



# SLF FIXED INCOME FUND I

*Offering Summary*

Targeting Investment Opportunities in Senior Housing Real Estate



## 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 senior population.

### Demand for Senior Housing is Rising

A rapidly aging population is placing great demand on current senior housing community supply. Demand for senior housing will grow from the ~1.5 million units required in 2020, to ~3.2 million units in 2040. It is estimated that 100,000 units per year will need to be built between 2025 and 2040 to keep up with demand.





SLF Community Resident

The U.S. will need more than 3 million senior housing units by 2040 — Around 2 million of which still needs to be constructed.

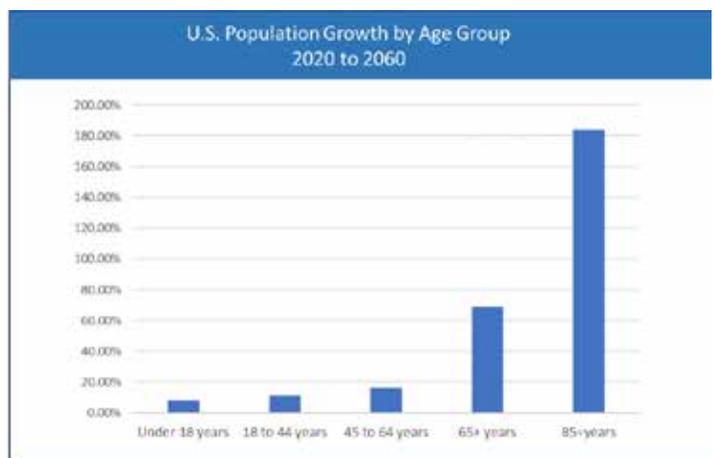
## Senior Housing Outperforms

### 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.

### Demand Driven By Major Demographic Trends

Senior housing demand is driven by the major demographic trends of a rapidly aging baby boomer population. These demographic trends 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 outperformed many other commercial real estate asset classes over the last 10 years, including the years following the Great Recession.





SLF Investment Location

# SLF Fixed Income Fund I

## Receive Income Providing For Others

There's never been a better time to invest in senior housing. SLF Fixed Income Fund I (SLF FIF I) provides a diversified senior housing investment with a shorter investment term, lower risk, and fixed monthly income.

### Designed for Investors Seeking:

-  Fixed monthly income
-  Lower risk profile
-  Portfolio diversification
-  Simple tax form (1099)

### Meeting the Diverse Needs of Our Aging Community

Did you know 10,000 Americans turn 65 every single day? Many will need assisted living; others may be looking to downsize and head to an active senior community, or move to a co-living senior apartment where they can live independently among peers. Others may need memory care or skilled nursing—if not now, then within the next few years. SLF Fixed Income Fund I will provide funding for these investment opportunities, both for the benefit of our elderly community, and for our community of investors.

**Offering:** Up to \$25 million  
**Targeted Returns:** 7.50%-10.00%  
**Minimum Investment:** \$50,000

## Investment Classes

Class*	Annual Interest Rates	Minimum Investment	Monthly Payment
<b>Class A</b>	7.50%	\$50,000	\$312.50
<b>Class B</b>	8.25%	\$250,000	\$1,718.75
<b>Class C</b>	9.00%	\$500,000	\$3,750.00
<b>Class D</b>	10.00%	\$1,000,000	\$8,333.33

\*3-year notes, monthly payments.

## SLF Income Fund or SLF Equity Fund: What's the Difference?

Senior Living Fund offers various types of funds to investors for their personal investment needs. While they all offer the chance to invest in the senior housing sector, they vary in important ways.

### What's an income fund?

SLF Fixed Income Fund I has a lower risk profile than SLF value-add funds, and provides a more modest rate of return. Unlike value-add funds, SLF FIF I does not provide ownership. It offers the investor a consistent monthly rate of return throughout the fund investment term.

Income funds are often preferred by those who desire lower risk and a dependable regular cash flow because they offer consistent monthly returns.

	Income Fund	Value-Add Fund 1
<b>Tax Filing Form</b>	1099	K-1
<b>Term</b>	3 Years	4.5 - 5 Years
<b>Projected Return</b>	7.00% to 9.25%	10.00% to 18.00%
<b>Passive Losses/Gains</b>	No	Yes
<b>Capital Gains</b>	No	Yes

\*Please confirm with your tax advisor

*“Providing for Those,  
Who Have Provided for Us.”*



## Senior Living Fund: A Proven Track Record in Investment

The Senior Living Fund principals have been building relationships and investing in the Senior Housing sector since 2008. In that time, we have regularly provided strong investment opportunities with high return potential through diversification across many facilities and operators throughout the United States.



The Senior Living Fund team is comprised of industry, securities, financial, and investment experts and support personnel, based primarily in the Kansas City metropolitan area. As of Q4 2022, Senior Living Fund has \$145,000,000+ under management with active investments in 25+ unique locations throughout the US.

A TOP PERFORMING COMMERCIAL  
REAL ESTATE CLASS LAST  
**10+ YEARS**

**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**

**NEW DEVELOPMENT  
VALUE-ADD OPPORTUNITIES  
STABILIZED COMMUNITIES**

**Up to 10.00%**

**PROJECTED ANNUALIZED  
RATE OF RETURN**

**Email: [Team@SeniorLivingFund.com](mailto:Team@SeniorLivingFund.com)**

**Call 913-283-7804**



#### Resources

NCREIF Property Index, [www.ncreif.org](http://www.ncreif.org)

American Seniors Housing Association (ASHA), [www.seniorshousing.org](http://www.seniorshousing.org)

NIC MAP Data Service, [www.nic.org](http://www.nic.org)

United States Census Bureau, [www.census.gov](http://www.census.gov)

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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.