



BMG Portfolio 2022 Parent DST
Maximum Offering Amount: \$11,978,701
 (\$6,478,701 equity and \$5,500,000 of estimated attributable debt)
\$119,787 per 1.0% Interest
 (\$64,787 equity and \$55,000 of estimated attributable debt)
Minimum Equity Purchase: \$250,000 (3.86% Interest*)
 (\$250,000 of estimated equity; \$212,234 of estimated debt)

What follows is a summary of salient terms of the proposed issuance of \$11,978,701 of Beneficial Investor interests (“Investor interests”) in BMG DST 2022, a Delaware Statutory Trust (the “Issuer”). This term sheet is for discussion purposes only. Any offering of securities discussed herein shall be made solely by Issuer’s Confidential Private Placement Memorandum (“PPM”).

Securities Offered: Investor interests BMG Portfolio 2022 Parent DST

<i>Type of Offering</i>	Rule 506(c) of Reg D. Accredited investors only. Attestation required.
<i>Aggregate Offering</i>	\$11,978,701 with \$6,478,701 available in equity interests in the Parent Trust
<i>Price</i>	Interests in the Parent Trust are expected to be offered beginning in April, 2022 to prospective Investors for a Maximum Offering Amount of \$11,978,701 with allowance for Exchange investors and cash, with investors being attributed a pro rata share of debt that has recourse only to the DST.
<i>Minimum Investment</i>	<ul style="list-style-type: none"> • \$250,000 for cash investment without 1031 exchange • \$250,000 for prospective Investors completing 1031 exchange (which will include the attribution of approximately \$212,234 in estimated debt),
<i>Properties</i>	Described further in the PPM
<i>Manager</i>	MARF Management LLC, (“Manager”). The Manager is owned and managed by W. John Oliver, Michael A. Brumagin, and S Peter Stark.
<i>Track Record</i>	Through prior managed funds, the Manager and its principals have directed acquisition of 125 Target Assets, with aggregate cost basis of \$108 Million.
<i>Targeted Return</i>	5.6% annual yield, paid in quarterly installments in year 1, increasing to a targeted 6.0% annual yield over the course of 5 years.
<i>Carried Interest</i>	Pro rata at the time of capital transactions
<i>Term</i>	Anticipated liquidation in 5 years, at the time of balloon payment for Term Loan, subject to extensions at discretion of the Manager.

This summary of terms is neither an offer to sell nor the solicitation of an offer to buy any securities, which can be made only by the PPM. This material must be reviewed in conjunction with the PPM to fully understand all of the implications and risks of the offering of securities to which it relates. Prospective investors should carefully read the PPM, including the section designated “Risk Factors” therein, and review any additional information they desire prior to making an investment. An investment in the Issuer’s securities is speculative and an investor should be able to bear the complete loss of their investment.