

# Keystone 1031 Fully Subscribes Latest Net-Leased DST Offering

Keystone 1031, a sponsor of tax-advantaged real estate investments, has fully subscribed Keystone 1031 Net Leased Portfolio II, a Delaware statutory trust offering, after raising \$17.7 million from accredited investors through a group of independent broker-dealers.

The DST launched in late January 2022 and purchased eight single-tenant, net-leased properties for nearly \$35.7 million. The 62,000-square-foot portfolio includes a 7-Eleven located in Las Vegas, a Family Dollar in Fort Worth, a Goodwill in St. Paul, a Walgreens in Denver, an O'Reilly Auto Parts in Chicago, a Jiffy Lube in San Antonio, a Sherwin Williams in Milwaukee, and a Starbucks in Bloomington, Indiana.

The company noted that the fund was designed to help provide investors with monthly cashflow of 5 percent annually, and Keystone 1031 obtained 10-year, interest-only financing for the acquisition.

"I am proud of another successful raise and believe that our ability to identify good real estate in top markets and provide dependable income to investors helped us successfully enter a competitive market," said Mike Packman, founder and chief executive officer. "Our team values the relationships we are developing in the independent space and is excited to continue providing quality DST offerings to investors."

Keystone 1031 is a member of the Keystone National Property family of companies. Established in 2016, KNPRE provides impact and tax-advantaged investment opportunities for accredited investors.

[For more KNPRE/Keystone 1031 news, please visit their directory page.](#)



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## Keystone National Properties Expands Capital Markets Team with Latest Hire

Keystone National Properties, a sponsor of non-traded alternative investments, has hired Brandon Morrow as regional vice president for the western region, which includes all states west of the Mississippi River.

With more than two decades of experience within the financial services industry, Morrow joins Keystone's capital markets team to support sales of its Delaware statutory trust offerings, and other tax advantaged and impact real estate investment offerings.

Morrow has worked in the alternative investment space raising capital in various sectors, including real estate, business development companies, private equity, credit, debt funds, and preferred stock. Over the course of his wholesaling career, he has raised nearly \$1 billion, the company said.

According to his LinkedIn page, he launched his financial services career as an equity trader at UMB. In 2001, he began

building a practice as an investment advisor at Walnut Street Securities, where he spent close to seven years before joining Waddell & Reed as a district supervisor and financial advisor

More recently, Morrow has held senior sales positions at a number of firms including Horizon Investments, Preferred Apartment Communities, Triton Pacific Securities, and Provasi Capital Partners, Realty Capital Securities, according to LinkedIn.

“We are excited to welcome Brandon to the team. His strong industry background and well-established relationships will help us expand our capital raising initiatives by generating awareness of our tax advantaged and impact real estate investment opportunities for accredited investors,” said Mike Packman, founder and chief executive officer.

Morrow graduated from Pittsburg State University with a double major in finance and economics and holds FINRA Series 7, 66, and 63 securities licenses.

Keystone National Properties (KNPRE) was founded in 2016 and is a sponsor of tax-advantaged and impact real estate investments for accredited investors.

[For more KNPRE/Keystone 1031 news, please visit their directory page.](#)



# Keystone National Properties Hires Chief Financial Officer

Keystone National Properties, a sponsor of tax-advantaged and impact real estate investments, has hired Jamie Kaltenbach to serve as chief financial officer.

Kaltenbach has more than two decades of accounting and reporting experience within the commercial real estate industry. In her new role, she is responsible for Keystone's financial planning, establishing and maintaining internal control procedures, cash management, and financial reporting.

She launched her career as a tax consultant at Ernst & Young. From there, she moved into senior accounting and leadership roles with Morgan Stanley, Cousins Properties, AIMCO, and Jones Lang LaSalle. She has supported commercial real estate clients in all real estate classes, with a focus on commercial, industrial, and multifamily and has experienced with real estate funds, real estate investment trusts, and tax reporting investments.

"We are excited about the growth Keystone is experiencing and adding a talented and highly experienced financial professional like Jamie will help us achieve our goal of being a best-in-class firm," said Mike Packman, founder and chief executive officer.

Kaltenbach holds a bachelor's degree in business administration and master's degree in accountancy, specializing in tax, both from the University of Tennessee.

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# Keystone 1031 Fully Subscribes Net-Leased DST Offering

Keystone 1031, a sponsor of tax-advantaged and impact real estate investments, has fully subscribed Keystone 1031 Net Leased Portfolio, a Delaware statutory trust offering that invests in net leased retail properties.

According to a filing with the Securities and Exchange Commission, the private placement offering launched in November 2021 and sought to raise \$15.4 million from accredited investors. The proceeds were deployed to purchase a 59,000-square-foot portfolio of six net-leased properties located in four states for \$28 million.

The single-tenant properties are leased to Sherwin-Williams (Austin and San Antonio), Firestone (San Antonio), O'Reilly's Auto Parts (Seattle), 7-Eleven (Orlando), and Walgreens (Kansas City). The company, which previously reported that 75 percent of the portfolio income is generated in states with no state income tax, secured 10-year, interest-only financing for the acquisition.

Keystone 1031 said that the offering is structured to generate monthly cash flow to investors, starting at an annualized rate of 5 percent.

“Our team structured a diversified DST offering that delivered on our real estate philosophy of buying net leased essential retail leased to national brands in top markets,” said explained Mike Packman, founder and chief executive officer. “Most importantly, we provide value to our investors by helping them defer capital gains taxes, preserve wealth, receive stable monthly income, and transition from active to passive property management.”

