



## SLF Value-Add Fund 1 & 2

# Investment Overview



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[www.SLInvestments.com](http://www.SLInvestments.com)  
[www.SeniorLivingFund.com](http://www.SeniorLivingFund.com)



## Buy Low, Sell High

SLF has had the opportunity to invest in dozens of quality senior housing communities that have suffered from poor management or inadequate cash flow, yet are well-designed senior housing communities in attractive locations. These communities can be acquired for a fraction of the price that would normally be paid if the communities had not been so severely impacted. They offer significant upside for Senior Living Fund and participating investors.

### Designed with Potential for:



Portfolio diversification



Profit Participation



Passive Gains & Losses



Monthly income



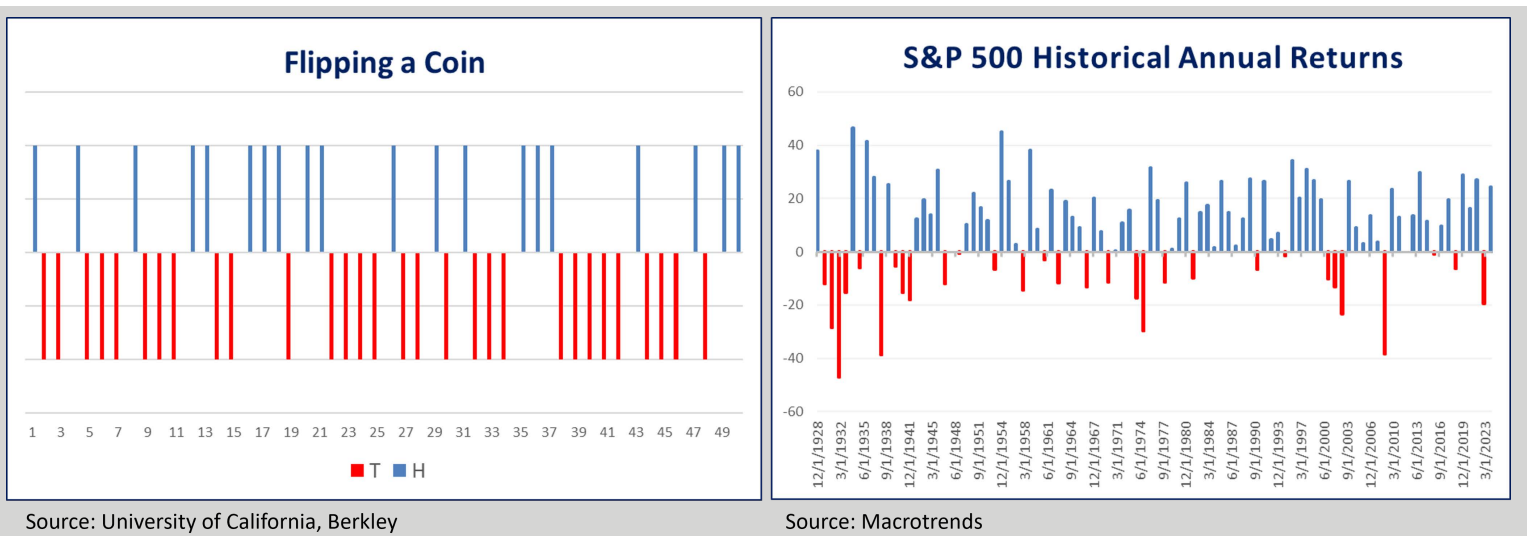
Support of Social Cause

# Don't Flip A Coin With Your Finances

## The Stock Market is Volatile

Getting into market investments is easy. Planning on “when” you will exit can be difficult (and often not entirely up to you).

- In **1/3** of the years since 1928, the S&P 500 achieved a negative annual performance.
- The daily % change for the S&P 500 index was negative 10 out of 21 open market days in January 2024. **(47%)**



## Consider A More Stable Alternative

**At 9.33%**, the ten-year return for the senior living industry has outpaced every other major property type except industrial.

### Recession Resistant Asset Class

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

## Our Investment Approach

A large number of lower-quality senior housing owners and operators were recently highlighted by market strains. Many 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, we will pursue all necessary modifications to the communities existing organizational and/or physical structure in efforts to raise overall community sales value. SLF intends to sell these assets at an increased valuation - providing a healthy return to participating investors.

### Value-Add Sample Properties:

Location	Year Built	Units	Projected IRR
Nashville, TN	1999	68	28%
Atlanta, GA	2000	80	25%
Atlanta, GA	2000	80	25%
Overland Park, KS	2016	54	31%



# SLF Value-Add Fund 1 Equity Fund

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

**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



# SLF Value-Add Fund 1

## Estimated IRR

SLF Investment Community

### For Those 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  
01/01/2023

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

SLF Investment Community

## 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.

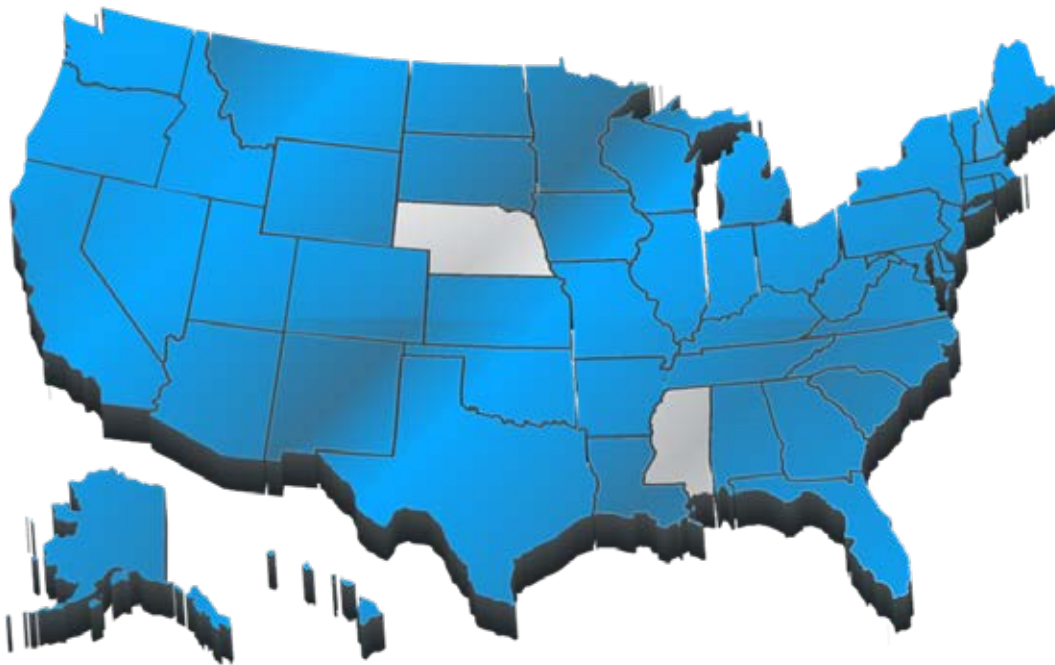
(2) Estimated IRR's have been rounded to the nearest whole percent, are based on projections, and not guaranteed. Investor IRR range differs per investment level. For additional information, see the Private Placement Memorandum of the Offering.

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



# 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 our investors may be unique from one-another, they typically share two similar core values: **Make Money. Create Change.**



Learn More About SLF: [View Our "2024 Company Overview"](#)

## SLF Portfolio Sampling

Senior Living Fund has deployed capital toward 25+ senior housing projects around the country. The following are a few examples of our current investment communities:



**Marana, AZ**



**Las Vegas, NV**



**Fountain Valley, CA**



# 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.