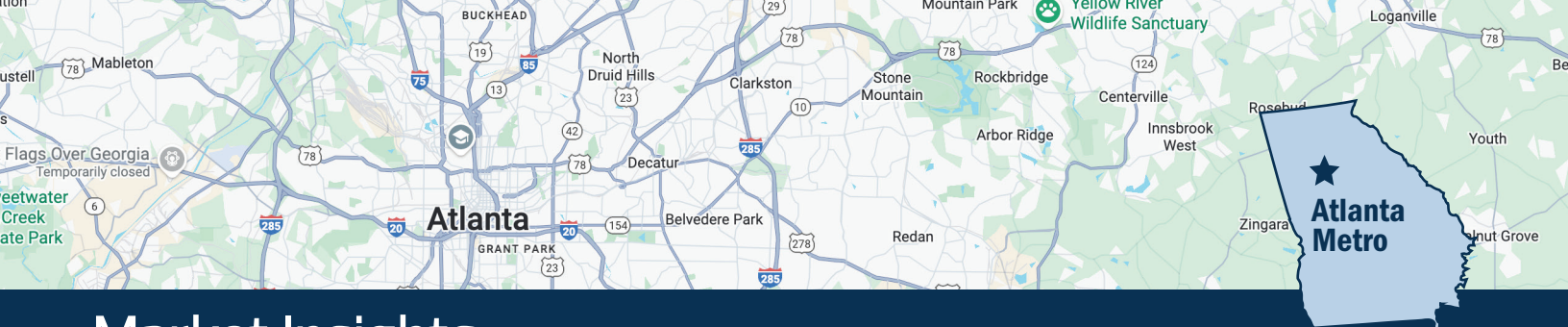
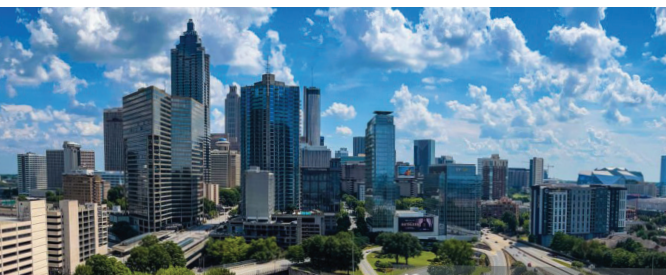




Market Insights ATLANTA METRO, GEORGIA



The Property is located in the Atlanta Metro, part of the Gwinnett County in Georgia. 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.

HEALTHCARE

- The healthcare industry in 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.¹
- Atlanta Metro's position as a hub for healthcare innovation further bolsters the industry. The region benefits from the presence of top research institutions and a growing ecosystem of health-tech and biotech startups focusing on telemedicine, diagnostics, and digital health solutions.^{1,2,3}

EDUCATION

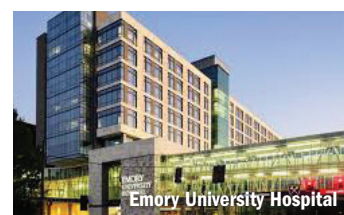
- Atlanta Metro is home to the largest concentration of colleges and universities in the southeastern United States.⁴
- The region is home to more than 50 colleges, universities, and technical schools, including globally recognized institutions such as Emory University, Georgia Tech, Georgia State University, and Clark Atlanta University. Collectively, these institutions enroll over 300,000 students annually, making Atlanta one of the largest higher education hubs in the southeastern United States.⁴
- Atlanta Metro's major universities, Georgia Tech, Emory University and Georgia State University, provide an economic impact of greater than \$28 billion, enrolling more than 121,000 students.^{5,6,7}

SUPPLY CHAIN AND ADVANCED MANUFACTURING

- 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.¹
- The Atlanta Metro is within a two-hour flight or two-day truck drive to 80% of United States metropolitan areas, providing outsized connectivity for supply chain companies.¹
- In 2019, the manufacturing industry provided a \$62 billion impact for Georgia, and was responsible for nearly 390,000 jobs.⁵

TECHNOLOGY

- 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, Atlanta Metro is leading the way in creating a national center for innovation and industry growth.¹
- 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.¹
- There are 33 corporate innovation centers in the area, which led to 15% job growth in the industry and 146 businesses expanding in the area during 2021.^{1,8}



¹ Metro Atlanta Chamber; ² Bureau of Labor Statistics; ³ Georgia Chamber of Commerce; ⁴ Invest Atlanta; ⁵ Georgia Tech; ⁶ Emory University; ⁷ Georgia State University; ⁸ Metro Atlanta CEO

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 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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