



LRT HARDEEVILLE MULTIFAMILY 1 DST

All-Cash DST Offering

Invest in 17 acres of ground leased land supporting the development of a 216-unit multifamily community with a clubhouse and business center



OFFERING DETAILS

Offering Size	\$21,000,000
Minimum Investment	\$100,000
Ownership Structure	Delaware Statutory Trust Regulation D, 506(c)
Projected Hold Period	4 to 5 years
Investor Eligibility	Accredited Investors Only 1031 Exchange Available
Form of Tax Reporting	1099

www.lrtcompany.com

There can be no assurance the fund will achieve targeted return or return principal.
In conjunction with PPM dated 05/12/2026.

Investment Opportunity

POTENTIAL BENEFITS OF A GROUND LEASE

- ◆ Potential for monthly cash flow from rent
- ◆ Potential for cash from capital transactions, including selling the improved property once construction is complete
- ◆ Built-in rent escalations

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WHAT IS A GROUND LEASE?

An agreement in which a tenant typically develops a property on unimproved land during the set lease period while paying rent and other potential fees and escalations to the landlord. Once the lease period is over, all improvements are turned over to the owner of the subject property.

Project Details

A 216-unit multifamily community with a clubhouse and business center will be designed, developed and constructed on the approximately 17-acre property. The project is part of Island Gateway, a \$252 million, 83-acre mixed-used development in Hardeeville, South Carolina.



LOCATION OVERVIEW

Bordering the town of Savannah, Georgia, Hardeeville is within the Hilton Head Island-Bluffton-Port Royal, SC Metropolitan Statistical Area. The property is adjacent to Coastal Carolina Hospital and is nearby additional medical facilities, transportation corridors, churches, schools, shopping, restaurants and more.



POPULATION GROWTH

As of 2026, Hardeeville has a population growth rate of 9.95% annually and has increased by 118.88% since the 2020 U.S. Census.¹



ECONOMIC DRIVERS

Hardeeville is economically driven by retail, tourism and medical centers, as well as local construction.



AREA GROWTH

Between 2013 and 2020, the MSA (renamed by the U.S. Census Bureau in 2023) had the second highest rate of population growth in the South, with relocating retirees accounting for the majority of new residents. Just off Exit 8 along Interstate 95, more than 14,000 homes, 10 restaurants, hotels, a major grocery store and a Buc-ee's Travel Center are planned near the site location.² Nearby, Hyundai Motor Group Metaplant America (HMGMA) — a more than \$7.5 billion² EV manufacturing facility that includes a \$4.3 billion³ battery cell plant operated as a joint venture with LG Energy Solution — opened in March 2025. An \$825 million project is also underway to widen Interstate 95 through Jasper County.⁴

1. <https://worldpopulationreview.com/us-cities/south-carolina/hardeeville>

2. <https://www.hmgma.com/our-facility/>

3. <https://hlgabattery.com/about/>

4. <https://www.scdot.org/inside/SCDOTPress/2025/scdot-awards-i-95-widening-and-improvements-project--work-to-beg.html>

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Property Details

— 5 ISLAND GATE WAY, HARDEEVILLE, SC, 29927

LAND

17.18 undeveloped acres

LEASE

50-year ground lease

HIGH VISIBILITY

Just off Exit 8 of Interstate 95

RENT ESCALATIONS

Annual

LEASE STRUCTURE

Triple net

OWNERSHIP STRUCTURE

Fee simple

LESSEE

LRT Hardeeville Multifamily 1 Lessee, LLC

LEASE GUARANTOR

LRT Company, LLC



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About LRT Company

LRT Company is an opportunistic development company with extensive experience in the ground-up development of multifamily and senior living communities with a focus on the Southeast and Mid-Atlantic. Founded in 2019, the company is a sponsor of Delaware statutory trust investment opportunities. The firm's leading principals, Lawrence LaBonte and Charles Anderson, have more than 35 years each of experience in nearly every type of real estate asset, including acquiring, entitling and managing core value-add and ground-up properties as well as asset repositioning. The leadership team has built industry-wide relationships that play a key role in their business strategy for success.

