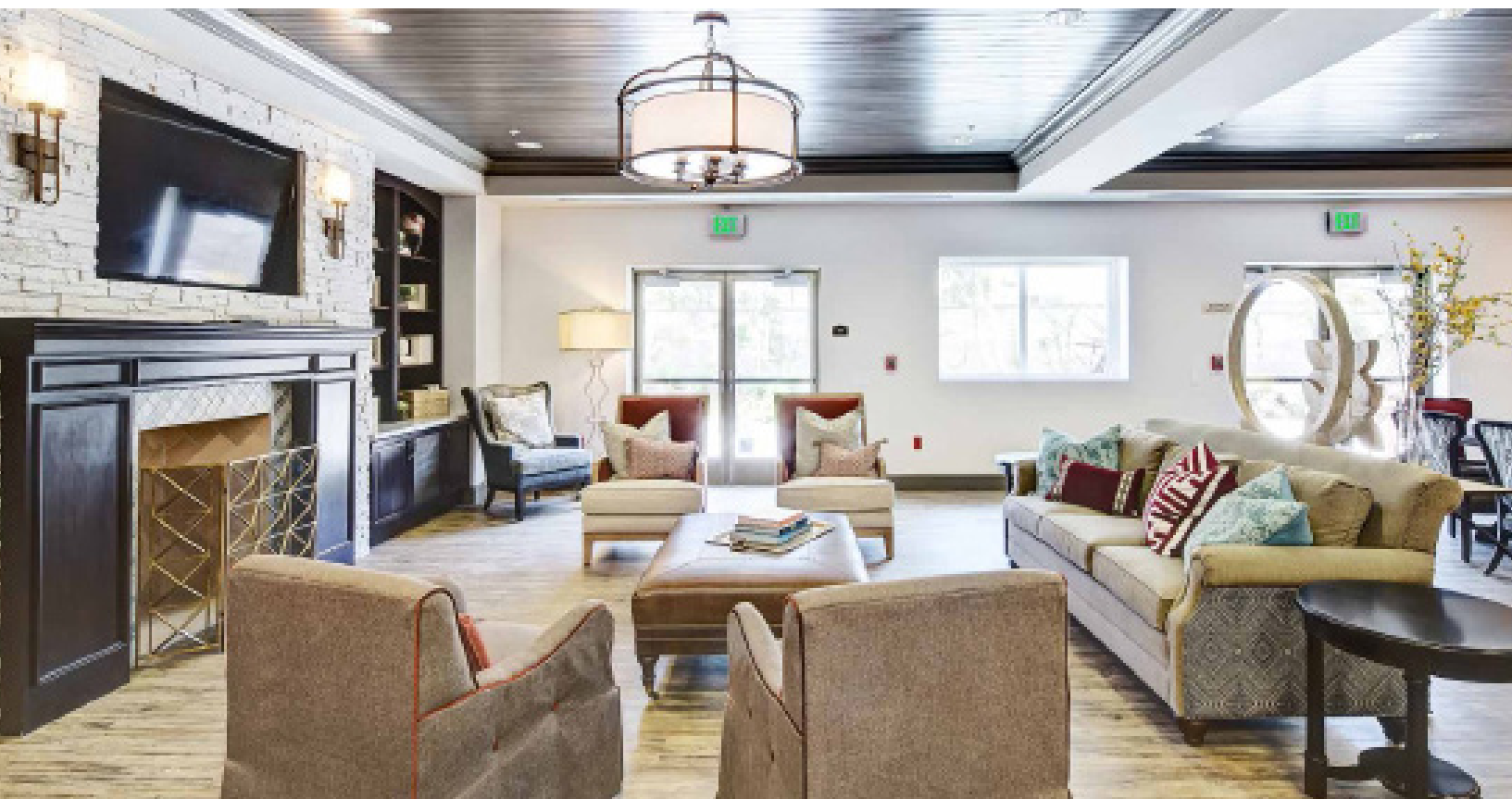




Senior Living Fund 6 USA, LLC Fund Overview



A Diversified Investment in Senior Housing
Funding Communities. Investing in Longevity.

