

**Griffin Capital (Windsor Hill - North Charleston, SC) DST**  
**Financial Highlights**

**OFFERING SUMMARY**

<b>Offering Price</b>			<b>Financing Terms</b>		<b>Forecasted 2025 Return (First Full Calendar Year)</b>	
First Year Proforma Net Operating Income	\$4,123,442		Mortgage Principal	\$32,975,000	Aggregate Additional Rent	\$2,163,941
Acquisition Capitalization Rate	6.31%		Interest Rate	5.68%	Aggregate Asset Management Fee	(\$130,600)
Loaded Capitalization Rate	5.53%		Annual Payment	\$1,898,994	Aggregate Trustee and Manager Fees	(\$5,000)
<b>Offering Price</b>	<b>\$78,049,236</b>		Amortization	10 I/O	<b>Cash from Additional Rent</b>	<b>\$2,028,341</b>
Offering Proceeds	57.75%	\$45,074,236	Maturity Date	June 30, 2034	Aggregate Supplemental Rent	\$64,491
Loan Proceeds	42.25%	\$32,975,000			Aggregate Property Reserve Contribution	\$0
					<b>Net Cash Flow</b>	<b>\$2,092,832</b>
					<b>Annualized Cash on Cash Return</b>	<b>4.64%</b>

**ESTIMATED USE OF PROCEEDS**

<b>Sources</b>					
Offering Proceeds	\$45,074,236				
Loan Proceeds	\$32,975,000				
<b>Total Sources</b>	<b>\$78,049,236</b>				
		% of Offering	% of Total		
<b>Application</b>		Proceeds	Proceeds		
Selling Commission	\$2,704,454	6.00%	3.47%		
Dealer Manager Fee	\$563,428	1.25%	0.72%		
Third Party Due Diligence Expenses	\$67,611	0.15%	0.09%		
Organization & Offering Expenses	\$969,096	2.15%	1.24%		
Total	\$4,304,590	9.55%	5.52%		
				<b>Total Acquisition Cost</b>	
				Real Estate Acquisition Price	\$65,300,000
				<b>Acquisition Closing Costs</b>	
				Closing and Title Costs	\$75,873
				Third Party Reports	\$49,030
				Acquisition and Due Diligence Overhead	\$270,445
				Legal Costs	\$366,200
					\$761,549
				<b>Financing Closing Costs</b>	
				Lender Closing & Transfer Costs	\$1,044,063
				<b>Total Acquisition Cost</b>	<b>\$67,105,612</b>
<b>Costs of Acquisition</b>					
Total Acquisition Cost	\$67,105,612		85.98%		
Acquisition Fee	\$1,306,000		1.67%		
Taxes and Insurance	\$748,453		0.96%		
Financing Fee	\$1,113,394		1.43%		
Lender Replacement Reserve	\$929,881		1.19%		
Green Globe Certification	\$30,141		0.04%		
Lender Repair Reserve	\$0		0.00%		
Supplemental Trust Reserve	\$2,511,166		3.22%		
Total	\$73,744,647		94.48%		
<b>Total Application</b>	<b>\$78,049,236</b>		<b>100.00%</b>		