He added, “We are encouraged by the welcome our DST offerings are receiving from the independent broker-dealer and RIA communities and have a robust pipeline of opportunities to continue bringing DST offerings that deliver value to investors into the market.”

Keystone 1031 is a member of the Keystone National Properties (KNPRE) family of companies. Founded in 2016, KNPRES is a sponsor of tax-advantaged and impact real estate investments for accredited investors.

**[For more KNPRES/Keystone 1031 news, please visit their directory page.](#)**



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# Keystone 1031 Buys Eight Net-Leased Retail Properties for DST Offering

Keystone 1031, a sponsor of Delaware statutory trust offerings, has purchased a portfolio of eight net-leased retail properties on behalf of their current DST offering, Keystone 1031 Net Leased Portfolio II, for nearly \$35.7 million.

The single-tenant properties total more than 62,000 square feet and are leased to national brands in major metropolitan statistical areas. The portfolio, which has an anticipated 10-year holding period, is diversified across seven states and focuses on the essential retail niches of auto repair, convenience, home improvement, and clothing and home goods.

The properties include a 7-Eleven located in Las Vegas, a Family Dollar in Fort Worth, a Goodwill in St. Paul, a Walgreens in Denver, an O'Reilly Auto Parts in Chicago, a Jiffy Lube in San Antonio, a Sherwin Williams in Milwaukee, and a Starbucks in Bloomington, Indiana. The portfolio has a weighted average lease term of roughly 11.3 years.

"This portfolio reinforces our real estate acquisition philosophy of buying strong brands in top MSAs and offering geographic, industry, and lease term diversification...", said Mike Packman, founder and chief executive officer. "Given the current and anticipated market environment, we are focused on continuing to deliver value to our investors by identifying real estate opportunities that provide capital preservation and predictable cash flow."

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accredited investors.

[For more KNPRE/Keystone 1031 news, please visit their directory page.](#)



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# Keystone Hires Real Estate Analyst

Keystone National Properties (KNPRE), a sponsor of impact and tax advantaged investments, has hired James Fiftal as a real estate analyst to support of its acquisitions and asset management activities.

In his new role, Fiftal will provide financial analysis, due diligence, and project management in support of Keystone's acquisition pipeline of triple net retail assets.

"James' enthusiasm and experience will help establish impactful processes and procedures that streamline our acquisitions and due diligence processes when acquiring triple net properties for our 1031 [Delaware statutory trust] exchange offerings," said Mike Packman, founder and chief executive officer. "We are committed to growing our footprint in the DST space and continuing to provide quality offerings to the independent broker-dealer and RIA channels. Adding talented team members like James helps facilitate our

continued growth.”

Prior to joining Keystone, Fiftal served as the senior research analyst for Hunneman, a full-service commercial real estate brokerage in Boston. He was responsible for the tracking and reporting of more than 300 million square feet of office, industrial, lab, and multifamily buildings across the Greater Boston region. He has experience working with both capital markets and leasing teams across the country, the company said. Fiftal holds a bachelor’s degree in political science from Boston University.

Keystone National Properties is a real estate and private equity firm founded in 2016.

[For more Keystone/KNPRE 1031 news, please visit their directory page.](#)



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## Keystone Hires Director of Sales

Keystone National Properties, a sponsor of impact and tax advantaged investments, has hired Art Miller to lead the firm’s sales efforts.

In his new role, Miller will develop and implement the sales strategy for the firm’s net leased Delaware statutory trust

offerings and other investments sponsored by the firm.

According to the company, Miller has experience marketing, distributing, and consulting on alternative investments, private placements, and real estate and most recently served as a “top producing” wholesaler and regional director for Legendary Capital. His career also includes sales roles with such firms as Provasi, Phoenix American Hospitality, Lightstone Group, SunAmerica Mutual Funds and Curian Capital, where he built relationships within the independent broker-dealer, registered investment advisor, family office, and wirehouse communities.

“Art’s significant experience will be a tremendous value to us as we continue expanding our distribution and product placement efforts,” said Mike Packman, founder and chief executive officer. “Over the course of his career, Art has built successful relationships with financial advisors and industry leaders and is already generating new interest in our current DST offering.”

In other company news, [Keystone 1031 recently purchased](#) six net-leased retail properties on behalf of their current Delaware statutory trust offering, Keystone 1031 Net Leased Portfolio, which seeks to raise approximately \$15.4 million in equity from accredited investors.

Keystone National Properties is a real estate and private equity firm founded in 2016.

[For more Keystone/KNPRE 1031 news, please visit their directory page.](#)



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# Keystone 1031 Buys Six Net-Leased Retail Properties for DST Portfolio

Keystone 1031, a sponsor of impact and tax advantaged investments, has purchased six net-leased retail properties on behalf of their current Delaware statutory trust offering, Keystone 1031 Net Leased Portfolio. The offering seeks to raise approximately \$15.4 million in equity from accredited investors.

The single-tenant properties total more than 58,000 square feet and are leased to Sherwin-Williams, Firestone, O'Reilly's Auto Parts, 7-Eleven, and Walgreens. The company noted that the portfolio is diversified across four states – Florida, Texas, Kansas, and Washington – with 75 percent of the portfolio income generated in states with no state income tax. Keystone secured 10-year, fixed interest rate, non-recourse debt for the acquisition.

“We structured this portfolio to weather future market conditions by selecting real estate investors will want to own regardless of who the tenant is because the properties are in great locations in major markets, stable or growing demographics, and nationally recognized brands with proven histories of managing operations through various market cycles,” said Mike Packman, Keystone's founder and chief executive officer.

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