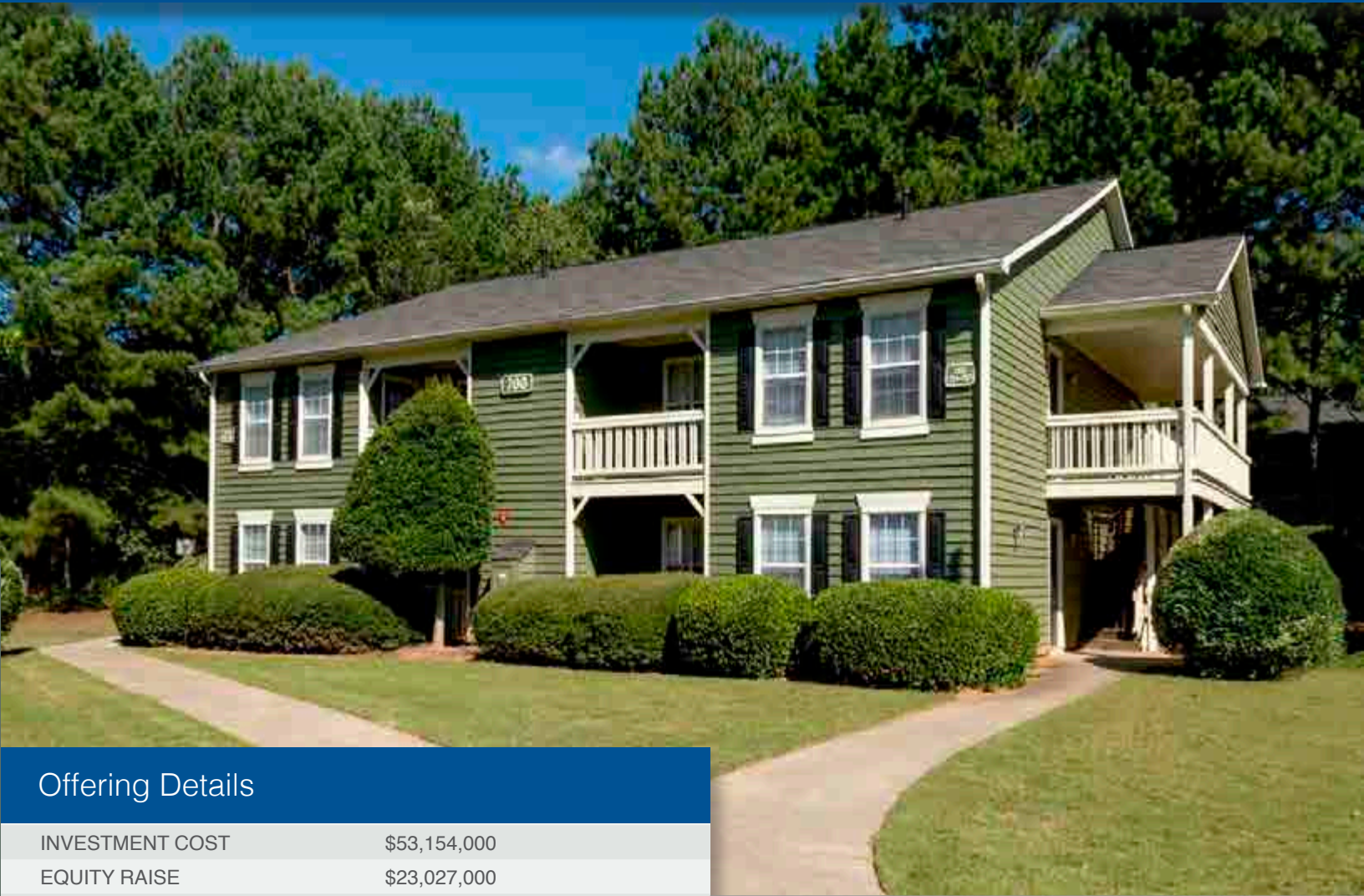


CS1031 Ivy Commons Apartments, DST

3555 Austell Road SW, Marietta GA 30060

ACQUISITION DATE: JULY 26, 2018



Offering Details

INVESTMENT COST	\$53,154,000
EQUITY RAISE	\$23,027,000
CASH-ON-CASH RETURN	5.40%
OFFERING LOAN TO VALUE	56.68%
OFFERING LOAN TO VALUE	59.78% (with Disposition Fee)
FIXED INTEREST RATE	4.34%
LOAN TERMS	10-Year Term Interest Only

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INVESTMENT HIGHLIGHTS

Demand for Multifamily from Population Growth

Third-fastest growing metro area in US for population (2016-2017) according to US Census Bureau.

