



A Comprehensive Guide to Delaware Statutory Trust (DST) Investments





What Are DST Investments?

A Delaware Statutory Trust is a legal entity that allows investors to pool their resources to invest in large, income-generating real estate properties, such as commercial buildings, multifamily units, or industrial properties. Each investor holds a beneficial interest in the trust, proportionate to their investment. Importantly, DST investors do not actively manage the properties; a trustee handles all operational aspects, including property maintenance, tenant relations, and financial reporting. This allows investors to focus on the financial returns without the day-to-day burdens of property management.



Accessibility and Ease of Entry

DST investments lower the barrier to entry for high-value real estate markets that would otherwise require substantial capital and expertise. They offer a chance for individual investors to access diversified real estate assets without taking on the complexities of direct ownership, democratizing access to a traditionally high-threshold investment space.

Legal and Operational Simplifications

DSTs operate under a specific legal framework that offers several advantages. Since the trust itself holds the title to the property, investors are not responsible for the property's debt.

Benefits of Investing in DSTs

Portfolio Diversification

DST investments provide an excellent opportunity to diversify an investment portfolio by adding real estate assets whose value moves independently of traditional investments such as stocks and bonds. Real estate can offer stability and reduce overall portfolio volatility. By investing in a DST that includes properties from various sectors and locations, you can further spread risk and improve the potential for steady returns.

Generation of Passive Income

One of the most attractive aspects of DST investments is the passive income generated from rental properties. After operational expenses are deducted, rental income is distributed to investors, typically on a monthly or quarterly basis. This can be especially appealing to retirees or individuals seeking a steady cash flow without active involvement.

Tax Efficiency

DSTs offer significant tax advantages, especially when utilized as part of a 1031 exchange. This strategy allows investors to defer capital gains taxes (including depreciation recapture) on the sale of a property by reinvesting the proceeds into a like-kind property. Additionally, DST investments allow for property depreciation, which can generate annual deductions that reduce taxable income, ultimately enhancing the investment's return.

Scalability and Flexibility

DST investments are scalable, meaning investors can start with a small stake and gradually increase their holdings. This flexibility extends to portfolio management, as investors can adjust their exposure to different properties or sectors based on market conditions or evolving investment goals.



Key Considerations Before Investing in DSTs

Investment Goals and Risk Assessment

Before making an investment in a DST, it's crucial to define your objectives. Are you seeking long-term capital appreciation, or do you prioritize immediate income generation? Understanding your risk tolerance is also important, as DST investments can vary in terms of potential returns and risk profiles, largely based on the types of properties and lease terms involved.

Sponsor Due Diligence

The Investors, along with Great Point Capital and Jim Whitesides, will thoroughly research the sponsor's track record, including their history of selecting profitable properties, managing them efficiently, and navigating economic downturns.

Understanding the Terms of the Investment

It's essential to fully understand the investment terms, including fees (upfront and ongoing), distribution schedules, and property holding terms. Knowing your exit strategy and the conditions under which you can liquidate your investment is also critical for aligning your investment with your broader financial plan.

Legal and Regulatory Compliance

DSTs operate within a defined legal framework that may have implications for investment structure, tax obligations, and regulatory compliance. Consulting with legal professionals familiar with DSTs can provide valuable insights into current regulations and help ensure compliance.



Exploring Property Types within DSTs

Office Buildings

DSTs that focus on office buildings often involve long-term leases with corporate tenants, providing stable and predictable income. Investors should evaluate the health of the local economy, the dominant industry sectors, and employment trends, all of which can impact occupancy rates and rental prices.

Retail Centers

Retail properties, such as strip malls or shopping complexes, vary greatly in size and market dynamics. Considerations include location, tenant mix, and consumer traffic.

Multifamily Housing

Apartment complexes often provide a consistent income stream, as the demand for housing remains steady. Key factors to evaluate include the local housing market, rental demand, and demographic trends.

Industrial Properties

The growth of e-commerce has spurred demand for industrial properties like warehouses and distribution centers. These assets often feature long-term leases to major logistics companies. When investing in industrial DSTs, investors should assess the property's proximity to transportation hubs and its capacity to accommodate modern logistics needs.

Specialized Real Estate

Some DSTs focus on niche real estate markets, such as healthcare facilities, senior living complexes, or student housing. While these properties can offer higher returns, they also come with risks tied to specific market factors, regulatory changes, or demographic shifts.



Evaluating DST Investment Opportunities

Research and Due Diligence

The first step in evaluating a DST investment is thorough research. Investors, along with Great Point Capital and Jim Whitesides, will investigate potential DST sponsors, their reputation, and track record. Review market reports to assess the economic conditions and trends in the areas where the properties are located.

Property and Sponsor Analysis

Once a promising DST is identified, Investors, along with Great Point Capital and Jim Whitesides, will dive deep into the details of the underlying properties. Assess factors such as location, tenant quality, occupancy rates, and lease terms. Similarly, evaluate the sponsor's history with similar properties and how they've managed them through various market conditions.

Investment Details

Investors, along with Great Point Capital and Jim Whitesides, will carefully review the investment offering documents. Understand the structure of the DST, the distribution terms, financial projections, and the risks involved. This due diligence is critical for determining whether the DST aligns with your financial goals.



Tax Implications and Diversification Strategies

1031 Exchange Compatibility

DSTs are eligible for 1031 exchanges, which allow investors to defer capital gains taxes by reinvesting proceeds from the sale of a property into a like-kind property. This deferral can free up capital for reinvestment, enhancing portfolio growth.

Depreciation Benefits

DST investments can also provide depreciation deductions, which reduce taxable income and improve after-tax returns, making them a highly tax-efficient option for investors.

Diversification Strategies

To mitigate risks, diversify across various property types, geographic locations, and sponsors. Temporal diversification—investing in DSTs with different maturity dates—can help reduce exposure to market fluctuations and interest rate changes.



Potential Risks

- Strict time requirements for completing the exchange
- DSTs may have limited transferability, lack of liquidity, and limited control over operational decisions
- As with any 1031 exchange, if a tax restriction is violated the transaction may become instantly taxable
- Tax code changes are always possible



Which DST(s) should an investor choose?

To start, DSTs are private placement securities, regulated by FINRA, and in order to ensure that investors are fully informed and all necessary disclosures are made and understood, investors can only purchase DSTs through a registered, professional broker-dealer such as Great Point Capital (GPC). GPC has access to a full universe of DSTs and other real-estate related securities, unlike some broker-dealers who only sell securities they originate. Your GPC advisor will go to great lengths to understand the investor's 1031 details, risk tolerance, investment needs, etc., and only then will identify potential investments that meet the investor's criteria and will ensure that all parties to the investment decision have the opportunity to ask questions and understand the investment and what will occur post-close. Ideally, the evaluation of investment options begins well before the exchange occurs. Your GPC advisor will provide Qualified Intermediary recommendations, if necessary, to complete the exchange. Your GPC advisor will walk the investor through the entire investment process, complete all paperwork, and will be available on an ongoing basis to resolve issues and get answers to questions.

General Disclosure

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