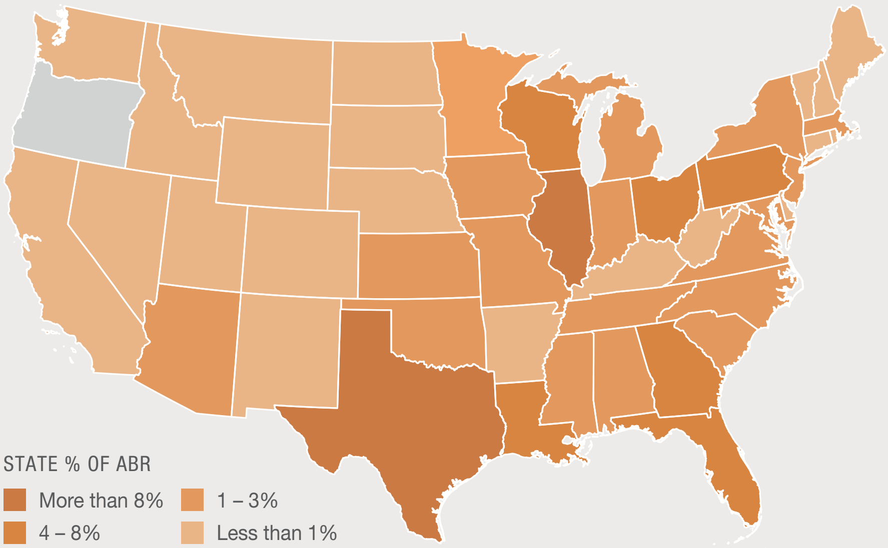
EXCHANGE RIGHT REAL ESTATE

Investment Track Record

It's our passion to empower people to be secure, free, and generous.

ExchangeRight's Assets Under Management



$7.5+ Billion
Assets Stewarded for Investors

1,400+ Properties
Diversified Across 47 States

98 Tenants
Primarily Investment-Grade and Recession-Resilient

19 Industries
Primarily Necessity-Based Retail and Healthcare

ExchangeRight's Track Record

9,000+
Investments Entrusted to ExchangeRight by Investors for the Stewardship of Their Wealth

$2.5+ Billion
of Distributions, Capital, and Gains Returned to Investors Inception-to-Date

8.60%
Average Annual Total Return on All 34 Full-Cycle Offerings

100%
of All Offerings Meeting or Exceeding Cash Flow Projections

Assets under management (AUM) are reflective of ExchangeRight and its affiliates. All AUM statistics are as of 6/30/26. Past performance of the Sponsor and Tenants does not guarantee future results. "Investment-grade" refers to tenants whose long-term corporate debt rating is considered investment grade by Standard & Poor's, Moody's, and/or Fitch. An investment-grade rating is a rating that indicates that a corporate bond has a relatively lower risk of default than a corporate bond with a speculative grade. The S&P Credit Rating Scale rates AAA to BBB- as investment grade and BB+ to D as speculative grade. Aggregation and liquidity objectives, timing, and results are not guaranteed. Distributions are processed from cash flow and are not guaranteed.

ExchangeRight's Unparalleled Consistency

100%
of Offerings Meeting
or Exceeding Projections
to **Secure Capital**

168 Months
of **Stable Income** Meeting
or Exceeding Projections
Since Inception

8.60%
Average Full-Cycle
Annual Returns Across
34 Strategic Exits

ExchangeRight's Aggregation Strategy Amplifies the Synergies Between its DST, REIT, and Fund Platforms to Protect and Grow Investor Wealth.

1031 & 721 DSTS	THE ESSENTIAL INCOME REIT	CASH MANAGEMENT FUNDS
\$5.6+ Billion Broadly Diversified Net-Leased DST Portfolios for REIT Acquisition Pipeline	**\$1.5+ Billion** Broadly Diversified Net-Leased REIT Portfolio Based on Third-Party Valuations by KPMG as of 3/31/26	**\$207.8+ Million** Net-Leased Preferred Equity Fund Capital Raised Since Inception
7.40%-10.01% Average Annual Returns Across All 22 Full-Cycle Net-Leased DST Offerings	**8.49%** Annualized REIT Class I Returns on Purchase Price ITD through 3/31/26	**5.25-13.31%** Annual Returns of Fully Subscribed and Full-Cycle Offerings

Past performance of the sponsor and its offerings does not guarantee future results. All statistics are as of 6/30/26 unless otherwise noted.

