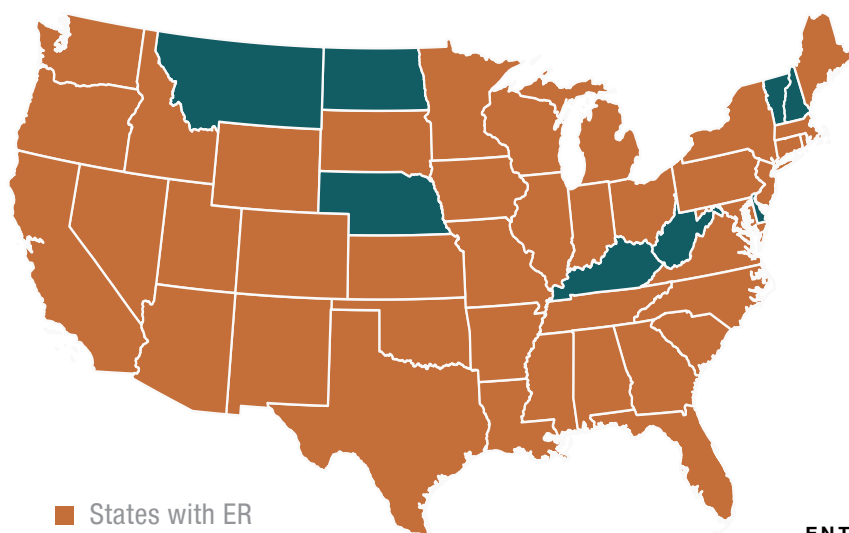




*It's our passion to empower people
to be secure, free, and generous.*



States with ER
and affiliates' AUM

\$3.4+ Billion

ASSETS STEWARDED
FOR INVESTORS

60+ Offerings

ALL MEETING OR EXCEEDING
DISTRIBUTION TARGETS

4,800+ Investors

ENTRUST EXCHANGERIGHT WITH THE STEWARDSHIP
OF THEIR WEALTH AND INCOME



40 States

GEOGRAPHICAL
DIVERSIFICATION



40 Tenants

PRIMARILY
INVESTMENT-GRADE



520 Markets

DIVERSIFICATION
OF ASSETS



16 Industries

RECESSION-RESILIENT
ESSENTIAL BUSINESSES

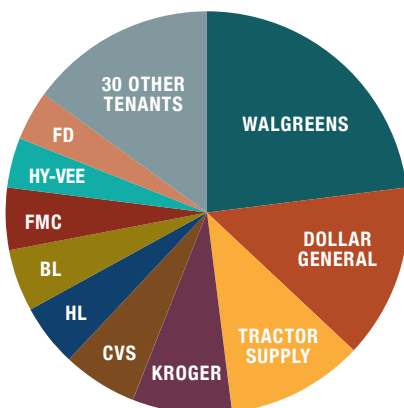
Past performance of the Sponsor and any past offerings is not indicative of future results.
All AUM stats as of 3/31/21.

ExchangeRight has built a highly diversified, aggregated portfolio of net-leased properties backed primarily by investment-grade tenants that operate successfully in the necessity retail and healthcare space to provide investors with secure capital, stable income, and strategic exits.

Over 93% of the portfolio's net operating income is generated by **essential** tenants that remained open in cities and states where other businesses were forcibly closed due to the COVID-19 pandemic. These tenants have been operating profitably throughout the crisis and are rising to the occasion to meet record-breaking demand for the essential goods and services that we all need during this difficult period.

SUMMARY OF EXCHANGERIGHT'S ASSETS UNDER MANAGEMENT

6.80%	93%+	10.2 Years	2.64x
FIVE YEAR AVERAGE INVESTOR CASH FLOW	NOI FROM ESSENTIAL BUSINESSES	WEIGHTED-AVERAGE LEASE TERM	AVERAGE DEBT SERVICE COVERAGE RATIO



TOP TEN TENANTS % OF NOI			
	Walgreens	22.90%	
	Dollar General	14.17%	
	Tractor Supply	10.63%	
	Kroger	6.74%	
	CVS Pharmacy	5.49%	
	Hobby Lobby	4.94%	
	BioLife Plasma Services L.P.	4.93%	
	Fresenius Medical Care	4.66%	
	Hy-Vee Grocery	3.60%	
	Family Dollar	3.17%	

Our portfolio tenants are primarily investment-grade, as determined by nationally recognized statistical rating organizations that are approved by the U.S. Securities and Exchange Commission to provide information that financial firms may rely on for regulatory purposes. 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.

