

PRESENTATION

APEX SOUTH CREEK, DST



DISCLOSURES



Securities offered through MIT Associates LLC ("MIT"), (member FINRA/SIPC). MIT is a FINRA Broker dealer and is the managing broker-dealer for Crew Enterprises ("Crew"), the issuer of this private real estate fund (the "Fund"). MIT and Crew are separate entities and are not affiliated. Conflicts of interest may arise because certain employees of Crew are also registered representatives of MIT and receive compensation tied to the investments in the Fund. These individuals may be involved in, and receive compensation for, both the sales efforts on behalf of Crew's Fund and the management of the Fund itself, including making investment decisions, determining the timing of asset sales, and setting distribution amounts. This dual role creates a potential conflict as these individuals' decisions may impact the financial interests of Crew, MIT, and the individuals themselves, potentially at odds with the best interests of the investors. For further details on conflicts of interest, please refer to the Private Placement Memorandum (PPM). The Fund is an unregistered private placement offered only to accredited investors as defined under Regulation D of the Securities Act of 1933, as amended. This document is for informational purposes only and is not an offer to sell or a solicitation to buy securities nor should it be considered a recommendation of any kind (including the recommendation that an investment is in an individual investor's best interest) by MIT or any individual registered at MIT. Past performance does not guarantee future results. The information provided herein is believed to be accurate and from reliable sources, but MIT makes no guarantees regarding its accuracy or completeness. Data, projections, and opinions are subject to change, and MIT is not obligated to update any outdated information. Investors should perform their own due diligence and seek independent advice before investing. All investments carry risks. Investors should carefully assess their risk tolerance and financial situation and are advised to consult with financial, legal, and tax advisors prior to making any investment decision. MIT makes no assurances that the Fund will meet its objectives or mitigate the outlined risks. Risks related to the Fund are disclosed in our PPM that must be delivered to each investor prior to making an investment decision. 1031 Exchange risks include but are not limited to:

- Investments in real estate private placements are speculative and should be considered “high risk”.
- The Fund is not registered with the SEC and lacks the protections of publicly traded securities.
- Shares are illiquid. There is no secondary market.
- There is tax risk associated with an investment in shares.
- There may be environmental risks related to the properties.
- There are risks related to competition from competing properties.
- The economic success of the Fund will depend upon the results of operations of the properties. Fluctuations in vacancy rates, rent schedules, and operating expenses can adversely affect operating results, financing terms or sales opportunities.
- There is no assurance that cash flow will cover debt service, capital expenditures, operating expenses or investor distributions.
- All real estate investments have the potential to lose some or all their value.
- The sponsor is not required to contribute capital.

For further information or questions regarding this disclosure, please contact your financial professional, Crew Enterprises or MIT Associates. You can obtain background information on broker dealer firms and their registered financial professionals at <https://brokercheck.finra.org>.

PROPERTY SUMMARY



Asset Class:	Multifamiy
Location:	Orlando, Florida
Year Built:	2022
Site Size:	24.85 Acres
Units:	300
Parking:	588

Loan-to-Value	38.63%
Occupancy at Purchase:	94%
Lender:	Freddie Mac
Debt Service Coverage Ratio:	2.45*
Loan Terms:	5.48% (agency) 10- Year Loan, 5 Year lo

*Debt-service coverage ratio (DSCR) measures the ability to pay current debt obligations with available cash flow. It is calculated by dividing annual net operating income by debt service payments. A DSCR of 2.0 would mean that there is twice enough cash flow as necessary to pay debt service.



ABOUT CREW



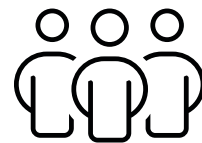


CREW ENTERPRISES

Based in Orange County, CA



\$15.5BN+ Combined
Acquisitions Experience



70+ Professionals
Company Size



23 Average Years
Executive Experience



10,500+ Beds and 4,500+ Doors
Current Holdings



Student and Multi-Family
Housing Investment Focus



\$17.48BN+
Combined Equity Raised

These statistics include all entities our current principals have been involved with throughout their careers. Statistics as of 01/17/2024