Strong Location

Located near thousands of jobs, retail, entertainment and lifestyle activities, with direct access to Interstates 285, 75 and 20.

Strength From Economic Drivers

Surrounded by employment opportunities in Cobb County and Atlanta. Moody's Analytics predicts job growth to continue at 14.3% through 2019.

Investments Made in the Area

Significant investments in the area include SunTrust Park, Cobb Energy Performing Arts Centre, Arthur Blank's Atlanta United FC training, and academy and team headquarters facilities; Red Hare Brewery, Ikea and WellStar.



Lowest Tax Rate

Cobb County has the lowest property tax rate in metro Atlanta.

Renovated Units

Most of the units have been renovated, including resurfaced countertops, new appliance package, faux hardwood flooring, lighting package, plumbing fixtures, cabinet hardware, refinished cabinet doors and 2-inch blinds.

Value-Add Upside

Sponsor plans to add improvements to grow top line revenue.

Job Centers

Cobb County's pro-business environment and highly skilled workforce have attracted major employers such as Comcast, HD Supply, Aaron's Inc., Synovus Financial Corp. and The Home Depot.

Cobb County Top Employers*

Company	Employees
The Home Depot	20,000
Cobb County Schools	14,100
WellStar Health System	13,498
Lockheed Martin	6,000
Kennesaw State University	5,146
Cobb County Government	5,068
Publix Supermarkets	3,574
The Kroger Companies	2,226

*Market information included for educational purposes, general in nature, and does not predict the performance of the property.

Marietta's Recognitions

- CNN Money's Top 25 Places to Retire - 2011
- Digital/Interactive Social Media Awards: Silver Circle Award - 2011; Savvy Award - 2010
- All-America City Award - 2006

Source: <https://www.mariettaga.gov/709/Awards-Winning-City>

PROPERTY HIGHLIGHTS

Property Details

- Originally constructed in 1987 and renovated in 2016-2018
- Approximately \$2.7 million in renovations including: new appliances, resurfaced countertops, new doors and flooring, light fixtures, plumbing features, bathroom cabinet doors, and blinds
- 93% occupied, 97% leased (as of July 12, 2018)
- Situated on 28.35 acres; 12.13 units per acre