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Investing in Longevity

Senior Living Fund is a private equity company formed to invest and manage a diversified portfolio of healthcare real estate investments with a focus on senior housing.

The growing demand in healthcare services, driven by an aging population and inadequate quality senior housing in many markets, is providing considerable investment opportunities for both potential income and long-term growth. Senior Living Fund invests in the following senior housing sectors: independent living, assisted living, memory care, skilled nursing and transitional care facilities. These sectors provide attractive investment opportunities.

Designed with Potential for:

-  **Consistent income through regular cash distributions**
-  **Capital appreciation and reduced portfolio volatility**
-  **Diversification within the investment portfolio**
-  **An alternative investment sector with a history of strong returns**



Senior Living Fund Investment Community: Torrance, CA

Demand for senior housing continues to accelerate. A projected 54,000 new units are required annually between 2020 and 2025, and an estimated 105,000 units will be needed annually between 2030 and 2040.

(NIC, September 2019, Based on estimates of existing inventory, 80+ households, and a penetration rate of 18%)

Why Invest in Senior Housing?

As the Baby Boomer generation ages and life expectancy increases, a significant opportunity exists to invest in the healthcare sector that houses and cares for this rapidly growing population segment.

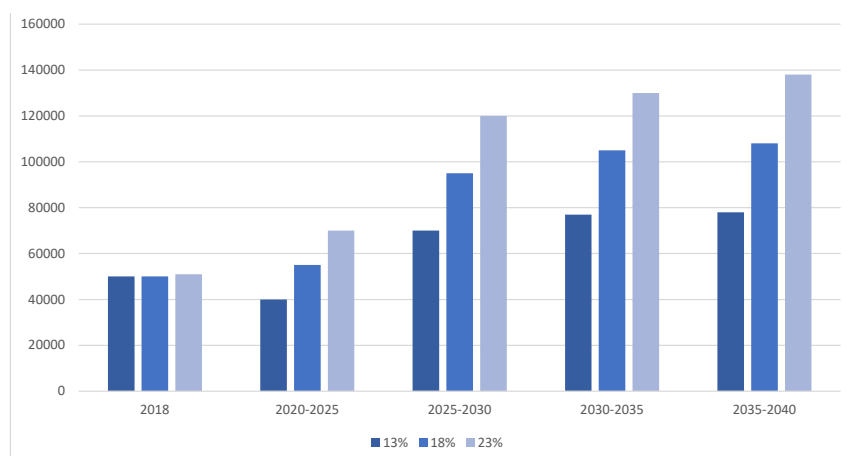
Demand for Senior Housing is Rising — And Will Continue for Decades

Demographics make a strong case for senior housing investment. Unlike many areas of commercial real estate, such as hotels or retail, senior housing is a sector poised to grow for decades.

By 2030, all baby boomers will have reached the age of 65; and 1 in 5 Americans are expected to be 65 or older. The number of Americans 65+ is projected to nearly double to 95 million by 2060. Also, by 2060, those 85+ are anticipated to more than triple from 6 million to 19 million (U.S. Census Bureau).

Combine this demographic growth with the fact that the majority of the current supply of senior facilities on the market are antiquated (Senior Housing News reported 58% of primary market supply was 17+ years old in Q2 2018), and we can project a sustained increase in demand for senior housing through the year 2040, if not longer.

Annual Senior Housing New Inventory (80+ Households)



Rising Demand

A September 2019 report from NIC, a senior housing resource, showed that regardless of penetration rates (ranging from 13% conservatively or 23% on the higher level), demand for new senior housing inventory will continue to grow through 2040.

Senior housing has consistently been a top performing commercial real estate sector over the last 10+ year period, and is projected to continue strong performance due to its unique market fundamentals.

(NCREIF, NIC Research & Analytics Q1 2019.)



Why Senior Housing Outperforms

Recession-Resilient Asset Class

Senior housing has low correlation to economic cycles and is not highly dependent on a rising real estate market. This favorable feature of senior housing is attributed to the “need-based” component of demand and the revenue stream. Seniors need these services regardless of economic conditions.