SPONSOR PORTFOLIO



ALL
PROPERTIES

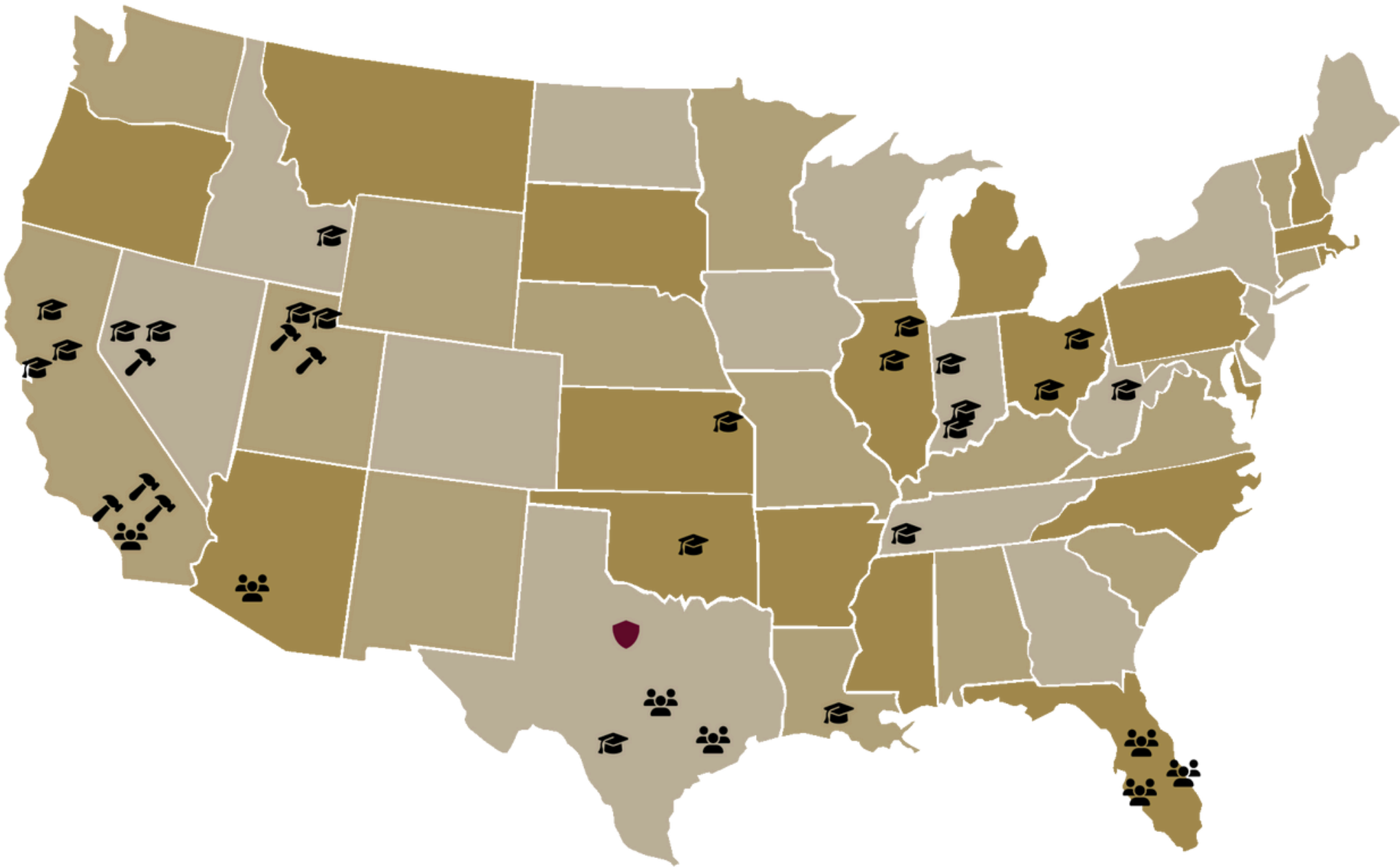
34
Properties

16
States

10,500+
Beds

4,500+
Doors

1.9BN
AUM



PRIVATE REIT
PROPERTIES

1
Property

1
State

297
Beds

103
Doors

STUDENT | MULTIFAMILY | DEVELOPMENT | REIT

PRINCIPLES' TRANSACTION EXPERIENCE



PROPERTY	ACQUISITION DATE	DISPOSITION DATE	OFFERING PRICE (MMs)	DISPOSITION PRICE (MMs)	IRR (NET)*	TOTAL RETURN (NET)**	TOTAL CASH DISTRIBUTIONS	Lender Type
Chateau Sera, TIC1	Jan. 2012	Jul. 2015	\$7.496	\$10.403	22.9%	87.7%	\$965,726	Commercial Bank
Meadowview, LLC1	Oct. 2012	Jun. 2017	\$23.300	\$36.500	12.1%	45.7%	N/A	Debt Fund
University Gardens, TIC1	Jan. 2013	Feb. 2017	\$8.063	\$13.905	17.2%	76.8%	\$620,842	Debt Fund
Venice ALF Fund, LLC1	May 2011	Feb. 2018	\$9.900	\$9.169	10.8%	100.7%	\$1,680,965	Mortgage REIT
Chateau Sera, DST3	Jul. 2015	Mar. 2019	\$11.794	\$13.500	10.1%	38%	\$1,084,973	Mortgage REIT
University Downs2	Nov. 2013	Jan. 2019	\$4.843	\$10.500	12.7%	87.5%	N/A	Commercial Bank
Duck Flats, TIC2	Jan. 2012	Apr. 2022	\$3.274	\$4.000	6.0%	58.8%	\$581,072	Agency
Duck Lofts, TIC2	Nov. 2010	Apr. 2022	\$3.878	\$4.650	7.3%	76.2%	\$1,508,904	Agency
Sawmill, TIC2	Aug. 2016	May 2022	\$43.672	\$61.250	15.6%	91.3%	\$4,081,217	Agency
Red Mountain, DST2	Sep. 2015	Sep. 2022	\$8.446	\$12.250	3.1%	15.8%	\$1,175,103	CMBS
The Stretch, TIC4	Jun. 2019	Jun. 2022	\$19.395	\$23.100	10.4%	33.9%	N/A	Debt Fund
