



FULL CYCLE TRACK RECORD



## HIGHLIGHTS

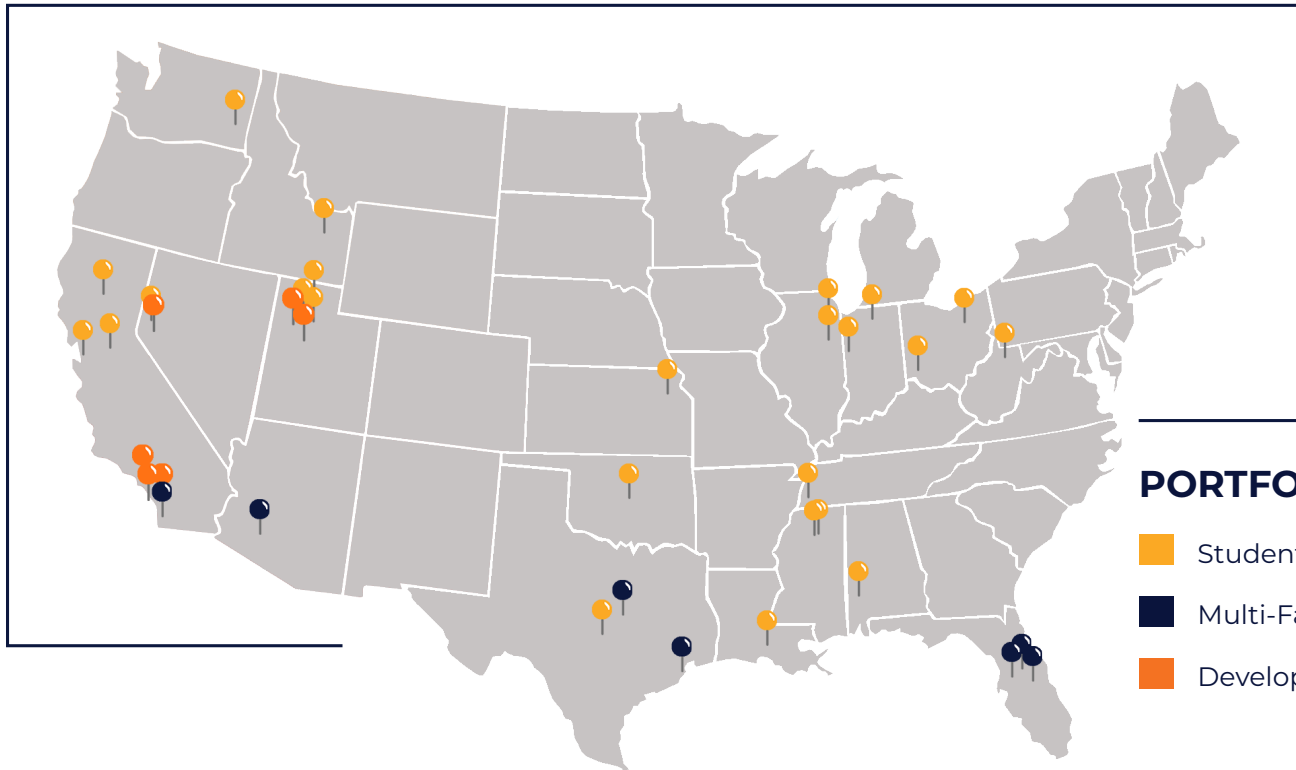
**37**  
Properties

**18**  
States

**5,000+**  
Units

**11,000+**  
Beds

**\$1.6BN+**  
AUM



## PORTFOLIO LEGEND

- Student
- Multi-Family
- Development

## UNIVERSITIES



## COMPANY OVERVIEW

**2007**  
Founded\*

**60+ Professionals**  
Company Size

**16 Full Cycles**  
Investor Returns

**Book & Ladder**  
In-House Property Management

# PORTFOLIO FULL CYCLE TRACK RECORD



## PORTFOLIO AVERAGES

**68.4%** NET

Average Return On Equity

**11.7%** NET

Average Annualized Return

**5.5%**\*\*\* NET

Average Annual Distribution

**5.8 Years** NET

Average Hold Period

PROPERTY	ACQUISITION DATE	DISPOSITION DATE	OFFERING PRICE (MMs)	DISPOSITION PRICE (MMs)	IRR	TOTAL RETURN	TOTAL CASH DISTRIBUTIONS	LENDER TYPE
Chateau Sera, TIC (pg. 5)	Jan. 2012	Jul. 2015	\$7.496	\$10.403	22.9%	87.7%	\$965,726	Commercial Bank
Aggie Flats, TIC (pg. 6)	Mar. 2013	Jun. 2017	\$4.274	\$7.210	13.2%	58.8%	\$358,250	Debt Fund
Meadowview, LLC (pg. 7)	Oct. 2012	Jun. 2017	\$23.300	\$36.500	12.1%	45.7%	N/A	Debt Fund
University Gardens, TIC (pg. 8)	Jan. 2013	Feb. 2017	\$8.063	\$13.905	17.2%	76.8%	\$620,842	Debt Fund
Venice ALF Fund, LLC (pg.9)	May 2011	Feb. 2018	\$9.900	\$9.169	10.8%	100.7%	\$1,680,965	Mortgage REIT
Chateau Sera, DST (pg. 10)	Jul. 2015	Mar. 2019	\$11.794	\$13.500	10.1%	38%	\$1,084,973	Mortgage REIT
University Downs (pg. 11)	Nov. 2013	Jan. 2019	\$4.843	\$10.500	12.7%	87.5%	N/A	Commercial Bank
Duck Flats, TIC (pg. 12)	Jan. 2012	Apr. 2022	\$3.274	\$4.000	6.0%	58.8%	\$581,072	Agency
Duck Lofts, TIC (pg. 13)	Nov. 2010	Apr. 2022	\$3.878	\$4.650	7.3%	76.2%	\$1,508,904	Agency
Sawmill, TIC (pg. 14)	Aug. 2016	May 2022	\$43.672	\$61.250	15.6%	91.3%	\$4,081,217	Agency
Red Mountain, DST (pg. 15)	Sep. 2015	Sep. 2022	\$8.446	\$12.250	3.1%	15.8%	\$1,175,103	CMBS

For More Information on Each Transaction, See Page Reference Under Property Name

# PORTFOLIO FULL CYCLE TRACK RECORD



PROPERTY	ACQUISITION DATE	DISPOSITION DATE	OFFERING PRICE (MMs)	DISPOSITION PRICE (MMs)	IRR	TOTAL RETURN	TOTAL CASH DISTRIBUTIONS	LENDER TYPE