Summary of ExchangeRight's Offerings

OFFERING TYPE	DESCRIPTION	TOTAL AUM OF OFFERINGS	ACTIVE OFFERINGS/ CLASSES	FULL-CYCLE OFFERINGS/ CLASSES
Real Estate Investment Trust	Income REIT offering of primarily single-tenant, net-leased properties, focusing on investment-grade and essential necessity-based retail and healthcare tenants	$1.6 Billion	4	0
Net-Leased Portfolio	Portfolios of long-term net-leased properties leased to primarily investment grade and essential necessity-based retail and healthcare tenants	$5.9 Billion	53	22
Net-Leased All-Cash Portfolio	All-cash portfolios of long-term net-leased properties leased to primarily investment grade and essential necessity-based retail and healthcare tenants	$567.6 Million	20	0
Value-Add Portfolio	Portfolios of fee and/or 99-year ground leasehold interests in certain in-line retail space properties and outparcel retail spaces shadow-anchored by national grocery and retail tenants	$82.8 Million	3	0
Multifamily	Apartment and/or apartment portfolios ranging from 144 to 422 units	$153.6 Million	0	6
Essential Grocery	All-cash offering of a long-term net-leased property to Shoprite	$29.2 Million	1	0
Essential Income DST	Portfolios of net-leased properties with an accelerated path into the Essential Income REIT	$331.8 Million	11	0
Net-Leased High LTV	Portfolios of net-leased properties with higher loan-to-values to facilitate 1031 exchanges	$15.1 Million	2	0
Preferred Equity and Growth and Income Funds	Preferred equity funds or investment vehicles to invest primarily in net-leased assets or REIT shares	$207.8 Million	5	3
Acquisition Notes	Shorter-term fund and/or debt capital for the Sponsor to acquire, syndicate, or sell net-leased assets	$31.2 Million	0	3
ExchangeRight Syndicated Totals	**(Total Syndicated AUM includes Full-Cycle Offerings)**	**$8.9 Billion**	**99**	**34**

Past performance does not guarantee future results. Pictures are representative of similar corporate-backed stores in the ExchangeRight portfolio and are not actual properties included in the portfolio.

Full-Cycle Offerings

OFFERING	DESCRIPTION	START DATE	FULL-CYCLE DATE	OFFERING PRICE	SALE PRICE	RANGE OF ANNUAL AVERAGE RETURNS[1]
Net-Leased Portfolio 1	Portfolio of two long-term net-leased properties leased to Family Dollar (2)	4/5/12	8/29/19	$3,091,833	$3,141,087	9.40% - 10.58%
Net-Leased Portfolio 2	Portfolio of seven long-term net-leased properties leased to Family Dollar (6) and Dollar General (1)	9/1/12	9/26/19	$11,125,000	$11,718,709	9.22% - 12.12%
Net-Leased Portfolio 3	Portfolio of nine long-term net-leased properties leased to Family Dollar (8) and Dollar General (1)	2/8/13	9/29/20	$14,482,000	$14,538,569	9.10% - 11.50%
Net-Leased Portfolio 4	Portfolio of 11 long-term net-leased properties leased to Family Dollar (8), Advance Auto Parts (1), Aaron's (1), and Dollar General (1)	9/23/13	3/30/21	$16,948,000	$17,207,955	7.73% - 9.98%
Net-Leased Portfolio 5	Portfolio of 14 long-term net-leased properties leased to Advance Auto Parts (2), AutoZone (1), Dollar General (4), Family Dollar (5), Sherwin-Williams (1), and The Christ Hospital (1)	2/4/14	12/9/21	$23,470,000	$24,195,527	7.34% - 9.43%
Net-Leased Portfolio 6	Portfolio of 16 long-term net-leased properties leased to Dollar General (8), Autozone (1), Advance Auto Parts (1), CVS (1), Dollar Tree (1), Family Dollar (3), and Tractor Supply (1)	5/9/14	4/1/22	$33,743,322	$34,568,739	7.67% - 8.91%