Plaza on Broadway2	May 2015	Apr. 2023	\$24.771	\$37.500	12.4%	117.1%	\$4,727,989	Agency

(1) Purchased, and sold, by predecessor of Crew Enterprises, LLC Tanya Muro, Crew Enterprises, LLC's COO, was involved with the purchase of this asset. Current principals, Blake Wettengel / CEO, and Tanya Muro / COO were involved with the sale.

(2) Purchased by a predecessor of Crew Enterprises, LLC and subsequently sold after Crew Enterprises, LLC began operations. Principals Blake Wettengel / CEO and Tanya Muro / COO were involved with the purchase and sale of this asset.

(3) Purchased by a predecessor of Crew Enterprises, LLC and sold during the period where the firm was known as Versity Investments, LLC. Principals Blake Wettengel / CEO and Tanya Muro / COO were involved with the purchase and sale of this asset.

(4) Purchased during the period where the firm was known as Versity Investments, LLC and sold after Crew Enterprises, LLC began operations. Principals Blake Wettengel / CEO and Tanya Muro / COO were involved with the purchase and sale of this asset.

CREW PRODUCT OFFERINGS



PRODUCT GUIDE

Private REIT

- Private Placement (Reg D)
- Perpetual Life
- Quarterly Liquidity
- 1099 Tax Filing

Delaware Statutory Trust (DST)

- Private Placement (Reg D)
- 1031 Exchange Eligible
- Professionally Managed
- Passive Cash Flow Potential