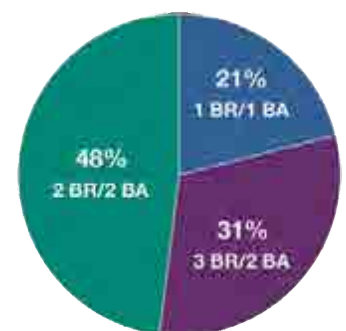


Community Amenities

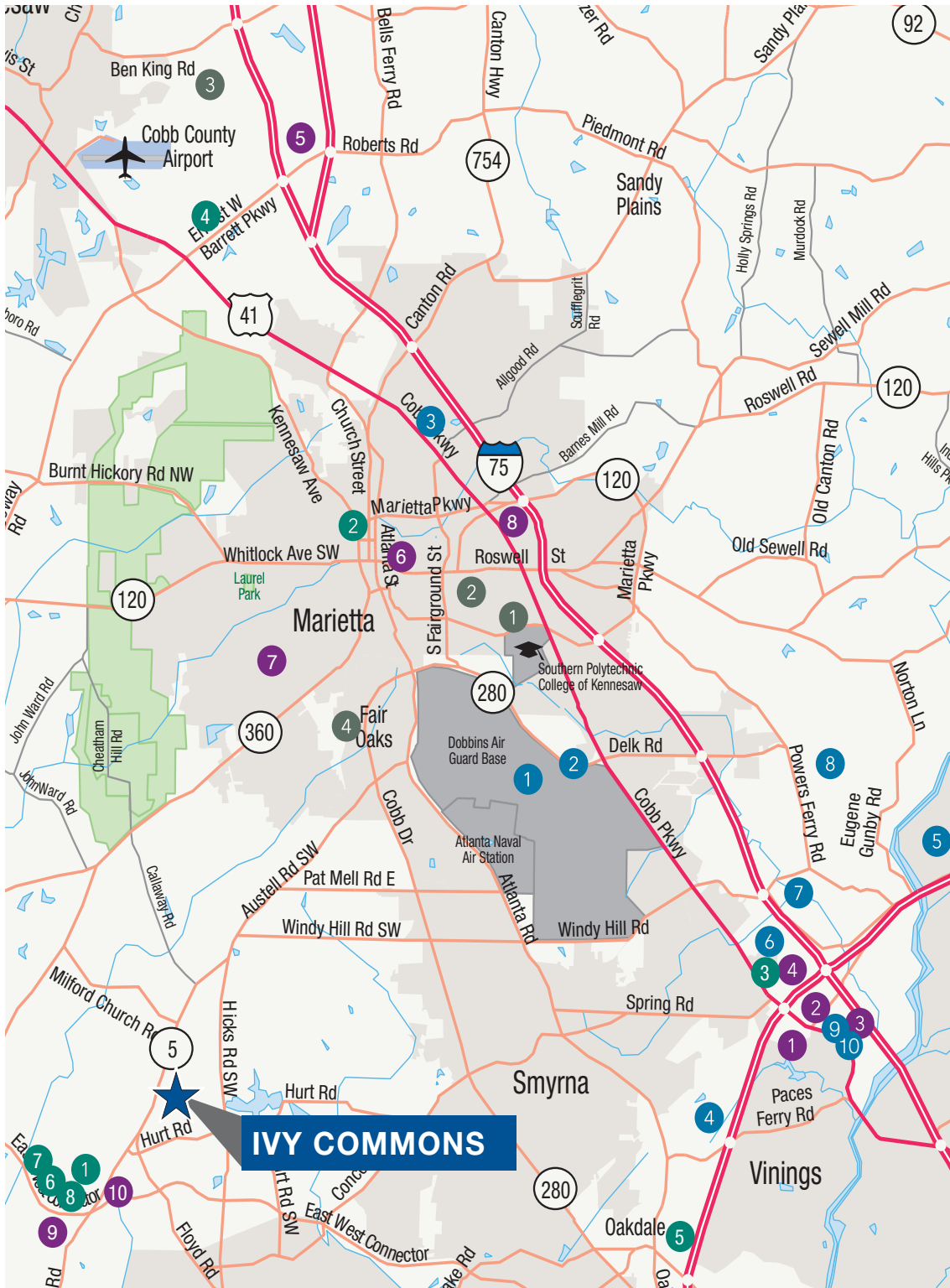
- Swimming pool
- Fitness center
- Business center
- Two tennis courts
- Laundry facility
- Controlled access
- Playground
- 679 parking spaces

Unit Mix

Unit Type	Number of Units	Square Feet	Rent Average
1 BR/ 1 BA	72	720	\$882
2 BR/ 2 BA	108	1,030	\$974
2 BR/ 2 BA	56	1,110	\$1,014
3 BR / 2 BA	108	1,340	\$1,215
344 Total Units		1,075 Average Size	



LOCATION OVERVIEW



Major Companies

- 1 Dobbins AFB
- 2 Lockheed Martin
- 3 Coca-Cola Enterprises
- 4 The Home Depot HQ
- 5 Graphic Packaging
- 6 NAPA Genuine Parts
- 7 GE Power & Water
- 8 BlueLinx Corporation
- 9 HD Supply
- 10 Aaron's

Education

- 1 Life University
- 2 KSU Marietta Campus
- 3 Kennesaw State University
- 4 Chattahoochee Technical College

Recreation and Retail

- 1 Cumberland Mall
- 2 Cobb Galleria Centre
- 3 Cobb Energy Performing Arts
- 4 SunTrust Park
- 5 Town Center at Cobb
- 6 Historic Marietta Square
- 7 City Club Marietta
- 8 Six Flags White Water
- 9 East West Crossing
- 10 LA Fitness

Healthcare

- 1 WellStar Cobb Hospital
- 2 WellStar Kennestone Hospital
- 3 WellStar Windy Hill Hospital
- 4 WellStar Pediatric Center
- 5 WellStar Vinings Health Park
- 6 OrthoAtlanta
- 7 Kaiser Permanente West Cobb
- 8 Emory at Austell

SunTrust Park

- Short distance from Ivy Commons Apartments
- Completed in 2017
- More than 1.5 million square feet of retail, restaurants, residential, entertainment venues, a hotel and two office towers
- Includes 41,000 seat MLB stadium, home to the Atlanta Braves