Net-Leased Portfolio 7	Portfolio of 16 long-term net-leased properties leased to Family Dollar (4), Dollar General (8), Advance Auto Parts (1), CVS (1), Napa Auto Parts (1), and O'Reilly Auto Parts (1)	9/24/14	2/9/22	$31,232,000	$31,908,333	7.81% - 10.57%
Net-Leased Portfolio 8	Portfolio of 13 long-term net-leased properties leased to Advance Auto Parts (3), AutoZone (2), CVS (1), Dollar General (2), Family Dollar (1), Franciscan Alliance (1), Ross Stores (1), and Tractor Supply (2)	2/2/15	10/15/19	$40,280,000	$41,585,887	7.69% - 11.23%
Net-Leased Portfolio 9	Portfolio of 22 long-term net-leased properties leased to Advance Auto Parts (4), AutoZone (4), CVS (1), Dollar General (9), Hobby Lobby (1), Napa Auto Parts (2), and TCF National Bank (1)	4/21/15	9/7/22	$47,393,669	$47,884,760	7.25% - 8.27%
Net-Leased Portfolio 10	Portfolio of 22 long-term net-leased properties leased to Advance Auto Parts (3), AutoZone (1), CVS (1), Dollar General (5), Dollar Tree (1), Family Dollar (4), Napa Auto Parts (2), O'Reilly Auto Parts (2), PNC Bank (1), and Tractor Supply (2)	9/3/15	10/27/22	$45,700,000	$46,635,226	7.26% - 8.24%
Net-Leased Portfolio 11	Portfolio of 17 long-term net-leased properties leased to Advance Auto Parts (3), CVS (1), Dollar General (5), Family Dollar (2), Hobby Lobby (1), Napa Auto Parts (3), Sherwin-Williams (1) and Walgreens (1)	12/4/15	8/31/22	$46,837,000	$47,459,166	6.81% - 7.63%
Net-Leased Portfolio 12	Portfolio of 19 long-term net-leased properties leased to Advance Auto Parts (3), Dollar General (9), Family Dollar (1), Fresenius Medical Care (1), Kroger (1), Napa Auto Parts (2), Tractor Supply (1), and Walgreens (1)	4/14/16	12/18/19	$52,290,000	$54,068,589	7.01% - 11.30%
Net-Leased Portfolio 13	Portfolio of 20 long-term net-leased properties leased to Advance Auto Parts (1), CVS (1), Dollar General (5), Family Dollar (4), Hobby Lobby (1), Napa Auto Parts (1), Sherwin-Williams (4), Tractor Supply (1), and Walgreens (2)	9/1/16	10/29/20	$50,300,000	$51,460,921	7.35% - 10.74%
Net-Leased Portfolio 14	Portfolio of 17 long-term net-lease properties leased to Advance Auto Parts (1), Athletico Physical Therapy (1), Dollar General (6), Fresenius Medical Care (2), MedSpring (1), Napa Auto Parts (1), O'Reilly Auto Parts (1), Tractor Supply (1), and Walgreens (3)	12/2/16	3/25/21	$55,230,000	$56,329,424	6.77% - 10.73%
Net-Leased Portfolio 15	Portfolio of 16 long-term net-leased properties leased to Advance Auto Parts (2), CVS (1), Dollar General (6), Family Dollar (1), Goodwill (1), Hobby Lobby (1), Indianapolis Osteopathic Hospital (1), and Walgreens (2)	3/2/17	11/1/21	$58,790,000	$59,304,822	6.54% - 10.82%
Net-Leased Portfolio 16	Portfolio of 19 long-term net-leased properties leased to Advance Auto Parts (3), Dollar General (7), Family Dollar (1), Hobby Lobby (1), Sherwin-Williams (1), Tractor Supply (2), and Walgreens (4)	5/31/17	3/2/22	$61,252,000	$62,081,824	7.08% - 11.25%
Net-Leased Portfolio 17	Portfolio of 16 long-term net-leased properties leased to Advance Auto Parts (1), Dollar General (7), Goodwill (1), Pick 'n Save (1), Napa Auto Parts (1), Tractor Supply (2), Verizon Wireless (1), and Walgreens (2)	8/10/17	6/24/22	$68,400,000	$69,288,798	7.04% - 10.34%