**Griffin Capital (Windsor Hill - North Charleston, SC) DST**  
**Forecasted Statement of Cash Flows**

<b>Forecasted Cash on Cash Return</b>	(6 Months)										(6 Months)
	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	
Effective Gross Income	\$3,655,752	\$7,425,457	\$7,679,905	\$7,887,588	\$8,124,216	\$8,367,942	\$8,618,980	\$8,877,550	\$9,143,876	\$9,418,193	\$4,810,480
Net Operating Income	\$2,068,557	\$4,194,723	\$4,365,406	\$4,487,805	\$4,427,850	\$4,576,908	\$4,730,761	\$4,889,562	\$5,053,464	\$5,222,627	\$2,677,154
<b>Aggregate Master Lease Rent</b>											
Base Rent	\$952,098	\$1,898,994	\$1,898,994	\$1,898,994	\$1,904,196	\$1,898,994	\$1,898,994	\$1,898,994	\$1,904,196	\$1,898,994	\$1,102,977
Debt Service	\$952,098	\$1,898,994	\$1,898,994	\$1,898,994	\$1,904,196	\$1,898,994	\$1,898,994	\$1,898,994	\$1,904,196	\$1,898,994	\$1,102,977
Master Tenant Base Income <sup>1</sup>	\$30,007	\$60,073	\$60,007	\$60,023	\$60,038	\$60,072	\$60,087	\$60,018	\$60,091	\$60,041	\$30,097
<b>Additional Rent</b>											
Additional Rent	\$1,081,970	\$2,163,941	\$2,163,941	\$2,163,941	\$2,163,941	\$2,163,941	\$2,163,941	\$2,163,941	\$2,163,941	\$2,163,941	\$1,081,970
Asset Management Fees	(\$65,300)	(\$130,600)	(\$130,600)	(\$130,600)	(\$130,600)	(\$130,600)	(\$130,600)	(\$130,600)	(\$130,600)	(\$130,600)	(\$65,300)
Operating Trustee Fees	(\$1,500)	(\$3,000)	(\$3,000)	(\$3,000)	(\$3,000)	(\$3,000)	(\$3,000)	(\$3,000)	(\$3,000)	(\$3,000)	(\$1,500)
Registered Agent and Independent Director Fees	(\$1,000)	(\$2,000)	(\$2,000)	(\$2,000)	(\$2,000)	(\$2,000)	(\$2,000)	(\$2,000)	(\$2,000)	(\$2,000)	(\$1,000)
<b>Total Additional Rent Cash Flow <sup>2</sup></b>	<b>\$1,014,170</b>	<b>\$2,028,341</b>	<b>\$2,028,341</b>	<b>\$2,028,341</b>	<b>\$2,028,341</b>	<b>\$2,028,341</b>	<b>\$2,028,341</b>	<b>\$2,028,341</b>	<b>\$2,028,341</b>	<b>\$2,028,341</b>	<b>\$1,014,170</b>
<b>Additional Rent Cash on Cash Return</b>	<b>4.50%</b>	<b>4.50%</b>	<b>4.50%</b>	<b>4.50%</b>	<b>4.50%</b>	<b>4.50%</b>	<b>4.50%</b>	<b>4.50%</b>	<b>4.50%</b>	<b>4.50%</b>	<b>4.50%</b>
<b>Supplemental Rent</b>											
Master Tenant Supplemental Rent Income <sup>3</sup>	\$445	\$7,166	\$24,241	\$36,479	\$29,962	\$45,384	\$60,768	\$76,655	\$92,518	\$109,959	\$46,208
Supplemental Rent	\$4,007	\$64,491	\$218,165	\$328,309	\$269,654	\$408,458	\$546,912	\$689,895	\$832,659	\$989,633	\$415,872
Supplemental Trust Reserve Contribution	\$0	\$0	\$0	(\$66,400)	(\$66,400)	(\$66,400)	(\$66,400)	(\$66,400)	(\$66,400)	(\$66,400)	(\$33,200)
<b>Supplemental Rent Cash Flow <sup>4</sup></b>	<b>\$4,007</b>	<b>\$64,491</b>	<b>\$218,165</b>	<b>\$261,909</b>	<b>\$203,254</b>	<b>\$342,058</b>	<b>\$480,512</b>	<b>\$623,495</b>	<b>\$766,259</b>	<b>\$923,233</b>	<b>\$382,672</b>
<b>Total Cash Flow</b>	<b>\$1,018,177</b>	<b>\$2,092,832</b>	<b>\$2,246,505</b>	<b>\$2,290,250</b>	<b>\$2,231,595</b>	<b>\$2,370,399</b>	<b>\$2,508,853</b>	<b>\$2,651,836</b>	<b>\$2,794,599</b>	<b>\$2,951,574</b>	<b>\$1,396,843</b>
<b>Total Cash on Cash Return</b>	<b>4.52%</b>	<b>4.64%</b>	<b>4.98%</b>	<b>5.08%</b>	<b>4.95%</b>	<b>5.26%</b>	<b>5.57%</b>	<b>5.88%</b>	<b>6.20%</b>	<b>6.55%</b>	<b>6.20%</b>
Total Master Tenant Income <sup>1,3</sup>	\$30,452	\$67,238	\$84,247	\$96,502	\$90,000	\$105,456	\$120,855	\$136,673	\$152,609	\$170,000	\$76,305

