



# Investment Company Overview

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

# Company.

**Senior Living Fund, LLC (SLF)** provides accredited individuals the opportunity to participate in a growing sector that is both financially and personally rewarding. Investors can choose from a range of risk-adjusted offerings that provide options for monthly income, equity growth, tax benefits, and deferral options. Those participating will join a community of investors that are making an impact in supporting our elders and caregivers in communities around the nation.

## How It Works.

Our range of investment funds provide capital to senior housing developers and operators across the USA. They utilize the funds as part of their overall capital solution for the development, construction, and operation of new senior living communities. In addition, SLF provides capital for the acquisition of existing communities that are either economically stabilized, or offer the opportunity for increased value through rehabilitation. Once matured, the investment communities return investment capital and associated profits to the respective SLF investment funds, who then distribute investment capital and associated profits back to the investor - **That's You!**

*SLF Investment Community*



# Investors.

We hold a diverse community of investors that spans 48 U.S. States and multiple International locations. While their individual investment objective's may be unique from one-another, they typically share two similar core values:

**Generate Profit. Make Change.**

## Investor Location Map.



**Canada**



**Switzerland**



**Thailand**



**China**



**British Virgin Islands**



**France**



**Belgium**



**England**



**Israel**



**Puerto Rico**

Senior Living Fund's investment offerings are provided to accredited investors. Accredited investor qualifications recognized by the SEC can be found at <https://sec.gov>.

# Experience.

SLF's principals have managed several private placements and investment funds since the early 2000's and have been involved in the senior housing sector since 2008. Since that time, they have created numerous private offerings for senior housing investments. In addition, Senior Living Fund's principals have successfully managed many other real estate related private offerings outside of the senior housing sector, prior to the establishment of SLF.

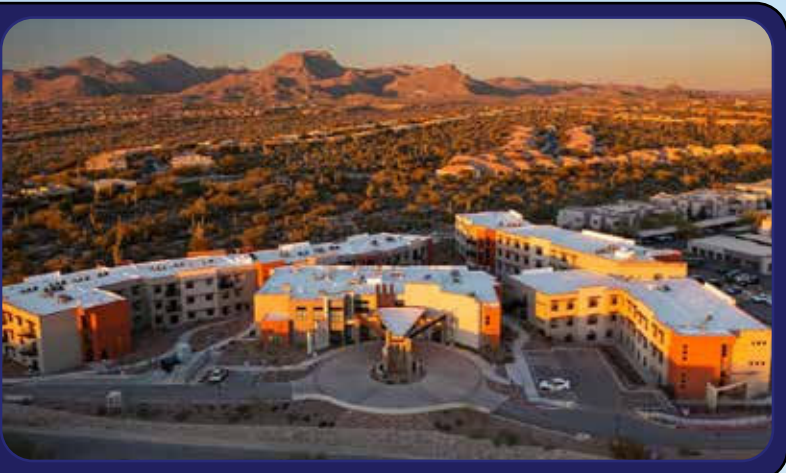
SLF has approximately **\$150,000,000+** actively under management with investments in **30+** unique locations throughout the U.S. since inception.

## SLF Investment Locations.



[Enlarge Map](#)

# Investment Sampling.



Marana, AZ



Charleston, SC



Woodland Hills, CA

To view the full SLF investment portfolio, visit <https://slfinvestments.com/portfolio>.

# Our Team.

The Senior Living Fund team is comprised of industry, securities, financial, and investment experts, as well as support personnel, based primarily in the Kansas City metropolitan area.

## SLF Executive Team



**Dan Brewer**

### Founder & Chief Fund Manager

Dan has 30+ years of business experience, including 25+ years as an executive and principal in real estate, capital placement, business development and management. Dan has 10+ years of experience in a business consulting and management role for Accenture. Dan also has 10+ years of experience in the senior housing sector.



**Mark Shader**

### Chief Operations Officer

Mark brings strong operations management skills along with expertise in business analysis, financial analysis and modeling, business process improvement, and project management. Mark is responsible for project underwriting and oversight, investor account management, fund design and analysis, fund performance monitoring, and management of daily operations.



**Rick Maner**

### Chief Financial Officer

Rick brings over 30 years of financial management experience, mostly focused on financial services industry. Rick oversees all accounting operations including financial reporting, cash planning, management of external audit relationships, and Fund tax reporting.



Kansas City, MO

# How To Participate.

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



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

- Anticipated 4.5 - 5 year term
- Annual accrual + profit participation
- 12.00% to 21.00% Projected Fund IRR



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

- Anticipated 4.5 - 5 year term
- Monthly distributions + profit participation
- 10.50% to 20.00% Projected Fund IRR



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

- Fixed monthly income
- 3 year minimum investment term
- Monthly distributions from 7.50% to 10.00%

Interested in investing? Contact our Investor Relations Team today!

[Team@seniorlivingfund.com](mailto:Team@seniorlivingfund.com) | 913.283.7804

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*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*

*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.*