**FOR IMMEDIATE RELEASE
December 8, 2020

ExchangeRight Fully Subscribes $99.72 Million DST Portfolio Net-Leased Exclusively to Essential Businesses**

PASADENA, Calif. - [ExchangeRight](https://www.exchangeright.com) has fully subscribed its $99.72 million Net-Leased Portfolio 40 DST offering leased exclusively to national creditworthy tenants serving essential needs, including CVS, Dollar General, Kroger, and Tractor Supply Company.

Net-Leased Portfolio 40 DST is diversified over 21 single-tenant net-leased properties located in 9 different states, including Georgia, Texas, and Virginia. The portfolio is structured to generate stable monthly cash flow to investors, starting at 6.30% annualized. The offering launched with 10-year financing with a fixed annual interest rate of 3.45% and interest-only payments for the entire loan term.

“We are pleased to lease to essential businesses that are providing necessity retail and healthcare services and that continue to demonstrate resilience in asset classes that serve the abiding needs of American communities during these trying times,” said Joshua Ungerecht, a managing partner of ExchangeRight. “Net-Leased Portfolio 40 represents our focus on tenants that operate well capitalized businesses that have demonstrated consistent revenue growth and strong profit margins through economic cycles while maintaining conservative debt and financial policies, even amid this historic pandemic.”

ExchangeRight and its affiliates’ vertically integrated platform has over $3.1 billion in assets under management, diversified across more than 750 properties, over 13 million square feet, and throughout 38 different states. More than 4,000 investors have trusted ExchangeRight to manage their capital. All 59 of the company’s current and past offerings have met or exceeded targeted cash flow distributions to investors since the company’s founding in 2012.

**About ExchangeRight**

ExchangeRight pursues its passion to empower people to be secure, free, and generous by providing REIT, fund, and 1031 DST portfolios that target secure capital, stable income, and strategic exits. The company sources, syndicates, and strategically manages long-term, net-leased assets backed by large corporations with investment-grade credit ratings that operate essential businesses successfully in the necessity-based retail and healthcare industries. For more information, visit [www.exchangeright.com](http://www.exchangeright.com).

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