



SENIOR  
LIVING  
**FUND**

# Investment Offerings

Value Add / Fixed Income / 1031 Exchange

**2023**



# Investments that Make a Difference!

SLF Investment Community

**Aging isn't always easy.** This can be especially true when our loved one's begin requiring assistance - physical or mental. Illnesses such as Dementia & 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 lives to the fullest. Meanwhile, providing compelling returns to our investor community.

## **Our Range of Funds Can Suit Your 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” generation reaches their golden years, a significant opportunity exists to invest in the healthcare sector that supports them.



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

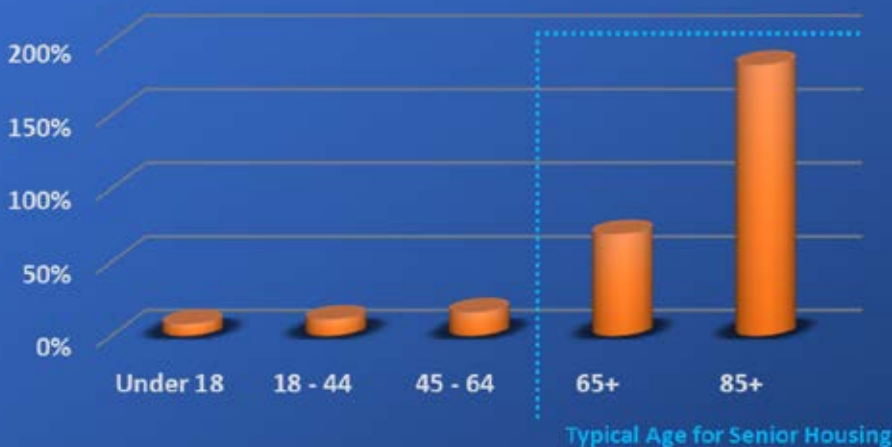
A projected 54,000 new units are required annually from 2022 to 2025, and an estimated 105,000 units will be needed annually from 2030 to 2040 to keep up with demand.



60% of the current senior housing supply on the market is antiquated (nearly 20 years old),



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 four (4) 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 payment accrual + profit participation
- 4.5 - 5 year anticipated term
- 8.00% to 21.00% projected IRR



## SLF Value-Add Fund 2 (SLF VAF 2)

- Invests in existing, under-performing senior housing communities throughout the United States
- Monthly payments + profit participation
- 4.5 - 5 year anticipated term
- 7.00% to 20.00% 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 investor payments
- 3 years minimum investment term
- Monthly payments from 7.50% to 10.00% annually



## SLF 1031 Decatur DST (Decatur 1031)

- Monthly income + profit participation
- Anticipated 5 year investment term (2021 - 2025)
- Accepts 1031 exchange & traditional investment
- 9.07% estimated offering IRR

# 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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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 procure these communities at lower purchase prices. 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**

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> |
|-----------------------|--|----------------------|----------------------------|------------------------------------|
| \$50,000 - \$249,999  | 7.00%  | \$1.000              | 1.000                      | 8.00% - 16.00%                     |
| \$250,000 - \$499,999 | 8.00%  | \$980                | 1.020                      | 9.00% - 17.00%                     |
| \$500,000 - \$999,999 | 9.00%  | \$940                | 1.064                      | 11.00% - 18.00%                    |
| \$1,000,000+          | 10.00%   | \$880                | 1.136                      | 13.00% - 21.00%                    |

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

**8.00% - 21.00%**

(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. Investor IRR range differs per investment level. For additional information, see the Private Placement Memorandum of the Offering.

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

# SLF Value-Add Fund 2 Equity Fund

Launched  
01/01/2022

SLF Investment Community

## 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

Similar to Value-Add Fund 1; **SLF Value-Add Fund 2** will fund the acquisition, operations, and subsequent sale of senior housing communities across the U.S. that are 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. The key differentiator for SLF Value-Add Fund 2 is that participating investors receive monthly payments along with sharing in the back-end profits of the fund.

- 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.



