

Exhibit G
Pro Forma Rent & Cash Flows

Year Ending	1	2	3	4	5	6	7	8	9	10
	10/31/2026	10/31/2027	10/31/2028	10/31/2029	10/31/2030	10/31/2031	10/31/2032	10/31/2033	10/31/2034	10/31/2035
BioLife Plasma Services - Kissimmee	\$573,564	\$579,300	\$585,093	\$590,944	\$596,853	\$602,822	\$608,850	\$614,939	\$621,088	\$627,299
BioLife Plasma Services - Kyle	\$629,324	\$635,617	\$641,973	\$648,393	\$654,877	\$661,426	\$668,040	\$674,720	\$681,467	\$688,282
BioLife Plasma Services - Mobile	\$515,502	\$520,657	\$525,863	\$531,122	\$536,433	\$541,797	\$547,215	\$552,688	\$558,214	\$563,797
Tractor Supply - Caledonia	\$380,160	\$380,160	\$380,160	\$380,160	\$380,160	\$399,168	\$399,168	\$399,168	\$399,168	\$399,168
Tractor Supply - Rome	\$439,000	\$439,000	\$439,000	\$439,000	\$449,975	\$460,950	\$460,950	\$460,950	\$460,950	\$472,474
Tractor Supply - Stockbridge	\$337,740	\$337,740	\$337,740	\$337,740	\$337,740	\$354,627	\$354,627	\$354,627	\$354,627	\$354,627
Net Operating Income	\$2,875,290	\$2,892,474	\$2,909,829	\$2,927,359	\$2,956,038	\$3,020,790	\$3,038,850	\$3,057,091	\$3,075,515	\$3,105,647
Property Management	\$71,882	\$72,312	\$72,746	\$73,184	\$73,901	\$75,520	\$75,971	\$76,427	\$76,888	\$77,641
Ongoing Reserves*	\$48,459	\$48,459	\$48,459	\$48,459	\$48,459	\$48,459	\$48,459	\$48,459	\$48,459	\$48,459
Annual Ins., Tax, Bank Fees, and Filing Costs	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
Asset Management	\$11,501	\$11,570	\$11,639	\$11,709	\$11,824	\$12,083	\$12,155	\$12,228	\$12,302	\$12,423
Net Investor Cash Flow	\$2,723,448	\$2,740,133	\$2,756,986	\$2,774,006	\$2,801,854	\$2,864,728	\$2,882,265	\$2,899,977	\$2,917,866	\$2,947,124
Net Cash Flow % of Equity	5.15%	5.19%	5.22%	5.25%	5.30%	5.42%	5.46%	5.49%	5.52%	5.58%

*\$779,659 of initial tax and insurance prepaids and reserves, and reserves for operations and repairs is being funded upfront as part of this offering. The DST anticipates reserving \$48,459 per year to provide additional operational reserves for the benefit of the trust, which is reflected in the ongoing reserve figures presented above. These additional receipts are anticipated to increase the Trust's reserve funding for the benefit of investors during that same period.

The Manager anticipates selling this portfolio of Properties as a part of an anticipated larger aggregation strategy. The exit strategy is intended to capitalize on ExchangeRight's REIT platform and aggregation strategy by having the REIT platform acquire the DST interests and targeting to provide investors with the option to (1) complete an exchange pursuant to Section 721 of the Code into the acquiring ExchangeRight REIT; (2) participate in a tax-deferred cash out financing targeting 20% of their total investment value to be distributed as financing proceeds and an exchange of the remaining equity interests under Section 721 of the Code; (3) complete a Section 1031 Exchange; (4) cash out (not tax-deferred); or (5) a combination of the above exit options. If market conditions will not maximize value for the Owners through a disposition at the time of the aggregation, it is the Sponsor's intention to utilize the aggregation strategy to provide ample diversification and scale to mitigate lease rollover risk, maintain the Owners' distributions, and protect the Owners' principal until the opportune time when market pricing is favorable. While there can be no guarantee that the Sponsor will meet its target or that a liquidity or exit transaction will take place within our targeted time frame, the Sponsor intends to pursue such an exit or liquidity event if it believes that it will be in the best interests of the Owners and will provide them with enhanced liquidity and value.

This offering is dated October 31, 2025. Year one net operating income is annualized to reflect of a full year of operations from each property. Investing in this offering involves risk. There is no guarantee that these cash flows will be achieved. Please review this Private Placement Memorandum in its entirety, so that you may understand and weigh the potential benefits and risks accordingly, before making any investment decision. Past performance of the sponsor and its principals is no guarantee of future performance.