

Current

Senior Housing Offerings

FUND SUMMARIES

Equity Fund / Fixed Income Fund / 1031 Exchange



SENIOR LIVING FUND
FUNDING COMMUNITIES. INVESTING IN LONGEVITY.



An Investment that Makes a Difference

Senior Living Fund is a private equity company formed to underwrite and manage a diversified portfolio of healthcare real estate investments 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 — for both income and long-term growth. Most importantly, investing in senior housing helps provide much-needed, quality housing opportunities for aging Americans.

Current Offerings:

- Equity Fund
- Fixed Income Fund
- 1031 Exchange

Our Range of Funds Suits Your Personal Investment goals



Fixed Income



Passive Gains and Losses



1031 Tax Deferment



Portfolio Diversification

2018 Offering Snapshot

Senior Living Fund V - USA (SLF V USA)

- Investing in new developments and value-add senior housing communities throughout the United States
- Preferred monthly distributions plus profit participation
- Term 5-6 years
- Minimum \$50,000
- Returns up to 18% annually at maturity

Senior Living Fund Fixed Income Fund I (SLF FIF I)

- Various senior housing opportunities, including senior apartments and existing communities
- Fixed monthly income
- Term 2 years
- Minimum \$50,000
- Monthly payments from 7.5% to 10.0% annually

Countryside Lakes 1031

- Investing in existing value-add property near Daytona Beach, FL
- Fixed monthly income plus profit participation
- Matures by Q4 2021
- Minimum \$100,000
- Overall investment returns up to 13% annually at maturity

Why Invest in Senior Housing?



As the Baby Boomer generation ages and life expectancy increases, a significant opportunity continues to exist to invest in the healthcare sector that houses and cares for this rapidly growing population segment.

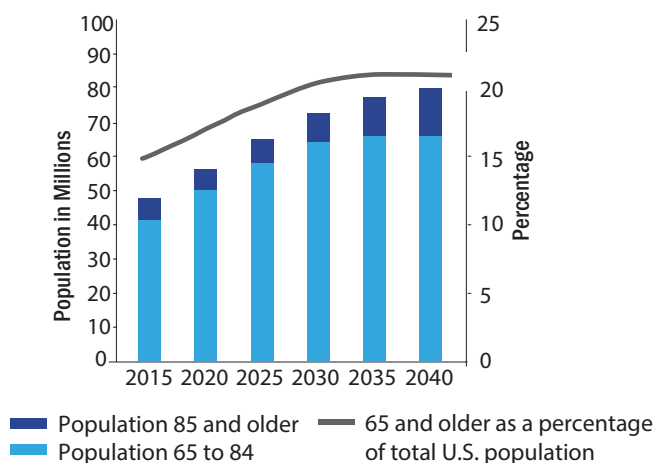
Demand for Senior Housing is Rising

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 is further fueled by increasing longevity; life expectancy has been on an upward trajectory for over 100 years.

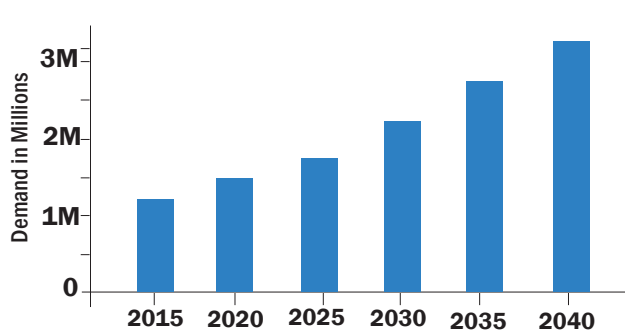
Supply Must Increase to Meet Future Demand

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. Coupled with a significant amount of antiquated facilities and the senior population boom, a sustained demand increase through the year 2040 is anticipated.

Population Projections by Age



Projected Demand for Senior Housing



A projected 2 million senior housing units will need to be constructed in order 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.



Our Investment Approach

Regardless of Fund type, 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.

Senior Living Fund's Investment Approach	
Market	<ul style="list-style-type: none"> • Favorable supply/demand demographics • Above average rent income • Significant competitive barriers to entry • Focus on need-based segment of senior housing sector
Profit	<ul style="list-style-type: none"> • Analyze financial forecast • Determine feasibility/practicality • Evaluate history of success • Consider downside risk
Operator	<ul style="list-style-type: none"> • Work with regional operators with local market expertise • Evaluate the operator's reputation and track record in the industry • Attentive to the quality of care and services to residents • Create long-term partnerships to help facilitate new investment opportunities
Development Expertise	<ul style="list-style-type: none"> • Chosen development partners provide local expertise • Ability to secure and analyze highly detailed market studies and valuations • Experience of working with architects and engineers to acquire suitable land, project entitlements, and approvals

