

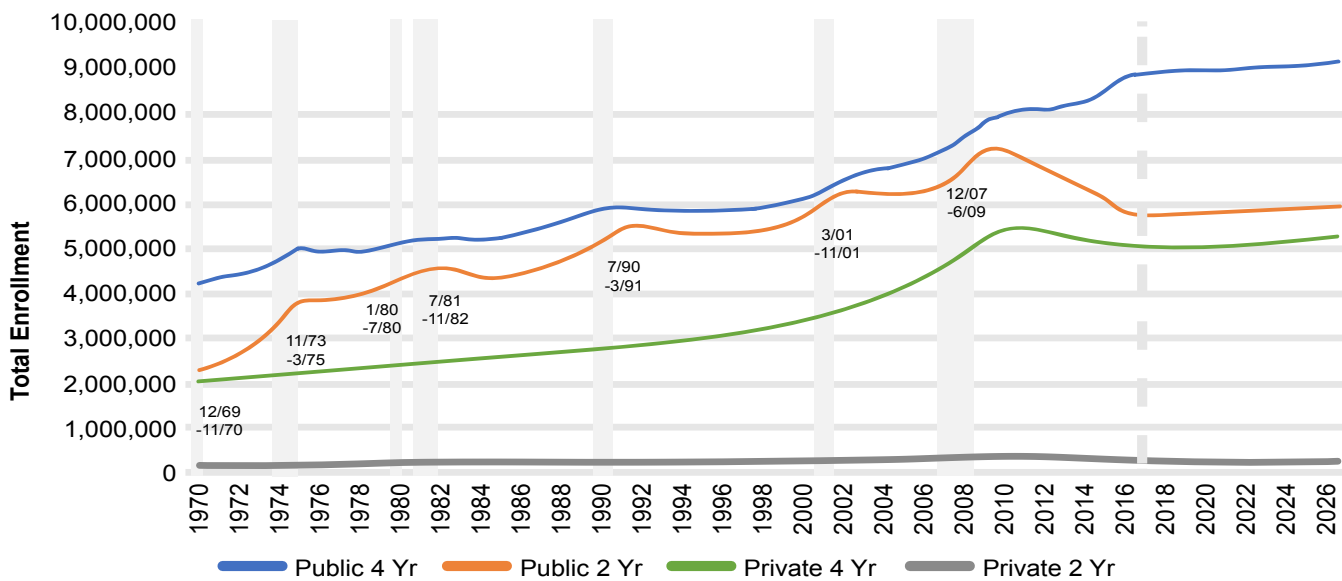
versity

WHY VERSITY





BENEFITS OF STUDENT HOUSING



(Source: <https://educationdata.org/college-enrollment-statistics>, July 2023)



RECESSION RESILIENT

As seen the graph above, enrollment is historically unaffected by, and sometimes improves during, recessions. This is why we consider the category all-weather. In other words potentially recession resilient.



ECONOMIC ANCHOR

What separates student housing from other asset classes is the economic anchor. Varsity Invest student properties, for example, are located adjacent to campuses with an average age of 139 years.



LONG-TERM ENROLLMENT GROWTH

Public 4-year colleges and universities have exhibited consistent long-term enrollment growth. Varsity believes the return on education (ROE) plays a pivotal role in this consistency relative to more expensive private schools. Public, 4-year, tier 1 (state), power 5 athletic conference schools, with enrollment over 20,000 benefit from both in-state affinity and relative affordability.



Campus Walk / Chico, CA



One on 4th / Stillwater, OK

PRODUCT GUIDE

Private REIT

- Private Placement (Reg D)
- Perpetual Life
- Quarterly Liquidity
- 1099 Tax Filing

Delaware Statutory Trust (DST)

- Private Placement (Reg D)
- 1031 Exchange Eligible
- Professionally Managed
- Passive Cash Flow

Reg A+ Bonds

- Registered through SEC
- Short-Term (3 Year)
- Low Minimum
- Monthly Income

ASSET CLASSES

MULTI-FAMILY

STUDENT

BONDS

SPECIALTY

PRODUCT TYPES

DST

REIT

LLC

REG A+

WHY VERSITY

60+

PROFESSIONALS

23

AVERAGE YEARS OF EXEC EXP

15.5 BN

COMBINED ACQUISITIONS EXP

17.48 BN

COMBINED EQUITY RAISED

FULL CYCLE NUMBERS

This is an un-weighted average of the return on equity calculations for all full-cycle programs.

