



BLUEROCK
Value Exchange™

DELAWARE STATUTORY TRUST (DST) Available For 1031 Exchange & Direct Investment

BR Parkview Multifamily, DST

5141 STONE MOUNTAIN HIGHWAY, STONE MOUNTAIN, GEORGIA 30087

EQUITY OFFERING AMOUNT: \$39,486,498 | MINIMUM INVESTMENT AMOUNT: \$100,000 (0.2533%) FOR 1031 EXCHANGE



Atlanta Metro

INVESTMENT OPPORTUNITY

District at Parkview Apartments (the “**Property**”) represents the opportunity to invest in a newly-built, class A apartment community located in the thriving Gwinnett County, part of the Atlanta Metro.

The Property benefits from its proximity to the Atlanta Metro’s major employment clusters, as well as its central location offering convenient access to surrounding areas such as Decatur, Lawrenceville, Lilburn, Snellville, and the broader Atlanta Metro region within a 30-minute drive, making it a highly desirable residential destination for professionals and families alike.

The Property is located in a best-in-state school system, rated A- by niche.com, and home to Parkview High School, ranked as the best school for sports in Georgia by Stadium Talk. Additionally, the Property is located near a commercial corridor, putting the Property within one mile of 2.5 million square feet of commercial space, 1.7 million square feet of retail space, 630,000 square feet of industrial space, 118,000 square feet of office space, and 100,000 square feet of restaurant space. The Property is also eight minutes from The Grove at Towne Center, a 145,000 square feet of mixed use development positioned on 18 acres, including 50,000 square feet of dining and retail space, 44,000 square feet of library and coworking space, and 52,500 square feet of office space which will include medical office.

BR Parkview Multifamily, DST (the “Trust”) seeks to provide its Beneficial Owners with attractive monthly cashflows and the potential for appreciation, driven by the Property’s proximity to employment and entertainment centers, as well as its location in a historically undersupplied housing market of the Atlanta Metro.

There is no guarantee Purchasers will receive distributions or the return of their capital. See the “Risk Factors” section in the Offering Memorandum for BR Parkview Multifamily, DST (the “Memorandum”). The results shown may not occur, and your performance could vary significantly. Capitalized terms used but not defined in this brochure have the meanings given in the Memorandum.

FOR ACCREDITED INVESTOR USE ONLY | This is neither an offer to sell nor a solicitation of an offer to buy any securities. BR Parkview Multifamily, DST is a recently formed Delaware statutory trust that is offering (the “Offering”) to sell beneficial interests (the “Interests”) to “accredited investors” as that term is defined in Rule 501(a) of Regulation D under the Securities Act of 1933, as amended, and applicable state securities laws. This material must be reviewed in conjunction with the Memorandum to fully understand all of the implications and risks associated with the Offering and an investment in the Interests. Prospective Purchasers should carefully read the Memorandum and discuss with their own investment professionals prior to making an investment and should be able to bear the complete loss of their investment.



Key Investment Considerations

- ❖ **Instant value creation** as the the Property was purchased for \$1,500,000 below appraised value.¹
- ❖ **Attractive rental rate growth upside potential**, with affluent tenant base, and a 41% discount to homeownership in the area, provides significant growth potential for rental rate increases.²
- ❖ **Centrally located with convenient access across the entire Atlanta Metro**, the Property provides proximity to large employment clusters in the booming Interstate 85 Corridor and Downtown Atlanta, all within a 30-minute drive.
- ❖ **Located in the fastest growing county in the Atlanta Metro**, ranked #1 in population growth since 1970 with 27% population growth the prior 10 years.³
- ❖ **Limited housing availability**, with forecasted housing demands of nearly 5x the current annual pace of new housing construction in Gwinnett County through 2040.⁴
- ❖ **The Property is located in an award winning, best-in-state school system**, receiving an A- rating from Niche.com, and ranked as the best school for sports in Georgia by Stadium Talk.