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Full-Cycle Offerings (Cont.)

OFFERING	DESCRIPTION	START DATE	FULL-CYCLE DATE	OFFERING PRICE	SALE PRICE	RANGE OF ANNUAL AVERAGE RETURNS[1]
Net-Leased Portfolio 18	Portfolio of 17 long-term net-leased properties leased to Advance Auto Parts (1), CVS (1), Dollar General (6), Fresenius Medical Care (1), Hobby Lobby (1), Napa Auto Parts (1), Tractor Supply (2) and Walgreens (4)	11/10/17	7/26/22	$62,176,294	$62,643,222	6.67% - 10.00%
Net-Leased Portfolio 19	Portfolio of 21 long-term net-leased properties leased to Advance Auto Parts (2), CVS (1), Dollar General (9), Fresenius Medical Care (2), Hobby Lobby (1), Napa Auto Parts (2), Verizon Wireless (1), and Walgreens (3)	12/21/17	8/24/22	$66,570,000	$67,244,054	6.93% - 10.29%
Net-Leased Portfolio 21	Portfolio of 20 long-term net-leased properties leased to Advance Auto Parts (1), Dollar General (6), Fresenius Medical Care (3), Hobby Lobby (1), Napa Auto Parts (2), O'Reilly Auto Parts (1), Tractor Supply(3), and Walgreens (3)	4/9/18	9/14/22	$69,600,000	$70,459,392	6.68% - 8.88%
Net-Leased Portfolio 22	Portfolio of 15 long-term net-leased properties leased to BioLife Plasma Services (1), CVS (1), Dollar General (4), Family Dollar (1), First Midwest Bank (1), Fresenius Medical Care (1), Pick 'n Save (1), Tractor Supply (2), and Walgreens (3)	6/7/18	8/31/23	$82,971,600	$83,981,003	6.37% - 8.29%
Net-Leased Portfolio 28	Portfolio of 23 long-term net-leased properties leased to Dollar General (6), Dollar Tree (1), Fresenius Medical Care (1), Hobby Lobby (2), O'Reilly Auto Parts (1), Pick 'n Save (2), Tractor Supply (2), and Walgreens (8)	7/10/19	11/19/24	$117,100,000	$118,685,501	6.96% - 9.02%
Multifamily 1 – Van Mark Creek Apartments	One apartment community consisting of 144 units	4/27/15	4/5/19	$10,350,000	$10,625,000	7.27% - 8.84%
Multifamily 2 – Mira Bella and San Martin Apartments	Two Class B apartment communities consisting of 378 units	7/31/15	11/13/19	$21,380,000	$24,300,000	6.82% - 8.27%
Multifamily 3 – Lakeside at Arbor Place Apartments	One Class B apartment community consisting of 246 units	7/1/16	9/12/19	$28,300,000	$33,400,000	11.08% - 14.51%
Multifamily 4 – North Austin Apartment	Three Class B apartment communities consisting of 422 units	10/27/16	1/28/21	$44,640,000	$49,800,000	6.80% - 9.71%
Multifamily 5 – Crystal Lake Florida Apartments	One apartment community consisting of 224 units	1/25/17	8/23/19	$23,430,000	$26,300,000	8.51% - 12.55%
Multifamily 6 – El Paso Apartments	Two apartments consisting of 393 units	1/30/18	11/17/21	$25,130,650	$31,100,000	14.52% - 17.91%
Net-Leased Preferred Equity Fund 1	Shorter-term fund to acquire and sell net-leased assets for the Sponsor	4/30/12	12/31/16	$7,500,000	N/A*	12.93%
Net-Leased Preferred Equity Fund 2	Shorter-term fund to acquire and sell net-leased assets for the Sponsor	12/5/14	7/25/18	$15,000,000	N/A*	10.11%
Net-Leased Preferred Equity Fund 3	Shorter-term fund to acquire and sell net-leased assets for the Sponsor	7/27/16	6/30/23	$50,000,000	N/A*	8.37%
Acquisition Notes	Company that issued short-term debt capital to the Sponsor to acquire and sell net-leased assets	6/1/12	10/16/17	$10,000,000	N/A*	12%
Acquisition Notes II	Company that issued short-term debt capital to the Sponsor to acquire and sell net-leased assets	2/9/15	8/14/20	$15,000,000	N/A*	10%
Acquisition Notes III	Company that issued short-term debt capital to the Sponsor to acquire and sell net-leased assets	7/1/17	8/14/20	$25,000,000	N/A*	10%

