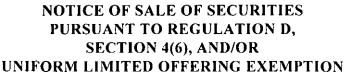
FORM D

07071483

UNITED STATES SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

FORM D



1406726

OMB APPROVAL OMB Number: Expires: Estimated average burden hours per response.....16.00

SEC USE ONLY Prefix Serial DATE RECEIVED		
Pretix		Serial
DA	TE RECEIV	ED
	1	

		<u> </u>
Name of Offering (check if this is an amendment and name has changed, and indicate change.) CROSSROADS REIT INC.	18/	
Filing Under (Check box(es) that apply): Rule 504 Rule 505 Rule 506 Section 4(6 Type of Filing: New Filing Amendment	ULOE	11/
A. BASIC IDENTIFICATION DATA	Ç •	
1. Enter the information requested about the issuer	\$ 6	
Name of Issuer (check if this is an amendment and name has changed, and indicate change.) CROSSROADS REIT INC.	100	La Fill
Address of Executive Offices (Number and Street, City, State, Zip Code) 11501 Northlake Drive, Cincinnati, OH 45242	Telephone Number (la 513 554 1110	ncluding Area Code)
Address of Principal Business Operations (Number and Street, City, State, Zip Code) (if different from Executive Offices)	Telephone Number (Including Area Code)
Brief Description of Business	<u> </u>	
Purchase, hold, lease, manage, sell, exchange, redevelop, subdivide and improve real prop	perty and interests in re	al property
Type of Business Organization Corporation Dimited partnership, already formed Dusiness trust Dimited partnership, to be formed	please specify):	PROCESSE
Actual or Estimated Date of Incorporation or Organization: Month Year	mated e: DE	THOMSON FINANCIAL

GENERAL INSTRUCTIONS

Who Must File: All issuers making an offering of securities in reliance on an exemption under Regulation D or Section 4(6), 17 CFR 230.501 et seq. or 15 U.S.C.

When To File: A notice must be filed no later than 15 days after the first sale of securities in the offering. A notice is deemed filed with the U.S. Securities and Exchange Commission (SEC) on the earlier of the date it is received by the SEC at the address given below or, if received at that address after the date on which it is due, on the date it was mailed by United States registered or certified mail to that address.

Where To File: U.S. Securities and Exchange Commission, 450 Fifth Street, N.W., Washington, D.C. 20549.

Copies Required: Five (5) copies of this notice must be filed with the SEC, one of which must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

Information Required: A new filing must contain all information requested. Amendments need only report the name of the issuer and offering, any changes thereto, the information requested in Part C, and any material changes from the information previously supplied in Parts A and B. Part E and the Appendix need not be filed with the SEC.

Filing Fee: There is no federal filing fee.

State:

This notice shall be used to indicate reliance on the Uniform Limited Offering Exemption (ULOE) for sales of securities in those states that have adopted ULOE and that have adopted this form. Issuers relying on ULOE must file a separate notice with the Securities Administrator in each state where sales are to be, or have been made. If a state requires the payment of a fee as a precondition to the claim for the exemption, a fee in the proper amount shall accompany this form. This notice shall be filed in the appropriate states in accordance with state law. The Appendix to the notice constitutes a part of this notice and must be completed.

ATTENTION -

Failure to file notice in the appropriate states will not result in a loss of the federal exemption. Conversely, failure to file the appropriate federal notice will not result in a loss of an available state exemption unless such exemption is predictated on the filing of a federal notice.