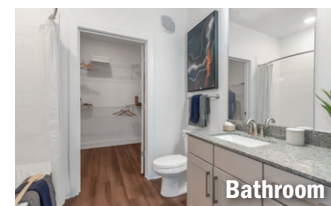
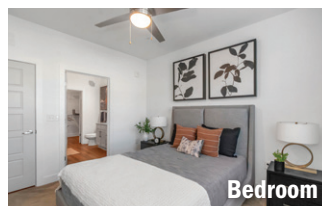
¹ Appraisal; ² Walker Dunlop; ³ FRED St. Louis, Gwinnett County; ⁴ Gwinnett County 2045 Unified Plan

Investment Overview

BUSINESS PLAN

BHM Parkview Exchange TRS, LLC (“BHM”) and Bluerock Value Exchange, LLC (“BVEX”) believe the Property is attractively positioned for robust rental rate growth and significant property appreciation due to its desirable location within Gwinnett County, located within the area’s top school district as well as nearby major employment and entertainment centers, and in an area with limited housing availability. In addition, the Property also benefits from a tax assessment freeze for 2026 and 2027. BHM and BVEX plan to implement and administer multiple marketing and revenue management initiatives to further grow Property revenues and enhance the Property’s value, including the following:

- ❖ Implement aggressive ongoing marketing campaigns to reach out to local corporations, businesses, and vendors to obtain referrals, activity sponsorships and reciprocal business opportunities.
- ❖ Enhance the Property’s internet marketing by engaging an internet firm specializing in search engine optimization. The utilization of a search engine optimization firm will improve the Property’s online presence resulting in more cost efficient and cost-effective marketing. The firm will provide community-tailored paid internet search advertising campaigns.
- ❖ Hire a nationally recognized third-party property management company to oversee an on-site management team of experienced and enthusiastic professionals.



OFFERING HIGHLIGHTS

\$100,000 minimum investment

Assumed Debt (0.2533% interest):	\$97,818
Offering Purchase Price:	\$78,111,498*
Equity Amount:	\$39,486,498
Loan Amount:	\$38,625,000
Loan Terms:	• 49.45% Loan-to-Capitalization 10-year Term • 5.18% Fixed Interest Rate 10-year Interest only
Cash Flow to Trust Under Master Lease:	4.30%**
Projected Hold Period:	7-10 Years

THE MASTER LEASE

The Trust will lease the Property to BHM Parkview Leaseco, LLC, a newly formed Delaware limited liability company (the “Master Tenant”), under a 10-year master lease agreement (the “Master Lease”). The Master Tenant will sub-lease the Property to the end-user tenants. The purpose of the Master Lease is to permit the Master Tenant to operate the Property and to enable actions to be taken with respect to the Property that the Trust would be unable to take due to tax law related restrictions, including but not limited to, a restriction against re-leasing the Property. As part of the Master Lease, the Trust will receive Base Rent (debt service), Additional Rent (monthly distributions), and Supplemental Rent (annual performance distribution) from the Property’s gross revenues as described in the Master Lease.

*Figure includes total purchase price, acquisition, offering fees and expenses, and operating and capital reserves.

**Figure reflects current distribution from Base Rent and Additional Rent paid pursuant to the Master Lease, shown on an annualized basis as a percentage of equity invested in the Property, after relevant expenses, such as operating costs, fees, and the Asset Management Fee are taken into account. This figure is not an assurance of future results and does not directly represent investor return. There is no guarantee investors will receive distributions or the return of their capital. The rate shown is on an annualized basis as a percentage of equity invested in the Property. See the Memorandum for additional detail.

See “The Property” in the Memorandum for additional detail. Also see “Risk Factors – Risks Related to the Property” in the Memorandum. There is no guarantee Purchasers will receive distributions or the return of their capital. See the “Risk Factors” section in the Memorandum. The results shown may not occur, and actual performance could vary significantly.

Property Summary

The Property offers top of the market finishes and one-, two-, and three-bedroom floor plans.

