

For Accredited Investor Use Only

# CX Midwest Industrial Logistics, DST



Carter Exchange



## OVERVIEW:

Midwest Industrial Logistics is an Amazon Inbound Cross-dock (IXD) Distribution Facility, one of just 41 IXD facilities in the U.S.\* Built in 2021 on 137.91 acres in Fort Wayne, Indiana, this mission-critical “first-mile” facility serves 100 Amazon fulfillment centers. Half of the U.S. population is within a one-day drive of Fort Wayne, making it a central hub for logistics in the Midwest and the nation.\*\*

## LOCATION:

Fort Wayne, IN

## SQUARE FEET:

645,052 SF



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This is not an offer to sell securities. An offer to sell interests in CX Midwest Industrial Logistics, DST (the "Trust") may be made only pursuant to the Confidential Private Placement Memorandum dated August 15, 2022, as may be amended or supplemented (the "Memorandum"). The information contained herein is qualified in its entirety by the Memorandum. The offering of interests (the "Offering") is being made by means of the Memorandum only to accredited investors who meet minimum accreditation requirements, as well as suitability standards as determined by a qualified broker-dealer or investment advisor. All prospective investors must read the Memorandum, including the "Risk Factors," prior to investing.

## RISK FACTORS

There are risks associated with participating in the Offering. An investment in the Trust is speculative and illiquid, and it involves significant risks, including the possibility of losing all invested capital. The risks involved with an investment in interests include, but are not limited to: Investors have no control over the Trust. The Trustees have limited duties to investors and limited authority. The Trust will depend on the tenant for revenue, and any default by the tenant will adversely affect the Trust's operations. The Trust may suffer adverse consequences due to the financial difficulties, bankruptcy or insolvency of the tenant. The costs of complying with environmental laws and other governmental laws and regulations may adversely affect the Trust. The loan documents contain various restrictive covenants, and if the Trust fails to satisfy or violates these covenants, the lender may declare the loan in default. There is no public market for the interests. The interests are not registered with the Securities and Exchange Commission or any state securities commission. Investors may not realize a return on their investment for years, if at all. The Trust is not providing any prospective Investor with any legal, accounting or business advice or representations. Various tax risks, including the risk that an acquisition of an interest may not qualify as replacement property in a Section 1031 Exchange. There are inherent risks with real estate investments. The Trust will not be diversified. Risks of inflation, including, but not limited to, increased operating costs of the Trust. The Project will be leveraged. There is no public market for the interests. See the Memorandum for the full disclosure of risks.

## FORWARD-LOOKING STATEMENTS

These materials include certain forward-looking statements, including without limitation projections and forecasts, with respect to the anticipated future performance of the Trust. Such forward-looking statements reflect various assumptions being made by Carter Exchange as of the date of the Memorandum. Investors participating in the Offering will be subject to significant business, economic and competitive risks, uncertainties and contingencies, many of which are unknown and beyond the control of Carter Exchange. Accordingly, there can be no assurance that any forward-looking statements will be realized. The Trust's actual performance results may vary from those contemplated by the Memorandum and such variations may be material. See the Memorandum for the full disclosure of risks.

### Sources:

\*MWPVL. "Amazon Global Supply Chain and Fulfillment Center Network." 2022, p. 24-26, [https://www.mwpvl.com/html/amazon\\_com.html](https://www.mwpvl.com/html/amazon_com.html).

\*\*The Zacher Company. "Market Overview." May 5, 2022, p. 1, <https://www.zacherco.com/insight/>.

**For additional information on this offering, contact:  
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