Total assets under management (AUM) and number of states are inclusive of ExchangeRight and its affiliates.

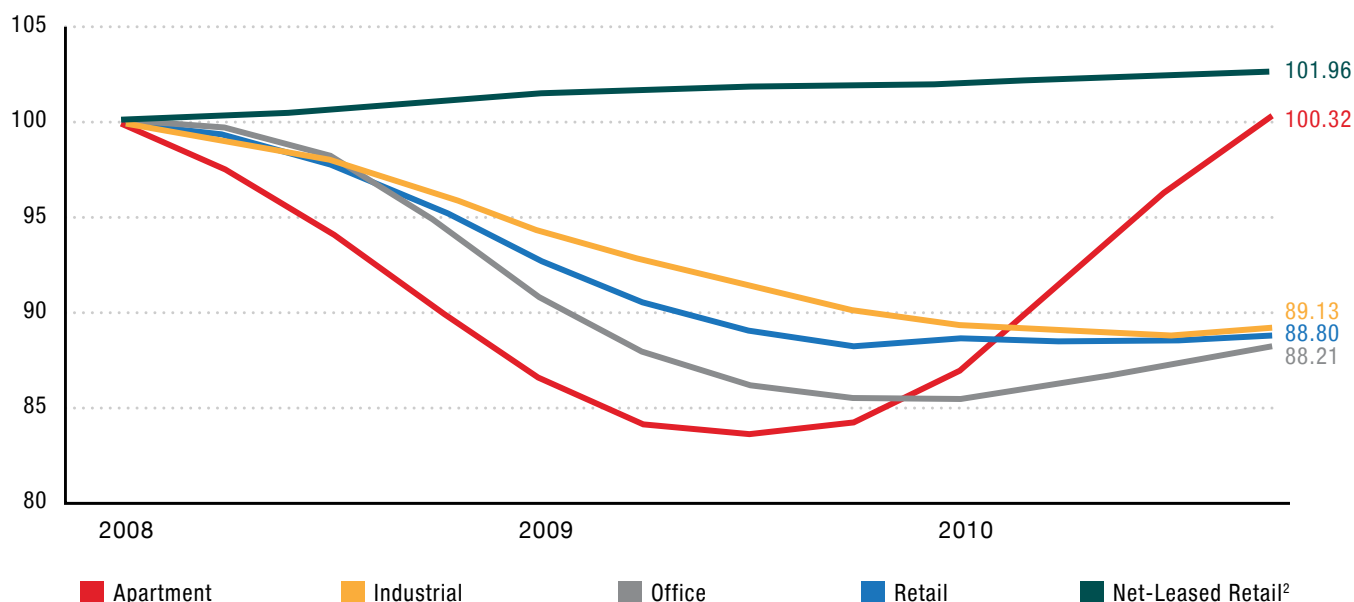
Past performance of the Sponsor and any past offerings is not indicative of future results.

ExchangeRight seeks to provide capital preservation and stable income by focusing on the asset class that performed the very best through the Great Recession: necessity-based net-leased real estate.

The chart below contrasts quarter-over-quarter changes to net operating incomes (“NOIs”) of net-leased retail with other major asset classes during the Great Recession of 2008–2010. The net-leased retail asset class is represented by Realty Income Trust’s (NYSE:O) net-leased assets under management during the same period. Realty Income Trust is the world’s largest publicly traded net-leased retail REIT. Investors should not rely on past performance as an indicator or guarantee of future results.

NET-LEASE RETAIL’S PERFORMANCE THROUGH THE GREAT RECESSION

NOI INDEX: Q1 2008–Q4 2010¹



ExchangeRight seeks to further protect investor capital and income by focusing on

- › Essential Businesses
- › Recession-Resilient Industries
- › Investment-Grade Credit Tenants

KEY ASSUMPTIONS AND SOURCES

1. This graph presents historical operating data sourced from CoStar, one of the world’s largest databases of commercial real estate operating history. All NOIs are indexed to 100 to show how they changed through the Great Recession.
2. The historical data from assets within Realty Income was sourced from the “same store rent growth” as disclosed in Realty Income Trust’s SEC filings, representing Realty Income’s annual change in NOI of properties under Realty Income Trust’s management during the 2008–2010 period presented.