Ì		A. BASIC ID	ENTIFICATION DATA		
2. Enter the information re	quested for the fo	llowing:			
• Each promoter of t	he issuer, if the is	suer has been organized v	within the past five years;		
 Each beneficial ow 	ner having the pow	ver to vote or dispose, or d	irect the vote or disposition	of, 10% or more of	a class of equity securities of the issuer
Each executive off	icer and director o	of corporate issuers and of	f corporate general and ma	naging partners of	partnership issuers; and
• Each general and r	nanaging partner o	of partnership issuers.			
Check Box(es) that Apply:	✓ Promoter	Beneficial Owner	Executive Officer	Director	General and/or Managing Partner
Full Name (Last name first, i	f individual)		<u> </u>	· · · · · · · · · · · · · · · · · · ·	
Phillips, Michael C.					
Business or Residence Addre 175 East 400 South, Suit		Street, City, State, Zip C e City, UT 84111	ode)		
Check Box(es) that Apply:	✓ Promoter	☐ Beneficial Owner	Executive Officer	Director	General and/or Managing Partner
Full Name (Last name first, i	f individual)				
Edison, Jeffrey S.					
Business or Residence Address 300 East Lombard Street,		•	ode)		
Check Box(es) that Apply:	✓ Promoter	Beneficial Owner	Executive Officer	Director	General and/or Managing Partner
Full Name (Last name first, i Addy, R. Mark	f individual)				
Business or Residence Addre	ss (Number and	Street, City, State, Zip C	ode)		
11501 Northlake Drive, C	incinnati, OH 45	5242			
Check Box(es) that Apply:	Promoter	Beneficial Owner	Executive Officer	Director	General and/or Managing Partner
Full Name (Last name first, i	f individual)		-1-11-11		
Phillips Edison Shopping	Center Fund III,	L.P.			
Business or Residence Addre 11501 Northlake Drive, C		-	ode)		
Check Box(es) that Apply:	Promoter	Beneficial Owner	Executive Officer	Director	General and/or Managing Partner
Full Name (Last name first, i	f individual)				
Business or Residence Addre	ss (Number and	Street, City, State, Zip C	ode)	-	
Check Box(es) that Apply:	Promoter	Beneficial Owner	Executive Officer	Director	General and/or Managing Partner
Full Name (Last name first, i	f individual)				
Business or Residence Addre	ss (Number and	Street, City, State, Zip C	(ode)		
Check Box(cs) that Apply:	Promoter	Beneficial Owner	Executive Officer	Director	General and/or Managing Partner
Full Name (Last name first, i	f individual)				
Business or Residence Addre	ss (Number and	Street, City, State, Zip C	ode)		,
	(Use bla	nk sheet, or copy and use	additional copies of this s	heet, as necessary)	

					B. 13	NFORMAT	ION ABOU	T OFFERI	NG				
1.	. Has the issuer sold, or does the issuer intend to sell, to non-accredited investors in this offering? Answer also in Appendix, Column 2, if filing under ULOE.							Yes	No K				
2.	What is the minimum investment that will be accepted from any individual?								\$_ 0.0	0			
3.									Yes	No ⊠			
4.	commis If a pers or states	sion or sim on to be lis s, list the na	ilar remune sted is an as:	ration for s sociated pe roker or de	solicitation erson or ago caler. If mo	of purchase int of a brokers ore than five	ers in conne ter or deale e (5) persor	ection with r registered is to be list	sales of sec I with the S ed are asso	curities in t SEC and/or	irectly, any he offering, with a state ons of such		
Ful		Last name	first, if ind	ividual)	·								
		Residence	Address (N	lumber and	l Street, Ci	ty, State, Z	Lip Code)						
NI			roker or De	al.=									
Nai	ne of Ass	sociated Bi	roker or De	aier									
Sta			Listed Ha										
	(Check	"All State:	s" or check	individual	States)	•••••				***************************************	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	☐ Al	l States
	AL IL MT	AK IN NE SC	AZ IA NV SD	KS NH TN	CA KY NJ TX	LA NM UT	ME NY VT	MD NC VA	MA ND WA	MI OH WV	GA MN OK WI	MS OR WY	MO PA PR
Ful	1 Name (Last name	first, if ind	ividual)									
Bus	siness or	Residence	Address (1	Number an	d Street, C	ity, State, 2	Zip Code)						
Nai	ne of Ass	sociated Bi	roker or De	aler									
Sta			Listed Ha										
	(Check	"All State:	s" or check	individual	States)	•••••			•••••	••••••	••••	□ VI	l States
	AL IL MT RI	AK IN NE SC	AZ IA NV SD	AR KS NH TN	CA KY NJ TX	LA NM UT	ME NY VT	MD NC VA	MA ND WA	FL MI OH WV	GA MN OK WI	HI MS OR WY	MO PA PR
Ful	l Name (Last name	first, if ind	ividual)							- 3111.000		
Bus	siness _, or	Residence	: Address (1	Number an	d Street, C	ity, State,	Zip Code)	·· <u>··</u>					
Nar	ne of Ass	sociated Bi	roker or De	aler							<u>.</u>		
Stat	tes in Wh	ich Persor	Listed Has	s Solicited	or Intends	to Solicit	Purchasers					• • • • • • • • • • • • • • • • • • • •	
	(Check	"All State:	s" or check	individual	States)					*****		☐ Al	States
	AL IL MT	AK IN NE SC	IA NV SD	AR) KS NH TN	CA KY NJ TX	CO LA NM UT	ME NY VT	DE MD NC VA	MA ND WA	FL MI OH WV	GA MN OK WI	MS OR WY	MO PA PR

(Use blank sheet, or copy and use additional copies of this sheet, as necessary.)