Year Completed: 2023	Rentable Square Feet: 255,117
Class: A	
Units: 264	Buildings: 10
Average Unit Size: 966	Acres: 15.55



COMMUNITY AMENITIES

- ❖ Community market
- ❖ Saltwater pool with expansive sundeck and tanning ledges
- ❖ Refined club room with catering kitchen and lounge seating
- ❖ 24/7 state-of-the-art fitness center
- ❖ Dedicated yoga studio
- ❖ Grill islands
- ❖ Poolside fire pit
- ❖ Expansive bark park and pet wash
- ❖ Outdoor yoga lawn
- ❖ Work share cyber lounge with private offices
- ❖ 24/7 package lockers with refrigerated storage
- ❖ Complimentary electric vehicle charging stations



UNIT AMENITIES

- ❖ High ceilings and expansive windows
- ❖ Designer two-tone cabinetry and hardware
- ❖ Granite countertops with tiled backsplash
- ❖ Modern stainless-steel appliances
- ❖ Resilient wood-style flooring
- ❖ Designer lighting and fixtures
- ❖ Spacious closets
- ❖ Lighted ceiling fans
- ❖ Private patio or balcony
- ❖ Full size washer and dryer[†]
- ❖ Private yards[†]



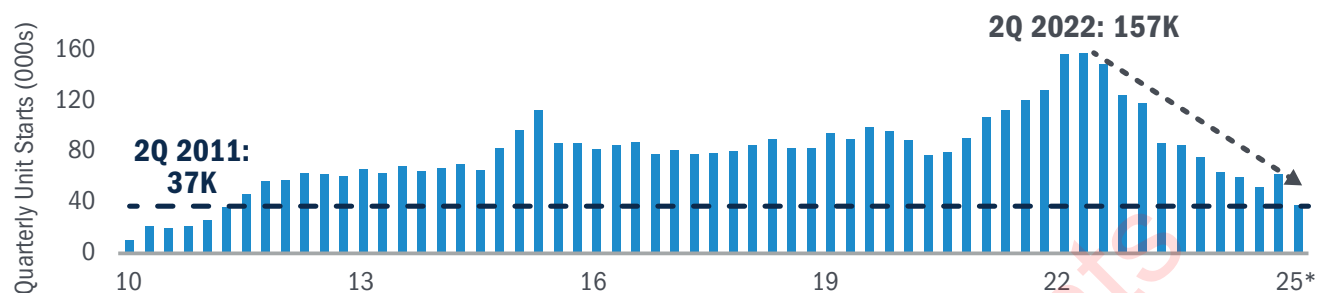
[†] Included in select units

Why Apartments?

● Housing Construction Decreased Substantially, Adding Pressure to Already High Occupancy Rates

New multifamily starts have fallen to their lowest level since 2011, down 76% from its peak in 2022.

NEW MULTIFAMILY STARTS



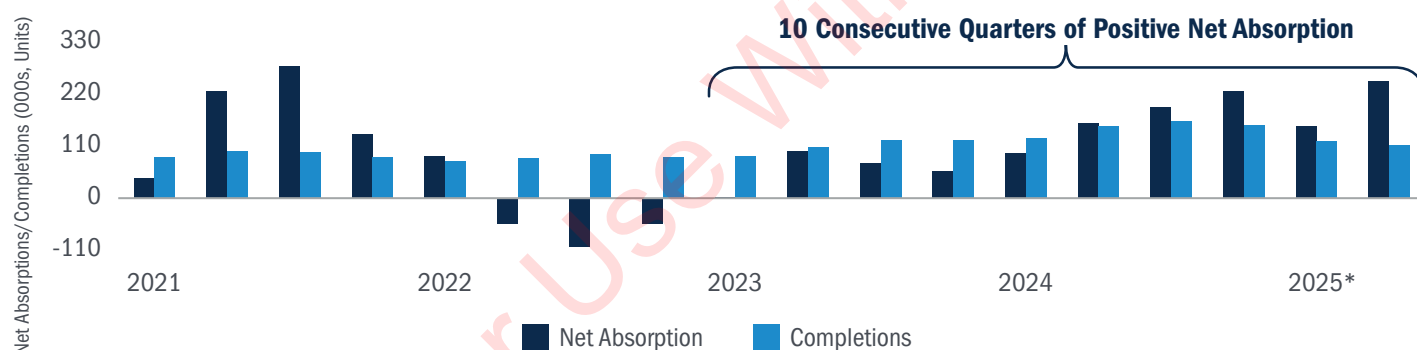
* Forecast

Source: Marcus & Millichap, Multifamily Well Positioned to Face Economic Headwinds, April 2025

● Persistent Rental Demand Creating Goldilocks Environment for Residential Rental Property Owners

Despite continued supply coming online, the apartment sector has seen 10 consecutive quarters of positive net absorption.

