

# IDEAL

CAPITAL GROUP



1031  
EXCHANGE  
INTO AN  
IDEAL DST



# DSTs – The *IDEAL* 1031 Solution

A Delaware Statutory Trust (DST) is a legal entity where multiple investors can pool their resources to own an institutional-grade investment property. IRS Revenue Procedure 2004-86 authorized DSTs as “like-kind” replacement properties for purposes of satisfying a 1031 tax-deferred exchange.

DSTs allow investors the opportunity to trade their investment real estate for passive, cashflowing, high-quality, & professionally operated assets.

IDEAL Capital Group Holdings LLC (“IDEAL”) is private real estate investment firm specializing in owning and operating institutional-quality multifamily assets under the DST structure. IDEAL targets high-quality multifamily properties throughout the Western United States for its DST investments. IDEAL’s principals invest in every DST right alongside its investors.

## Invest in a DST with IDEAL

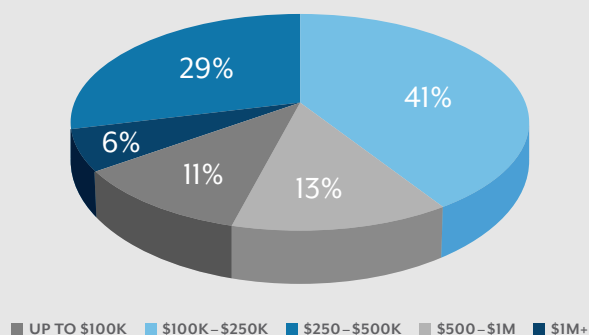
- Invest alongside an institutional-quality real estate operator with a proven long-term track record.
- Seamlessly 1031 exchange into ready-made DST, eliminating identification and closing timing risk.
- Invest in high-quality real estate and garner economies of scale.
- Become completely passive with no management responsibilities.
- Have limited liability and no recourse liability under the loan.
- Diversify among multiple DSTs with as little as \$100,000 each.
- 1031 exchange out of the DST once the DST is sold.
- Opportunity for monthly cash flow and equity growth over time.

# \$550M IN 1031 EXCHANGE EQUITY PLACED SINCE 2019



- 325 units
- Class A Quality
- 175 investors
- Avg. Investment Amount: \$371,737

INVESTMENT RANGES



IDEAL acquired Sentio Apartments in 2024 for \$108,000,000, raising \$65,000,000 of equity amongst 175 investors. Sentio is located adjacent to Sandra Day O'Connor High School and around 2 miles from USAA's 575-acre Phoenix HQ employing more than 5,500 people.\* Sentio is just 10 minutes from TSMC's new world-class \$65B manufacturing plant which will host an estimated 6,500 jobs upon completion.\*\* IDEAL plans to own and operate Sentio with the goal to maintain consistent cash flow and long-term success.

\* source: recruitingphoenix.com

\*\* source: wsj.com/tech/taiwanese-chip-making-giant-tsmc-gets-6-6-billion-for-arizona-project-f75e9de4

STEP 1

SELL YOUR  
PROPERTY



STEP 2

IDENTIFY  
IDEAL'S DST AS  
REPLACEMENT  
PROPERTY



STEP 3

FUND & CLOSE  
ON IDEAL'S DST  
WITHIN DAYS



STEP 4

RECEIVE MONTHLY  
CASH FLOW AND  
QUARTERLY  
INVESTOR REPORTS



Western United States Focus

## IDEAL Overview

(as of June 1, 2024)

25%

Net Investor Annual  
Rate of Return\*

\$21.2M

Co-Invested in  
Across DSTs\*\*

\$1.5B

Assets Under  
Management\*\*\*

1,000+

Investors  
Nationwide

\* The information presented in this section represents the historical experience of real estate programs sponsored by IDEAL Capital Group Holdings LLC ("IDEAL") and its subsidiaries/affiliates as of June 1, 2024. Investors should not assume that they will experience returns, if any, comparable to those experienced by investors in such prior real estate programs. Future investors will not acquire any ownership interest in any of the entities to which the above information relates. Neither IDEAL nor any of its subsidiaries or affiliates acts in any way as a guarantor of a return on or of the capital invested by any Investor. This description of IDEAL and its affiliates and references thereto is strictly for informational purposes only.

\*\* IDEAL's principals have co-invested in each DST operated by IDEAL totaling more than \$21,202,808 in cash as of June 1, 2024.

\*\*\* Value of assets is an estimate as of June 1, 2024. The figure includes assets owned or asset managed by IDEAL or its affiliates as of June 1, 2024.





# IDEAL

CAPITAL GROUP

Investor Relations: [IR@IDEALCAPGROUP.COM](mailto:IR@IDEALCAPGROUP.COM)

3128 Willow Ave. STE 101 Clovis, CA 93612

(559) 347-6980 | [IDEALCAPGROUP.COM](http://IDEALCAPGROUP.COM)

*This document is for informational purposes only and does not constitute an offer to sell, a solicitation to buy, or a recommendation for any security, product, service, or investment strategy. No offer or solicitation will be made prior to the delivery of definitive documentation relating to such investment. Investments involve risk and may result in loss. Past performance is not indicative of future results. Investors should consult their own legal, tax, and financial advisors before considering an investment.*