

SECURITIES AND EXCHANGE COMMISSION

FORM D

Official notice of an offering of securities that is made without registration under the Securities Act in reliance on an exemption provided by Regulation D and Section 4(6) under the Act.

Filing Date: **2013-01-11**
SEC Accession No. [0001564257-13-000001](#)

([HTML Version](#) on [secdatabase.com](#))

FILER

Passco Rivergate DST

CIK: [1564257](#) | IRS No.: **387064371** | State of Incorporation: **DE** | Fiscal Year End: **1231**
Type: **D** | Act: **33** | File No.: **021-190033** | Film No.: **13525000**

Mailing Address
96 CORPORATE PARK,
SUITE 200
IRVINE CA 92606

Business Address
96 CORPORATE PARK,
SUITE 200
IRVINE CA 92606
(949) 442-1000

UNITED STATES SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549
FORM D

OMB APPROVAL	
OMB Number:	3235-0076
Expires:	June 30, 2012
Estimated average burden hours per response:	4.00

Notice of Exempt Offering of Securities

1. Issuer's Identity

CIK (Filer ID Number) [0001564257](#) Previous Name(s) None Entity Type
 Corporation
Name of Issuer [Passco Rivergate DST](#) Limited Partnership
 Limited Liability Company
Jurisdiction of Incorporation/
Organization [DELAWARE](#) General Partnership
 Business Trust
Year of Incorporation/Organization Other
[Statutory Trust](#)
 Over Five Years Ago
 Within Last Five Years (Specify Year) 2012
 Yet to Be Formed

2. Principal Place of Business and Contact Information

Name of Issuer [Passco Rivergate DST](#)
Street Address 1 [96 CORPORATE PARK, SUITE 200](#) Street Address 2
City [IRVINE](#) State/Province/Country [CALIFORNIA](#) ZIP/Postal Code [92606](#) Phone No. of Issuer [\(949\) 442-1000](#)

3. Related Persons

Last Name	First Name	Middle Name
Winn	William	H.
Street Address 1	Street Address 2	
96 Corporate Park, Suite 200		
City	State/Province/Country	ZIP/Postal Code
Irvine	CALIFORNIA	92606

Relationship: Executive Officer Director Promoter

Clarification of Response (if Necessary)

[President of the Issuer's Manager](#)

Last Name	First Name	Middle Name
Passo	William	O.
Street Address 1	Street Address 2	
96 Corporate Park, Suite 200		
City	State/Province/Country	ZIP/Postal Code

Irvine

CALIFORNIA

92606

Relationship: Executive Officer Director Promoter

Clarification of Response (if Necessary)

CEO of the Issuer's Manager

Last Name	First Name	Middle Name
Smith	Gary	
Street Address 1 96 Corporate Park, Suite 200	Street Address 2	
City Irvine	State/Province/Country CALIFORNIA	ZIP/Postal Code 92606

Relationship: Executive Officer Director Promoter

Clarification of Response (if Necessary)

Secretary of the Issuer's Manager

Last Name	First Name	Middle Name
Jahncke	Thomas	
Street Address 1 96 Corporate Park, Suite 200	Street Address 2	
City Irvine	State/Province/Country CALIFORNIA	ZIP/Postal Code 92606

Relationship: Executive Officer Director Promoter

Clarification of Response (if Necessary)

Senior Vice President of the Issuer's Manager

Last Name	First Name	Middle Name
Brown	Belden	
Street Address 1 96 Corporate Park, Suite 200	Street Address 2	
City Irvine	State/Province/Country CALIFORNIA	ZIP/Postal Code 92606

Relationship: Executive Officer Director Promoter

Clarification of Response (if Necessary)

Senior Vice President-National Sales of the Issuer's Manager

Last Name	First Name	Middle Name
Sullivan	Larry	K.
Street Address 1 96 Corporate Park, Suite 200	Street Address 2	
City Irvine	State/Province/Country CALIFORNIA	ZIP/Postal Code 92606

Relationship: Executive Officer Director Promoter

Clarification of Response (if Necessary)

Chief Operating Officer of the Issuer's Manager

Last Name	First Name	Middle Name
Passco Rivergate Depositor, LLC	Passco Rivergate Depositor, LLC	
Street Address 1	Street Address 2	
96 Corporate Park, Suite 200		
City	State/Province/Country	ZIP/Postal Code
Irvine	CALIFORNIA	92606

Relationship: Executive Officer Director Promoter

Clarification of Response (if Necessary)

Last Name	First Name	Middle Name
Passco Rivergate Manager, LLC	Passco Rivergate Manager, LLC	
Street Address 1	Street Address 2	
96 Corporate Park, Suite 200		
City	State/Province/Country	ZIP/Postal Code
Irvine	CALIFORNIA	92606

Relationship: Executive Officer Director Promoter

Clarification of Response (if Necessary)