<sup>1</sup> The difference between the Base Rent and the Additional Rent Breakpoint for the Property for a given month, if any, after taking into account any expenses of the Property, will inure to the benefit of the Master Tenant and, therefore, Sponsor as the sole member of the Master Tenant. Such amounts will not be available for distributions to the Trust or the Investors.

<sup>2</sup> The Additional Rent will be estimated and paid on a monthly basis with year-end reconciliation.

<sup>3</sup> Under the Master Lease, the Master Tenant will earn 10% of Gross Income exceeding the Supplemental Rent Breakpoint, as provided in the Master Lease.

<sup>4</sup> The Supplemental Rent will be paid annually within 90 days of the end of the calendar year.

**Griffin Capital (Windsor Hill - North Charleston, SC) DST  
Forecasted Statement of Cash Flows**

	(6 Months)										
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Effective Gross Income	\$3,655,752	\$7,425,457	\$7,679,905	\$7,887,588	\$8,124,216	\$8,367,942	\$8,618,980	\$8,877,550	\$9,143,876	\$9,418,193	\$4,810,480
Net Operating Income	\$2,068,557	\$4,194,723	\$4,365,406	\$4,487,805	\$4,427,850	\$4,576,908	\$4,730,761	\$4,889,562	\$5,053,464	\$5,222,627	\$2,677,154
<b>Master Lease Rent</b>											
Base Rent	\$952,098	\$1,898,994	\$1,898,994	\$1,898,994	\$1,904,196	\$1,898,994	\$1,898,994	\$1,898,994	\$1,904,196	\$1,898,994	\$1,102,977
Debt Service	\$952,098	\$1,898,994	\$1,898,994	\$1,898,994	\$1,904,196	\$1,898,994	\$1,898,994	\$1,898,994	\$1,904,196	\$1,898,994	\$1,102,977
Master Tenant Base Income <sup>1</sup>	\$30,007	\$60,073	\$60,007	\$60,023	\$60,038	\$60,072	\$60,087	\$60,018	\$60,091	\$60,041	\$30,097
<b>Additional Rent</b>											
Additional Rent Breakpoint	\$2,569,300	\$5,189,800	\$5,273,500	\$5,358,800	\$5,660,600	\$5,750,100	\$5,847,300	\$5,947,000	\$6,054,700	\$6,154,600	\$3,266,400
Additional Rent	\$1,081,970	\$2,163,941	\$2,163,941	\$2,163,941	\$2,163,941	\$2,163,941	\$2,163,941	\$2,163,941	\$2,163,941	\$2,163,941	\$1,081,970
Asset Management Fee	(\$65,300)	(\$130,600)	(\$130,600)	(\$130,600)	(\$130,600)	(\$130,600)	(\$130,600)	(\$130,600)	(\$130,600)	(\$130,600)	(\$65,300)
Trustee Fee	(\$1,500)	(\$3,000)	(\$3,000)	(\$3,000)	(\$3,000)	(\$3,000)	(\$3,000)	(\$3,000)	(\$3,000)	(\$3,000)	(\$1,500)
Registered Agent and Independent Director Fees	(\$1,000)	(\$2,000)	(\$2,000)	(\$2,000)	(\$2,000)	(\$2,000)	(\$2,000)	(\$2,000)	(\$2,000)	(\$2,000)	(\$1,000)
<b>Additional Rent Cash Flow <sup>2</sup></b>	<b>\$1,014,170</b>	<b>\$2,028,341</b>	<b>\$2,028,341</b>	<b>\$2,028,341</b>	<b>\$2,028,341</b>	<b>\$2,028,341</b>	<b>\$2,028,341</b>	<b>\$2,028,341</b>	<b>\$2,028,341</b>	<b>\$2,028,341</b>	<b>\$1,014,170</b>
<b>Supplemental Rent</b>											
Supplemental Rent Breakpoint	\$3,651,300	\$7,353,800	\$7,437,500	\$7,522,800	\$7,824,600	\$7,914,100	\$8,011,300	\$8,111,000	\$8,218,700	\$8,318,600	\$4,348,400