The Stretch, TIC (pg. 16)	Jun. 2019	Jun. 2022	\$19.395	\$23.100	10.4%	33.9%	N/A	Debt Fund
Plaza on Broadway (pg. 17)	May 2015	Apr. 2023	\$24.771	\$37.500	12.4%	117.1%	\$4,727,989	Agency



Plaza on Broadway / Boulder, CO



University Gardens / Salt Lake City, UT

For More Information on Each Transaction, See Page Reference Under Property Name

\*Under the predecessor Nelson Brothers Professional Real Estate, the predecessor for NB Private Capital, Versity Investments, and Versity Invest. Returns represent total return after the life of the hold. / \*\* These Full Cycle Properties contain 2 properties / \*\*\*Based on income producing properties.



# CHATEAU SERA, TIC

LOS ANGELES / CALIFORNIA



## PROPERTY HIGHLIGHTS



University

**3.3**

Hold (Years)

**\$965,726**

Total Cash Distributions

**87.7%**

Total Return

**26.7%**

Annualized Return

**22.9%**

IRR



## PROPERTY OVERVIEW

Two three-story properties (Chateau Sera and Tropicana) adjacent to the University of Southern California "USC". The buildings were built in 1916 and 1927 respectively and featured 60 units. The properties were purchased at a 8.1% cap rate with Commercial Bank financing.

	ACQUISITION	DISPOSITION
<b>DATE</b>	March 2012	July 2015
<b>PRICE</b>	\$6,307,000	\$10,403,000
<b>INVESTOR EQUITY</b>	\$3,855,000	\$6,020,052
<b>CAP RATE</b>	8.1%	5.1%

**DST / TIC**  
Product Type

**STUDENT**  
Asset Class

**CORE+**  
Strategy

## INVESTMENT THESIS

- Core-Plus Investment
- Renovate Outdated Interiors
- Grow Net Operating Income
- Stabilize & Sell

## EXIT ANALYSIS

- Paid Consistent Distributions
- Returns Met Proforma Expectations
- Hold Met Proforma Expectations
- Delivered On-Time & Budget



# AGGIE FLATS, TIC

LOGAN / UTAH



## PROPERTY HIGHLIGHTS



University

**4.3**

Hold (Years)

**\$358,250**

Total Cash Distributions

**58.8%**

Total Return

**13.7%**

Annualized Return

**13.2%**

IRR



## PROPERTY OVERVIEW

Forty unit, 192 bed, student housing apartment complex adjacent to Utah State University. The property was built in 1950 and renovated in the 60's and 70's. The property was purchased at a 7.4% cap rate with financing from a debt fund.