NATIONAL APARTMENT VACANCY RATE TRENDING LOWER IN 2025 AS COMPLETIONS FALL



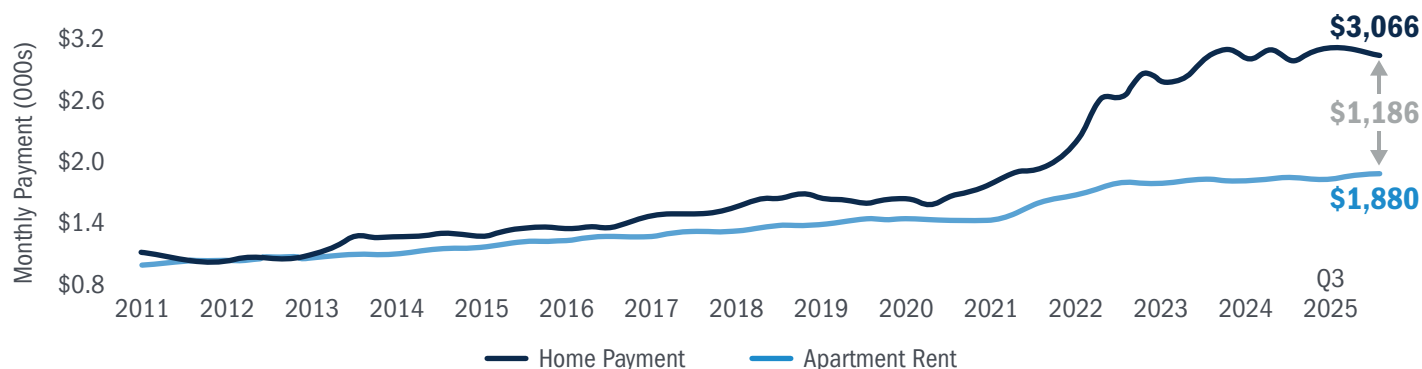
* Forecast

Source: Marcus & Millichap, CRE Space Demand Trends for 2Q, August 2025.