Manager of Issuer

4. Industry Group

- | | | |
|---|---|--|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Health Care | <input type="checkbox"/> Retailing |
| <input type="checkbox"/> Banking & Financial Services | <input type="checkbox"/> Biotechnology | <input type="checkbox"/> Restaurants |
| <input type="checkbox"/> Commercial Banking | <input type="checkbox"/> Health Insurance | <input type="checkbox"/> Technology |
| <input type="checkbox"/> Insurance | <input type="checkbox"/> Hospitals & Physicians | <input type="checkbox"/> Computers |
| <input type="checkbox"/> Investing | <input type="checkbox"/> Pharmaceuticals | <input type="checkbox"/> Telecommunications |
| <input type="checkbox"/> Investment Banking | <input type="checkbox"/> Other Health Care | <input type="checkbox"/> Other Technology |
| <input type="checkbox"/> Pooled Investment Fund | <input type="checkbox"/> Manufacturing | <input type="checkbox"/> Travel |
| <input type="checkbox"/> Other Banking & Financial Services | <input type="checkbox"/> Real Estate | <input type="checkbox"/> Airlines & Airports |
| <input type="checkbox"/> Business Services | <input type="checkbox"/> Commercial | <input type="checkbox"/> Lodging & Conventions |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Construction | <input type="checkbox"/> Tourism & Travel Services |
| <input type="checkbox"/> Coal Mining | <input type="checkbox"/> REITS & Finance | <input type="checkbox"/> Other Travel |
| <input type="checkbox"/> Electric Utilities | <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Other |
| <input type="checkbox"/> Energy Conservation | <input type="checkbox"/> Other Real Estate | |
| <input type="checkbox"/> Environmental Services | | |
| <input type="checkbox"/> Oil & Gas | | |
| <input type="checkbox"/> Other Energy | | |

5. Issuer Size

- | | |
|---|---|
| Revenue Range | Aggregate Net Asset Value Range |
| <input type="checkbox"/> No Revenues | <input type="checkbox"/> No Aggregate Net Asset Value |
| <input type="checkbox"/> \$1 - \$1,000,000 | <input type="checkbox"/> \$1 - \$5,000,000 |
| <input type="checkbox"/> \$1,000,001 - \$5,000,000 | <input type="checkbox"/> \$5,000,001 - \$25,000,000 |
| <input type="checkbox"/> \$5,000,001 - \$25,000,000 | <input type="checkbox"/> \$25,000,001 - \$50,000,000 |

- | | |
|---|---|
| <input type="checkbox"/> \$25,000,001 - \$100,000,000 | <input type="checkbox"/> \$50,000,001 - \$100,000,000 |
| <input type="checkbox"/> Over \$100,000,000 | <input type="checkbox"/> Over \$100,000,000 |
| <input checked="" type="checkbox"/> Decline to Disclose | <input type="checkbox"/> Decline to Disclose |
| <input type="checkbox"/> Not Applicable | <input type="checkbox"/> Not Applicable |

6. Federal Exemption(s) and Exclusion(s) Claimed (select all that apply)

- | | |
|--|--|
| <input type="checkbox"/> Rule 504(b)(1) (not (i), (ii) or (iii)) | <input type="checkbox"/> Rule 505 |
| <input type="checkbox"/> Rule 504 (b)(1)(i) | <input checked="" type="checkbox"/> Rule 506 |
| <input type="checkbox"/> Rule 504 (b)(1)(ii) | <input type="checkbox"/> Securities Act Section 4(6) |
| <input type="checkbox"/> Rule 504 (b)(1)(iii) | <input type="checkbox"/> Investment Company Act Section 3(c) |
| | <input type="checkbox"/> Section 3(c)(1) <input type="checkbox"/> Section 3(c)(9) |
| | <input type="checkbox"/> Section 3(c)(2) <input type="checkbox"/> Section 3(c)(10) |
| | <input type="checkbox"/> Section 3(c)(3) <input type="checkbox"/> Section 3(c)(11) |
| | <input type="checkbox"/> Section 3(c)(4) <input type="checkbox"/> Section 3(c)(12) |
| | <input type="checkbox"/> Section 3(c)(5) <input type="checkbox"/> Section 3(c)(13) |
| | <input type="checkbox"/> Section 3(c)(6) <input type="checkbox"/> Section 3(c)(14) |
| | <input type="checkbox"/> Section 3(c)(7) |

7. Type of Filing

- New Notice Date of First Sale First Sale Yet to Occur
- Amendment

8. Duration of Offering

Does the Issuer intend this offering to last more than one year? Yes No

9. Type(s) of Securities Offered (select all that apply)

- | | |
|--|---|
| <input type="checkbox"/> Pooled Investment Fund Interests | <input checked="" type="checkbox"/> Equity |
| <input type="checkbox"/> Tenant-in-Common Securities | <input type="checkbox"/> Debt |
| <input type="checkbox"/> Mineral Property Securities | <input type="checkbox"/> Option, Warrant or Other Right to Acquire Another Security |
| <input type="checkbox"/> Security to be Acquired Upon Exercise of Option, Warrant or Other Right to Acquire Security | <input type="checkbox"/> Other (describe) |

