A Diversified Investment in Senior Housing

Funding Communities. Investing in Longevity.

Fund Summary
Senior Living Fund III - California
Senior Living Fund IV - USA
Investing in Longevity

Senior Living Fund invests in the following Senior Housing sectors: independent living, assisted living, memory care, skilled nursing and transitional care unit facilities. These sectors provide immediate, attractive and sustainable investment opportunities.

Senior Living Fund is a private equity fund formed to underwrite and manage a diversified portfolio of healthcare real estate with a focus on senior housing equity. The growing demand in healthcare services, driven by an aging population and inadequate quality senior housing in many markets, is providing considerable investment opportunities — those providing for both income and long-term growth.

Designed for Investors Seeking:
- Consistent income through regular cash distributions
- The potential for capital appreciation and reduced portfolio volatility
- Diversification within the investment portfolio
- An alternative investment sector with a history of strong returns
By 2030, 2.3 million senior housing units will be needed to support our aging population, which is 1 million more units than are currently available. (ASHA 2016)

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 population segment.

Demand for Senior Housing is Rising

A rapidly aging population is placing great demand on current senior housing communities. This escalating elderly demographic is unyielding and will more than double to 72 million by 2030 compared to 2000 population figures. The growth rate is particularly acute for the 75+ population, which is forecasted to double the 2013 population level by 2018. The growth is further fueled by increasing longevity; life expectancy has been on an upward trajectory for over 100 years.

Supply Must Increase to Meet Future Demand

Construction slowed in the early 2000’s, and was severely affected by the 2007 economic recession. According to the National Investment Center for the Senior Housing and Care Industry, units under construction significantly declined from 2008 through 2011. That issue, coupled with a significant amount of aging and antiquated facilities and the impending senior population boom, point to a sustained increase demand through the year 2040.

About 2 million senior housing units will need to be constructed to meet demand by anticipated by 2040 (2016, American Seniors Housing Association (ASHA). Sustained production of 100,000 units per year would be necessary between 2025 and 2040 in order to address the projected demand.
Senior Housing has been leading the commercial real estate sector for the last 10 years, and projects to continue strong performance due to its unique market fundamentals.

Why Senior Housing Outperforms

Recession Resilient Asset Class
The Senior Housing sector does not correlate strongly with any particular economic environment, nor does it depend heavily on a rising real estate market. This is a key reason why Senior Housing has consistently outperformed many other commercial real estate asset classes over the last 10 years. The strong return performance of senior housing relates to the characteristics of its market fundamentals. For the past 10 years, rent growth has been consistently positive. This includes the period surrounding the years of the Great Recession, when rents fell in each of the other real estate property types by as much as 20 percent or more.

Demand Driven By Major Demographic Trends
The Senior Housing Sector capitalizes on opportunities arising out of increasing demand that can be generally sustained even in the face of a recession or a decline in real estate values. Senior Housing demand is driven by the major demographic trends of a rapidly aging baby boomer population. These demographic trends fuel a continuing demand 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.

**SENIOR HOUSING RETURNS COMPARED WITH OTHER PROPERTY TYPES**

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Source: NCREIF, NIC MAP® Data Service - Q3 2015

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Our Investment Approach

Senior Living Fund leverages its relationships with high quality, regional Senior Housing operators with proven capabilities. We seek to optimize overall Fund performance by providing capital to these operators to facilitate their portfolio growth, operational improvements and strategic expansions. A strong understanding of Senior Housing operations is critical when making investments in this sector. For each investment, we apply a comprehensive approach that includes market evaluation, operator assessment and financial analytics to generate strong returns while mitigating risk.

<table>
<thead>
<tr>
<th>Senior Living Fund’s Investment Approach</th>
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</thead>
<tbody>
<tr>
<td><strong>Market</strong></td>
</tr>
<tr>
<td>• Favorable supply/demand demographics</td>
</tr>
<tr>
<td>• Established regional presence</td>
</tr>
<tr>
<td>• Significant competitive barriers to entry</td>
</tr>
<tr>
<td>• Focus on need-based segment of senior housing sector</td>
</tr>
<tr>
<td><strong>Operator</strong></td>
</tr>
<tr>
<td>• Work with regional operators with local market expertise</td>
</tr>
<tr>
<td>• Evaluate the operator’s reputation and track record in the industry</td>
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<tr>
<td>• Attentive to the quality of care and services to residents</td>
</tr>
<tr>
<td>• Create long-term partnerships to help facilitate new investment opportunities</td>
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<tr>
<td><strong>Profit</strong></td>
</tr>
<tr>
<td>• Analyze financial forecast</td>
</tr>
<tr>
<td>• Determine feasibility/practicality</td>
</tr>
<tr>
<td>• Evaluate history of success</td>
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<tr>
<td>• Consider downside risk</td>
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Focused Exit Strategy

From the onset, we work with Senior Housing ownership groups that have a sound exit strategy, understand the importance of the exit strategy to the Fund, and have the experience to properly execute. Our Fund Managers evaluate the likelihood that the asset will be liquidated and the capital returned to investors within the Fund’s targeted time-frame. Strategies include both the sale of the senior housing community to another ownership group or long-term financing obtained by current ownership.