Master Tenant Supplemental Rent Income <sup>3</sup>	\$445	\$7,166	\$24,241	\$36,479	\$29,962	\$45,384	\$60,768	\$76,655	\$92,518	\$109,959	\$46,208
Supplemental Rent	\$4,007	\$64,491	\$218,165	\$328,309	\$269,654	\$408,458	\$546,912	\$689,895	\$832,659	\$989,633	\$415,872
Trust Reserve Account	\$0	\$0	\$0	(\$66,400)	(\$66,400)	(\$66,400)	(\$66,400)	(\$66,400)	(\$66,400)	(\$66,400)	(\$33,200)
<b>Supplemental Rent Cash Flow <sup>4</sup></b>	<b>\$4,007</b>	<b>\$64,491</b>	<b>\$218,165</b>	<b>\$261,909</b>	<b>\$203,254</b>	<b>\$342,058</b>	<b>\$480,512</b>	<b>\$623,495</b>	<b>\$766,259</b>	<b>\$923,233</b>	<b>\$382,672</b>
<b>Total Cash Flow</b>	<b>\$1,018,177</b>	<b>\$2,092,832</b>	<b>\$2,246,505</b>	<b>\$2,290,250</b>	<b>\$2,231,595</b>	<b>\$2,370,399</b>	<b>\$2,508,853</b>	<b>\$2,651,836</b>	<b>\$2,794,599</b>	<b>\$2,951,574</b>	<b>\$1,396,843</b>
Total Master Tenant Income <sup>1,3</sup>	\$30,452	\$67,238	\$84,247	\$96,502	\$90,000	\$105,456	\$120,855	\$136,673	\$152,609	\$170,000	\$76,305
<b>Forecasted Principal Amortization</b>											
Beginning Loan Balance	\$32,975,000	\$32,975,000	\$32,975,000	\$32,975,000	\$32,975,000	\$32,975,000	\$32,975,000	\$32,975,000	\$32,975,000	\$32,975,000	\$32,975,000
Principal Amortization	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Ending Loan Balance</b>	<b>\$32,975,000</b>	<b>\$32,975,000</b>	<b>\$32,975,000</b>	<b>\$32,975,000</b>	<b>\$32,975,000</b>	<b>\$32,975,000</b>	<b>\$32,975,000</b>	<b>\$32,975,000</b>	<b>\$32,975,000</b>	<b>\$32,975,000</b>	<b>\$32,975,000</b>
<b>Forecasted Lender Replacement Reserve Account</b>											
Beginning Balance	\$929,881	\$846,381	\$762,381	\$678,381	\$594,381	\$510,381	\$426,381	\$342,381	\$258,381	\$174,381	\$90,381
Reserve Contribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Expenditures	(\$83,000)	(\$83,000)	(\$83,000)	(\$83,000)	(\$83,000)	(\$83,000)	(\$83,000)	(\$83,000)	(\$83,000)	(\$83,000)	(\$83,000)
Reserve Admin Fee	(\$500)	(\$1,000)	(\$1,000)	(\$1,000)	(\$1,000)	(\$1,000)	(\$1,000)	(\$1,000)	(\$1,000)	(\$1,000)	(\$500)
Ending Balance	\$846,381	\$762,381	\$678,381	\$594,381	\$510,381	\$426,381	\$342,381	\$258,381	\$174,381	\$90,381	\$6,881
<b>Forecasted Trust Reserve Account</b>											
Beginning Balance	\$2,511,166	\$2,351,236	\$2,196,578	\$2,041,145	\$1,951,502	\$1,861,411	\$1,438,039	\$1,228,889	\$1,018,694	\$807,448	\$545,222
Reserve Contribution	\$0	\$0	\$0	\$66,400	\$66,400	\$66,400	\$66,400	\$66,400	\$66,400	\$66,400	\$33,200
Capital Expenditures	(\$166,000)	(\$166,000)	(\$166,000)	(\$166,000)	(\$166,000)	(\$498,000)	(\$282,200)	(\$282,200)	(\$282,200)	(\$332,000)	(\$365,200)
Interest Income	\$6,070	\$11,341	\$10,568	\$9,957	\$9,509	\$8,228	\$6,651	\$5,605	\$4,554	\$3,373	\$948
Ending Balance	\$2,351,236	\$2,196,578	\$2,041,145	\$1,951,502	\$1,861,411	\$1,438,039	\$1,228,889	\$1,018,694	\$807,448	\$545,222	\$214,170