Bonds

Coming Soon*

- Registered through SEC
- Short-Term (3-Year)
- Low Minimum
- Monthly Income

ASSET CLASSES

Multifamily	Student	Bonds	Specialty
-------------	---------	-------	-----------



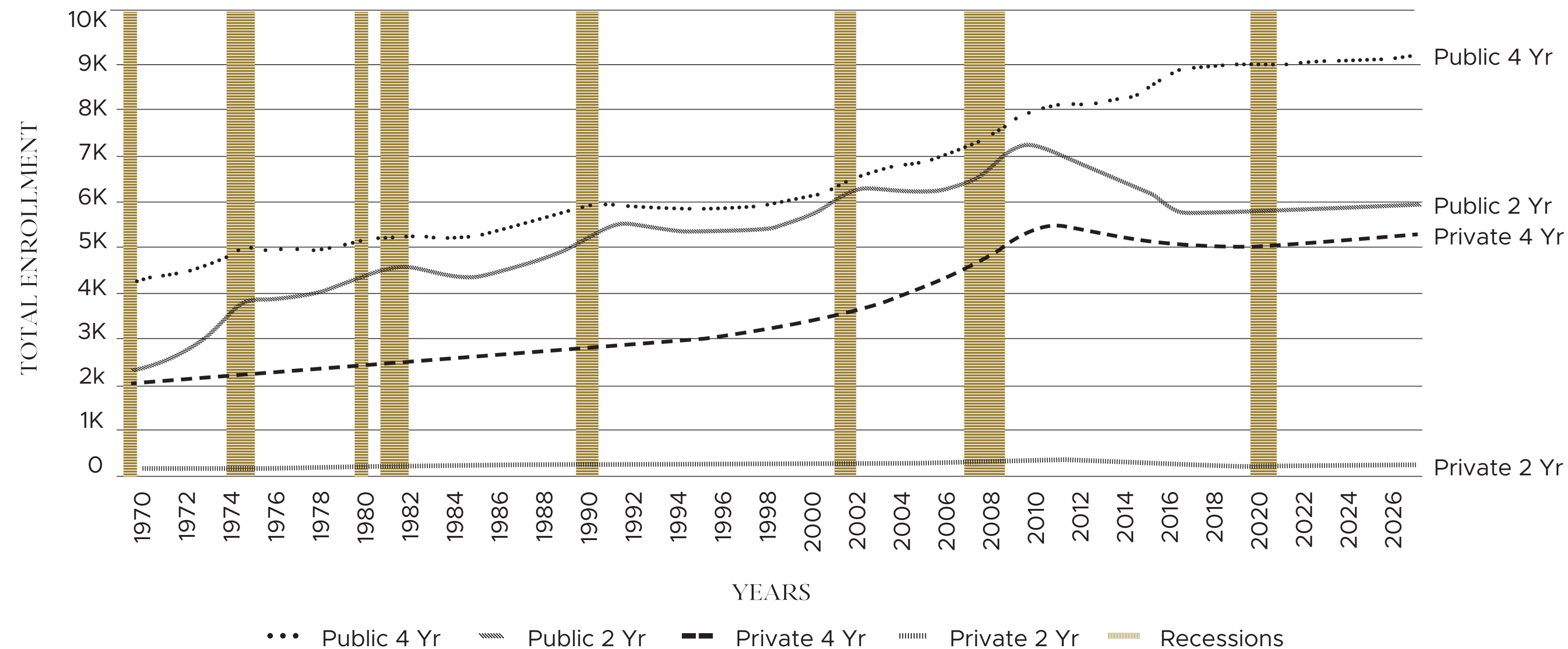
PRODUCT TYPES

DST	Private REIT	LLC
-----	--------------	-----



BENEFITS OF STUDENT HOUSING

Public 4-Year Universities have Displayed the Strongest Enrollment Resilience Over the Past 50+ Years and Continue to See Greater Enrollment Growth than 2-Year and For-Profit Institutions.*



*May Not be a Direct Correlation Between Student Enrollment to Student Housing | Source: <https://educationdata.org/college-enrollment-statistics>, July 2023