**Each full-cycle Preferred Equity Fund and Acquisition Notes program returned 100% of the invested capital upon retiring the offering, which was in addition to the annual returns provided by each offering. [1]Return ranges reflect actual returns achieved by investors as a result of differing brokerage or advisory fee structures. The range of returns for those Net-Leased Portfolios incorporates the returns achieved by those investors selecting a 721 exchange based on the Essential Income REIT's NAV at the time of the Net-Leased Portfolio going full cycle. Past performance is no guarantee of future results. Cash flows are not guaranteed and could be lower than anticipated. This material is not a recommendation or solicitation to buy any security, as all such offers can be made only by a private placement memorandum. DSTs and real estate investments are speculative and require a high level of due diligence. The due diligence performed does not guarantee investment performance. There are material risks associated with investing in real estate. Some include total loss of principal, declining market values, tenant vacancies, and that they are illiquid investments.*

Closed Offerings

OFFERING	DESCRIPTION	TARGETED ANNUALIZED CASH FLOW	ACTUAL ANNUALIZED RETURNS
NLP 20	Portfolio of 16 long-term net-leased properties leased to Advance Auto Parts (3), BioLife Plasma Services (1), Dollar General (4), Fresenius Medical Care (1), Napa Auto Parts (1), Pick 'n Save (1), Tractor Supply (2), Verizon Wireless (1), and Walgreens (2)	6.94%	6.94%
NLP 23	Portfolio of 23 long-term net-leased properties leased to Advance Auto Parts (2), AutoZone (2), Dollar General (8), Family Dollar (2), GIANT Company (1), Tractor Supply (2), and Walgreens (6)	6.27%	6.39%
NLP 24	Portfolio of 24 long-term net-leased properties leased to Advance Auto Parts (2), BioLife Plasma Services (2), CVS (1), Dollar General (5), Dollar Tree (1), Fresenius Medical Care (1), Pick 'n Save (1), Sherwin-Williams (1), Tractor Supply (3), and Walgreens (7)	6.50%	6.50%
NLP 25	Portfolio of 21 long-term net-leased properties leased to BioLife Plasma Services (2), Dollar General (8), Family Dollar (2), Hobby Lobby (1), Hy-Vee (1), Tractor Supply (3), and Walgreens (4)	6.41%	6.45%
NLP 26	Portfolio of 19 long-term net-leased properties leased to Advance Auto Parts (1), Auto Zone (1), CVS (1), Dollar General (5), Hy-Vee (1), Pick 'n Save (1), Tractor Supply (4), and Walgreens (5)	6.38%	6.39%
NLP 27	Portfolio of 18 long-term net-leased properties leased to Advance Auto Parts (1), BioLife Plasma Services (1), Dollar General (4), Dollar Tree (1), Hy-Vee (1), O'Reilly Auto Parts (2), Pick 'n Save (1), Tractor Supply (1), and Walgreens (6)	6.55%	6.55%
NLP 29	Portfolio of 24 long-term net-leased properties leased to BioLife Plasma Services (1), CVS (1), Dollar General (10), Fresenius Medical Care (2), Hobby Lobby (1), Tractor Supply (2), and Walgreens (7)	7.13%	7.20%
NLP 30	Portfolio of 21 long-term net-leased properties leased to AutoZone (1), CVS (1), Dollar General (8), Fresenius Medical Care (1), Giant Eagle (1), Hobby Lobby (1), Tractor Supply (4), and Walgreens (5)	7.10%	7.15%
NLP 31	Portfolio of 25 long-term net-leased properties leased to Advance Auto Parts (1), BioLife Plasma Services (1), CVS (4), Dollar General (7), Giant Eagle (1), Hobby Lobby (2), Hy-Vee (1), Tractor Supply (5), and Walgreens (3)	6.95%	6.99%
NLP 32	Portfolio of 27 long-term net-leased properties leased to Advance Auto Parts (1), BioLife Plasma Services (1), CVS (7), Dollar General (7), Fresenius Medical Care (2), Hobby Lobby (2), Tractor Supply (4), and Walgreens (3)	7.01%	7.03%
