

SL WEST GA STUDENT HOUSING, DST



INVESTMENT SUMMARY

The Delaware Statutory Trust (DST) will use the net proceeds of this offering to acquire Haven West, a 160 unit/568-bedroom student apartment Class A property in Carrollton, Georgia. Purchasers of DST Interests will be entitled, based on their respective DST Interests, to the operating cash flow of the DST and the net proceeds from any sale, exchange, or financing of the Property. The Property provides the perfect combination of campus convenience and unbeatable construction and amenity standards. Haven West is tremendously well positioned within a fast growing market and should continue to perform exceptionally well, as the city of Carrollton has extremely high barriers to entry.

ECONOMICS SUMMARY

OFFERING AMOUNT: \$12,825,000

MINIMUM INVESTMENT: \$100,000

ANTICIPATED HOLD: 10 Years

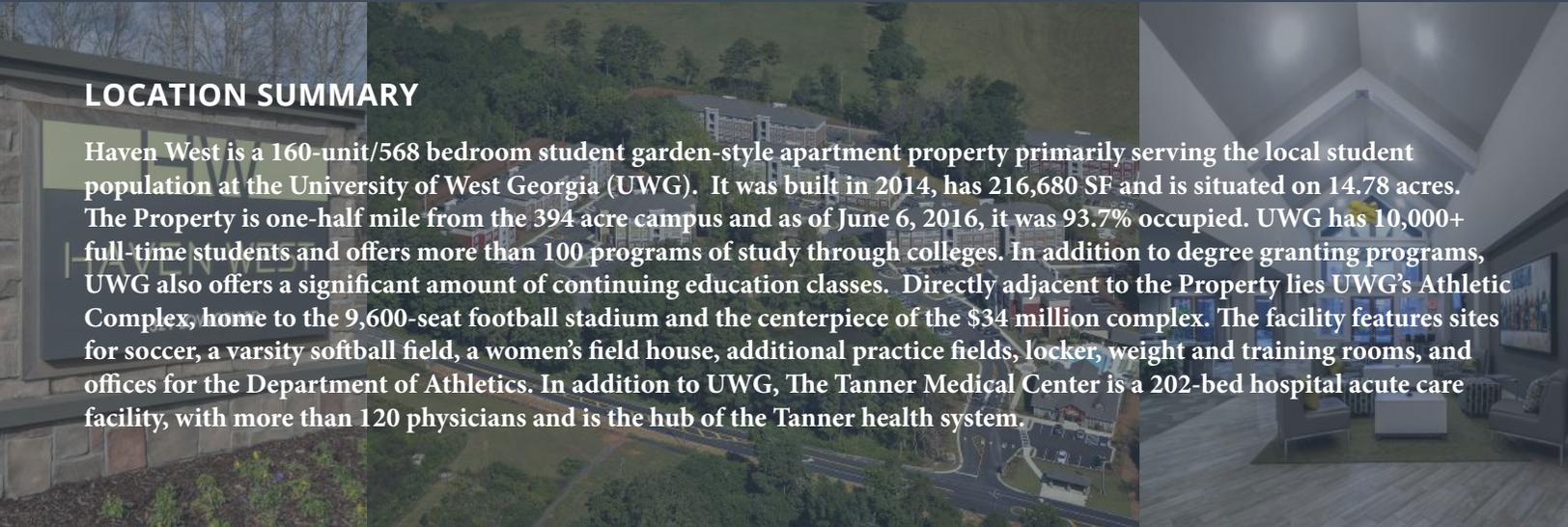
DEBT (approx.): \$17,225,000

SYNDICATION PRICE: \$30,050,000

SYNDICATION LTV: 57.32%

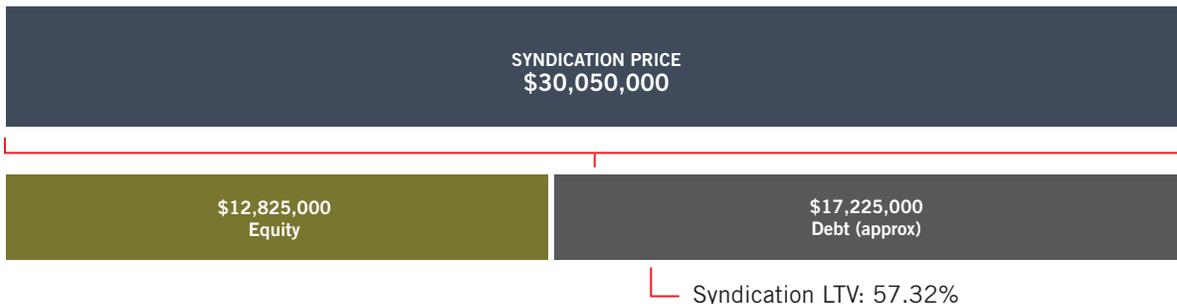
LOCATION SUMMARY

Haven West is a 160-unit/568 bedroom student garden-style apartment property primarily serving the local student population at the University of West Georgia (UWG). It was built in 2014, has 216,680 SF and is situated on 14.78 acres. The Property is one-half mile from the 394 acre campus and as of June 6, 2016, it was 93.7% occupied. UWG has 10,000+ full-time students and offers more than 100 programs of study through colleges. In addition to degree granting programs, UWG also offers a significant amount of continuing education classes. Directly adjacent to the Property lies UWG's Athletic Complex, home to the 9,600-seat football stadium and the centerpiece of the \$34 million complex. The facility features sites for soccer, a varsity softball field, a women's field house, additional practice fields, locker, weight and training rooms, and offices for the Department of Athletics. In addition to UWG, The Tanner Medical Center is a 202-bed hospital acute care facility, with more than 120 physicians and is the hub of the Tanner health system.

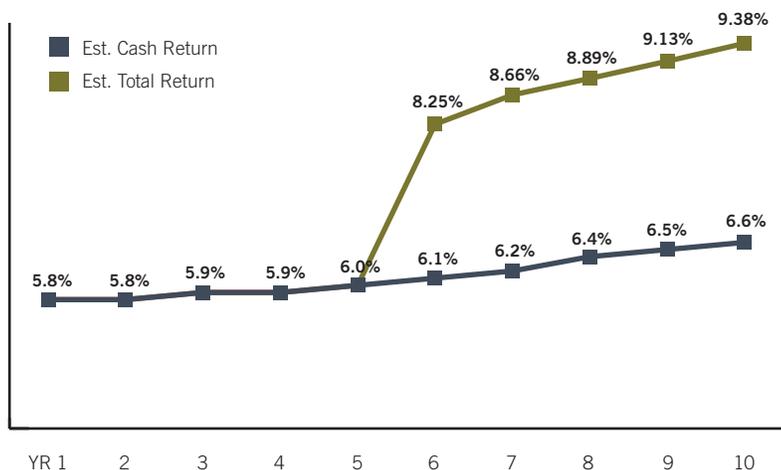


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Economics



10-Yr Yield Estimates



Loan Summary

10-year, 3 month loan with 60 months of interest only.
