



FARMLAND OFFERING

Sponsored by DST Farmland

Central Washington Farms DST

Adams County & Grant County

Washington

2,207 Acres

OFFERING SIZE: \$3,455,000

MINIMUM INVESTMENT: \$100,000

TARGET HOLD PERIOD: 5-10 YEARS

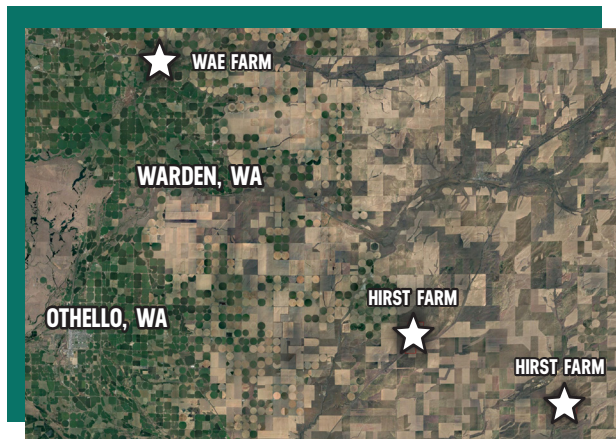
ANNUAL CASH YIELD: 1.05%

PROJECTED IRR: 7.9%



ASSET SUMMARY

DST Farmland is excited to announce the investment offering of the Central Washington Farms DST. This offering consists of two high-quality farms located in the Columbia River Basin in Washington State. This portfolio offers diversification between dryland and irrigated cropland. The farms produce fresh market crops, direct food supply chain crops, and feed crops. This diversified production engages multiple facets of the food supply chain, providing resilience and stability across a wide range of market conditions. Both properties have long-term cash rent leases in place with qualified local operators. To help guide the farms to maximum production and resale potential, the farms will be professionally managed by Peoples Company, a nationally recognized firm that offers land management, appraisal, brokerage, and investment services across the country.



HIGHLIGHTS

- + 2,115 tillable acres of which 240 are irrigated acres
- + Located in strong agricultural production region of Washington
- + Managed by Peoples Company, a leading farmland manager
- + Leased to experienced local operators on long-term cash rent agreements
- + Operated according to Leading Harvest sustainability standards
- + Section 1031 Exchange eligible both into and out of the ownership structure
- + Leverage to provide 1031 investors the ability to replace the debt on relinquished properties and fully defer taxes
- + Bonus Rent structure to ensure investors capture the unique inflation hedge characteristics of farmland

Disclaimer: No material in this flyer is to be construed as a solicitation or offer to sell a security, or a solicitation or an offer to purchase a security. Offers to sell or solicitations of an offer to buy will only be made by the delivery of definitive documentation relating to a proposed investment. Offers, commitments, and sales will only be made or accepted pursuant to definitive documentation and only to qualified investors.

PRO FORMA MODEL

Central Washington Farms DST

Investor Cash Flow Illustration — \$150,000 Investment

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Purchase of Units	\$(150,000)	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Annual Cash from Stated Rent	\$-	\$1,575	\$1,575	\$1,575	\$1,575	\$1,575	\$1,575	\$1,575	\$1,575	\$1,575	\$1,575
Annual Cash from Bonus Rent							\$5	\$416	\$420	\$424	\$427
Annual COC Return	\$-	1.05%	1.05%	1.05%	1.05%	1.05%	1.05%	1.33%	1.33%	1.33%	1.33%
Pro Forma Annual Returns Total (a)	\$17,441	<i>10 year annual return total</i>									
Investment Disposition Value (a)	\$272,563	<i>Capital return plus capital gains, less disposition fees</i>									
Total Projected Dispositions (a)	\$290,004	<i>Total annual returns plus investment disposition value</i>									
Projected Investment IRR (b)	7.9%										

(a) Actual performance and financial results in future periods may differ materially from these projections. Projected investment disposition value after satisfying debt obligations, return of capital to investors, and disposition and selling commission fees.

(b) Actual performance and financial results in future periods may differ materially from these projections and are dependent on timing of investment.



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