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Senior Living Fund III - California was designed for investors interested in the high potential for earnings in a California-focused Senior Housing fund. From 2010 to 2040 the population over age 75 in the state is expected to increase from 1,980,000 to 5,450,000, an increase of over 175%. If measured as a country, California has the seventh highest Gross Domestic Product in the world, making it a highly valuable market. Other considerations:

- Large metropolitan areas with increasing demand for traditional and Senior Housing
- Significant barriers to entry with decreasing land availability, difficulty in obtaining entitlements and general resistance to increased density
- Large pool of wealthy and high earners who have the ability to pay for their own Senior Housing, or that of their parents or other relatives
- Facilities located in markets highly desired by institutional and other buyers, which provides for ease of selling properties and high-yielding prices upon sale

**THE FACTS**

- **Offering:** $25 million
- **Geographic Focus:** Primarily California
- **Suitability:** Accredited Investors Only
- **Minimum Investment:** $75,000
- **Expected Term:** 5-6 years
- **Investment of Retirement Funds:** Permitted

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Whether you are looking to create a monthly income opportunity, or you prefer to pursue the highest possible returns by purchasing at a lower cost per unit, Senior Living Fund III - California may help you realize your investment goals.

<table>
<thead>
<tr>
<th>INVESTMENT LEVEL</th>
<th>CLASS A Monthly cash payouts to those seeking current income</th>
<th>CLASS B Higher targeted return with a lower unit price for those not needing current income</th>
</tr>
</thead>
<tbody>
<tr>
<td>$75,000 to $149,999</td>
<td><strong>Annual Preference</strong> (Immediate Start)</td>
<td><strong>Unit Price</strong> (2) (4)</td>
</tr>
<tr>
<td></td>
<td>7.5%</td>
<td>$1,000</td>
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<tr>
<td></td>
<td>8.0%</td>
<td>$1,000</td>
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<tr>
<td></td>
<td>9.0%</td>
<td>$1,000</td>
</tr>
<tr>
<td></td>
<td>10.0%</td>
<td>$1,000</td>
</tr>
<tr>
<td>$150,000 to $299,999</td>
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<td></td>
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<tr>
<td>$300,000 to $599,999</td>
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<td></td>
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<tr>
<td>$600,000+</td>
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</tbody>
</table>

**Targeted Annualized Returns** (3)

10.5% to 19.0%

14% to 22%

(1) Class A preferred return (based on capital invested) shall start immediately upon investment and will be payable monthly through April 30, 2020. For a detailed description and explanation of the preferred returns, see the Private Placement Memorandum for the Offering.

(2) Because the Class B investors are not receiving any preferred return payments, they can purchase the units at a discounted price as compared to the Class A investors. All sale proceeds will be distributed on a pro rata basis according to units owned. For additional information, see the Private Placement Memorandum of the Offering.

(3) The Targeted Annual Returns are based on projections and are not guaranteed. For additional information, see the Private Placement Memorandum of the Offering.

(4) The Class B unit prices shown above are the price for units purchased in the first month of the Offering. These prices will increase each month the Offering is open.
Senior Living Fund IV USA

The Senior Housing sector is in great need of capital to build and operate high-quality modern facilities to meet overwhelming demand for housing and the care of our aging population nationwide. Senior Living Fund IV - USA is designed to provide the capital to take advantage of this demand, and provide substantial projected returns to the Fund’s investors through a geographically diversified investment.

- Projects tend to have a lower overall construction cost
- The Fund will invest in 6-12 senior living projects throughout the United States, offering diversification for investors
- Rural and urban locations will be considered
- Existing, stabilized communities will be considered on a risk-adjusted basis

THE FACTS

Offering: $25 million
Geographic Focus: Nationwide
Suitability: Accredited Investors Only
Minimum Investment: $50,000
Expected Term: 5-6 years
Investment of Retirement Funds: Permitted
For those looking to further diversify their Senior Housing investment, Senior Living Fund IV - USA also offers the option to create a monthly income opportunity, or to pursue the highest possible returns by purchasing at a lower cost per unit.

<table>
<thead>
<tr>
<th>INVESTMENT LEVEL</th>
<th>CLASS A</th>
<th>CLASS B</th>
</tr>
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<tbody>
<tr>
<td>($50,000 to $249,999)</td>
<td>Monthly cash payouts to those seeking current income</td>
<td>Higher targeted return with a lower unit price for those not needing current income</td>
</tr>
<tr>
<td>($250,000 to $499,999)</td>
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<tr>
<td>($500,000 to $999,999)</td>
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<td></td>
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<tr>
<td>($1,000,000+)</td>
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<tr>
<td><strong>Targeted Annualized Returns</strong></td>
<td>10.5% to 19.0%</td>
<td>14.0% to 22.0%</td>
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“Providing for Those Who Have Provided for Us.”

Why Choose Senior Living Fund?

Experience and Proven Track Record
Our experience and relationships in the senior housing sector have created an incredible opportunity to capitalize on the intense demand for age-related healthcare services. We provide strong investment opportunities with monthly income and high return potential through diversification across many facilities and operators.

Specialized Healthcare Knowledge
Investing in and lending to the healthcare real estate sector requires an in-depth understanding of the healthcare regulatory environment and the specialized nature of healthcare facilities operations. Senior Living Fund has relationships with quality regional senior housing operators, and will leverage these relationships to secure strategic investment opportunities.

### Key Features

**#1 PERFORMING COMMERCIAL REAL ESTATE CLASS LAST 10 YEARS**

**Established Relationships with High-Quality Senior Housing Facility Operators**

**Prudent and Disciplined Investment Process**

**Centralized Investment Process & Proactive Portfolio Management Procedures**

**6 Years Managed General Development Lifecycle from Construction to Occupancy to Financial Stabilization to Takeout**

**10.5%-22.0% Projected Annualized Rate of Return**

LEARN HOW YOU CAN PARTICIPATE:
Email team@seniorlivingfund.com or Call 913-283-7804 to request a copy of the Most Frequently Asked Senior Living Fund Investor Questions

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Senior Living Fund has deployed capital to numerous senior housing projects around the country. The following are a few examples of where our investments are helping to create quality Senior Housing communities.
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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,” “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.