EXHIBIT G

PRO FORMA RENT AND CASH FLOWS FOR THE PROPERTIES

Exhibit G

Pro Forma Rent & Cash Flows

Year Ending	**7/31/2027**	**7/31/2028**	**7/31/2029**	**7/31/2030**	**7/31/2031**	**7/31/2032**	**7/31/2033**	**7/31/2034**	**7/31/2035**	**7/31/2036**
	1	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**
Dollar Tree - Ocala	$126,590	$126,590	$126,590	$126,590	$126,942	$131,278	$131,278	$131,278	$131,278	$131,278
Hobby Lobby - Midwest City	$501,875	$508,750	$508,750	$508,750	$508,750	$508,750	$508,750	$508,750	$508,750	$508,750
Lowe's - Milford	$1,185,188	$1,185,188	$1,185,188	$1,217,207	$1,244,447	$1,244,447	$1,244,447	$1,244,447	$1,278,067	$1,306,669
Novant Health - Myrtle Beach	$144,658	$147,586	$147,586	$147,586	$147,586	$147,586	$147,586	$147,586	$147,586	$151,891
Novant Health - Summerville	$148,321	$151,323	$151,323	$151,323	$151,323	$151,323	$151,323	$151,323	$151,323	$155,737
Novant Health - Sumter	$186,571	$190,348	$190,348	$190,348	$190,348	$190,348	$190,348	$190,348	$190,348	$195,900
Net Operating Income	$2,293,202	$2,309,785	$2,309,785	$2,341,804	$2,369,397	$2,373,732	$2,373,732	$2,373,732	$2,407,352	$2,450,225
Property Management	$57,330	$57,745	$57,745	$58,545	$59,235	$59,343	$59,343	$59,343	$60,184	$61,256
Ongoing Reserves*	$24,838	$24,838	$24,838	$24,838	$24,838	$24,838	$24,838	$24,838	$24,838	$24,838
Annual Ins., Tax, Bank Fees, and Filing Costs	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000
Asset Management	$9,173	$9,239	$9,239	$9,367	$9,478	$9,495	$9,495	$9,495	$9,629	$9,801
Net Investor Cash Flow	$2,191,862	$2,207,963	$2,207,963	$2,239,054	$2,265,847	$2,270,056	$2,270,056	$2,270,056	$2,302,702	$2,344,330
Net Cash Flow % of Equity	5.05%	5.08%	5.08%	5.16%	5.22%	5.23%	5.23%	5.23%	5.30%	5.40%

*$1,032,209 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 $24,838 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. The strategy prioritizes capital preservation, stable monthly income, and ongoing tax deferral to investors through an exchange pursuant to Section 721 of the Code. In addition to the primary goals noted above, the Sponsor targets to provide individual Owners with the following exit options: 1) complete another Section 1031 Exchange, 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) participate in a tax-deferred exchange of their DST interests for ownership in an operating partnership of a REIT under Section 721 of the Code, 4) take all of their cash out on a non-tax-deferred basis, or 5) any combination of the above options. This strategy is intended to capitalize on ExchangeRight's aggregated portfolio by providing additional diversification by property, location, tenant, industry, lease term, and debt term to investors.

This offering is dated July 29, 2026. Year one net operating income is annualized to reflect of a full year of operations from each property. The pro forma assumes that any tenant renewal options are exercised in accordance with the terms of their respective leases. Separately, the DST is supported by a 20-year master lease that is guaranteed by the ExchangeRight Essential Income Operating Partnership. 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.