

SENIOR  
LIVING  
**FUND**

# Investment Offerings

Value Add / Fixed Income / 1031 Exchange

# 2022



# Investments that Make a Difference!

SLF Investment Community

**In addition to the generous investment returns that can be obtained, participation in the senior housing sector can feel extremely rewarding!**

Aging isn't always easy. This can be especially true when our loved one's begin necessitating assistance - physical or mental. Illnesses such as Dementia and Alzheimer's impact hundreds of millions of families across the globe (6.2 million individual Americans were living with Alzheimer's in 2021). Unfortunately, many families do not have the medical expertise, facilities, or time that is necessary to appropriately care for their loved one.

## **That's where we come in!**

At SLF, we invest in the development, management, and operations of quality senior housing communities throughout the U.S. Our range of investment communities provide assistance to aging Americans so they can live their golden years to the fullest. Meanwhile, providing compelling returns to our investor community.

## **Our Range of Funds Can Suit Your Personal Investment Goals:**

-  Profit Participation
-  Monthly Fixed Income
-  Passive Gains and Losses
-  Portfolio Diversification
-  1031 Tax Deferment
-  Support of Social Cause

## **Senior Housing + Healthcare. Feel Good about Where You Invest!**



-SLF Investment Community Residents & Caretakers

# Why Senior Housing?

## Demand Will Continue for Decades

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As the “Baby Boomer’s” or “Silver Surfer’s” continue to age, and as life expectancy continues to increase; a significant opportunity exists to invest in the healthcare sector that houses and cares for this rapidly growing population segment.

Unlike many areas of commercial real estate such as hotels or retail; the senior housing sector is poised to grow for decades as a result of demographic demand:



By 2030, all baby boomers will have reached the age of 65; and 1 in 5 Americans are expected to be 65 or older.

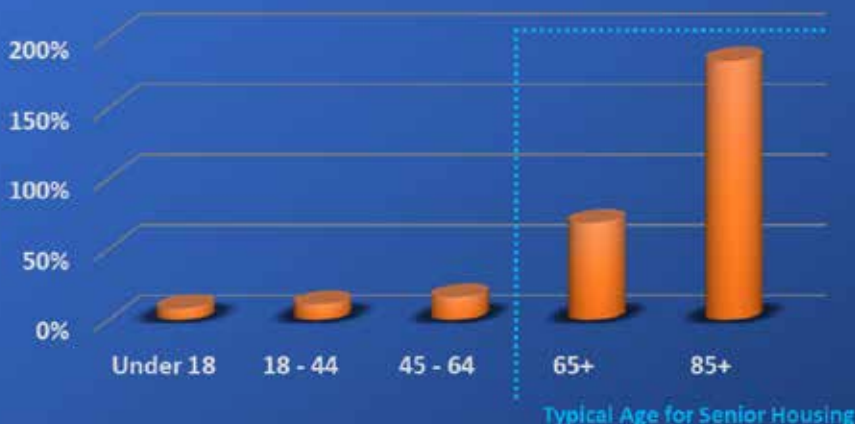
A projected 54,000 new units are required annually between 2022 and 2025, and an estimated 105,000 units will be needed annually between 2030 and 2040 to keep up with demand.



Combine this demographic growth with the fact that nearly **60% of the current senior housing supply on the market is antiquated (25+ years old)**, and we can project a sustained increase in demand for senior housing through the year 2040, if not longer.



U.S. Population Growth Per Age Category  
2020 - 2060



### Rising Demand

The National Investment Center for Senior Housing & Care found 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 exponentially through 2060.



# How To Participate

Senior Living Fund has three (3) offerings currently open for investment:



## SLF Value-Add Fund 1 (SLF VAF 1)

- Invests in existing, under-performing senior housing communities throughout the United States
- Preferred annual accrual plus profit participation
- Anticipated term of 4.5 - 5 years
- Minimum \$50,000 investment
- 10.00% to 18.00% Projected IRR



## SLF Fixed Income Fund I (SLF FIF I)

- Invests in existing and new-development senior housing communities, as well as senior apartments
- Fixed monthly income
- Term of 3 years minimum
- Minimum \$50,000 investment
- Monthly payments from 7.00% to 9.25% annually



## SLF 1031 Decatur DST (Decatur 1031)

- Invested in existing value-add senior housing community
- Monthly income + profit participation
- Expected 5 year investment term (2021 - 2025)
- Minimum \$100,000 investment
- Participation through 1031 exchange or traditional investment
- 9.07% Estimated Offering XIRR