C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES AND USE OF PROCEEDS

1.	Enter the aggregate offering price of securities included in this offering and the total amount already sold. Enter "0" if the answer is "none" or "zero." If the transaction is an exchange offering, check this box and indicate in the columns below the amounts of the securities offered for exchange and already exchanged.			
	Type of Security	Aggregate Offering Price	÷	Amount Already Sold
	Debt	0.00		\$ 0.00
	Equity		_	\$ 10,400.00
	Common Preferred	·		<u> </u>
	Convertible Securities (including warrants)	0.00		0.00 \$
	Partnership Interests		_	\$ 0.00
	Other (Specify)			\$ 0.00
	Total		_	\$ 10,400.00
	Answer also in Appendix, Column 3, if filing under ULOE.		_	<u> </u>
2.	Enter the number of accredited and non-accredited investors who have purchased securities in this offering and the aggregate dollar amounts of their purchases. For offerings under Rule 504, indicate the number of persons who have purchased securities and the aggregate dollar amount of their purchases on the total lines. Enter "0" if answer is "none" or "zero."	Number Investors		Aggregate Dollar Amount of Purchases
	Accredited Investors	104		<u>\$_10,400.00</u>
	Non-accredited Investors	0	_	\$_0.00
	Total (for filings under Rule 504 only)			\$
	Answer also in Appendix, Column 4, if filing under ULOE.			
3.	If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to date, in offerings of the types indicated, in the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C — Question 1.			
	Type of Offering	Type of Security		Dollar Amount Sold
	Rule 505		_	<u>\$_0.00</u>
	Regulation A		_	§_0.00
	Rule 504		_	\$_0.00
	Total		_	<u>\$_0.00</u>
4	a. Furnish a statement of all expenses in connection with the issuance and distribution of the securities in this offering. Exclude amounts relating solely to organization expenses of the insurer. The information may be given as subject to future contingencies. If the amount of an expenditure is not known, furnish an estimate and check the box to the left of the estimate.			
	Transfer Agent's Fees			\$0.00
	Printing and Engraving Costs			\$ <u>0.00</u>
	Legal Fees			\$_0.00
	Accounting Fees			\$_0.00
	Engineering Fees			\$_0.00
	Sales Commissions (specify finders' fees separately)	******		\$ 0.00
	Other Expenses (identify)			\$ 0.00
	Total		$\overline{\Box}$	\$ 0.00