	ACQUISITION	DISPOSITION
<b>DATE</b>	March 2013	June 2017
<b>PRICE</b>	\$4,274,000	\$7,210,000
<b>INVESTOR EQUITY</b>	\$1,900,000	\$2,692,807
<b>CAP RATE</b>	7.4%	5.4%

**TIC**  
Product Type

**STUDENT**  
Asset Class

**CORE+**  
Strategy

### INVESTMENT THESIS

- Core-Plus Investment
- Renovate
- Grow Net Operating Income
- Stabilize & Sell

### EXIT ANALYSIS

- Paid Consistent Distributions
- Returns Met Proforma Expectations
- Hold Met Proforma Expectations
- Met Capital Improvement Goals on Time & Budget





# MEADOW VIEW, LLC

LOGAN / UTAH



## PROPERTY HIGHLIGHTS



University

**4.7**

Hold (Years)

**N/A**

Total Cash Distributions

**45.7%**

Total Return

**9.7%**

Annualized Return

**12.1%**

IRR



## PROPERTY OVERVIEW

Four-story student housing apartment consisting of 20 units and a five-bedroom house adjacent to Utah State University. The properties were purchased at an 8.8% cap rate with Debt Fund financing

	ACQUISITION	DISPOSITION
<b>DATE</b>	November 2012	June 2017
<b>PRICE</b>	\$3,438,700	\$36,500,000
<b>INVESTOR EQUITY</b>	\$8,600,000	\$11,984,726
<b>CAP RATE</b>	8.8%	N/A

**LLC**  
Product Type

**STUDENT**  
Asset Class

**DEVELOPMENT**  
Strategy

## INVESTMENT THESIS

- Development Investment
- Scrape & Build
- Growing Economic Anchor
- Exceptionally Located

## EXIT ANALYSIS

- Built State-of-Art Student Property
- Met Targeted Time Goals
- Met Targeted Return Goals
- Provided Investors with Follow-On "Leg" to the Transaction



\*See Disclosure

# UNIVERSITY GARDENS, TIC

SALT LAKE CITY / UTAH



## PROPERTY HIGHLIGHTS



**3.8**  
Hold (Years)

**\$620,842**  
Total Cash Distributions

**76.8%**  
Total Return

**20.2%**  
Annualized Return

**17.2%**  
IRR



\*See Disclosure

## PROPERTY OVERVIEW

Two two-story student housing apartments featuring 64 units and 128 bedrooms near the University of Utah. The property was purchased at a 7.9% cap rate with Debt Fund financing.

	ACQUISITION	DISPOSITION
<b>DATE</b>	April 2013	February 2017
<b>PRICE</b>	\$5,612,750	\$13,905,000
<b>INVESTOR EQUITY</b>	\$2,700,000	\$4,592,795
<b>CAP RATE</b>	7.9%	1.5%

**DST / TIC**  
Product Type

**STUDENT**  
Asset Class

**CORE+**  
Strategy

## INVESTMENT THESIS

- Core-Plus Investment
- Renovate Interiors/Exteriors
- Grow Net Operating Income
- Stabilize & Sell

## EXIT ANALYSIS

- Paid Consistent Distributions
- Returns Met Proforma Expectations
- Hold Met Proforma Expectations
- Delivered On-Time & Budget



\*See Disclosure



# VENICE ALF FUND, LLC

VENICE / FLORIDA



## PROPERTY HIGHLIGHTS



Assisted Living

**6.9**

Hold (Years)

**\$1,680,965**

Total Cash Distributions

**100.7%**

Total Return

**14.5%**

Annualized Return

**10.8%**

IRR



## PROPERTY OVERVIEW

Three-story (78-bed) assisted-living property located in Venice, Florida. Recently renovated and on the National Registry of Historic Places. The property was purchased with Mortgage REIT financing.

