



ANCORATO

Walton Delaware Growth 2 DST Initial Writeup

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Summary of the Fund

Delaware Growth 2 DST Fund is a 1031 offering (will accept cash investment as well) that seeks to raise \$4.7MM equity with a projected hold period of 3-5 years. Delaware Growth 2 Fund is consistent with Delaware Growth 1 Fund in almost all aspects of the Fund.

Investment Strategy

The property is 131 acres of vacant agricultural and wooded land in Felton, DE. The builder plans to construct 328 total lots (190 detached single family homes and 138 semi-detached (duplex) single family homes. The Fund sells the land to the builder in two phases, 165 lots in October 2028 (36 months) and the remaining 163 lots in April 2030 (54 months).

Asset Class

The Fund will invest in land that will be sold to a builder who pays a premium to not have had to hold the land purchase on their books until they are ready to build.

Liquidity/Subscriptions/Distributions

Appreciation is the only objective of the Fund; there will be distributions at the time of sale for each of the phases.

Exit Strategy & Timeline

The fund is set to close by the end of September 2025 or earlier depending on the speed of the raise. The hold period is targeted for approximately 5 years from the close of the offering. There are no distributions except due to exits at property liquidation (36 months and 54 months).

Investor Suitability

Investors must be Accredited Investors.

Minimum Investment

The minimum investment for this fund is \$100,000.

Expenses & Fees

Offering expenses and sponsor compensation are relatively high as a % of equity raised due to the smaller equity raise to other DSTs given the single project involved. Acquisition fee is 5% of equity, asset management fee set at \$65,536/year and a 5% disposition fee. Use of proceeds are as follows: offering expenses – 11.5% of equity, trust expenses and acquisition costs – 2.64%, sponsor upfront and prepaid



compensation – 7.65%, property expense reserves – 8.19%, property tax reserves – 0.48%, property purchase price – 69.54%.

Leadership Experience

Walton Global Holdings, LLC (Walton) was formed in 2004 and has extensive experience overall and particularly in the strategy to sell land to builders. Walton has had 6 DST programs, none of which have gone full cycle. They have raised \$4.4B globally for land-based real estate investment programs, including \$716.8MM for 34 prior US retail programs under various structures. Full-cycle offerings have included 312 properties in North America with full exits and 53 properties with partial exits as of 5-7-2025. Management portfolio includes \$4.5B in assets under management and administration as of 9-30-2025.

Potential Risks

The business plan is speculative, the profitability is very dependent on the sale price of the land which needs to be considerably greater than the original appraisal of the land. The land has not yet been acquired such that there is considerable execution risk given the various unknowns. A flood zone A covers a portion of the property which Walton intends to add elevation to that portion of the property.

The offering is subject to significantly higher up-front fees and expenses than most DST syndications due to the fixed costs of a DST offering relative to the low equity amount and high offering expenses and acquisition fee.

Disclosure

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Statements in this communication regarding financial projection, potential exit scenarios, business strategy and plans and objectives for future operations are forward-looking statements. Words such as "Target," "Anticipated," "Believe," or



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This investment, like any other, is subject to risks, uncertainties and unexpected variables that could adversely affect performance. An investor’s decision to buy into this strategy should consider unexpected contingencies that could influence ultimate success.

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