C. OFFERING PRICE, NUMBE	R OF INVESTORS, EXPENSES AND USE OF P	ROCEEDS	
and total expenses furnished in response to Part C - Qu	estion 4.a. This difference is the "adjusted gross		\$
each of the purposes shown. If the amount for any p check the box to the left of the estimate. The total of th	ourpose is not known, furnish an estimate and e payments listed must equal the adjusted gross		
		Payments to Officers, Directors, & Affiliates	Payments to Others
Salaries and fees	[\$ <u></u>	\$ 0.00
Purchase of real estate	[\$_10400
Purchase, rental or leasing and installation of machinand equipment	nery [\$_0.00	\$ <u></u> 0.00
Construction or leasing of plant buildings and facilit	ies[\$ 0.00	\$_0.00
offering that may be used in exchange for the assets	or securities of another	<u></u>	<u>0.00</u>
			s0.00
			□ \$ 0.00
Other (specify):	[\$_0.00	S_0.00
		\$	
Column Totals	[<u>0.00</u>	\$_10,400.00
Total Payments Listed (column totals added)	\$ <u></u> 10	0,400.00	
	D. FEDERAL SIGNATURE		
nature constitutes an undertaking by the issuer to furnis	th to the U.S. Securities and Exchange Commis	sion, upon writte	
uer (Print or Type) S	ignature and A		
	7. Win Pledd	6 1 30 12	007
• ` ' ' '	Γ		
	b. Enter the difference between the aggregate offering and total expenses furnished in response to Part C — Que proceeds to the issuer." Indicate below the amount of the adjusted gross proce each of the purposes shown. If the amount for any proceeds to the left of the estimate. The total of the proceeds to the issuer set forth in response to Part C purchase of real estate. Purchase of real estate. Purchase, rental or leasing and installation of machinand equipment. Construction or leasing of plant buildings and facility acquisition of other businesses (including the value offering that may be used in exchange for the assets issuer pursuant to a merger). Repayment of indebtedness. Working capital. Other (specify): Column Totals. Total Payments Listed (column totals added)	b. Enter the difference between the aggregate offering price given in response to Part C — Question 1 and total expenses furnished in response to Part C — Question 4.a. This difference is the "adjusted gross proceeds to the issuer." Indicate below the amount of the adjusted gross proceed to the issuer used or proposed to be used for each of the purposes shown. If the amount for any purpose is not known, furnish an estimate and check the box to the left of the estimate. The total of the payments listed must equal the adjusted gross proceeds to the issuer set forth in response to Part C — Question 4.b above. Salaries and fees Purchase, rental or teasing and installation of machinery and equipment. Construction or leasing of plant buildings and facilities Acquisition of other businesses (including the value of securities involved in this offering that may be used in exchange for the assets or securities of another issuer pursuant to a merger) Repayment of indebtedness Working capital Other (specify): Column Totals Total Payments Listed (column totals added) D. FEDERAL SIGNATURE et issuer has duly caused this notice to be signed by the undersigned duly authorized person. If this notice nature constitutes an undertaking by the issuer to furnish to the U.S. Securities and Exchange Commiss information furnished by the issuer to any non-accredited investor pursuant to paragraph (b)(2) of the constitution of Signer (Print or Type) Signature Title of Signer (Print or Type) Title of Signer (Print or Type)	and total expenses furnished in response to Part C — Question 4.a. This difference is the "adjusted gross proceeds to the issuer." Indicate below the amount of the adjusted gross proceed to the issuer used or proposed to be used for each of the purposes shown. If the amount for any purpose is not known, furnish an estimate and check the box to the left of the estimate. The total of the payments listed must equal the adjusted gross proceeds to the issuer set forth in response to Part C — Question 4.b above. Payments to Officers. Directors. & Affiliates Salaries and fees — \$ 0.00 Purchase of real estate — \$ 0.00 Purchase, rental or leasing and installation of machinery and equipment — \$ 0.00 Acquisition of other businesses (including the value of securities involved in this offering that may be used in exchange for the assets or securities of another issuer pursuant to a merger) — \$ 0.00 Repayment of indebtedness — \$ 0.00 Working capital — \$ 0.00 Other (specify): — \$ 0.00 Column Totals — \$ 0.00 Total Payments Listed (column totals added) — \$ 0.00 D. FEDERAL SIGNATURE et issuer has duly caused this notice to be signed by the undersigned duly authorized person. If this notice is filed under Runature constitutes an undertaking by the issuer to furnish to the U.S. Securities and Exchange Commission, upon writte information furnished by the issuer to any non-accredited investor pursuant to paragraph (b)(2) of Rule 502. Deep (Print or Type) Signature — Signature

- ATTENTION ----

Intentional misstatements or omissions of fact constitute federal criminal violations. (See 18 U.S.C. 1001.)

	E. STATE SIGNATURE			_
1.	Is any party described in 17 CFR 230.262 presently subject to any of the disqualification provisions of such rule?	Yes	No K	
	See Appendix, Column 5, for state response.			

- 2. The undersigned issuer hereby undertakes to furnish to any state administrator of any state in which this notice is filed a notice on Form D (17 CFR 239.500) at such times as required by state law.
- 3. The undersigned issuer hereby undertakes to furnish to the state administrators, upon written request, information furnished by the issuer to offerees.
- 4. The undersigned issuer represents that the issuer is familiar with the conditions that must be satisfied to be entitled to the Uniform limited Offering Exemption (ULOE) of the state in which this notice is filed and understands that the issuer claiming the availability of this exemption has the burden of establishing that these conditions have been satisfied.

The issuer has read this notification and knows the contents to be true and has duly caused this notice to be signed on its behalf by the undersigned duly authorized person.