NLP 33	Portfolio of 11 long-term net-leased properties leased to Dollar General (7), Tractor Supply (2), and Walgreens (2)	5.23%	5.23%
NLP 34	Portfolio of four long-term net-leased properties leased to Ballad Health (1), Dollar General (1), FedEx (1), and Walgreens (1)	5.42%	5.42%
NLP 35	Portfolio of four long-term net-leased properties leased to Tractor Supply (2) and Walgreens (2)	6.10%	6.10%
NLP 36	Portfolio of two long-term net-leased properties leased to Pick 'n Save (2)	6.21%	6.21%
NLP 37	Portfolio of 11 long-term net-leased properties leased to CVS (1), Dollar General (2), Dollar Tree (1), Fresenius Medical Care (4), Tractor Supply (1), and Walgreens (2)	6.30%	6.30%
NLP 38	Portfolio of 13 long-term net-leased properties leased to CVS (2), Dollar General (7), Pick 'n Save (1), Tractor Supply (2), and Walgreens (1)	6.32%	6.33%
NLP 39	Portfolio of 18 long-term net-leased properties leased to BioLife Plasma Services (1), Dollar General (7), Dollar Tree (2), Giant Eagle (1), Pick 'n Save (1), Tractor Supply (2), and Walgreens (4)	6.44%	6.46%
NLP 40	Portfolio of 21 long-term net-leased properties leased to AutoZone (1), CVS (5), Dollar General (5), Dollar Tree (1), Kroger (1), O'Reilly Auto Parts (1), Sherwin-Williams (1), Tractor Supply (2), and Walgreens (4)	6.31%	6.36%
NLP 41	Portfolio of 18 long-term net-leased properties leased to BioLife Plasma Services (2), CVS (1), Dignity Health (1), Dollar General (4), Dollar Tree (1), Fresenius Medical Care (1), Hobby Lobby (1), Natural Grocers (1), Tractor Supply (2), Walgreens (2), and Walmart (2)	6.70%	6.73%
NLP 42	Portfolio of 14 long-term net-leased properties leased to CVS (1), Dollar General (3), Family Dollar (2), Fresenius Medical Care (1), Tractor Supply (1), Walgreens (4), and Walmart (2)	6.48%	6.52%
NLP 43	Portfolio of 16 long-term net-leased properties leased to Dollar Tree (1), Fresenius Medical Care (2), Lowe's (1), M&T Bank (1), Natural Grocers (1), Sherwin-Williams (3), Tractor Supply (2), Walgreens (4), and Whole Foods Market (1)	6.29%	6.34%
NLP 44	Portfolio of five long-term net-leased properties leased to Dollar General (2), Natural Grocers (2), and Walgreens (1)	5.22%	5.25%
NLP 45	Portfolio of 17 long-term net-leased properties leased to Biollfe Plasma Services (2), Dollar General (5), Family Dollar (1),Fresenius Medical Care (3), Sherwin-Williams (4), Tractor Supply (1), and Walgreens (1)	6.59%	6.59%
NLP 46	Portfolio of 16 long-term net-leased properties leased to CVS (2), Dollar General (2), Dollar Tree (3), Family Dollar (1), Fresenius Medical Care (2), GIANT Foods (1), PNC Bank (1), Publix (1), and Walgreens (3)	6.35%	6.36%
NLP 47	Portfolio of 12 long-term net-leased properties leased to BB&T Bank (1), Dollar General (2), Dollar Tree (2), Fresenius Medical Care (1), Giant Eagle (1), Kroger (1), Napa Auto Parts (1), Verizon Wireless (1), Walgreens (1), and Walmart Supercenter (1)	6.17%	6.17%
NLP 48	Portfolio of 21 long-term net-leased properties leased to CVS (3), Dollar General (5), Dollar Tree (1), First Midwest Bank (3), Food 4 Less (1),Fresenius Medical Care (1), Memorial Health System (1), Sherwin-Williams (1), Verizon Wireless (1), and Walgreens (4)	6.28%	6.28%
NLP 49	Portfolio of 28 long-term net-leased properties leased to CVS (1), Dollar General (15), Dollar Tree (1), Fresenius Medical Care (1), Hobby Lobby (2), Octapharma Plasma (1), Pick 'n Save (1), Valspar (1), Verizon Wireless (1), and Walgreens (5)	6.38%	6.40%

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Closed Offerings (Cont.)

