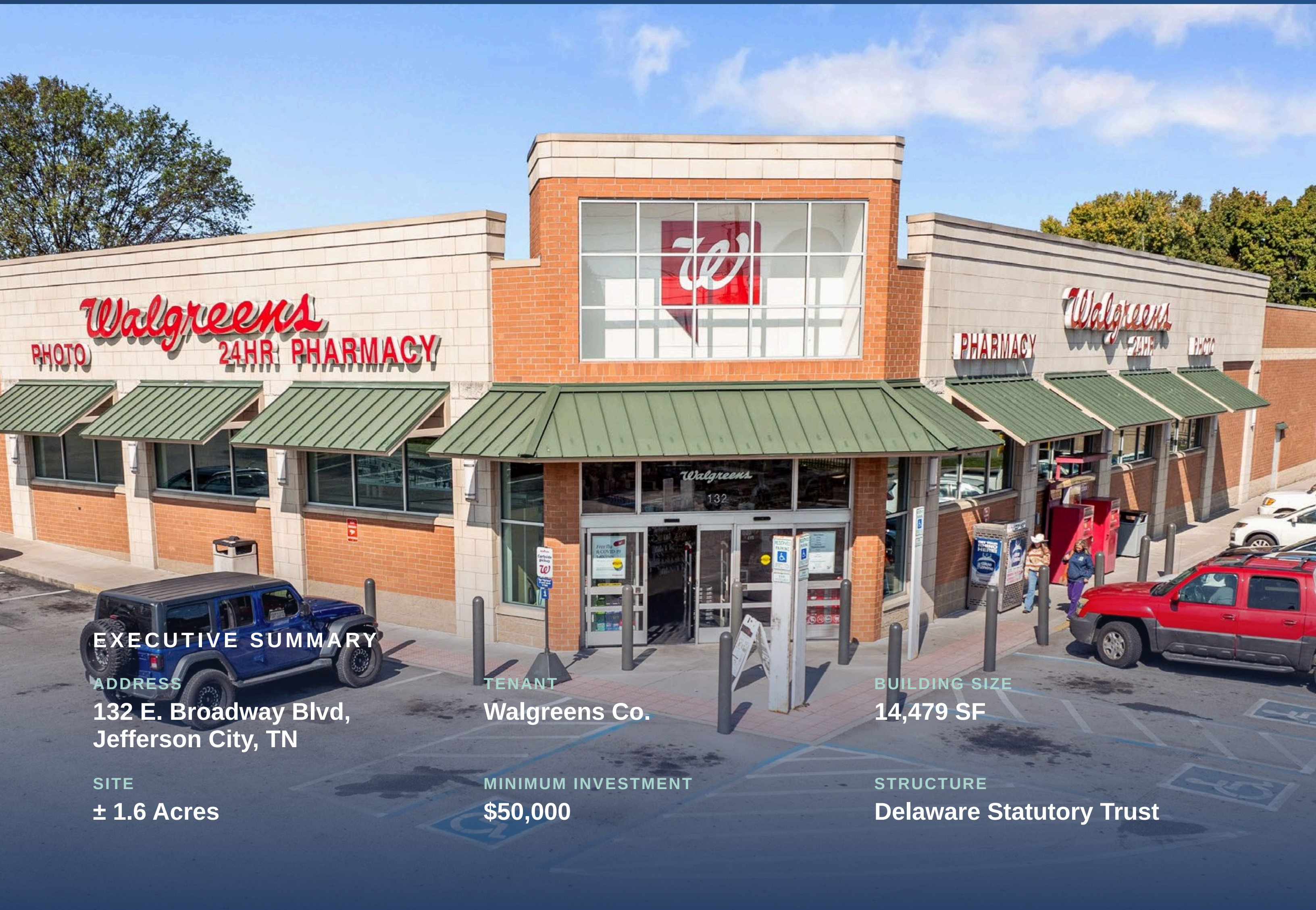
FOUR CORNERS

OFFERING MEMORANDUM

Four Corners Jefferson City TN DST

Single-Tenant Walgreens · Absolute NNN

Jefferson City, Tennessee | Knoxville MSA



EXECUTIVE SUMMARY

ADDRESS 132 E. Broadway Blvd, Jefferson City, TN	TENANT Walgreens Co.	BUILDING SIZE 14,479 SF
SITE ± 1.6 Acres	MINIMUM INVESTMENT $50,000	STRUCTURE Delaware Statutory Trust

Investment Overview

1031 EXCHANGE OFFERING

TENANT & LEASE

Lease Type	**Triple-Net (NNN)**
Tenant Obligations	**Taxes, Insurance & Maintenance**
Lease Expiration	**2035**
Initial Termination Rights	**2035**
Monthly Contractual Rent	**$25,462.50**
Annualized Rent (per lease)	**$305,550**