Primarily investment-grade tenants operating essential businesses within recession-resilient industries.

TOP 10 TENANTS



*S&P Rated: Investment Grade BBB (Long-Term)
A-2 (Short-Term)*

DOLLAR GENERAL

*S&P Rated: Investment Grade BBB (Long-Term)
A-2 (Short-Term)*



S&P Rated: Investment Grade BBB (Long-Term)



*S&P Rated: Investment Grade BBB (Long-Term)
A-2 (Short-Term)*

CVS/pharmacy®

*S&P Rated: Investment Grade BBB (Long-Term)
A-2 (Short-Term)*

**HOBBY
LOBBY**

No Publicly-Rated Debt



Leases are guaranteed by Baxalta Inc., which senior unsecured notes are investment grade BBB+

F FRESENIUS

Leases are guaranteed by Fresenius Medical Care Holdings, Inc., which senior unsecured notes are investment grade BBB



NAIC Rated: Investment Grade 2 (NAIC discloses that their "2" rating is the equivalent of a BBB-, BBB, or BBB+ investment grade rating by S&P)

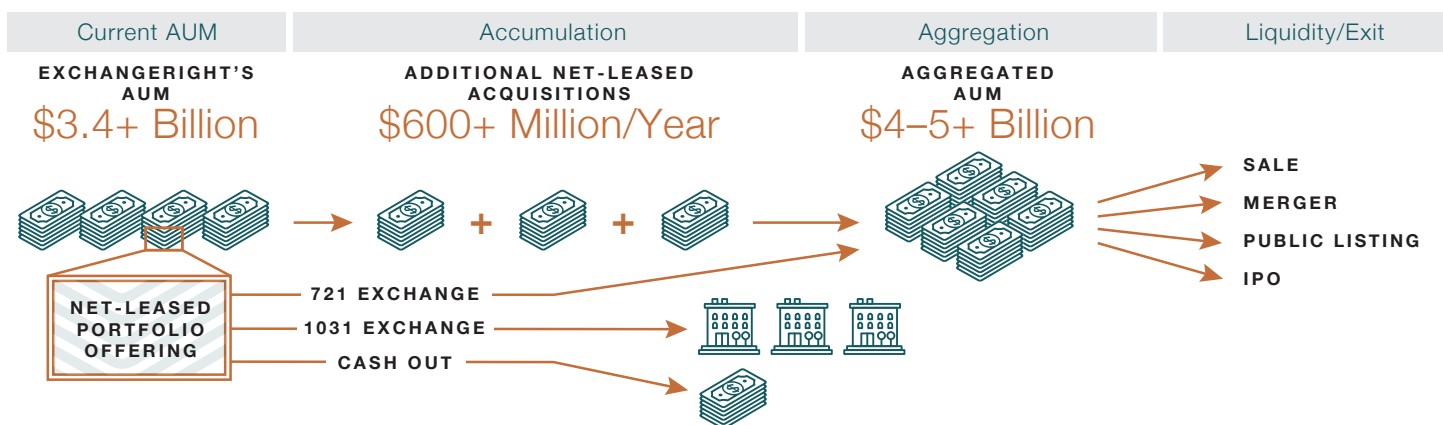
FAMILY DOLLAR
my family, my family dollar.

Family Dollar Stores, Inc. is a wholly owned subsidiary of Dollar Tree, Inc., which is investment grade BBB by S&P

Tenant financial data was primarily sourced from Form 10-Ks as well as other sources including tenant websites, Forbes, and Yahoo! Finance. Credit ratings were sourced directly from S&P and NAIC.

LIQUIDITY AND EXIT STRATEGY

ExchangeRight intends to strategically acquire net-leased necessity retail and healthcare properties to grow its total properties under management to \$4–5+ billion within four years. The Sponsor believes that this portfolio size will be attractive and marketable, enabling ExchangeRight to seek enhanced returns and liquidity for shareholders via an aggregated sale, merger, listing of its shares on a national securities exchange, or initial public offering.



OUR SCALABILITY AND EXIT APPROACH

ExchangeRight anticipates generating diversity and scale for investors by acquiring additional recession-resilient net-leased essential retail and healthcare properties consistent with our investment objectives in preparation of our goal to achieve the scale needed for an eventual aggregated sale, merger, public listing, or IPO.