10. Business Combination Transaction

Is this offering being made in connection with a business combination transaction, such as a merger, acquisition or exchange offer? Yes No

Clarification of Response (if Necessary)

11. Minimum Investment

Minimum investment accepted from any outside investor \$ 25,000 USD

12. Sales Compensation

Recipient
Passco Capital, Inc.
(Associated) Broker or Dealer None
None
Street Address 1
96 Corporate Park, Suite 200
City
Irvine
State(s) of Solicitation All States

Recipient CRD Number None
117323
(Associated) Broker or Dealer CRD Number None
None
Street Address 2
State/Province/Country
CALIFORNIA
 Foreign/Non-US

ZIP/Postal Code
92606

13. Offering and Sales Amounts

Total Offering Amount \$ 16,525,000 USD or Indefinite
Total Amount Sold \$ 0 USD
Total Remaining to be Sold \$ 16,525,000 USD or Indefinite

Clarification of Response (if Necessary)

14. Investors

Select if securities in the offering have been or may be sold to persons who do not qualify as accredited investors,
Number of such non-accredited investors who already have invested in the offering

Regardless of whether securities in the offering have been or may be sold to persons who do not qualify as accredited investors, enter the total number of investors who already have invested in the offering:

15. Sales Commissions & Finders' Fees Expenses

Provide separately the amounts of sales commissions and finders' fees expenses, if any. If the amount of an expenditure is not known, provide an estimate and check the box next to the amount.

Sales Commissions \$ 1,569,875 USD Estimate
Finders' Fees \$ 0 USD Estimate

Clarification of Response (if Necessary)

16. Use of Proceeds

Provide the amount of the gross proceeds of the offering that has been or is proposed to be used for payments to any of the persons required to be named as executive officers, directors or promoters in response to Item 3 above. If the amount is unknown, provide an estimate and check the box next to the amount.

\$ 3,283,165 USD Estimate

Clarification of Response (if Necessary)

Passco Rivergate Depositor, LLC will be responsible for paying certain fees and costs of approximately \$2,744,722.

Signature and Submission

Please verify the information you have entered and review the Terms of Submission below before signing and clicking SUBMIT below to file this notice.

Terms of Submission

In submitting this notice, each Issuer named above is:

- Notifying the SEC and/or each State in which this notice is filed of the offering of securities described and undertaking to furnish them, upon written request, the information furnished to offerees.
- Irrevocably appointing each of the Secretary of the SEC and, the Securities Administrator or other legally designated officer of the State in which the Issuer maintains its principal place of business and any State in which this notice is filed, as its agents for service of process, and agreeing that these persons may accept service on its behalf, of any notice, process or pleading, and further agreeing that such service may be made by registered or certified mail, in any Federal or state action, administrative proceeding, or arbitration brought against it in any place subject to the jurisdiction of the United States, if the action, proceeding or arbitration (a) arises out of any activity in connection with the offering of securities that is the subject of this notice, and (b) is founded, directly or indirectly, upon the provisions of: (i) the Securities Act of 1933, the Securities Exchange Act of 1934, the Trust Indenture Act of 1939, the Investment Company Act of 1940, or the Investment Advisers Act of 1940, or any rule or regulation under any of these statutes, or (ii) the laws of the State in which the issuer maintains its principal place of business or any State in which this notice is filed.
- Certifying that the Issuer is not disqualified from relying on any Regulation D exemption it has identified in Item 6 above for one of the reasons stated in Rule 505(b)(2)(iii).

Each Issuer identified above has read this notice, knows the contents to be true, and has duly caused this notice to be signed on its behalf by the undersigned duly authorized person.

For signature, type in the signer's name or other letters or characters adopted or authorized as the signer's signature.

Issuer	Signature	Name of Signer	Title	Date
Passco Rivergate DST	/s/ William H. Winn	William H. Winn	President of Manager	2013-01-10

Persons who respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB number.

* This undertaking does not affect any limits Section 102(a) of the National Securities Markets Improvement Act of 1996 ("NSMIA") [Pub. L. No. 104-290, 110 Stat. 3416 (Oct. 11, 1996)] imposes on the ability of States to require information. As a result, if the securities that are the subject of this Form D are "covered securities" for purposes of NSMIA, whether in all instances or due to the nature of the offering that is the subject of this Form D, States cannot routinely require offering materials under this undertaking or otherwise and can require offering materials only to the extent NSMIA permits them to do so under NSMIA's preservation of their anti-fraud authority.