The major demographic trends of the baby boomer population fuel a continuing need for senior housing regardless of the condition of the overall economy. The astute investor can capitalize on these trends and enjoy downside resiliency throughout economic cycles. For these reasons, senior housing has consistently been a top performing commercial real estate asset class over the last 10+ year period. Senior housing also out-performed these commercial sectors during the Great Recession of 2007/08.

SENIOR HOUSING RETURNS COMPARED WITH OTHER PROPERTY TYPES (Q3 2019)



Source: NCREIF, NIC Research & Analytics

Our Investment Approach

Senior Living Fund leverages its relationships with high quality, regional senior housing operators with proven capabilities. We seek strong overall Fund performance by providing capital to these operators to facilitate their portfolio growth, operational improvements, and strategic expansions. A strong understanding of senior housing operations is critical when making investments in this sector. For each investment, we apply a comprehensive approach that includes market evaluation, operator assessment, and financial analytics with a goal of generating strong returns while mitigating risk.

Senior Living Fund's Investment Approach	
Market	<ul style="list-style-type: none">• Favorable supply/demand demographics• Potential above average rent income• Significant competitive barriers to entry• Focus on need-based segment of senior housing sector
Profit	<ul style="list-style-type: none">• Analyze financial forecast• Determine feasibility/practicality• Evaluate history of success• Consider downside risk
Operator	<ul style="list-style-type: none">• Work with regional operators with local market expertise• Evaluate the operator's reputation and track record in the industry• Attentive to the quality of care and services to residents• Create long-term partnerships to help facilitate new investment opportunities
Development Expertise	<ul style="list-style-type: none">• Chosen development partners provide local expertise• Ability to secure and analyze highly detailed market studies and valuations• Experience of working with architects and engineers to acquire suitable land, project entitlements, and approvals

Focused Exit Strategy

From the onset, we work with senior housing ownership groups that have a sound exit strategy, understand the importance of the exit strategy to the Fund, and have the experience to properly execute. This includes both the sale of the senior housing community or long-term financing obtained by current ownership.



SLF resident - Pooler, GA



THE FACTS

Offering: \$25 million

Geographic Focus:
Nationwide

Suitability: Accredited
Investors Only

Minimum Investment:
\$50,000

Expected Term:
5.5 - 7 years

**Investment of
Retirement Funds:**
Permitted

Senior Living Fund 6 USA, LLC

The senior housing sector needs capital to build and operate high-quality modern facilities to meet demand for housing and the care of our aging population nationwide. Senior Living Fund 6 USA, LLC is designed to provide the capital to take advantage of this demand with an end goal of providing substantial projected returns to the Fund's investors through a diversified investment.

- The Fund intends to invest in approximately 6-10 senior living projects throughout the United States, aiming to create diversification for investors.
- Primary, secondary, and tertiary markets will be considered.
- Existing, stabilized communities will be considered on a risk-adjusted basis.

Senior Living Fund Investment Community: Champaign, IL

Whether you are looking to create a monthly income opportunity, or you prefer to pursue the higher estimated returns by purchasing at a lower cost per unit, Senior Living Fund 6 USA, LLC can help you realize your investment goals.

	CLASS A: MONTHLY PREFERRED PAYMENTS			CLASS B: HIGHER OVERALL TARGETED RETURNS	
Investment Level	Annual Preferred Distribution ⁽¹⁾	Estimated Unit Price	Units per \$1,000 invested	Estimated Unit Price ⁽²⁾	Units per \$1,000 invested
\$50,000 to \$249,999	7.25%	\$1,000	1	\$700	1.43
\$250,000 to \$499,999	7.75%	\$1,000	1	\$670	1.49
\$500,000 to \$999,999	8.50%	\$1,000	1	\$640	1.56
\$1,000,000+	9.50%	\$1,000	1	\$610	1.64

ESTIMATED FUND IRR⁽³⁾

10.2% - 16.2%

(1) The Class A unit purchasers shall receive an annual preferred return (based on the amount of their investment), payable monthly, from the time of their investment until September, 2024. After the payment of the Preferred Returns, all other distributions to Class A and Class B members shall be allocated on a pro rata basis according to units owned. The Class B unit purchasers shall not receive an annual preferred return. For a detailed description and explanation of the preferences, see the Private Placement Memorandum of the Offering.