The cash flow and value from ExchangeRight's corporate AUM are diversified by:



PROPERTY



LOCATION



TENANT



INDUSTRY



LEASE TERM



DEBT TERM

This strategy describes ExchangeRight's intended exit approach and may change based on future circumstances outside of its control. Past performance of ExchangeRight and any past offerings is not indicative of future results. Liquidity, exit objectives, timing, and results are not guaranteed. Investing in real estate involves risks.

ExchangeRight tracks the performance and metrics of publicly traded net lease REITs to ensure that its portfolio and offering construction are in alignment with its ultimate exit and liquidity strategy. The graph below compares the key metrics of publicly traded net lease REITs against the current and past returns of ExchangeRight's assets under management.

REIT NAME	TKR	MARKET CAP ¹	5-YR AVG HISTORICAL DIVIDEND YIELD ¹	WALT (YEARS) ²	Q2 2020 RENT COLLECTIONS ⁴	Q3 2020 RENT COLLECTIONS ⁴	Q4 2020 RENT COLLECTIONS ⁴
Realty Income Corporation	O	\$23.89 B	4.24%	9.00	88%	93%	94%
National Retail Properties, Inc.	NNN	\$7.74 B	4.41%	10.70	69%	90%	96%
Agree Realty Corp.	ADC	\$4.28 B	3.78%	9.70	95%	98%	99%
STORE Capital	STOR	\$8.93 B	4.53%	14.00	73%	87%	90%
Acadia Realty Trust	AKR	\$1.64 B	4.69%	Approx. 6.00	73%	87%	91%
Weighted average of public REIT comparables (based on Market Capitalization)			4.30%	10.20	82%	92%	94%
ExchangeRight Net-Leased Assets Under Management as of 3/31/2021			6.80%³	10.48²	100%	100%	100%
Difference between ExchangeRight's Net-Leased Assets Under Management and public REIT comparables			58.32%	2.72%	21.62%	9.05%	6.71%

In addition to the comparison metrics noted above, ExchangeRight's assets under management have several distinct advantages compared to the public comps noted above, including

- › Almost exclusively essential businesses that have remained open even in shelter-in-place cities and states as a result of COVID-19
- › Corporate-backed leases with no franchises or "mom and pop" locations
- › Primarily investment-grade credit compared to the public REITs' significant exposure to tenants with junk-bond-rated credit
- › Focused on recession-resilient industries compared to more discretionary and economically sensitive businesses

FOOTNOTES

Investments are subject to market risk. Past performance is not indicative of future results.

1. As of 3/31/21. Source: YCharts, a financial data research platform. Unlike shares of publicly traded net lease REITs, ExchangeRight's assets under management are illiquid and are not listed or traded on any stock exchange.
2. "WALT" stands for "weighted average lease term". Comparable public REIT lease terms are presented as of 12/31/2020 (Source: 10-K filings for year ended December 31, 2020). ExchangeRight lease terms are as of 12/31/2020.
3. 5-Year Average Dividend Yield is the historical 5-year weighted average of net cash flow for ExchangeRight's net-leased AUM. Past performance may not be indicative of future performance.
4. Rent Collection metrics for comparable public REITs are based on press releases, earnings calls, SEC filings, and other public investor presentations. All other comparable public REITs as of 12/31/2020. Q3 figures represent a simple average of July, August, and September collections for O, ADC, STOR, and AKR.