<sup>1</sup> The difference between the Base Rent and the Additional Rent Breakpoint for the Property for a given month, if any, after taking into account any expenses of the Property, will inure to the benefit of the Master Tenant and, therefore, Sponsor as the sole member of the Master Tenant. Such amounts will not be available for distributions to the Trust or the Investors.

<sup>2</sup> The Additional Rent will be estimated and paid on a monthly basis with year-end reconciliation.

<sup>3</sup> Under the Master Lease, the Master Tenant will earn 10% of Gross Income exceeding the Supplemental Rent Breakpoint, as provided in the Master Lease.

<sup>4</sup> The Supplemental Rent will be paid annually within 90 days of the end of the calendar year.

**Griffin Capital (Windsor Hill - North Charleston, SC) DST  
Net Operating Income**

	(6 Months)										
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
<b>Market Rental Income</b>	<b>\$3,557,478</b>	<b>\$7,145,790</b>	<b>\$7,337,701</b>	<b>\$7,557,832</b>	<b>\$7,784,567</b>	<b>\$8,018,104</b>	<b>\$8,258,647</b>	<b>\$8,506,407</b>	<b>\$8,761,599</b>	<b>\$9,024,447</b>	<b>\$4,613,247</b>
Loss to Lease	(\$107,732)	(\$142,584)	(\$93,762)	(\$119,403)	(\$122,986)	(\$126,675)	(\$130,475)	(\$134,390)	(\$138,421)	(\$142,574)	(\$72,883)
<b>Total Rent</b>	<b>\$3,449,746</b>	<b>\$7,003,207</b>	<b>\$7,243,939</b>	<b>\$7,438,429</b>	<b>\$7,661,582</b>	<b>\$7,891,429</b>	<b>\$8,128,172</b>	<b>\$8,372,017</b>	<b>\$8,623,178</b>	<b>\$8,881,873</b>	<b>\$4,540,364</b>
Commercial Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Operating Income	\$293,210	\$595,215	\$613,072	\$631,464	\$650,408	\$669,920	\$690,018	\$710,718	\$732,040	\$754,001	\$382,572
Utility Reimbursement	\$120,357	\$244,324	\$251,653	\$259,203	\$266,979	\$274,988	\$283,238	\$291,735	\$300,487	\$309,502	\$157,038
<b>Total Reimbursement</b>	<b>\$413,566</b>	<b>\$839,539</b>	<b>\$864,725</b>	<b>\$890,667</b>	<b>\$917,387</b>	<b>\$944,909</b>	<b>\$973,256</b>	<b>\$1,002,453</b>	<b>\$1,032,527</b>	<b>\$1,063,503</b>	<b>\$539,610</b>
<b>Total Income</b>	<b>\$3,863,312</b>	<b>\$7,842,746</b>	<b>\$8,108,664</b>	<b>\$8,329,096</b>	<b>\$8,578,969</b>	<b>\$8,836,338</b>	<b>\$9,101,428</b>	<b>\$9,374,471</b>	<b>\$9,655,705</b>	<b>\$9,945,376</b>	<b>\$5,079,973</b>
Disc./Consec./Bad Debt	(\$29,687)	(\$59,999)	(\$61,874)	(\$63,616)	(\$65,525)	(\$67,490)	(\$69,515)	(\$71,600)	(\$73,748)	(\$75,961)	(\$38,831)
Vacancy	(\$177,874)	(\$357,290)	(\$366,885)	(\$377,892)	(\$389,228)	(\$400,905)	(\$412,932)	(\$425,320)	(\$438,080)	(\$451,222)	(\$230,662)