	ACQUISITION	DISPOSITION
<b>DATE</b>	May 2011	February 2018
<b>PRICE</b>	\$8,505,000	\$9,169,000
<b>INVESTOR EQUITY</b>	\$3,300,000	\$3,503,119
<b>CAP RATE</b>	N/A	N/A



**LLC**  
Product Type

**ASSISTED LIVING**  
Asset Class

**CORE**  
Strategy

## INVESTMENT THESIS

- Core Investment
- Take Advantage of Demographics
- Stable Cash-Flows
- Hold 10 Years

## EXIT ANALYSIS

- Paid Consistent Distributions
- Returns Met Proforma Expectations
- Hold Met Proforma Expectations

## PROPERTY HIGHLIGHTS



University

**3.7**

Hold (Years)

**\$1,084,973**

Total Cash Distributions

**30.6%**

Total Return

**8.2%**

Annualized Return

**8.3%**

IRR



## PROPERTY OVERVIEW

Two three-story properties (Chateau Sera and Tropicana) adjacent to the University of Southern California "USC". The buildings were built in 1916 and 1927 respectively and featured a total of 60 units. The properties were purchased at a 5.1% cap rate with Mortgage REIT financing.

	ACQUISITION	DISPOSITION
<b>DATE</b>	July 2015	March 2019
<b>PRICE</b>	\$10,403,000	\$13,500,000
<b>INVESTOR EQUITY</b>	\$4,294,000	\$ 4,968,685
<b>CAP RATE</b>	5.1%	4.5%

**DST**  
Product Type

**STUDENT**  
Asset Class

**CORE**  
Strategy

## INVESTMENT THESIS

- Core Investment
- Power-5 Conference School
- Adjacent to Campus
- Stable Economic Anchor

## EXIT ANALYSIS

- Paid Consistent Distributions
- Returns Met Proforma Expectations
- Hold Met Proforma Expectations
- Shielded Majority of Income





## PROPERTY HIGHLIGHTS

**UVU**

University

**5.3**

Hold (Years)

**N/A**

Total Cash Distributions

**87.5%**

Total Return

**16.4%**

Annualized Return

**12.7%**

IRR



\*See Disclosure

## PROPERTY OVERVIEW

University Downs was a 6.1-acre parcel of land held for investment 200 yards from Utah Valley University.

	ACQUISITION	DISPOSITION
<b>DATE</b>	November 2013	January 2019
<b>PRICE</b>	\$4,930,500	\$10,500,000
<b>INVESTOR EQUITY</b>	\$1,834,579	\$3,439,343
<b>CAP RATE</b>	N/A	N/A

**LLC**  
Product Type

**STUDENT**  
Asset Class

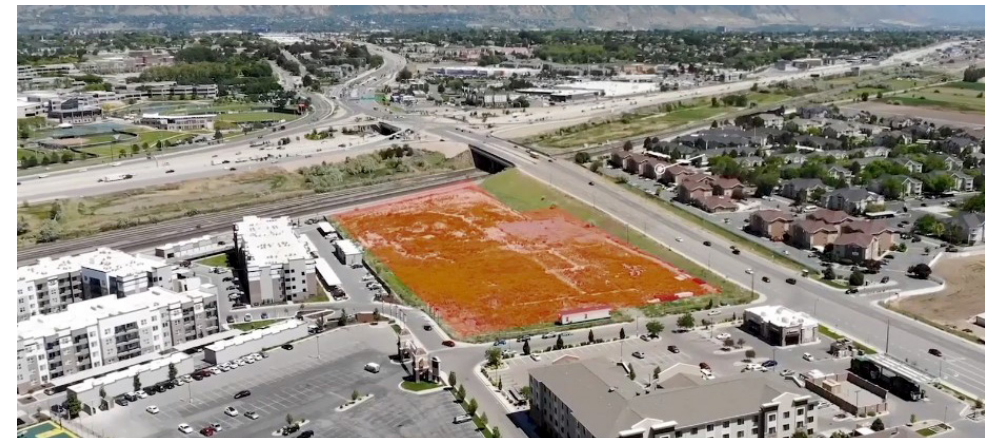
**LAND BANKING**  
Strategy

## INVESTMENT THESIS

- Land-Banking Investment
- Hold for Development or Sale
- Two Economic Anchors (UVU & BYU)
- Maximize Shareholder Returns

## EXIT ANALYSIS

- Sold at Height of Real Estate Market Values
- Achieved Target Returns



# DUCK FLATS, TIC

EUGENE / OREGON



## PROPERTY HIGHLIGHTS

<b>O</b> University	<b>10.5</b> Hold (Years)	<b>\$581,072</b> Total Cash Distributions	<b>58.8%</b> Total Return	<b>5.6%</b> Annualized Return	<b>5.7%</b> IRR
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## PROPERTY OVERVIEW

Student housing apartment featuring 8 units and 40 bedrooms located adjacent to University of Oregon. The property was purchased at an 8.1% cap rate with Agency financing.