MULTIFAMILY



INVESTMENT CRITERIA



Class A
Core and Core+



Primary
Markets



Positive Net
Migration States



Market Occupancy
90% or Higher

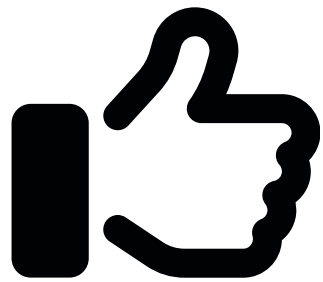


\$25MM to \$150MM
Acquisition Price

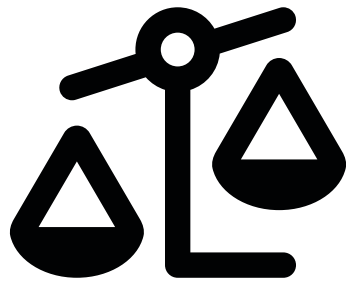


Apex South Creek | Orlando, FL

MARKET OPPORTUNITY



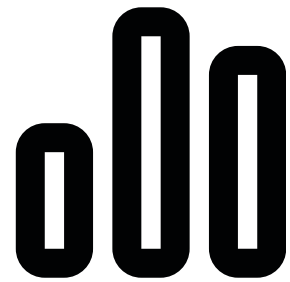
Favored Category
for Many Investors*



Supply | Demand
Imbalance**



Net
Migration***



Potential Inflation
Hedge****

***Market Report Securities 1031 Industry Q4 | 2021 Year End Report”, Mountain Dell Consulting 01.24.2022

**One of the Most Important Challenges our Industry will Face: The Significant Shortage of Starter Homes” Sam Khater, Chief Economist Freddie Mac 04.15.2021

***2020 US Census 07.27.2021

****What Would a Recession Mean to the Multifamily Market 07.27.2022



ORLANDO, FLORIDA





WHY ORLANDO, FL

ORLANDO'S NATION-LEADING GROWTH METRICS FUEL OUTSTANDING APARTMENT FUNDAMENTALS

Rent Growth in Orlando is Outpacing the U.S. Average by a Factor of More than Two to One



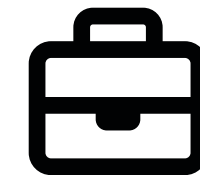
Robust Rental Growth

#1 MSA in the Sun Belt
for 2021 Rent Growth



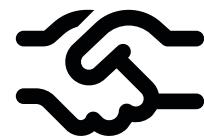
Increasing Buying Power

#3 MSA in U.S. for Forecasted
Median HHI Growth Thru 2024



Employment and Income Growth

#2 MSA for Job Growth and
#5 MSA for Income Growth
Across Top 50 MSAs



Influx of Job Opportunities

#2 MSA for Projected 5-Year
Employment Growth



Regaining Travel Momentum

MCO: #1 Busiest Airport in FL;
#7 Busiest Airport in the Country



Recent Migration Surge

1:7 Orlando Residents Moved
to MSA Since 2010, with Half
Moving from an International Location

WHY ORLANDO, FL

SURGING MIGRATION TRENDS

RANK	MSA	Net Migration in 2021	Total MSA Population	Net Migration as % of Total MSA Population
1	Phoenix	85,183	5,177,530	1.6%
2	Dallas	56,449	7,950,000	0.7%
3	Orlando	52,621	2,649,697	2.0%
4	Atlanta	37,970	6,226,581	0.6%
5	Tampa	37,440	3,267,000	1.1%



#1
MSA in the Sun Belt
for 2021 Annual Rent
Growth in Orlando
- Costar 2021

NATION LEADING RENTAL GROWTH

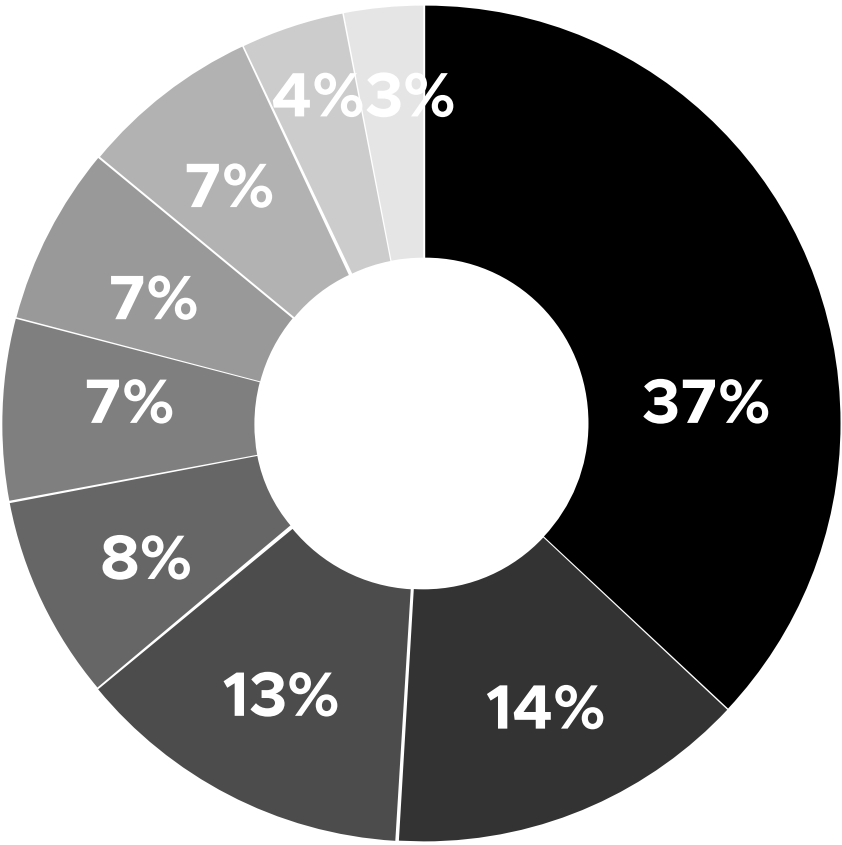
Rank	MSA	Annual Rent Growth
1	Orlando	24.2%
2	Tampa	23.4%
3	Fort Lauderdale	22.6%
4	Las Vegas	21.1%
5	Phoenix	19.2%
6	Austin	18.7%
7	Jacksonville	18.2%
8	Miami	18.2%
9	Raleigh-Durham	18.1%
10	Nashville	17.8%