OFFERING	DESCRIPTION	TARGETED ANNUALIZED CASH FLOW	ACTUAL ANNUALIZED RETURNS
NLP 50	Portfolio of 30 long-term net-leased properties leased to CVS (1), Dollar General (7), Dollar Tree (2), Family Dollar (2), First Midwest Bank (4),Fresenius Medical Care (1), Octapharma Plasma (2), Publix (1), Sherwin-Williams (2), Walgreens (5), and WellMed (3)	6.23%	6.25%
NLP 51	Portfolio of 24 long-term net-leased properties leased to Bank of America (2), Citizens Bank (1), Dollar General (7), Dollar Tree (1), Family Dollar (2), Fresenius Medical Care (1), Hy-Vee (1), O'Reilly Auto Parts's (1), Sherwin-Williams (1), Tractor Supply (1), Verizon Wireless (1), Walgreens (6), and WellMed (2)	6.22%	6.22%
NLP 52	Portfolio of 26 long-term net-leased properties leased to CVS (3), Dollar General (5), Dollar Tree (1), Family Dollar (2), First Midwest Bank (3), Fresenius Medical Care (1), Hobby Lobby (1), Natural Grocers (1), Octapharma (1), Sam's Club (1), Tractor Supply (2), and Walgreens (5)	6.17%	6.17%
NLP 53	Portfolio of 25 long-term net-leased properties leased to CVS (1), Dollar General (7), Dollar Tree (3), Family Dollar (1), Kroger (1), Schnucks (1), Sherwin-Williams (2), Walgreens (7), Webster Bank (1), and WellMed (1)	5.78%	5.83%
NLP 54	Portfolio of 36 long-term net-leased properties leased to Bank of America (1), CVS (3), Dollar General (12), Dollar Tree (3), Family Dollar (4), Fresenius Medical Care (1), Hannaford Grocery (1), Kum & Go (1), Market 32 (1), Novant Health (2), Price Chopper (1), Sherwin-Williams (2), Tractor Supply (3), and Walgreens (2)	5.71%	5.71%
NLP 55	Portfolio of 34 long-term net-leased properties leased to 7-Eleven (1), Citizens Bank (1), CVS (3), Dollar General (7), Dollar Tree (1),Family Dollar (1), Huntington Bank (1), Napa Auto Parts (1), O'Reilly Auto Parts (2), Pick 'n Save (1), PNC Bank (2), Publix (1), Schnucks (1), Sherwin-Williams (2), U.S. Bank (3), and Walmart Neighborhood Market (6)	5.15%	5.15%
NLP 56	Portfolio of 33 long-term net-leased properties leased to CVS (9), Dollar General (4), Dollar Tree (1), Family Dollar (7), Food Lion (1), Hobby Lobby (3), O'Reilly Auto Parts (2), PNC Bank (1), Scheels All Sports (1), Sherwin-Williams (1), TJ Maxx (1), Walgreens (1), and Woods Supermarket (1)	4.42%	4.42%
NLP 57	Portfolio of six long-term net-leased properties leased to Fresenius Medical Care (1), Kroger (2), Kroger Fuel Station (1), Walgreens (2), and Wegmans Food Market (1)	5.04%	5.04%
NLP 58	Portfolio of 25 long-term net-leased properties leased to ALDI (1), CVS (2), Dollar General (6), Dollar Tree (8), Family Dollar (3), Family Dollar and Dollar Tree combo store (1), Hobby Lobby (1), Huntington Bank (1), and Walgreens (2)	5.01%	5.01%
NLP 59	Portfolio of 15 long-term net-leased properties leased to CVS (2), Dollar General (5), Dollar Tree (3), Fresenius Medical Care (1), Mariano's (1), Tractor Supply (1), Walgreens (2)	4.97%	4.97%
NLP 60	Portfolio of 14 long-term net-leased properties leased to 16 tenants as follows: BioLife Plasma Services (1), CVS (1), Dollar General (3), Dollar Tree (3), Family Dollar (2), GIANT Company (1), Hobby Lobby (1), Inspira Health Network (1), ShopRite (2), and ShopRite Liquor (1)	4.94%	4.94%
NLP 61	Portfolio of 16 long-term net-leased properties leased to AutoZone (1), BioLife Plasma Services (1), CVS (3), Dollar General (1), Dollar General Market (1), Dollar Tree (1), Family Dollar (3), Giant Eagle (1), Giant Food (1), Metro Market (1), Tractor Supply (1), and UnityPoint Health (1)	5.12%	5.12%
NLP 62	Portfolio of 17 long-term net-leased properties leased to BioLife Plasma Services (1), CVS (1), Dollar General (9), Family Dollar (2), FedEx (1), Food Lion (1), Fresenius Medical Care (1), and Pick 'n Save (1)	5.06%	5.06%
NLP 63	Portfolio of 15 long-term net-leased properties leased to BioLife Plasma Services (1), Daybreak Market & Fuel (1), Dollar General (6), Dollar General Plus (1), Dollar Tree (2), FedEx (1), Schnucks (1), Tops Friendly Markets (1), and Tractor Supply (1)	5.03%	5.03%
NLP 64	Portfolio of 15 long-term net-leased properties leased to Dollar General (5), Dollar General Plus (1), Family Dollar/Dollar Tree combo store (2), FedEx (1), Hobby Lobby (1), and Tractor Supply (5)	5.04%	5.04%
NLP 65	Portfolio of 13 long-term net-leased properties leased to Dollar General (6), Dollar Tree (1), Family Dollar (1), FedEx (1), and Tractor Supply (4)	5.02%	5.02%
NLP 66	Portfolio of 11 long-term net-leased properties leased to Dollar General (4), Dollar Tree (2), Family Dollar/Dollar Tree Combo (1), FedEx (1), Hy-Vee (1), Stop & Shop (1), and Tractor Supply (1)	5.01%	5.01%
NLP 67	Portfolio of 8 long-term net-leased properties leased to Bank of America (1), BJC HealthCare (1), Dollar Tree (1), Family Dollar/Dollar Tree Combo (1), FedEx (1), Metro Market (1), and Tractor Supply (2)	5.05%	5.05%
NLP 68	Portfolio of 16 long-term net-leased properties leased to Dollar General (1), Dollar General Market (2), Dollar Tree (4), FedEx (1), O'Reilly Auto Parts (2), Sherwin-Williams (1), and Tractor Supply (5)	5.00%	5.00%
NLP 69	Portfolio of 11 long-term net-leased properties leased to Dollar General Plus (2), Dollar Tree (4), Kroger (1), Sherwin-Williams (1), and Tractor Supply (3)	5.00%	5.00%
NLP 70	Portfolio of 15 long-term net-leased properties leased to Daybreak Market & Fuel (1), Dollar General (2), Dollar General Market (1), Dollar Tree (6), Sherwin-Williams (1), and Tractor Supply (4)	5.00%	5.00%
NLP 71	Portfolio of 12 long-term net-leased properties leased to Aldi (1), Conviva (1), Dollar General Market (2), Dollar Tree (1), Memorial Hermann (1), Natural Grocers (2), Oak Street Health (1), O'Reilly (1), Verizon (1), and Wawa (1)	5.00%	5.00%
NLP 72	Portfolio of 15 long-term net-leased properties leased to AutoZone (1), Dollar General (5), Dollar General Market (1), Dollar Tree (2), Sutter Health (1), Tractor Supply (4), and Wild Fork Foods (1)	5.00%	5.00%
NLP 73	Portfolio of 11 long-term net-leased properties leased to BioLife (3), Dollar General (1), Dollar General Market (1), Hobby Lobby (1), and Tractor Supply (5)	5.00%	5.00%
NLP 74	Portfolio of 11 long-term net-leased properties leased to CVS Pharmacy (2), Dollar General (1), Dollar General Market (1), and Tractor Supply (7)	5.00%	5.00%

