

Due Diligence Checklist

This checklist reflects the standards Bonaventure applies to its own capital before inviting partners to invest alongside us.

EVALUATING A DELAWARE STATUTORY TRUST (DST) SPONSOR

Not all DST sponsors are created equal. A sponsor's experience, underwriting discipline, operational depth, alignment, and transparency can materially influence investment outcomes.

Use this checklist to evaluate **sponsor quality, process rigor, and risk management** before committing capital.

1 Sponsor Expertise & Operating Platform	2 Platform Scale & Balance Sheet Strength
☐ Has the sponsor operated successfully through multiple market cycles?	☐ What is the sponsor's platform size (AUM, property count, geographic reach)?
☐ Does the team have depth across acquisitions, asset management, and operations?	☐ Does the sponsor have discretionary capital to address unexpected issues?
☐ Does the sponsor specialize in specific property types and markets?	☐ What is the typical financing profile (LTV, fixed vs. floating, maturity)?
☐ Is asset management handled primarily in-house?	☐ Can the sponsor close transactions with certainty?
3 Track Record	4 Underwriting Discipline
☐ How many DST programs has the sponsor launched?	☐ Are rent growth, expenses, and exit assumptions conservative?
☐ What strategies and asset types have they executed most often?	☐ How are tenant quality and rollover risk evaluated?
☐ How has performance tracked versus original underwriting?	☐ Are downside scenarios and stress tests incorporated?
☐ How many programs have reached or passed their projected exit or refinance?	☐ What conditions could reduce or pause distributions?

5 Fees & Alignment ☐ What fees apply at acquisition, operations, and disposition, and are fees clearly disclosed? ☐ Is sponsor compensation aligned with long-term outcomes? ☐ Is sponsor capital invested alongside investors?	6 Exit, Liquidity & Tax Considerations ☐ What is the target hold period and exit strategy? ☐ What factors could extend the hold? ☐ Are liquidity limitations clearly stated? ☐ How does the structure align with tax planning objectives? ☐ What assumptions underpin the exit strategy?
7 Reporting & Transparency ☐ How frequently are financial reports provided? ☐ Do updates include clear performance metrics? ☐ Are tax documents delivered on a predictable timeline? ☐ Is the sponsor responsive and accessible?	8 Third-Party Oversight ☐ Are independent audits, valuations, or administrators used? ☐ Who performs property management and accounting? ☐ Are conflicts of interest clearly disclosed?
9 Risk & Disclosure Quality ☐ Does the sponsor clearly disclose material risks (interest rate risk, cap rate expansion, refinancing, tenant concentration)? ☐ Are risk disclosures deal-specific or generic boilerplate? ☐ Are conflicts of interest disclosed (affiliates, property management, acquisition fees)? ☐ Are assumptions presented as ranges rather than point estimates?	FINAL CONSIDERATIONS These are the same diligence questions we ask before committing our own capital, and the same standards we expect any sponsor entrusted with long-term investor outcomes to meet. ABOUT BONAVENTURE Bonaventure is an operator-led multifamily investment platform with more than 26 years of operating experience and approximately \$2.9 billion in assets under management. Built with over \$600M of principal capital invested, our platform emphasizes disciplined capital structure, tax-aware execution, and operational durability through market cycles.

We believe most investment risk is structural, not theoretical, which is why these questions focus on execution, capital structure, and operational discipline.

Let's Connect

We help investors align exchange strategy with timelines, tax posture, and long-term goals.

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