

Elston Plaza Chicago, IL

Acquisition highlights

Acquisition date:	12/31/18
Property type:	Retail
Initial capitalization rate*:	5.3%
Acquisition price:	\$28,350,000
Debt:	\$13,932,000
Leverage ratio:	49.1%
Financing terms:	LIBOR +1.60% initial rate
Number of buildings**:	3
Rentable square footage**:	92,806 sq. ft.
Number of tenants:	11
Occupancy at acquisition:	95.5%
Annual rental income:	\$1,608,146



This is neither an offer to sell nor a solicitation of an offer to buy the securities described herein. An offering is made only by a prospectus filed with the appropriate regulators to individuals who meet minimum suitability requirements. **This sales literature must be read in conjunction with a prospectus in order to understand fully all the implications and risks of the offering of securities to which it relates. A copy of the prospectus must be made available to you in connection with any offering.** Neither the Securities and Exchange Commission nor any other regulatory body has approved or disapproved of our securities or determined if our prospectus is truthful or complete. Neither the Attorney General of the State of New York nor any other regulatory body has passed on or endorsed the merits of this offering. Any representation to the contrary is a criminal offense. Information provided by RREEF America. Securities offered through DWS Distributors, Inc.

*The initial (or first year) capitalization rate is the ratio between the property's first year net operating income and its value. The initial capitalization rate is equal to the property's first year of net operating income divided by the purchase price of the property (excluding due diligence expenses, closing costs and acquisition reserves), expressed as a percentage. The property's first year of net operating income is based on estimated rental income less property expenses. Rental income is based on in-place, contractually agreed upon rents and estimated occupancy levels. Expenses are based on estimated property expenses. The capitalization rate is calculated on a pre-debt (unleveraged) basis.

**One building of 4,860 square feet is ground-leased to a single tenant.

Purchase price does not include closing costs.

Risk factors

RREEF Property Trust is a speculative security and, as such, involves a high degree of risk. An investment in us involves the same risks associated with an investment in real estate, such as market risk, interest rate risk, risks related to property diversification, tenant turnover and the use of leverage. There is no guarantee that any real estate strategy, including ours, will be successful. There is no public market for our shares of common stock. Our shares should be considered as having only limited liquidity and at times may be illiquid. Our redemption of shares will likely be the only way for you to dispose of your shares, and our redemption plan contains limitations on the number of shares we will redeem in any calendar quarter. Our board of directors may modify or suspend our redemption plan, as well as our investment policies without stockholder approval, which could alter the nature of your investment. The purchase price and redemption price for our shares is based on our NAV, which may not accurately reflect the actual price at which our assets could be liquidated on any given day because valuation of properties is inherently subjective. Our failure to remain qualified as a REIT would have an adverse effect on our operations and our ability to make distributions to our stockholders. Distributions are not guaranteed, are made at the discretion of the board and may be paid from sources other than cash flow from operations, including, without limitation, the sale of assets, borrowings or offering proceeds, and we have no limits on the amounts we may pay from such sources. We are dependent upon our advisor to conduct our operations, and our advisor will face conflicts of interest as a result of, among other things, time constraints, allocation of investment opportunities and the substantial fees we will pay to our advisor. Data provided by RREEF America, the Advisor to RREEF Property Trust.

Investment products: No bank guarantee | Not FDIC insured | May lose value

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