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Closed Offerings (Cont.)

OFFERING	DESCRIPTION	TARGETED ANNUALIZED CASH FLOW	ACTUAL ANNUALIZED RETURNS
NLP 75	Portfolio of 6 long-term net-leased properties leased to BioLife Plasma Services (1), Dollar General (2), FedEx (1), Hobby Lobby (1), and Tractor Supply (1)	5.00%	5.00%
NLPEF 4	Shorter-term fund to acquire and syndicate assets for the Sponsor	7.00%	7.00%
NLPEF 5	Shorter-term fund to acquire and syndicate assets for the Sponsor	5.25%	5.25%
High LTV 1	Portfolio of two long-term net-leased properties leased to CVS (1) and Dollar General (1)	4.00%	4.00%
High LTV 2	Portfolio of three long-term net-leased properties leased to Dollar General (2) and SSM Health Care System (1)	0.51%	0.51%
Essential Grocery	All-cash offering of a long-term net-leased property to Shoprite in Uniondale, NY	4.16%	4.16%
VAP 1	Portfolio of long-term leasehold interests with initial terms of 99 years for in-line and outparcel retail spaces of five shopping centers that are shadow-anchored by national grocery stores (not included in this offering) diversified across four states	5.75%	6.15%
VAP 2	Portfolio of two fee simple interests and ten 99-year ground leasehold interests for an aggregate of 12 property interests in certain in-line retail space properties and outparcel retail spaces shadow-anchored by national grocery and retail tenants (not included in the offering) diversified across 12 shopping center properties across the United States	5.35%	5.44%
VAP 3	Portfolio of eight fee and/or 99-year ground leasehold interests in certain in-line retail space properties and outparcel retail spaces shadow-anchored by national grocery and retail tenants (not included in the offering) diversified across eight shopping center properties across the United States	5.35%	5.40%
Essential Income 1	Portfolio of 13 net-leased properties leased to Dollar General (8), Dollar Tree (1), Family Dollar (3), and Napa Auto Parts (1)	5.00%	5.00%
Essential Income 3	Portfolio of 7 net-leased properties leased to AutoZone (2), Dollar General (2), Dollar Tree (1), Tractor Supply (1), and Truist Bank (1)	5.50%	5.50%
Essential Income 4	Portfolio of 8 net-leased properties leased to Advance Auto Parts (2), CVS (1), Dollar General (4), and Sprouts Farmers Market (1)	5.50%	5.50%
Essential Income 5	Portfolio of 7 net-leased properties leased to Dollar General (3), Hy-Vee (1), and Tractor Supply (3)	5.50%	5.50%
Essential Income 6	Portfolio of 5 net-leased properties leased to CVS (1), Dollar General (2), Quest Diagnostics (1) and Verizon (1)	5.50%	5.50%
Essential Income 7	Portfolio of 5 net-leased properties leased to BioLife (1), Hobby Lobby (1), and Tractor Supply (3	5.50%	5.50%
Essential Income 8	Portfolio of 5 net-leased properties leased to AutoZone (1), Dollar General (2), Dollar General Market (1), and Tractor Supply (1)	5.50%	5.50%
Essential Income 9	Portfolio of 3 net-leased properties leased to Pepsi Bottling Ventures (1) and Tractor Supply (2)	5.35%	5.35%
Essential Income 10	Portfolio of 4 net-leased properties leased to CVS (1), Dollar Tree (1), Hobby Lobby (1), Mardel (1), and Maverik (1)	5.35%	5.35%
Essential Income 11	Offering of one net-leased property leased to Amazon (1)	5.15%	5.15%
All-Cash	All-Cash portfolio of 2 long-term net-leased properties leased to Family Dollar/Dollar Tree combo store (1) and Tractor Supply (1)	5.12%	5.12%
All-Cash 2	All-cash portfolio of 4 long-term net-leased properties leased to BioLife Plasma Services (1), Dollar General (1), Dollar Tree (1) and Tractor Supply (1)	5.21%	5.21%
All-Cash 3	All-cash portfolio of 3 long-term net-leased properties leased to Daybreak Market & Fuel (1), Dollar General (1), and Dollar Tree (1)	5.15%	5.15%
All-Cash 4	All-Cash portfolio of 3 long-term net-leased properties leased to Daybreak Market & Fuel (1), Dollar Tree (1), and Tractor Supply (1)	5.15%	5.15%
All-Cash 5	All-cash portfolio of 4 long-term net-leased properties leased to Dollar General (2), Dollar Tree (1), and GIANT Company(1)	5.15%	5.30%
All-Cash 6	All-cash portfolio of 3 long-term net-leased properties leased to Daybreak Market & Fuel (1), Dollar General Market (1), and Tractor Supply (1)	5.15%	5.20%
All-Cash 7	All-Cash portfolio of 3 long-term net-leased properties leased to BioLife Plasma Services (1), Dollar Tree (1), and Tractor Supply (1)	5.22%	5.22%
All-Cash 8	All-cash portfolio of 3 long-term net-leased properties leased to Daybreak Market & Fuel (1), Dollar Tree (1), and Tractor Supply (1)	5.20%	5.20%
All-Cash 9	All-cash portfolio of 5 long-term net-leased properties leased to Dollar General Market (1), Dollar Tree (2), and Tractor Supply (2)	5.20%	5.20%
All-Cash 10	All-cash portfolio of 5 long-term net-leased properties leased to Dollar General Market (1), Dollar Tree (1), Hobby Lobby (1) and Tractor Supply (2)	5.20%	5.20%
All-Cash 11	All-cash portfolio of 6 long-term net-leased properties leased to Dollar General Market (2), Reasor's (1), Sherwin-Williams (1), and Tractor Supply (2)	5.20%	5.20%
All-Cash 12	All-cash portfolio of 6 long-term net-leased properties leased to Dollar Tree (2), Sherwin-Williams (1), St. Luke's University Health Network (1), and Tractor Supply (2)	5.22%	5.22%
All-Cash 13	All-cash portfolio of 6 long-term net-leased properties leased to Dollar Tree (3), Reasor's (1), and Tractor Supply (2)	5.20%	5.20%
All-Cash 14	All-cash portfolio of 4 long-term net-leased properties leased to Dollar General (2), Dollar Tree (1), Wawa (1), and Tractor Supply (1)	5.20%	5.20%
All-Cash 15	All-cash portfolio of 5 long-term net-leased properties leased to Dollar General (1), Dollar General Market (1), Dollar Tree (1), Hobby Lobby (1) and Napa Auto Parts (1)	5.20%	5.20%
All-Cash 16	All-cash portfolio of 4 long-term net-leased properties leased to Dollar General Market (1), Hy-Vee (1), Sprouts Farmers Market (1), and Tractor Supply (1)	5.08%	5.08%
All-Cash 17	All-cash portfolio of 6 long-term net-leased properties leased to Dollar Tree (1), Hobby Lobby (1), Sprouts Farmers Market (1), Tractor Supply (2), and WellMed (1)	5.15%	5.15%
All-Cash 18	All-cash portfolio of 6 long-term net-leased properties leased to BioLife (3) and Tractor Supply (3)	5.15%	5.15%
All-Cash 19	All-cash portfolio of 3 long-term net-leased properties leased to Fred Meyer (1), Hobby Lobby (1), and Verizon Wireless (1)	5.15%	5.15%

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