<b>Effective Income</b>	<b>\$3,655,752</b>	<b>\$7,425,457</b>	<b>\$7,679,905</b>	<b>\$7,887,588</b>	<b>\$8,124,216</b>	<b>\$8,367,942</b>	<b>\$8,618,980</b>	<b>\$8,877,550</b>	<b>\$9,143,876</b>	<b>\$9,418,193</b>	<b>\$4,810,480</b>
Personnel Costs	\$262,000	\$531,860	\$547,816	\$564,250	\$581,178	\$598,613	\$616,572	\$635,069	\$654,121	\$673,744	\$341,851
Administrative	\$36,667	\$76,113	\$78,371	\$80,696	\$83,090	\$85,555	\$88,094	\$90,708	\$93,400	\$96,172	\$48,789
Advertising & Promotion	\$40,000	\$81,200	\$83,636	\$86,145	\$88,729	\$91,391	\$94,133	\$96,957	\$99,866	\$102,862	\$52,191
Repairs & Maintenance	\$39,508	\$80,201	\$82,607	\$85,085	\$87,638	\$90,267	\$92,975	\$95,764	\$98,637	\$101,597	\$51,549
Make Ready	\$36,763	\$74,628	\$76,867	\$79,173	\$81,548	\$83,994	\$86,514	\$89,110	\$91,783	\$94,536	\$47,967
Building Services	\$59,612	\$121,011	\$124,642	\$128,381	\$132,232	\$136,199	\$140,285	\$144,494	\$148,829	\$153,294	\$77,779
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Controllable Expenses</b>	<b>\$474,549</b>	<b>\$965,013</b>	<b>\$993,938</b>	<b>\$1,023,730</b>	<b>\$1,054,416</b>	<b>\$1,086,021</b>	<b>\$1,118,573</b>	<b>\$1,152,102</b>	<b>\$1,186,636</b>	<b>\$1,222,205</b>	<b>\$620,126</b>
Utilities	\$226,688	\$460,176	\$473,981	\$488,200	\$502,846	\$517,932	\$533,470	\$549,474	\$565,958	\$582,937	\$295,776
Taxes	\$651,875	\$1,329,626	\$1,356,219	\$1,383,343	\$1,619,459	\$1,651,848	\$1,684,885	\$1,718,583	\$1,752,955	\$1,788,014	\$911,768
Insurance	\$142,690	\$289,660	\$298,350	\$307,300	\$316,519	\$326,015	\$335,795	\$345,869	\$356,245	\$366,933	\$186,178
<b>Total Uncontrollable Expenses</b>	<b>\$1,021,252</b>	<b>\$2,079,462</b>	<b>\$2,128,550</b>	<b>\$2,178,844</b>	<b>\$2,438,825</b>	<b>\$2,495,795</b>	<b>\$2,554,150</b>	<b>\$2,613,926</b>	<b>\$2,675,158</b>	<b>\$2,737,883</b>	<b>\$1,393,721</b>
Property Management Fee	\$91,394	\$186,259	\$192,012	\$197,209	\$203,125	\$209,219	\$215,495	\$221,960	\$228,619	\$235,478	\$119,479
<b>Total Expenses</b>	<b>\$1,587,195</b>	<b>\$3,230,734</b>	<b>\$3,314,500</b>	<b>\$3,399,783</b>	<b>\$3,696,365</b>	<b>\$3,791,034</b>	<b>\$3,888,219</b>	<b>\$3,987,988</b>	<b>\$4,090,413</b>	<b>\$4,195,565</b>	<b>\$2,133,326</b>
<b>Net Operating Income</b>	<b>\$2,068,557</b>	<b>\$4,194,723</b>	<b>\$4,365,406</b>	<b>\$4,487,805</b>	<b>\$4,427,850</b>	<b>\$4,576,908</b>	<b>\$4,730,761</b>	<b>\$4,889,562</b>	<b>\$5,053,464</b>	<b>\$5,222,627</b>	<b>\$2,677,154</b>



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