35 years EACH OF EXPERIENCE IN REAL ESTATE

TO LEARN MORE, CONTACT US TODAY

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CONSIDER THE RISKS

An investment in the Interests is highly speculative and involves substantial investment and tax risks, including, without limitation, the following risks:

- There is no guarantee that any strategy will be successful or achieve investment objectives.
- Potential for property value loss - All real estate investments have the potential to lose value during the life of the investments.
- Change of tax status - The income stream and depreciation schedule for any investment property may affect the property owner's income bracket and/or tax status.
- An unfavorable tax ruling may cancel the deferral of capital gains and result in immediate tax liabilities.
- Potential for foreclosure - All financed real estate investments have the potential for foreclosure.
- Illiquid - Because 1031 exchanges are commonly offered through private placement offerings and are illiquid securities. There is no secondary market for these investments.
- Reduction or elimination of monthly cash flow distributions - Like any investment in real estate, if a property unexpectedly loses tenants or sustains substantial damage, there is potential for suspension of cash flow distributions.
- Impact of fees/expenses - Costs associated with the transaction may impact investor's returns and may outweigh the tax benefits.
- This is a "best efforts" offering with no minimum raise requirement.
- There are various risks associated with owning, financing, operating, and leasing commercial real estate in Hardeeville, South Carolina.
- The Ground Lessee may face delays in, or be unable to complete, construction of the Project. Such delays or failure to complete the Project will adversely impact its ability to pay rent to the Trust.
- The Interests do not represent a diversified investment.
- The Beneficial Owners have no voting rights with respect to the management or operations of the Trust or in connection with the sale of the Property.
- There can be various conflicts of interest among the Trust, the Sponsor, the Signatory Trustee, the Depositor and their Affiliates.
- There are tax risks associated with an investment in the Interests.

This is not an offer to buy, nor a solicitation to sell securities. Information herein is provided for information purposes only and should not be relied upon to make an investment decision or constitute a recommendation. Offers can be made only by the confidential Private Placement Memorandum (the "PPM") which is available upon request. This communication does not and cannot replace the PPM and is qualified in its entirety by the PPM. This communication may not be relied upon in making an investment decision related to any investment offering by the issuer, or any affiliate, or partner thereof ("Issuer"). All potential investors must read the PPM and no person may invest without acknowledging receipt and complete review of the PPM. All investing involves the risk of loss of some, or all principal invested. Past performance is not indicative of future results. With respect to any "targeted" goals and performance levels outlined herein, these do not constitute a promise of performance, nor is there any assurance that the investment objectives of any program will be attained.

Consult the PPM for investment conditions, risk factors, minimum requirements, fees and expenses and other pertinent information with respect to any investment. These investment opportunities have not been registered under the Securities Act of 1933 and are being offered pursuant to an exemption therefrom and from applicable state securities laws. All offerings are intended only for accredited investors unless otherwise specified. All information is subject to change. Issuer does not warrant the accuracy or completeness of the information contained herein. You can obtain background information on broker-dealer firms and their registered financial professionals at <https://brokercheck.finra.org>.

Investors do not have any direct ownership interest in any individual property. The analysis presented in this investment summary is based on a series of estimates and assumptions developed by LRT Hardeeville Multifamily 1 Holdings LLC and its affiliates. Certain assumptions used in this analysis are derived from the experience of prior DST offerings sponsored by related entities; however, those assumptions may not be representative of the performance, characteristics, market conditions, or risk profile of this new DST offering.

The assumptions used are intended solely to illustrate potential outcomes and do not represent a prediction or guarantee of future performance. Actual results may differ materially due to changes in market conditions, property operations, economic factors, or other risks inherent in commercial real estate investing. Any modification to the underlying assumptions may significantly affect the conclusions shown in this analysis. There is a certain degree of inherent risk associated with commercial real estate investing, and you, as the buyer, are strongly advised to seek guidance from your accountant, attorney, and other professional advisors, and to view this information as hypothetical.

This information is provided for illustrative and hypothetical purposes only. Investors are strongly encouraged to consult with their own tax advisors, attorneys, accountants, and other professional advisors before making any investment decision. All information furnished by LRT Hardeeville Multifamily 1 Holdings LLC has been obtained from sources believed to be reliable; however, no warranty or representation is made as to its accuracy, adequacy, or completeness.

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For Accredited Investors Only