● Home Payment Unaffordability Will Continue to Keep Renters From Owning a Home

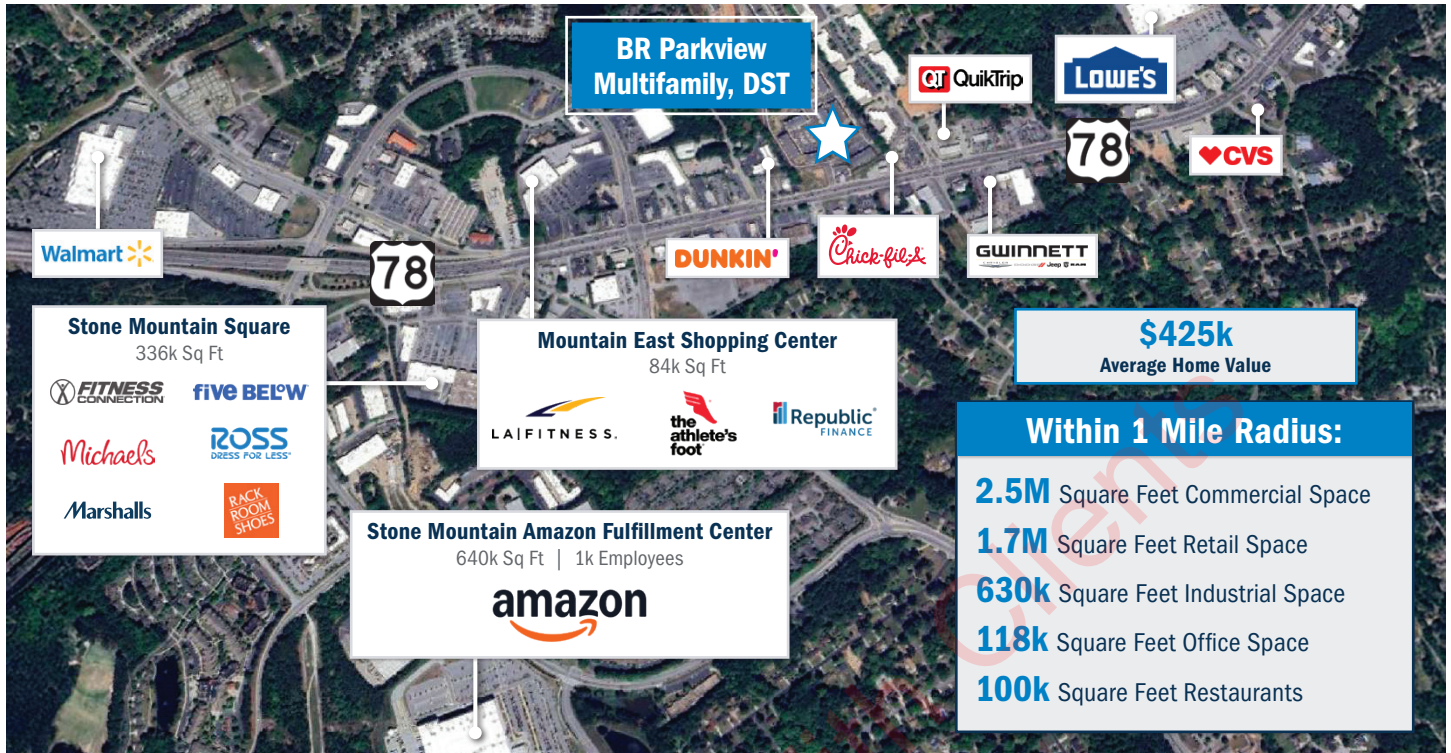
A nearly \$1,200 premium to homeownership is expected to be a tailwind for the rental industry. This suggests rental rates will increase more rapidly to offset this difference.

HOMEOWNERSHIP OUT OF REACH; AFFORDABILITY GAP WIDENED



Source: Marcus & Millichap, Why Multifamily Remains a Cornerstone for Institutional Investors, November 2025

Regional Overview



The Atlanta Metro has the third-largest concentration of Fortune 500 companies in the United States. According to Georgia Power Community & Economic Development, 34 companies headquartered in the Atlanta Metro are included in the 2024 Fortune 1000, with 18 of those companies ranked in the Fortune 500. The Atlanta Metro sees significant economic expansion from these company headquarters in addition to a robust healthcare, higher education, advanced manufacturing and logistics, and technology industries.

The Atlanta Metro healthcare industry is characterized by a significant concentration of large hospital systems like HCA Healthcare, Piedmont Healthcare, and Emory Healthcare, a major federal presence with the Center for Disease Control headquartered in the Atlanta Metro. The healthcare industry in the Atlanta Metro stands out as one of the region's most dynamic and resilient sectors, driven by strong job growth, expanding infrastructure, and increasing investment in innovation. The industry employs nearly half a million people across the region, with steady annual growth rates that outpace national averages.

The Atlanta Metro is home to the largest concentration of colleges and universities in the southeastern United States. The higher education sector in the Atlanta Metro is one of the city's greatest strengths, contributing significantly to its economy, workforce development, and innovation ecosystem. The Atlanta Metro is home to more than 50 colleges, universities, and technical schools, including globally recognized institutions such as Emory University, Georgia Tech, Georgia State University, and Clark Atlanta University. Collectively, these institutions enroll over 300,000 students annually, making the Atlanta Metro one of the largest higher education hubs in the southeastern United States.