Equity Fund

Senior Living Fund V-USA



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

Features:

- Monthly Payments
- Tax Benefits
- Profit Participation

Senior Living Fund V - 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 V - 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 is anticipating to invest in 6-10 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

SLF V USA

Projected Returns

	CLASS A: MONTHLY CASH DISTRIBUTION			CLASS B: HIGHER OVERALL TARGETED RETURNS	
Investment Level	*Annual Preferred Distribution ⁽¹⁾	Unit Price	Units per \$1,000 invested ⁽³⁾	Unit Price ⁽²⁾	Units per \$1,000 invested ⁽³⁾
\$50,000 to \$249,999	7.5%	\$1,000	1.000	\$733	1.364
\$250,000 to \$499,999	8.75%	\$1,000	1.000	\$716	1.397
\$500,000 to \$999,999	9.75%	\$1,000	1.000	\$701	1.427
\$1,000,000+	10.75%	\$1,000	1.000	\$686	1.458

Feature	Class A	Class B		IRR	Annualized
Monthly Income	+++		Estimated Fund-Level Returns ⁽⁴⁾	12.0% to 18.0%	12.0% to 18.0%
Profit Sharing	+	++			
Wealth Growth Potential	++	+++			
IRA Investment Strategy	++	+++			
Passive Losses	+	++			
Capital Gains Treatment	+	+++			
Overall Estimated Gross Return	++	+++			
Overall Estimated After-Tax Return	+	+++			

(1) The Class A unit purchasers shall receive an annual preferred return (based on the amount of their investment), payable monthly, from the time of their investment until November 30, 2022. The Class B unit purchasers shall not receive an annual preferred return. For a detailed description and explanation of the preferences, see the Private Placement Memorandum of the Offering.

(2) Because the Class B investors do not receive any preferred distributions, they can purchase their units at a discounted price compared to the Class A investors. The Class B unit prices shown above are the prices for units purchased during the first month of the Offering. The prices generally will increase each month the Offering is open.

(3) After the payment of the Preferred Returns, all other distributions to Class A and Class B members shall be allocated on a pro rata basis according to units owned. For further explanation, see the Private Placement Memorandum of the Offering.

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

Fixed Income Fund

SLF Fixed Income Fund I

SLF Fixed Income Fund I

Receive Reliable Monthly Income

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.

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. 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.

Targeted Returns: 7.50%-10.00%

Minimum Investment: \$50,000

Term: 2 Years

SLF Fixed Income Fund I

Projected Returns

Class	Annual Interest Rates	Minimum Investment	Monthly Payment
Class A	7.50%	\$50,000	\$313
Class B	8.25%	\$250,000	\$1,719
Class C	9.00%	\$500,000	\$3,750
Class D	10.00%	\$1,000,000	\$8,333

*2-year notes, monthly payments

Senior Living Fund Fixed Income Fund I is ideal for those seeking reliable monthly income and a simple IRS tax filing.



Countryside Lakes 1031

SLF 1031 Exchange



THE FACTS

Offering: \$11 million

Geographic Focus:
Daytona Beach, FL

Suitability: Accredited
Investors

Minimum Investment:
\$100,000

Expected Term:
Will mature by
Q4 2021

1031 Exchange Fund

Our 1031 exchange opportunity focuses on a single existing value-add community in Port Orange, Florida (near Daytona Beach.)

The community enjoys a strong occupancy rate and consistent stabilized income. The community offers the following:

- Skilled and experienced operator partner
- Minimal physical obsolescence (recently updated in 2018)
- Strong exit strategy
- Market demographics that support ongoing community occupancy



Countryside Lakes 1031 Projected Returns

Annual Return on Equity to Owners

Year	Percentage of DST Base Equity Value
2018	7.00%
2019	7.15%
2020	7.30%
2021	7.45%
Total overall estimated annualized return	Up to 13%

Countryside Lakes 1031 allows you to defer capital gains on a prior real estate investment by investing those gains into another 1031-eligible property. This fund is ideal for real estate investors looking to diversify their portfolio with senior housing.



Why Senior Living Fund?



Proven Success

Senior Living Fund has been building facilities and relationships in the Senior Housing sector since 2008. In that time, we have continually provided strong investment opportunities with high return potential through diversification across many facilities and operators throughout the United States. This is our fifth Senior Housing offering.

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.

#1 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**

6 YEARS
MANAGED GENERAL DEVELOPMENT LIFECYCLE FROM
CONSTRUCTION TO OCCUPANCY TO FINANCIAL
STABILIZATION TO TAKEOUT

up to 18% PROJECTED ANNUALIZED
RATE OF RETURN

LEARN HOW YOU CAN PARTICIPATE:

Email Team@SeniorLivingFund.com or Call 913.283.7804
to request more information.



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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.