(2) Because the Class B investors do not receive any preferred distributions, they can purchase their units at a discounted price compared to the Class A investors. The Class B unit prices shown above are the prices for units purchased during the first month of the Offering. The prices increase each month the Offering is open.

(3) The Targeted Returns are based on projections and not guaranteed. For additional information, see the Private Placement Memorandum of the Offering.

*Providing for Those
Who Have Provided for Us.*



Why Choose Senior Living Fund?

Experience and Proven Track Record

Senior Living Fund has been investing in senior housing since 2008. Chief Fund Manager Dan Brewer brings more than 25 years of experience in commercial real estate investing, including more than 10 years in senior housing. For a full list of past and current offerings, visit www.SLFIInvestments.com.

Specialized Healthcare Knowledge

Investing in and lending to the healthcare real estate sector requires an in-depth understanding of the regulatory environment and the specialized nature of facility operations. Senior Living Fund has relationships with quality regional senior housing operators, and will leverage these relationships to secure strategic investment opportunities.

A TOP PERFORMING COMMERCIAL
REAL ESTATE CLASS OVER THE LAST
10-YEAR PERIOD

PRUDENT AND
DISCIPLINED
INVESTMENT PROCESS

AN INVESTMENT YOU CAN FEEL
GOOD ABOUT. PROVIDING FOR THOSE
WHO HAVE PROVIDED FOR US

ESTABLISHED RELATIONSHIPS WITH HIGH-
QUALITY SENIOR HOUSING FACILITY OPERATORS

CENTRALIZED INVESTMENT PROCESS & PROACTIVE
PORTFOLIO MANAGEMENT PROCEDURES

6 YEARS GENERAL DEVELOPMENT LIFECYCLE FROM
CONSTRUCTION TO OCCUPANCY TO FINANCIAL
STABILIZATION TO TAKEOUT

10.2% - 16.2% PROJECTED
IRR

LEARN HOW YOU CAN PARTICIPATE:

Email: Team@SeniorLivingFund.com

Call: 913.283.7804

Visit: www.SLFIInvestments.com

Investment Community Sampling

Senior Living Fund has deployed capital to senior housing projects around the country. The following are a few examples of our investment communities.

Port Orange, FL



Madison, AL



Riverside, CA



Pooler, GA





SENIOR LIVING FUND

Information on this document is not an offer or a solicitation to sell or purchase securities. Statements, descriptions, and data on these pages are for informational purposes only and relate to an investment opportunity which may be offered in the future. No offer or solicitation will be made until the necessary final documentation and agreements have been delivered to you.

Forward Looking Statements. The Fund is including the following cautionary statement in this informational summary to make applicable and take advantage of the safe harbor provisions of the Private Securities Litigation Reform Act of 1995 for any forward-looking statements made by, or on behalf of, the Fund. Forward-looking statements include statements concerning plans, objectives, goals, projections, strategies, future events or performance, and underlying assumptions and other statements which are other than statements of historical facts. All such subsequent forward-looking statements, whether written or oral and whether made by or on behalf of the Fund, are also expressly qualified by these cautionary statements. Certain statements contained herein, including, without limitation, those that are identified by the use of the words “anticipates,” “estimates,” “expects,” “forecasts,” “intends,” “plans,” “predicts,” “projects,” “believes,” “seeks,” “targeted,” “will,” “may” and similar expressions, are “forward-looking statements” as defined by the Private Securities Litigation Reform Act of 1995. Forward-looking statements involve risks and uncertainties, which could cause actual results or outcomes to differ materially from those expressed in the forward-looking statements. The Fund’s expectations, beliefs and projections are expressed in good faith and are believed by the Fund to have a reasonable basis, but there can be no assurance that management’s expectations, beliefs or projections will result or be achieved or accomplished.