WHY ORLANDO, FL

THE 2020 STEMDEX

Rank	Metropolitan Area
1	Charlotte, NC
2	Austin, TX
3	Denver, CO
4	Seattle, WA
5	Raleigh, NC
6	Atlanta, GA
7	Orlando, FL
8	San Francisco, CA
9	Portland, OR
10	Phoenix, AZ

STEM OCCUPATIONS NATIONALLY



- Engineering
- Software Developers
- Life and Physical Science
- Computer and Info Systems Managers
- Computer Support Specialists
- Computer Systems Analysts
- Computer Programmers
- Social Science
- Mathematical

NOTABLE EMPLOYERS



WHY ORLANDO, FL

LAKE NONA SUBMARKET

A Community of and for the Future



Lake Nona Submarket: Orlando's Highly-Desirable, #1 Live-Work-Play Destination

LIVE

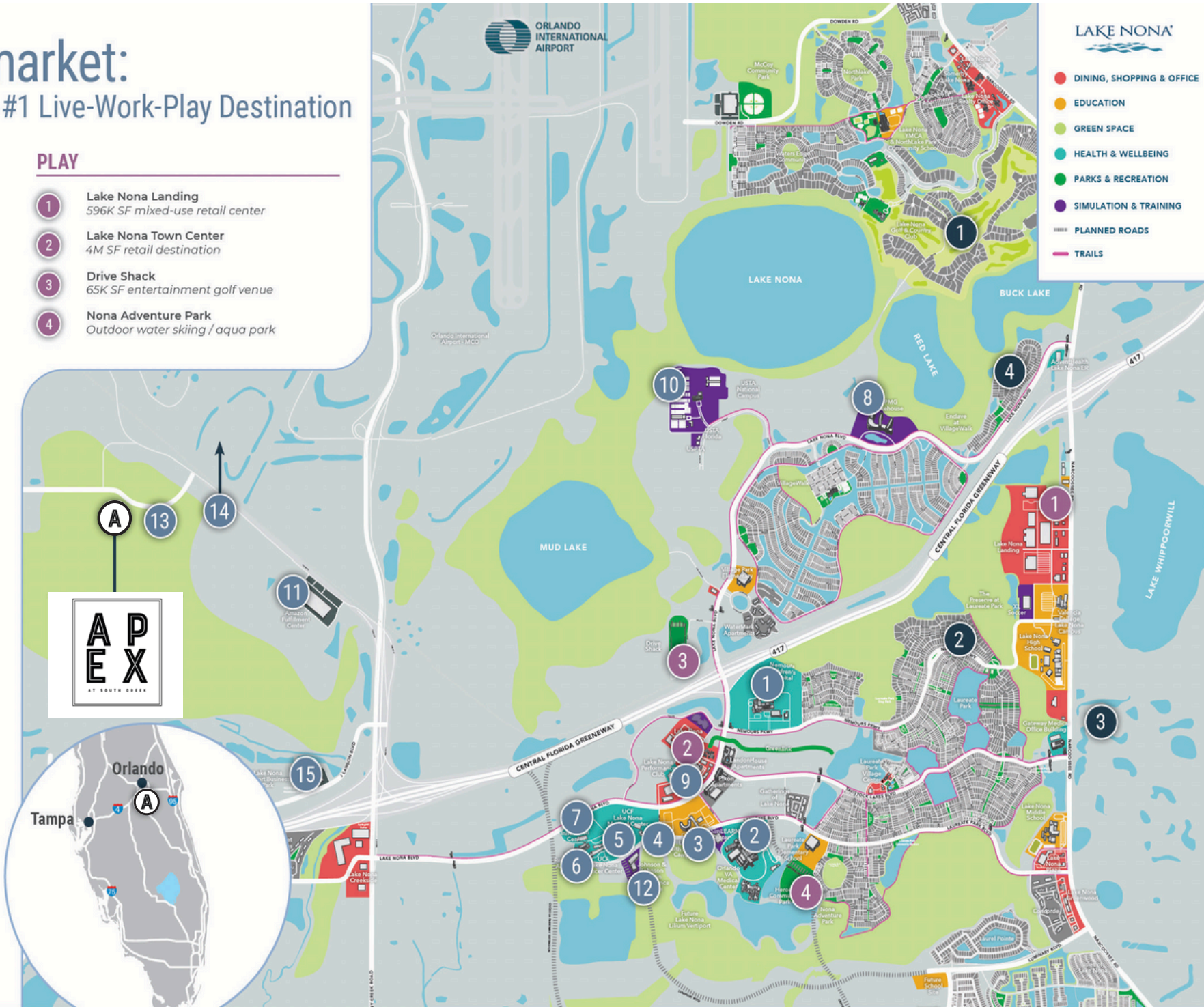
- 1 Lake Nona Golf & Country Club
(Home Values \$500K - \$6MM+)
- 2 Laureate Park
(Home Values \$400K - \$1MM+)
- 3 Eagle Creek Golf Community
(Home Values \$500K - \$1MM+)
- 4 Enclave at VillageWalk
(Home Values \$700K - \$1MM+)