EXCHANGERIGHT TRACK RECORD

FULL-CYCLE OFFERINGS

OFFERING	DESCRIPTION	TARGETED ANNUALIZED CASH FLOW	ACTUAL ANNUALIZED RETURNS
Net-Leased Preferred Equity Fund 1	Shorter-term fund to acquire and sell net-leased assets for the Sponsor	Range of 12–20%	12.93%
Net-Leased Preferred Equity Fund 2	Shorter-term fund to acquire and sell net-leased assets for the Sponsor	Range of 8–12%	10.11%
Acquisition Notes	Company that issued short term debt capital to the Sponsor to acquire and sell net-leased assets	Range of 12–14%	12.00%
Acquisition Notes 2	Shorter-term fund to acquire and syndicate assets for the Sponsor	10.00%	10.00%
Acquisition Notes 3	Shorter-term fund to acquire and syndicate assets for the Sponsor	8.25–10.00%	10.00%
Van Mark Creek Apartments	One apartment community consisting of 144 units	7.16%	7.27%
Mira Bella and San Martin	Two Class B apartment communities consisting of 378 units	6.68%	6.82%
Lakeside at Arbor Place	One Class B apartment community consisting of 246 units	6.54%	11.08%
Crystal Lake Florida Apartments	One apartment community consisting of 224 units	6.44%	8.51%
North Austin Apartments	Three Class B apartment communities consisting of 422 units	6.52%	6.80%
Net-Leased Portfolio 1	Portfolio of two long-term net-leased properties leased to Family Dollar	7.25%	Range of 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)	7.45%	Range of 9.22–10.93%
Net-Leased Portfolio 3	Portfolio of nine long-term net-leased properties leased to Family Dollar (8) and Dollar General (1)	7.52%	Range of 9.10%–10.64%
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).	7.70%	Range of 7.73%–9.16%
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)	7.35%	Range of 7.69–9.99%
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)	6.30%	Range of 7.01–9.92%
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)	6.80%	Range of 7.35%–9.92%
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 (1), Tractor Supply (1) and Walgreens (3)	6.55%	Range of 6.77% - 8.31%

NET-LEASED PORTFOLIOS CLOSED OFFERINGS

OFFERING	DESCRIPTION	TARGETED ANNUALIZED CASH FLOW	ACTUAL ANNUALIZED CASH FLOW
NLP 42	Portfolio of 14 long-term net-leased properties leased to CVS Pharmacy (1), Dollar General (3), Family Dollar (2), Fresenius Medical Care (1), Tractor Supply (1), Walgreens (4), and Walmart (2).	6.29%	6.32%
NLP 41	Portfolio of 18 long-term net-leased properties leased to BioLife Plasma Services (2), CVS Pharmacy (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).	6.28%	6.31%
NLP 40	Portfolio of 21 long-term net-leased properties leased to AutoZone (1), CVS Pharmacy (5), Dollar General (5), Dollar Tree (1), Kroger (1), O'Reilly Auto Parts (1), Sherwin Williams (1), Tractor Supply (2) and Walgreens (4).	6.25%	6.30%
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 (Kroger guaranty) (1), Tractor Supply (2), and Walgreens (4)	6.20%	6.21%
NLP 38	Portfolio of 13 long-term net-leased properties leased to CVS (2), Dollar General (7), Pick 'n Save (Kroger guaranty) (1), Tractor Supply (2), and Walgreens (1)	6.17%	6.18%
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)	6.15%	6.15%
NLP 36	Portfolio of 2 long-term net-leased properties leased to Pick 'n Save (Kroger guaranty) (2)	6.18%	6.18%
NLP 35	Portfolio of 4 long-term net-leased properties leased to Tractor Supply (2), and Walgreens (2)	6.00%	6.01%
NLP 34	Portfolio of 4 long-term net-leased properties leased to Ballad Health (1), Dollar General (1), FedEx (1), and Walgreens (1)	5.11%	5.11%
NLP 33	Portfolio of 11 long-term net-leased properties leased to Dollar General (7), Tractor Supply (2), and Walgreens (2)	5.16%	5.16%
NLP 32	Portfolio of 27 long-term net-leased properties leased to Advance Auto Parts (1), BioLife Plasma Services (1), CVS Pharmacy (7), Dollar General (7), Fresenius Medical Care (2), Hobby Lobby (2), Tractor Supply (4), and Walgreens (3)	6.65%	6.67%
NLP 31	Portfolio of 25 long-term net-leased properties leased to Advance Auto Parts (1), BioLife Plasma Services (1), CVS Pharmacy (4), Dollar General (7), Giant Eagle (1), Hobby Lobby (2), Hy-Vee (1), Tractor Supply (5), and Walgreens (3)	6.78%	6.81%
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)	6.86%	6.91%

NET-LEASED PORTFOLIOS CLOSED OFFERINGS (CONT.)