68.35% (NET)

AVERAGE RETURN ON EQUITY

11.71% (NET)

AVERAGE ANNUALIZED RETURN

5.54% (NET)

AVERAGE ANNUAL DISTRIBUTION

5.84 YEARS (NET)

AVERAGE HOLD PERIOD

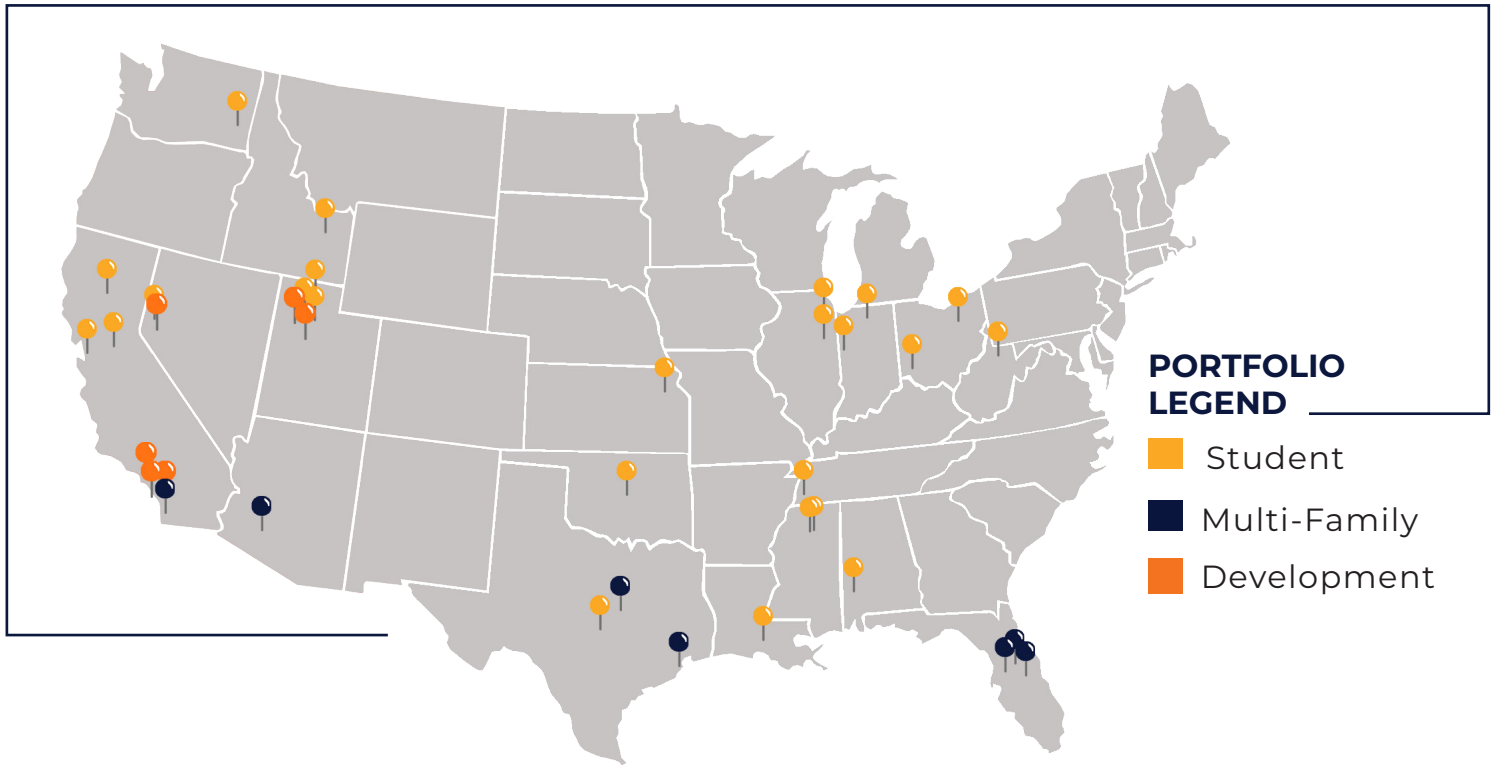
37
PROPERTIES

18
STATES

4,000+
UNITS

9,000+
BEDS

1.61BN+
AUM



PORTFOLIO LEGEND

- Student
- Multi-Family
- Development

DEMAND DRIVERS

- Positive Net Migration State / Region
- Income-Tax Free States
- Pro-Business State / Region
- Growing Economy / Infrastructure

UNIVERSITIES



CONTACT US

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