The Atlanta Metro has been one of the most important transportation hubs in the United States since its founding as a railroad hub in 1837. The Atlanta Metro has grown into a leading global center for supply chain management due to its strong cluster of corporate headquarters, geographic location, and robust infrastructure. The Atlanta Metro is home to distribution centers, offices and headquarters of some of the largest supply chain companies in the country.

The Atlanta Metro is a world-class hub for technology design, implementation, and innovation. As one of the fastest-growing high-tech urban centers in the nation, the Atlanta Metro is leading the way in creating a national center for innovation and industry growth. The Atlanta Metro has gained the attention and investment of companies such as Google, Cisco, Microsoft, Micron, Visa, and more, all of whom have opened their own permanent offices or headquarters.

Atlanta Metro Highlights

8th largest population metro in the United States and home to the world's busiest airport⁵

Atlanta Metro headquarters 34 Fortune 1000 companies and 18 Fortune 500 companies, making it the **third largest concentration of Fortune 500 headquarters**⁶

#1 best places to live in the United States⁷

Located in the **#1 state for business** for 12 consecutive years⁸

The **most educated** city in the United States⁹

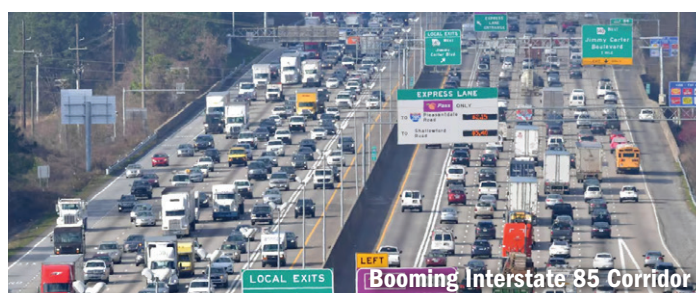
#1 best city to start a career¹⁰

#1 city for network speed and data performance¹¹

⁵ U.S. Census Bureau; ⁶ Appraisal; ⁷ Money.com 2022; ⁸ Area Development Magazine 2025; ⁹ Forbes 2024; ¹⁰ WalletHub 2025; ¹¹ Walker Dunlop

Local Overview

The Property is located in Stone Mountain, Georgia, part of the Atlanta Metro. The Property is located along Stone Mountain Highway, a major thoroughfare that connects the area to the Atlanta Metro. The Property provides dynamic access to the Atlanta Metro's employment nodes, while also offering a premier suburban location driven by surging population and employment growth. The Property is located in Gwinnett County, the leading county in the Atlanta Metro for population and employment growth. The Property is also located nearby substantial outdoor recreation areas including the Stone Mountain Park, which includes Stone Mountain Lake, five miles of walking, biking, and hiking trails, and two 18-hole golf courses. The Property is located in the booming Interstate 85 Corridor, home to Fortune 500 companies AGCO Corporation and Asbury Automotive, as well as 60 international companies, such as Mitsubishi Electric, Ricoh Electronics, and WIKA Instruments. The Property's local area is provided with significant connectivity through a robust interstate system. Interstate 20 is a primary east-west route for the southern United States providing connectivity from Columbia, South Carolina to Birmingham Alabama. Interstate 75 is a major north-south route connecting Miami, Florida to Canada. Interstate 85 is a major interstate for southeast United States, spanning all the way from Richmond, Virginia to Montgomery, Alabama, while also intersecting with major metros such as Charlotte, North Carolina.



BR Parkview Multifamily, DST

ABOUT BLUEROCK VALUE EXCHANGE, LLC ("BVEX")

BVEX is a national sponsor of syndicated Section 1031 Exchange offerings with a focus on residential and industrial properties that can deliver stable cash flows and that have the potential for value creation. Bluerock principals collectively have over 100 years of investing experience with more than \$120 billion in real estate and capital markets experience and manage multiple well-recognized real estate private and public company platforms. Bluerock has \$20 billion in acquired and managed assets and offers a complementary suite of public and private investment programs, with both short and long-term goals, to individual investors seeking solutions aimed at providing predictable income, capital growth, and tax benefits.