WORK

- 1 Nemours Children's Hospital
130 beds | 2,000+ employees
- 2 Orlando VA Medical Center
314 beds | 4,000+ employees
- 3 UCF Health Sciences Campus
College of Medicine Program
- 4 UCF Lake Nona Medical Center
New \$175MM teaching hospital
- 5 UCF Lake Nona Cancer Center
New cancer research center
- 6 UF Research & Academic Center
College of Pharmacy
- 7 GuideWell Innovation Center
92K SF medical hub for start-ups
- 8 KPMG Lakehouse
New \$450M training hub
- 9 KPMG Capability Center
350+ tax & advisory jobs
- 10 USTA National Campus
HQ for U.S. Pro Tennis Assoc.
- 11 Amazon Robotics Distrib. Center
1,500 employees
- 12 Johnson & Johnson Institute
Global HQ for Human Performance
- 13 Siemens Logistics Center
297K SF facility for mail & parcel automation
- 14 Prologis Park at AIPO
McKesson to build new \$102.8M facility
- 15 Lake Nona Airport Business Park
Vox International Corporation HQ

PLAY

- 1 Lake Nona Landing
596K SF mixed-use retail center
- 2 Lake Nona Town Center
4M SF retail destination
- 3 Drive Shack
65K SF entertainment golf venue
- 4 Nona Adventure Park
Outdoor water skiing / aqua park



WHY ORLANDO, FL

LAKE NONA SUBMARKET

SR 417 Beltway Provides Convenient Access to Orlando's Major Employment Nodes



UNDER 10 MINUTE DRIVE

Lake Hart Retail Corridor

Collection of everyday comforts and retail offerings including a Publix grocer and a handful of renowned local eateries.