OFFERING	DESCRIPTION	TARGETED ANNUALIZED CASH FLOW	ACTUAL ANNUALIZED CASH FLOW
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)	6.77%	6.84%
NLP 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 (Kroger guaranty) (1), Tractor Supply (2) and Walgreens (8)	6.35%	6.83%
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 (Kroger guaranty) (1), Tractor Supply (1) and Walgreens (6)	6.36%	6.36%
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 (Kroger guaranty) (1), Tractor Supply (4), and Walgreens (5)	6.13%	6.14%
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)	6.15%	6.19%
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 (Kroger guaranty) (1), Sherwin Williams (1), Tractor Supply (3), and Walgreens (7)	6.15%	6.15%
NLP 23	Portfolio of 24 long-term net-leased properties leased to Advance Auto Parts (2), AutoZone (2), Dollar General (8), Family Dollar (2), GIANT Food Store (1), Tractor Supply (2), and Walgreens (7)	6.19%	6.30%
NLP 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 (Kroger guaranty) (1), Tractor Supply (2), and Walgreens (3)	6.33%	6.33%
NLP 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)	6.39%	6.43%
NLP 20	Portfolio of 16 long-term net-leased properties leased to Advance Auto Parts (1), BioLife Plasma Services (1), Dollar General (4), Fresenius Medical Care (1), Napa Auto Parts (1), Pick 'n Save (Kroger guaranty) (1), Tractor Supply (2), Verizon Wireless (1), and Walgreens (2)	6.56%	6.56%
NLP 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)	6.82%	6.82%
NLP 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)	6.67%	6.67%
NLP 17	Portfolio of 16 long-term net-leased properties leased to Advance Auto Parts (1), Dollar General (7), Goodwill (1), Pick 'n Save (Kroger guaranty) (1), Napa Auto Parts (1), Tractor Supply (2), Verizon Wireless (1), and Walgreens (2)	6.96%	6.96%
NLP 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)	6.78%	6.78%
NLP 15	Portfolio of 16 long-term net-leased properties leased to Advance Auto Parts (2), CVS (1), Dollar General (6), Family Dollar (1), Fresenius Medical Care (1), Goodwill (1), Hobby Lobby (1), Indianapolis Osteopathic Hospital (1), and Walgreens (2)	6.55%	6.55%
NLP 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)	6.83%	6.83%
NLP 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)	7.27%	7.27%
NLP 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)	7.37%	7.41%
NLP 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)	7.89%	7.89%
NLP 6	Portfolio of 16 long-term net-leased properties leased to Family Dollar (3), Dollar General (8), Advance Auto Parts (1), AutoZone (1), CVS (1), Dollar Tree (1), and Tractor Supply (1)	7.87%	7.87%
NLP 5	Portfolio of 14 long-term net-leased properties leased to Family Dollar (5), Dollar General (4), Advance Auto Parts (2), AutoZone (1), Sherwin Williams (1), and The Christ Hospital (1)	6.29%	6.29%

MULTIFAMILY OFFERINGS CLOSED OFFERINGS

OFFERING	DESCRIPTION	TARGETED ANNUALIZED CASH FLOW	ACTUAL ANNUALIZED CASH FLOW
El Paso Apartment Portfolio	2 Class B apartment communities consisting of 393 units	6.10%	7.75%

PREFERRED EQUITY FUNDS CLOSED OFFERINGS

OFFERING	DESCRIPTION	TARGETED ANNUALIZED CASH FLOW	ACTUAL ANNUALIZED CASH FLOW
Net-Leased Preferred Equity Fund 3	Shorter-term fund to acquire and syndicate assets for the Sponsor	8.25%	8.25%
Net-Leased Preferred Equity Fund 4	Shorter-term fund to acquire and syndicate assets for the Sponsor	7.00%	7.00%

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.

OUR PARTNERS



David Fisher, CPA *Managing Partner*

David began his career with KPMG in the tax department, and then worked in tax, treasury, and acquisitions for Wells Fargo for over nine years. He was North American Head of Asset and Structured Finance for HSBC's Investment Banking division. David and his banking teams executed international financings in excess of \$8 billion. He graduated from the University of Northern Iowa in 1993, *magna cum laude* in Accounting, and earned national honors with the Elijah Watt Sells Award on the May 1993 CPA exam. David is primarily responsible for the acquisition, asset management, and financing aspects of the businesses.



Joshua Ungerecht *Managing Partner*

Together with Warren Thomas, Joshua has overseen the stewardship of client equity into real estate since 2003. Joshua graduated from The Master's College, *summa cum laude*, with a B.A. in Theology, Apologetics, and Missions, and is currently on leave from Talbot Graduate School, where he was pursuing an M.A. in Philosophy of Religion and Ethics. He also maintains Series 7, 22, 24, 63, 65, 66, and 79 Securities Licenses and an active California real estate broker license. Joshua serves as chairman of the board for Saving Innocence, a non-profit focused on rescuing children in Los Angeles County from human trafficking.