	ACQUISITION	DISPOSITION
<b>DATE</b>	December 2011	April 2022
<b>PRICE</b>	\$2,957,169	\$4,000,000
<b>INVESTOR EQUITY</b>	\$1,674,000	\$1,785,604
<b>CAP RATE</b>	8.1%	4.8%

**DST / TIC**  
Product Type

**STUDENT**  
Asset Class

**CORE**  
Strategy

## INVESTMENT THESIS

- Core Investment
- Power-5 Conference School
- Adjacent to Campus
- Stable Economic Anchor

## EXIT ANALYSIS

- Overcame Overbuilt Market
- Met Return Expectations
- Hold Met Proforma Expectations
- Shielded Majority of Income





# DUCK LOFTS, TIC

EUGENE / OREGON



## PROPERTY HIGHLIGHTS

**O**  
University

**11.5**  
Hold (Years)

**\$1,508,904**  
Total Cash Distributions

**76.2%**  
Total Return

**6.6%**  
Annualized Return

**7.3%**  
IRR



## PROPERTY OVERVIEW

Student housing apartment featuring 14 units and 48 beds located three blocks from the University of Oregon. The property was purchased at a 7.7% cap rate with Agency financing.

	ACQUISITION	DISPOSITION
<b>DATE</b>	November 2010	April 2022
<b>PRICE</b>	\$3,575,000	\$4,650,000
<b>INVESTOR EQUITY</b>	\$2,528,900	\$2,893,863
<b>CAP RATE</b>	7.7%	4.9%

**DST / TIC**  
Product Type

**STUDENT**  
Asset Class

**CORE**  
Strategy

## INVESTMENT THESIS

- Core Investment
- Power-5 Conference School
- Adjacent to Campus
- Stable Economic Anchor

## EXIT ANALYSIS

- Overcame Overbuilt Market
- Met Return Expectations
- Hold Met Proforma Expectations
- Shielded Majority of Income



**PROPERTY HIGHLIGHTS**

**NAU**

University

**5.8**

Hold (Years)

**\$4,081,217**

Total Cash Distributions

**91.3%**

Total Return

**15.7%**

Annualized Return

**15.6%**

IRR



**PROPERTY OVERVIEW**

Multi-building student housing property featuring 194 units with 392 beds located within walking distance of Northern Arizona University. The property was purchased at a 5.5% cap rate with Agency financing.

	ACQUISITION	DISPOSITION
<b>DATE</b>	August 2016	May 2022
<b>PRICE</b>	\$37,080,000	\$61,250,000
<b>INVESTOR EQUITY</b>	\$15,228,223	\$26,726,626
<b>CAP RATE</b>	5.5%	4.3%

**DST / TIC**  
Product Type

**STUDENT**  
Asset Class

**CORE+**  
Strategy

**INVESTMENT THESIS**

- Core Plus Investment
- Modernize Interior/Exterior
- Add Clubhouse & Beds
- Stabilize & Sell

**EXIT ANALYSIS**

- Paid Distributions During Renovations
- Delivered Clubhouse & Beds
- Delivered Interior/Exterior Renovations
- Met Total Return Proforma





# RED MOUNTAIN, DST

ST. GEORGE / UTAH



## PROPERTY HIGHLIGHTS



University

**6**

Hold (Years)

**\$1,175,103**

Total Cash Distributions

**15.8%**

Total Return

**2.6%**

Annualized Return

**3.1%**

IRR



\*See Disclosure

## PROPERTY OVERVIEW

Student housing apartment featuring 48 units with 288 beds located adjacent to Utah Tech University (Formerly Dixie State University). The property was purchased at a 6.7% cap rate with CMBS financing.

	ACQUISITION	DISPOSITION
<b>DATE</b>	September 2015	August 2022
<b>PRICE</b>	\$8,446,000	\$12,250,000
<b>INVESTOR EQUITY</b>	\$3,552,505	\$3,046,614
<b>CAP RATE</b>	6.7%	5.4%

**DST / TIC**  
Product Type

**STUDENT**  
Asset Class

**CORE+**  
Strategy

## INVESTMENT THESIS

- Core Plus Investment
- Make Modernizing Improvements
- Grow Net Operating Income
- Distribute Stable Cashflow

## EXIT ANALYSIS

- Paid Consistent Distributions
- Overcame Significant Damage Due to Local Flooding
- Delivered Full Return of Capital to Investors
- Achieved Target Hold Term



\*See Disclosure

# THE STRETCH, TIC

LEXINGTON / KENTUCKY



## PROPERTY HIGHLIGHTS



University

**3**

Hold (Years)

**N/A**

Total Cash Distributions

**33.9%**

Total Return

**11.3%**

Annualized Return

**10.4%**

IRR



## PROPERTY OVERVIEW

Garden-style, walk-up, student housing apartment community located near the University of Kentucky featuring a combined 171 units and 537 beds. At the time of the acquisition the property was bank-owned. The property was purchased with Debt Fund financing.