# SLF Value-Add Fund 1

## Equity Fund

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### THE FACTS:

Offering Size:  
**\$25 million**

Geographic Focus:  
**Nationwide**

Investor Suitability:  
**Accredited  
Investors**

Minimum Investment:  
**\$50,000**

Expected Term:  
**4.5 - 5 years**

Investment of  
Retirement Funds:  
**Permitted**

**SLF Value-Add Fund 1** seeks investor capital to fund the acquisition, operations, and subsequent sale of senior housing communities across the U.S. identified as under-performing, financially distressed, and/or operationally deficient. Once acquired, SLF will leverage in-house experience as well as our extensive network of industry partners with proven development and operational capabilities to increase sales values of these communities.

- Anticipating to invest in 6-10 “value-add” senior living projects throughout the United States.
- Projects will offer investors diversification in location, care type, community size, operator, and more.
- New-development opportunities will be considered on a risk-adjusted basis.



Portfolio diversification



Profit Participation



Passive Gains & Losses



Support of Social Cause

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# SLF Value-Add Fund 1

## The Advantage

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**SLF Value-Add Fund 1** is uniquely postured to take advantage of currently changing market conditions. A large number of lower-quality senior housing owners and operators were recently highlighted by pandemic strains, amongst other factors. Many of these owners and operators are presently seeking exit at affordable cost. This provides SLF an advantageous opportunity to obtain ownership of communities at a lower purchase price. Once a community is deemed suitable for acquisition, secured, and placed safely within the **SLF Value-Add Fund 1** portfolio; SLF will pursue all necessary modifications to the communities existing organizational and/or physical structure in efforts to raise overall community sales value upon exit. These modifications may consist of alterations in community capacity, care type, marketing strategies, technology systems, training platforms, oversight programs, physical renovations, and/or the restructuring or replacing of institutional financing. Upon completion of modifications, SLF intends to sell the asset at an increased valuation - providing a healthy return to the fund and its participating investors.

## Buy Low, Sell High!



### **SLF 100 Club**

Meet some members of a quickly growing group: the **SLF 100 Club**! SLF's team of community directors place a great focus on individual resident health, happiness, and independence. When you combine this with our countries expanding life expectancy projections - It becomes easy to see how we've celebrated our fair share of 100th birthdays! **Feel Good about Where You Invest!**



# SLF Value-Add Fund 1

## Estimated IRR

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### Designed for Investors Seeking SLF's Highest Potential Return Ranges

**SLF Value-Add Fund 1** offers multiple levels of participation for accredited investors. With each increasing level of investment participation, investors will accrue a higher annualized preferred return rate, as well as receive reduced unit pricing. Overall, resulting in a higher estimated IRR per increasing investment class, as outlined in the below table:

INVESTMENT LEVEL	ANNUALIZED PREFERRED RETURN ACCRUAL <sup>(1)</sup>	ESTIMATED UNIT PRICE	UNITS PER \$1,000 INVESTED	ESTIMATED CLASS IRR <sup>(2)</sup>
<b>\$50,000 - \$249,999</b>	7.00%	\$1.000	1.000	8.00% - 16.00%
<b>\$250,000 - \$499,999</b>	8.00%	\$980	1.020	9.00% - 17.00%
<b>\$500,000 - \$999,999</b>	9.00%	\$940	1.064	11.00% - 18.00%
<b>\$1,000,000+</b>	10.00%	\$880	1.136	13.00% - 21.00%

#### Estimated Fund IRR<sup>(2)</sup>

**10.00% - 18.00%**

(1) All Investors will accrue an annualized Preferred Return on their respective unreturned Capital Contribution from the date said capital is accepted by the Manager of the Fund until the entire Capital Contribution has been returned in full. For a detailed description and explanation of the preferences, see the Private Placement Memorandum of the Offering.

(2) Estimated IRR's have been rounded to the nearest whole percent, are based on projections, and not guaranteed. For additional information, see the Private Placement Memorandum of the Offering.

Please Contact Us For More SLF Value-Add Fund 1 Offering Information

# SLF Fixed Income Fund I

## Income Fund

SLF Investment Community

### THE FACTS:

Offering Size:  
\$25 million

Geographic Focus:  
Nationwide

Investor Suitability:  
Accredited  
Investors

Minimum Investment:  
\$50,000

Expected Term:  
3 years

Investment of  
Retirement Funds:  
Permitted

**SLF Fixed Income Fund I (SLF FIF I)** provides investors a diversified senior housing investment with a short investment term, lower risk, and fixed monthly income. It may invest in a broader range of senior housing developments, including senior apartments and independent living.