Monthly income



Portfolio diversification



Profit Participation



Passive Gains & Losses

SLF Investment Community

SLF Investment Community



# SLF Value-Add Fund 2 Estimated IRR

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## For Investors Seeking Monthly Income + Backend Participation

SLF Value-Add Fund 2 offers multiple levels of participation for accredited investors. With each increasing level of investment, investors will earn higher preferred monthly payment amounts, as well as receive reduced unit pricing. Overall, this results in a higher estimated IRR per increasing investment level, as outlined in the below table:

| INVESTMENT LEVEL             | PREFERRED MONTHLY INVESTOR PAYMENTS <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                      | 7.00% - 14.00%                     |
| <b>\$250,000 - \$499,999</b> | 7.50%  | \$960                | 1.042                      | 8.00% - 15.00%                     |
| <b>\$500,000 - \$999,999</b> | 8.00%  | \$920                | 1.087                      | 10.00% - 17.00%                    |
| <b>\$1,000,000+</b>          | 8.50%  | \$880                | 1.136                      | 12.00% - 20.00%                    |

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

**7.00% - 20.00%**

(1) SLF VAF 2 investors will receive preferred monthly investor payments, payable monthly, for 36 months from the time of their investment. Please see the Private Placement Memorandum of the Offering for additional information.

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

Please Contact Us For More SLF Value-Add Fund 2 Offering Information

# SLF Fixed Income Fund I

## Income Fund



### 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)





# SLF Fixed Income Fund I Preferred Returns & Estimated IRR

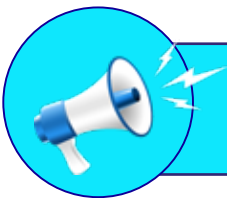
SLF Investment Community

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>   | 7.50%                 | \$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      |

### Estimated Fund IRR

**7.50% - 10.00%**



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 the opportunity to directly own 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!

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



## Proven Experience

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

"I have invested in several funds in SLF beginning 2015. All of these investments have proved very satisfactory in terms of generating monthly income."

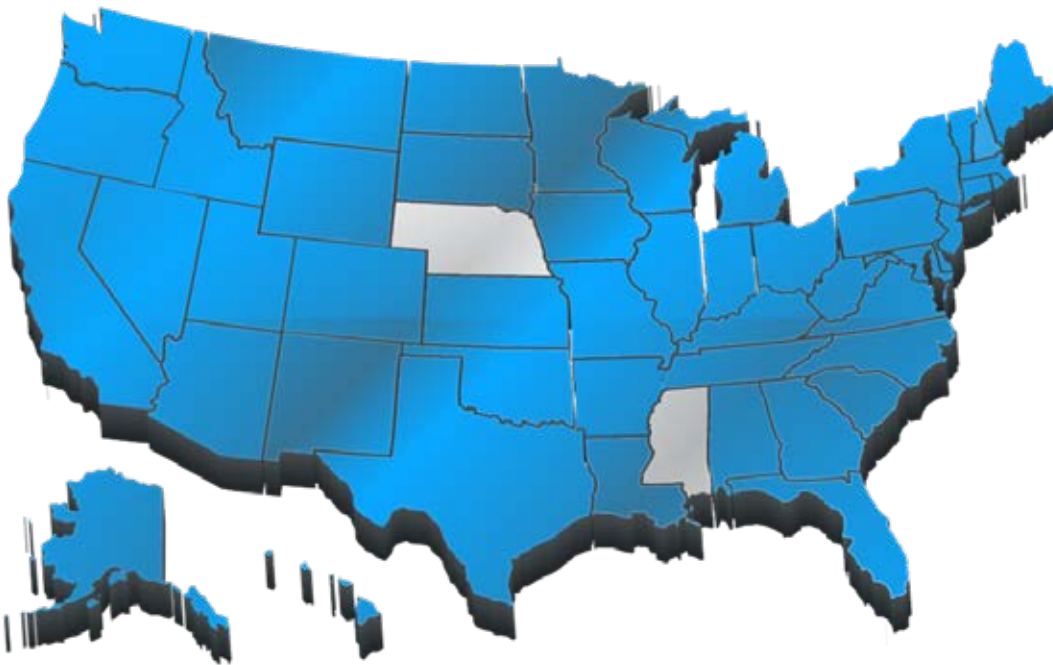


"I find the money I have in the stock market to be much more of a concern."



# Join The SLF Community!

With ≈\$150M 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.**



Canada



Switzerland



Thailand



China



British Virgin  
Islands



France



Belgium



England



Israel



Puerto Rico

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

≈ **\$150,000,000**  
ACTIVELY UNDER  
MANAGEMENT

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

Learn More About SLF: **View Our “2023 Company Overview”**



# SENIOR LIVING FUND

*We are at an important juncture in senior care investment. 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.*

– Dan Brewer, 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.