	ACQUISITION	DISPOSITION
<b>DATE</b>	June 2019	June 2022
<b>PRICE</b>	\$15,250,000	\$23,100,000
<b>INVESTOR EQUITY</b>	\$6,812,409	\$15,930,488
<b>CAP RATE</b>	N/A	4.1%

**DST / TIC**  
Product Type

**STUDENT**  
Asset Class

**VALUE-ADD**  
Strategy

## INVESTMENT THESIS

- Value-Add Bank Owned Property
- Power 5 Conference School
- Modernize Interiors, Exteriors & Amenities
- Rebrand
- Lease-Up & Sell

## EXIT ANALYSIS

- Completed Renovations On-Time & On-Budget
- Hold-Time Matched Investment Thesis
- Returns Met Proforma Expectation





# PLAZA ON BROADWAY, DST/TIC

BOULDER / COLORADO



## PROPERTY HIGHLIGHTS



University

**7**

Hold (Years)

**\$4,727,989**

Total Cash Distributions

**117.1%**

Total Return

**16.7%**

Annualized Return

**12.4%**

IRR



## PROPERTY OVERVIEW

Student housing apartment featuring 39 units with 152 beds adjacent to the University of Colorado at Boulder. The property was purchased at a 6.0% cap rate with Agency financing.

	ACQUISITION	DISPOSITION
<b>DATE</b>	May 2015	April 2023
<b>PRICE</b>	\$24,771,500	\$37,500,000
<b>INVESTOR EQUITY</b>	\$8,350,000	\$12,802,179
<b>CAP RATE</b>	6.0%	5.3%

**DST / TIC**  
Product Type

**STUDENT**  
Asset Class

**CORE**  
Strategy

## INVESTMENT THESIS

- Core Investment
- Power-5 Conference School
- Located Across The Street From University Main Entrance
- Stable Economic Anchor

## EXIT ANALYSIS

- Performed Through COVID
- Complex Sale Due To The Master-Lease
- Grew NOI Every Year Of The Hold
- Delivered IRR Target





## ABOUT VERSITY INVEST, LLC

Versity Invest, LLC (“Versity”) is a real estate investment firm located in Orange County, California. Versity specializes in student housing, multi-family, and opportunistic investments across the U.S. The company’s predecessor was originally founded in 2007 and has matured into an institutional quality investment manager with 37 properties in 18 states with a combined syndicated value of \$1.61BN.

The firm’s product lineup includes Delaware Statutory Trusts (“DSTs”), REITs (pending approval), Reg A+ Bonds, and LLCs. The firm, and its related entities, employ nearly 300 professionals, including approximately 60 home office professionals in Southern California. Versity is best known for our approach to core student housing investments.

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Securities offered through WealthForge Securities, LLC, the managing broker-dealer for the Fund and member FINRA/SIPC. Versity Investments (the “Sponsor”) and WealthForge are not affiliated. All investments have inherent risks including those risks common in real estate investments. Potential risks relating to the Fund are disclosed in our PPM that must be read by the investor prior to making an investment decision, including the following: Past performance may not be indicative of future performance, and does not guarantee future performance. The economic success of the Fund will depend upon the results of operations of its properties. Fluctuations in vacancy rates, rent schedules, and operating expenses can adversely affect operating results, financing terms or sale opportunities.

No assurance can be given that future cash flow will be sufficient to make the debt service payments on any borrowed funds and also cover capital expenditures or operating expenses. There are risks related to competition from competing properties. The Sponsor is not under any obligation to contribute capital to the Fund. The shares do not represent a diversified investment. There are various conflicts of interest among the Fund, the Sponsor and its affiliates. Shares are illiquid. There are tax risks associated with an investment in the shares. There may be environmental risks related to the properties. Private Placements are speculative. No assurance can be given that shareholders will realize a substantial return (if any) on their investment or that they will not lose their entire investment in the Fund.





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