- SLF FIF I is anticipated to be invested in 5-7 senior living projects throughout the United States.
- Income funds are often preferred by those who have a fixed income, pension, or retirement fund, because they offer consistent potential returns throughout the life of the Fund, with no periods of passive losses.

### Designed for Investors Seeking:



Fixed Monthly income



Portfolio diversification



Lower risk profile



Simple tax form (1099)



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# SLF Fixed Income Fund I

## Preferred Returns & Estimated IRR

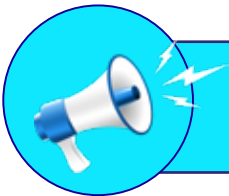
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SLF Fixed Income Fund I is ideal for those seeking reliable monthly income and simple IRS tax filing.

Investment Class	Annual Interest Rates	Minimum Investment	Monthly Payment
<b>Class A</b>	7.00%	\$50,000	\$292
<b>Class B</b>	7.50%	\$250,000	\$1,563
<b>Class C</b>	8.25%	\$500,000	\$3,438
<b>Class D</b>	9.25%	\$1,000,000	\$7,708

### Estimated Fund IRR

**7.00% - 9.25%**



SLF Fixed Income Fund I has not missed a single monthly investor payment since inception



-SLF Investment Community Residents

Please Contact Us For More SLF FIF I Offering Information

# SLF 1031 Decatur DST Exchange Fund

SLF Investment Community

## THE FACTS:

Offering Size:  
**\$9.22 million**

Geographic Focus:  
**Decatur, IL**

Investor Suitability:  
**Accredited  
Investors**

Minimum Investment:  
**\$100,000**

Expected Term:  
**4 years**

**SLF 1031 Decatur DST** offers investors the opportunity to directly own a fractional interest in a recently renovated senior housing community in Decatur, Illinois.

Direct ownership via DST means the investor receives a portion of the monthly rental income as well as their proportional share of the sale proceeds upon sale of the facility. According to IRS revenue ruling 2004-86, beneficial ownership in a DST meets the requirements of like-kind property for a 1031 exchange, and thus proceeds from the sale of your ownership interests are eligible for capital gains tax deferral.

## Designed for Investors Seeking:



Tax Benefits  
/Deferral



Monthly  
Income



Profit  
Participation



Support of  
Social Cause

**Why pay taxes on real estate income? Defer them with  
SLF's 1031 Decatur DST!**

SLF 1031 Decatur DST Investment Community





# SLF 1031 Decatur DST

## Monthly Payments & Estimated IRR

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Unlike other SLF Funds; with SLF's 1031 Decatur DST, each dollar invested receives the same rate of ownership interest percentage - regardless of the total amount you invest.

Year	Monthly Cash Flow	Potential Bonus Rent	Projected Cash-On-Cash Return
2021	6.00%	0.00%	6.00%
2022	6.10%	0.00%	6.10%
2023	6.20%	0.00%	6.20%
2024*	6.30%	3.00%	9.30%
2025*	6.40%	3.00%	9.40%

\*Beginning of bonus rent payments

**Estimated Offering XIRR**

**9.07%**



Please Contact Us For More SLF 1031 Decatur DST Offering Information



# Why Senior Living Fund?

SLF Investment Community

## Investments That Feel Good!

Quality senior housing communities provide our older generation ongoing access to social and physical activities, a safe living environment, healthy food, intellectual stimulation, transportation, and most importantly – independence! Senior housing also assists in making life much less stressful for families.

**Our investors can feel proud knowing their hard-earned capital is impacting the lives of others positively.**



## Proven Experience

Not only have we achieved profitability with the sale of multiple senior communities to date; We continually here amazing reviews from investors, as well as the residents & families who call these communities' home!