CAPITALIZATION

Total Offering	**$4,350,000**
Equity	**$1,800,000**
Debt	**$2,550,000**
Loan-to-Value (LTV)	**58.62%**
Minimum Investment	**$50,000**
Debt Financing	**Local Banking Relationship**

$4.35M
TOTAL RAISE

58.62%
LTV

2035
LEASE EXPIRATION

$50K
MINIMUM

INVESTMENT HIGHLIGHTS

- ✓ Absolute NNN lease structure
- ✓ Tennessee — a tax-free income state
- ✓ New lease extension under Walgreens management
- ✓ Structured for 1031 Exchange investors
- ✓ Located within the Knoxville MSA
- ✓ Long-term tenant commitment
- ✓ Local banking relationship on debt

MARKET & LOCATION

Jefferson City benefits from its proximity to Knoxville, Carson-Newman University, Jefferson Memorial Hospital, major retailers, and regional employment centers. The property sits within an established retail corridor with strong traffic counts and a national tenant presence, anchoring a durable, income-producing location.

There can be no assurance that the fund will achieve targeted returns or return of principal.

DISCLOSURE STATEMENT FOR MARKETING MATERIAL

An investment in Four Corners Jefferson DST is an investment in a private placement offering - private placement offering are illiquid securities. There is no secondary market for the investments.

This summary is being provided to you for informational purposes only, and shall not create any binding obligation to proceed with any transaction contemplated herein. The information set forth herein is qualified in its entirety by the Confidential Information Memorandum ("Memorandum"), the Operating Agreement of Four Corners Capital Management, LLC, and the Subscription Agreement of Four Corners Capital Management, LLC.

Further, this summary does not constitute any recommendation regarding an investment in the Company by the sponsors or any of their affiliates.

The information contained is believed to be accurate as of the date hereof; however, neither the Manager nor its affiliates make any express warranty as to the completeness and accuracy of the information contained herein. Estimates and financial projections are derived from third-party experts retained by the Manager and/or its affiliates. While such sources are believed to be reliable, no representation or warranty is made with respect thereto. There is no obligation to update or revise this summary, including any forward-looking statements, based on new information, future events, or regulatory changes. The investment described herein involves significant risks not associated with other investments and is suitable only for persons of adequate financial means, who have no need for liquidity in their investment, and understand the significant risks of taking part in a listed transaction. The Company is not suitable for all investors. Please see the Memorandum for a more complete description of the risks of investing in the Company. Any hypothetical investment returns described herein are provided strictly for illustrative purposes only and actual results may materially differ from those shown herein. Prospective investors are urged to consult with their legal, accounting, and tax advisors concerning your particular tax circumstances. This presentation is being provided to you on a strictly confidential basis in connection with your consideration of a potential investment in the Company.

This summary does not contain all the material terms and information a prospective investor should consider before deciding to invest in the Company. Prior to making an investment, prospective investors should carefully read the Memorandum, Operating Agreement and Subscription Agreement of the Company and conduct your own investigation of the facts set forth therein. In the case of any discrepancy between this summary and the Memorandum, the Memorandum shall control.

By accepting delivery of this summary, you agree that you will, and you will cause your professional advisors to, use the information contained herein only to evaluate your investment in the Company. You also agree that neither you nor your professional advisors will divulge any information contained herein to any other person except as required by applicable law. Neither the Securities and Exchange Commission ("SEC") nor any other governmental authority has passed upon the merits of participating in the Company nor the adequacy or accuracy of this summary. Any representation to the contrary is a criminal offense. The offer and sale of any securities have not been registered with the SEC or the securities commission of any state in reliance upon an exemption from registration available under the Securities Act of 1933 (as amended) and under analogous exemptions available in each state; accordingly, an investment will be subject to restrictions on transferability and the investment may not be offered, transferred, or resold except as explicitly provided in the Operating Agreement of the Company.

This presentation contains certain forward-looking information as defined in applicable securities laws (referred to herein as "forward-looking statements"). Forward-looking information is typically identified by words such as: "believe", "expect", “looks”, "anticipate", "intend", "estimate", "planned" and similar expressions, or are those, which, by their nature, refer to future events. These forward-looking statements reflect the expectations or beliefs of management of the Company based on information currently available to it. Forward-looking statements are subject to a number of risks and uncertainties, including those detailed from time to time in filings made by the Company with securities regulatory authorities, which may cause actual outcomes to differ materially from those discussed in the forward-looking statements. The forward-looking statements and information contained in this press release are made as of the date hereof and the Company undertakes no obligation to update publicly or revise any forward-looking statements or information, whether as a result of new information, future events or otherwise, unless so required by applicable securities laws.