Amortizing over a 30 year schedule thereafter.
Implied rate: 4.10%

Loan terms are projected.

Year one NOI: \$1,520,735 (*pro forma*)
Cap Rate: 5.74% on acquisition
5.06% to Trust

ABOUT THE SPONSOR

SANDLAPPER STUDENT HOUSING, LLC (“SSH”) is a real estate investment company and sponsor of fractional real estate investment programs focused on the acquisitions and management of student housing apartment complexes around the country. Founded in 2014 to capitalize on the growing demand for non-dormitory student housing, SSH has acquired and syndicated more than \$83 million in student housing properties with more than 700 units and 1,500 beds. The firm is a subsidiary of Sandlapper Capital Investments, LLC, an award winning opportunistic investment firm and sponsor of private placement securities offerings covering a wide cross section of industries and asset classes. The principals of the firm, founders Trevor Gordon and Jack Bixler, have extensive experience with real estate acquisitions, syndications and management having acquired, syndicated and managed in excess of \$1.1 billion in assets covering more than 10 million square feet nationwide since 2002.



If you have questions or would like to receive more information, please contact:

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This summary does not constitute an offer to buy or sell securities. Such offers may only be made to qualified accredited investors via Confidential Private Placement Memorandum (PPM). Investments in DST interests and real estate should be considered highly speculative and involve a degree of risk. Prospective investors must read the PPM in its entirety and pay particular attention to the cost projections, performance assumptions and the “Risk Factors” to fully understand the risks and costs involved with this investment. This DST is illiquid in nature and those seeking to dispose of their interest prior to maturity of the program may not be able to do so. Income is NOT GUARANTEED and no representation to such has been made. All statements here are believed to be accurate. This summary does not supersede the PPM. Securities offered through SANDLAPPER Securities, LLC (Member FINRA/SIPC). SANDLAPPER Securities is an affiliate of Sandlapper Capital Investments, LLC.