### The Investors

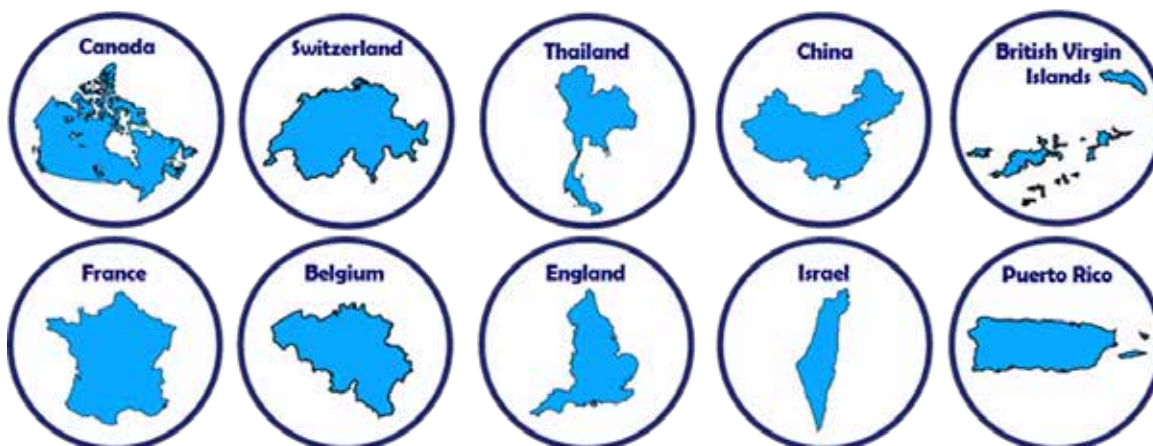
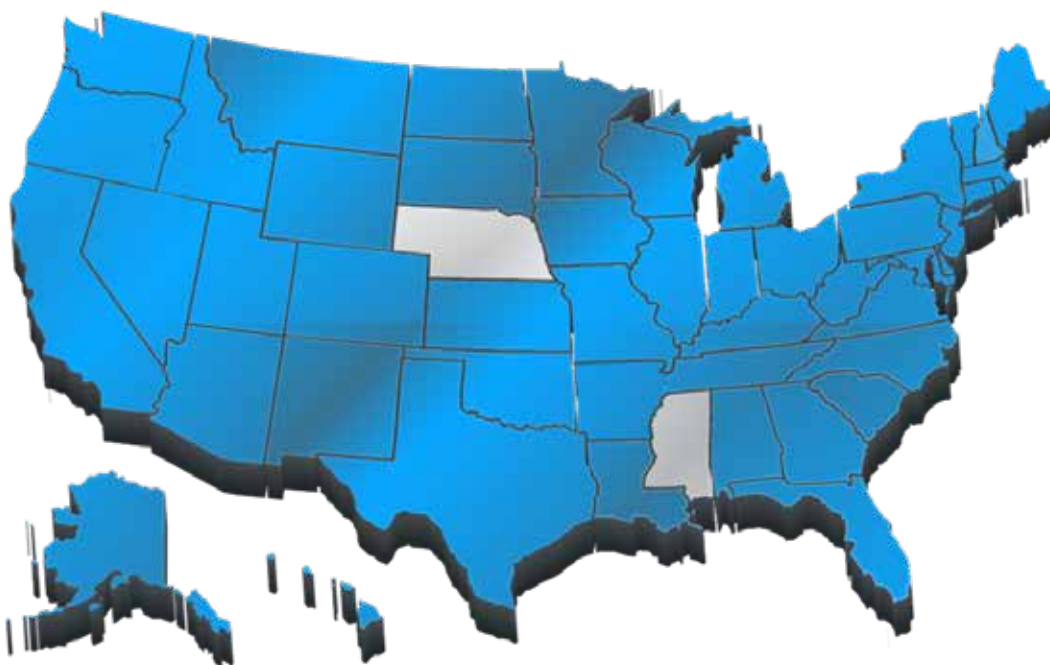
**"I have invested in several funds in the Senior Living Fund beginning 2015. All of these investments have proved very satisfactory in terms of generating monthly income."**



**"I find the money I have in the stock market to be much more of a concern"**

# Join The SLF Community!

With \$145M+ actively under management, SLF hosts a diverse community of investors spanning 48 U.S. States and multiple International locations. While each of our investors may be unique from one-another, they typically share two similar core values: **Make Money. Create Change.**



ESTABLISHED RELATIONSHIPS WITH HIGH-QUALITY SENIOR HOUSING FACILITY OPERATORS

CENTRALIZED INVESTMENT PROCESS & PROACTIVE PORTFOLIO MANAGEMENT PROCEDURES

INVESTOR COMMUNITY SPANNING  
**48 U.S.** STATES AND MULTIPLE  
INTERNATIONAL REGIONS

**\$145,000,000+**  
ACTIVELY UNDER  
MANAGEMENT

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

Learn More About SLF: **View Our “2022 Company Overview”**

*We stand in the midst of the largest demographic shift in history, and we as an investment community have the ability to impact how seniors throughout the country will experience the final chapter of their lives. We must remember that capital always has a voice — and we have a unique opportunity to use that voice for the good.*

**– SLF Chief Fund Manager**



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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.