Issuer (Print or Type)	Signature Date	
CROSSROADS REIT INC.	2. Walb look 6/30 /2007	
Name (Print or Type)	Title (Print of Type)	
R. Mark Addy	Vice President	

Instruction:

Print the name and title of the signing representative under his signature for the state portion of this form. One copy of every notice on Form D must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

APPENDIX 2 3 4 1 Disqualification Type of security under State ULOE Intend to sell and aggregate (if yes, attach to non-accredited offering price Type of investor and explanation of investors in State offered in state amount purchased in State waiver granted) (Part B-Item 1) (Part C-Item 1) (Part C-Item 2) (Part E-Item 1) Number of Number of Accredited Non-Accredited **Investors** Yes State Yes No Amount Investors Amount No \$10,400 Prfd Shs ALX X ΑK \$10,400 Prfd Shs × X \$10,400 Prfd Shs AZX X \$10,400 Prfd Shs AR X X CA\$10,400 Prfd Shs X X \$10,400 Prfd Shs CO X X \$10,400 Prfd Shs CT × X X DE \$10,400 Prfd Shs X DC × \$10,400 Prid Shs X X \$10,400 Prfd Shs \$2,000.00 X FL x \$10,400 Prfd Shs GAX HI × \$10,400 Prid Shs X \$10,400 Prfd Shs ID × X 7 \$700.00 IL X X \$10,400 Prfd Shs IN \$10,400 Prfd Shs 3 X \$300.00 X X X IΑ \$10,400 Prfd Shs \$10,400 Prfd Shs KS X X \$10,400 Prfd Shs KY X × LA x \$10,400 Prfd Shs X ME × \$10,400 Prfd Shs X MD 17 \$1,700.00 \$10,400 Prid Shs X X MA X \$10,400 Prfd Shs X \$10,400 Prid Shs 29 ΜI × \$2,900.00 X MN \$10,400 Prfd Shs X X \$10,400 Prfd Shs MS × ×

APPENDIX

1	2		3	4					5		
	to non-a	to sell ccredited s in State -ltem 1)	Type of security and aggregate offering price offered in state (Part C-Item 1)		Type of investor and amount purchased in State (Part C-Item 2)			Disqualification under State ULOE (if yes, attach explanation of waiver granted) (Part E-Item 1)			
State	Yes	No		Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No		
МО		×	\$10,400 Prfd Shs						x		
МТ		×	\$10,400 Prfd Shs						×		
NE		×	\$10,400 Prfd Shs						×		
NV		×	\$10,400 Prfd Shs						×		
NH		×	\$10,400 Prfd Shs						×		
NJ		×	\$10,400 Prfd Shs						×		
NM		×	\$10,400 Prfd Shs						K		
NY		×	\$10,400 Prfd Shs						×		
NC		×	\$10,400 Prfd Shs						×		
ND		×	\$10,400 Prfd Shs						×		
ОН		×	\$10,400 Prfd Shs	24	\$2,400.00				×		
ОК		×	\$10,400 Prfd Shs						×		
OR		×	\$10,400 Prfd Shs					1	×		
PA		×	\$10,400 Prfd Shs						×		
RI		×	\$10,400 Prfd Shs						×		
SC		×	\$10,400 Prfd Shs						×		
SD		×	\$10,400 Prfd Shs						×		
TN		×	\$10,400 Prfd Shs						×		
TX		×	\$10,400 Prfd Shs						×		
UT		×	\$10,400 Prfd Shs	4	\$400.00				×		
VT		×	\$10,400 Prfd Shs						×		
VA		×	\$10,400 Prfd Shs						×		
WA		×	\$10,400 Prfd Shs						×		
WV		×	\$10,400 Prfd Shs						×		
WI		×	\$10,400 Prfd Shs	-				!	×		

				APP	ENDIX					
1		2	3		4					
	to non-a	i to sell accredited as in State 3-Item 1)	Type of security and aggregate offering price offered in state (Part C-Item 1)	Type of investor and amount purchased in State (Part C-Item 2)			Type of investor and amount purchased in State		under St (if yes explan waiver	lification ate ULOE , attach ation of granted) -Item 1)
State	Yes	No		Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No	
WY		×	\$10,400 Prfd Shs						×	
PR		×	\$10,400 Prfd Shs						×	