Warren Thomas, CPA *Managing Partner*

Warren has over 35 years of experience as a CPA and has been an active commercial real estate investor for the past 25 years. Prior to focusing on the securitized 1031 exchange market in 2003, he developed an extensive tax practice including estate planning, financial planning, and real estate advisory services. He graduated in 1978 from Biola University with a B.S. in Business, specializing in Accounting. He also earned a master's degree in Taxation from Golden Gate University in 1993. He maintains Series 6, 7, 22, 24, 39, 63, 66, and 79 Securities Licenses.

EXECUTIVE MANAGEMENT



Dave Van Steenis
Chief Financial Officer



Susana Dryden
Chief Operating Officer



Louis Swingrover
Exec Vice President



Kevin Steines
Chief Accounting Officer

We are a vertically integrated, fully scalable real estate platform.

- › Underwriting and Acquisitions
- › Financing and Structuring
- › Leasing and Tenant Retention
- › Marketing and Dispositions
- › Asset and Property Management
- › Analysis and Legal
- › Institutional-Quality Investor Reporting
- › Monthly Investor Distributions

BROKER-DEALER AND RIA RELATIONS



Geoff Flahardy
Director of Nat'l Accounts



Weldon Evans
Natl Sales Director



David Flamm
Vice President



David McCurdy
Senior Vice President



Beth Veloz
Senior Vice President



Danny Carmona
Senior Vice President



Leo Peters
Senior Vice President



Zach Plahn
Vice President



Larry Baron
Vice President



Scott Peterman
Vice President

OPERATIONS



Christie Burrow
Operations Manager



Mary Lynn Deagon
Systems & Project Manager



Casey Koestner
Executive Assistant



Abby Baghdasarian
Executive Assistant



Laya Rashidi
Executive Assistant



Angie Galgocz-Deak
Team Resource Manager



Jenifer Mulcahy
Office Manager



Joanna Ku
Admin Assistant

ASSET MANAGEMENT



Roger Taylor
Director, Asset Mgmt



Meryl Maglaya
Asset Mgmt Op Team Lead



Malerie Bondy
CAM Reimburse Coord



Sharlene Francis
Insurance & Tax Coord



Janna Grigoryan
Sr Facilities Coord



Maureen Little
Facilities Coord



Kelly Ann Pepin
Facilities Coord



Josh Delo
Asset Manager



Sara Seaman
Asset Manager



Jack Ryan
Financial Analyst



Renee Esguerra
Rail Estate Coord

ACCOUNTING



Carrie Garcia
Assistant Controller



Leah Frink
Sr Accountant



Karina Overgaard
Sr Accountant



Aileen Frias
Sr Accountant



Tony Waechter
Sr Accountant



Juliet Melikian
Staff Accountant



Wesley LaVelle
Staff Accountant



Marisa Dimov
Senior Accountant



Dean Miller
Staff Accountant



Hong Cun
Staff Accountant

SYNDICATION AND ANALYSIS



William Spencer
Sr Invest Analyst



Aaron Bush
Analyst



Drake Moser
Analyst

INVESTOR RELATIONS



Janessa De La Riva
Investor Relations Manager



Jackie Solorzano
Investor Relations



Shannon Bailey
Investor Relations



Riley Blindt
Admin Assistant

LEGAL AND CLOSING



Jennifer Chase
Director of Acquisitions



Antoinette Baca
Acquisitions Coord



Stephanie Lee
Legal & Closing Team Coord



Kathleen Ju
Rail Estate Contract Admin



Pateel Ashjian
Corporate Counsel

IT AND DEVELOPMENT



Vance Lanoy
Systems Administrator



Peter Farley
IT Support



Adam Edison
Sr. Data Engineer

COMMUNICATIONS



Rafael Polendo
Creative Director



Eric Benson
Multimedia Art Dir.



Robert Nienhuis
Digital Art Dir.



Lindsey Thompson
Media Relations Spec.



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

Pictures are representative of similar corporate-backed stores in the ExchangeRight portfolio and are not actual properties included in the portfolio.



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