RISK FACTORS

An investment in the Interests involves significant risk and is suitable only for Investors who have adequate financial means, desire a relatively long-term investment and who will not need immediate liquidity from their investment and can afford to lose their entire investment. The risks involved with an investment in Interests include, but are not limited to:

- ❖ Investors have limited control over the Trust and the Property.
- ❖ The Trustees have limited duties to Investors, and limited authority.
- ❖ There are inherent risks with real estate investments generally.
- ❖ The long-term impact of the COVID-19 pandemic and the resulting global financial, economic and social distress remains uncertain.
- ❖ A deterioration in global financial, economic and social conditions could adversely impact the Master Tenant's operations and the Trust's financial results.
- ❖ Changes in U.S. trade and immigration policies may adversely affect the Trust and the value of the Property.
- ❖ The Trust will depend on the Master Tenant for revenue, and any default by the Master Tenant will adversely affect the Trust's operations.
- ❖ The Trust and the Master Tenant will depend on the Property Manager to operate the Property and the Property Sub-Manager subcontracted by the Property Manager to manage the Property.
- ❖ The Master Tenant and the Trust will depend on the Residents for revenue, and significant occupancy rate fluctuations or defaults by a significant number of the Residents under their Residential Agreements will adversely affect the Trust's and the Master Tenant's operations.
- ❖ The Trust may suffer adverse consequences due to the financial difficulties, bankruptcy or insolvency of the Master Tenant.
- ❖ There are certain risks to the Master Lease structure, including that the Master Tenant is an affiliate of the Sponsor that will have limited capital and may not pay rent or perform its other obligations under the Master Lease.
- ❖ The costs of complying with environmental laws and other governmental laws and regulations may adversely affect the Trust.
- ❖ The Loan Documents (as defined herein) will contain various restrictive covenants, and if the Trust fails to satisfy or violates these covenants, the Lender may declare the Loan in default and foreclose on the Property.
- ❖ The Loan may reduce the funds available for distribution and increase the risk of loss.
- ❖ The anticipated prepayment and defeasance provisions of the Loan Documents may limit and negatively affect the Trust's exit strategy.
- ❖ If the Trust is unable to sell or otherwise dispose of the Property before the maturity date of the Loan, it may be unable to repay the Loan.
- ❖ One or more affiliates of the Sponsor may own Interests, which could result in potential conflicts of interest.
- ❖ The Master Tenant will depend on the Operating Partnership to fund the Demand Note that capitalizes the Master Tenant.
- ❖ The lack of diversity of investment.
- ❖ The existence of various conflicts of interest among the Sponsor, the Depositor, the Trust, the Master Tenant, the Manager, the Property Manager, the Operating Partnership, BHM and their affiliates.
- ❖ If the FMV Option is exercised, Investors may be required to exchange their Interests for OP Units, cash or a combination of OP Units and cash.
- ❖ Holders of OP Units are subject to additional risks, which would apply if the FMV Option is exercised is exercised and Investors are required to exchange their Interests for OP Units.
- ❖ There is and will be no public market or liquidity for the Interests, the OP Units.
- ❖ The Interests and the OP Units are not registered with the Securities and Exchange Commission (the "SEC") or any state securities commissions.
- ❖ Investors may not realize a return on their investment for years, if at all.
- ❖ The Trust is not providing any prospective Investor with separate legal, accounting or business advice or representation.
- ❖ Various tax risks, including the risk that an acquisition of an Interest may not qualify as replacement property in a Section 1031 Exchange, whether by reason of the existence of the Fair Market Value Option or otherwise, and also including the tax risks inherent in the exercise of the Fair Market Value Option and the ownership of OP Units.

Additional risks apply. See "Risk Factors" section of the Memorandum for a more detailed discussion of the risks associated with the Interests. All terms capitalized, but not defined herein, shall have the meaning given in the Memorandum. Interests are offered to "accredited investors" only pursuant to Rule 506(c) of Regulation D of the Securities Act of 1933. Past performance is not an indicator of future results.

For more Information, please contact your financial advisor or Bluerock Capital Markets LLC at 877.826.BLUE (2583)



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