Additional Entertainment/Retail

- Cobb Energy Performing Arts Centre: \$145 million world-class performing arts venue built in 2007
- Cobb Galleria Centre: convention and conference facility - 320,000 square feet of exhibition, ball room and meeting space
- Cumberland Mall, Akers Mill Square and the Shops at Cobb Galleria

Education

- Kennesaw State University, Georgia's third largest university, is in Cobb County
- Cobb County School District is the 23rd largest in the U.S. (<http://www.cobbk12.org/aboutccsd/>)
- Georgia Tech Research Institute's Cobb County Campus

Corporate Headquarters in Cobb County



More than \$2 billion in private investment in the past 15 years

Source: <https://www.cresa.com/cumberland-cid-sees-big-future-ahead>

COBB COUNTY QUICK FACTS

5 FORTUNE 500 COMPANIES	#1 LOWEST TAX RATE IN METRO ATLANTA
9% POPULATION GROWTH BETWEEN 2010-2016	FASTEST ATLANTA SUBURBS FOR MILLENNIAL GROWTH UP TO 32% IN 18 MONTHS
45% OF RESIDENTS HAVE A BACHELOR'S DEGREE OR HIGHER	\$93,602 AVERAGE HH INCOME 11% HIGHER THAN METRO ATL AVERAGE

SOURCES

- [https://cobbcounty.org/index.php?option=com_content&view=category&layout=blog&id=958&filter_tag\[0\]=&Itemid=3832](https://cobbcounty.org/index.php?option=com_content&view=category&layout=blog&id=958&filter_tag[0]=&Itemid=3832)
- <http://www.cobbchamber.org/>
- <http://www.selectcobb.com/>
- <http://www.georgia.org/>



ABOUT CAPITAL SQUARE

Capital Square 1031 is a national real estate investment and management company that sponsors investment-grade real estate exchange programs that qualify for tax deferral under Section 1031 of the Internal Revenue Code. The firm uses the Delaware Statutory Trust (DST) structure to make quality real estate available to a larger number of investors. Capital Square provides a range of services, including due diligence, acquisition, loan sourcing, property management/asset management, and disposition, for a growing number of high net worth investors, private equity firms, family offices and institutional investors.

FOR SALES AND OTHER INFORMATION, CONTACT

Capital Square 1031, 10900 Nuckols Road, Suite 200, Glen Allen, VA 23060

Toll Free: (877) 626-1031 ■ Telephone: (804) 290-7900 ■ Fax: (804) 290-0086 ■ www.CapitalSquare1031.com

National Contacts

Louis J. Rogers, CEO

Cell: (804) 833-1031

LRogers@CapitalSquare1031.com

Kim S. Martelli, SVP, Investor Relations

Office: (804) 290-7900 x 102

KMartelli@CapitalSquare1031.com

Margo Steahly, National Sales Director

Cell: (202) 763-6061

MSteahly@CapitalSquare1031.com

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Consider the Risks: An investment in the Interests involves substantial investment and tax risks, including, without limitation, the following risks:

- Past performance is not a guarantee of future results.
- The economic success of the Interests will depend upon the results of operations of the Property. Fluctuations in vacancy rates, rent schedules, and operating expenses can adversely affect operating results or render the sale or refinancing of the Property difficult or unattractive.
- The Master Tenant's capitalization is supported solely by the cash flow from the underlying tenant lease. The Sponsor is not under any obligation to contribute capital to the Master Tenant.
- No assurance can be given that future cash flow will be sufficient to make the debt service payments on any borrowed funds and also cover capital expenditures or operating expenses.
- No assurance can be given that Beneficial Owners of Interests will realize a substantial return (if any) on their investment or that they will not lose their entire investment in the Trust.
- The Interests are not freely transferable by the Beneficial Owners.
- There are various risks associated with owning, financing, operating, and leasing commercial properties in Georgia.
- The Interests do not represent a diversified investment.
- Beneficial Owners must completely rely on the Master Tenant to collect the rent and operate, manage, lease, and maintain the Property.
- The Beneficial Owners have no voting rights with respect to the management or operations of the Trust or in connection with the sale of the property.
- There are various conflicts of interest among the Trust, the Sponsor, the Signatory Trustee, and their Affiliates.
- The Interests are illiquid.
- There are tax risks associated with an investment in the Interests.
- There are risks related to competition from properties similar to and near the property.
- There may be environmental risks related to the property.