Nona Adventure Park

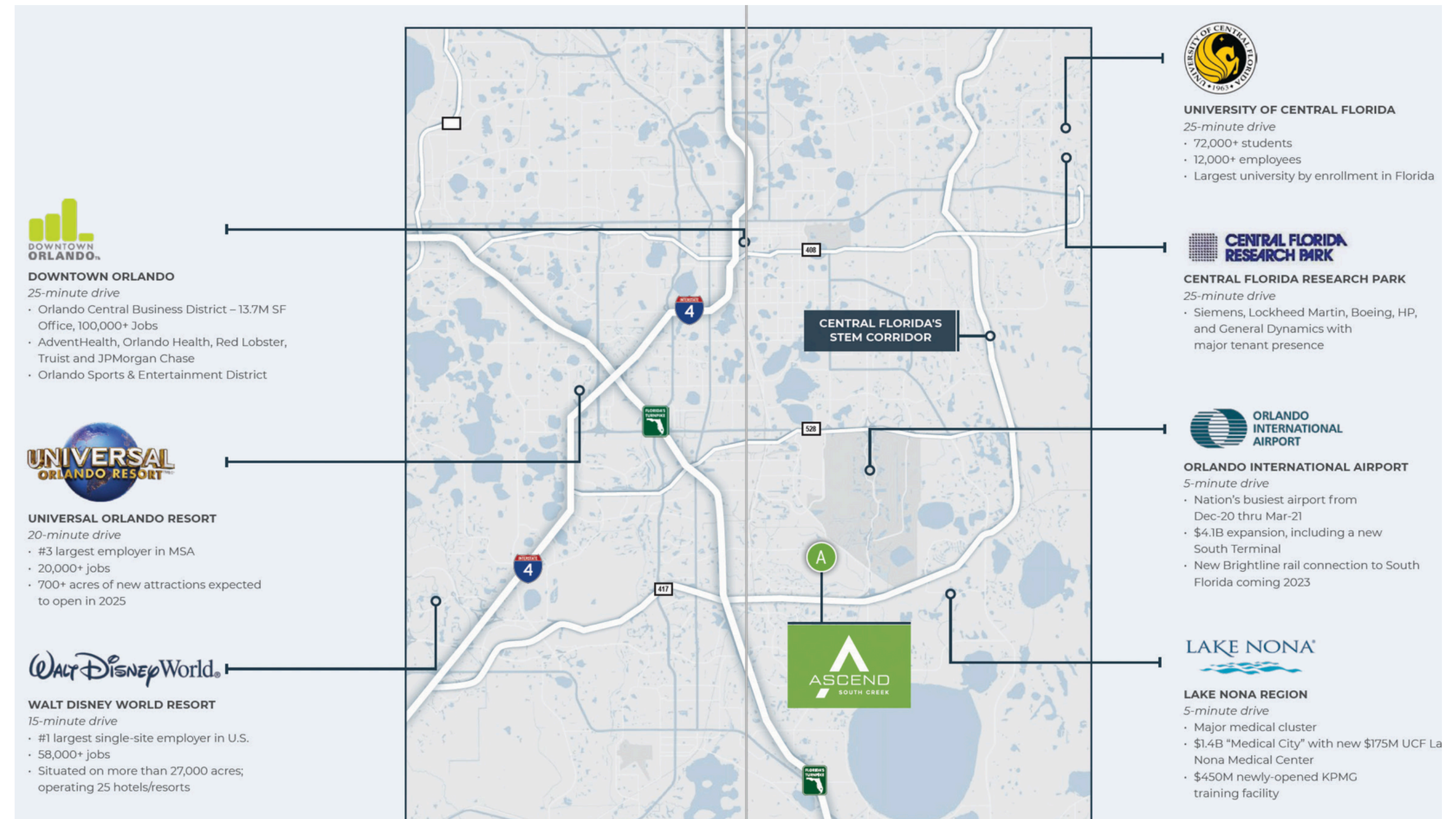
A waterbased family entertainment center with a myriad of exciting amenities.

Lake Nona Boulevard Lifestyle Corridor

Offers attractions and amenities to consumers and families alike.

Lake Nona Landing

Everyday conveniences, grocers, restaurants and bars, as well as a host of big-box retailers.





APEX SOUTH CREEK



WHY APEX SOUTH CREEK

PROPERTY MAP



PROPERTY HIGHLIGHTS

#1

Performing MSA in the Sun Belt for 2021 Annual Rent Growth

2ND

Fastest Growing Region in the U.S.

300 Units

588

Parking

2022

Year Built

GARDEN Style

24.85

Site Size (Acres)

1,014

Avg. Unit Size (SF)

WHY APEX SOUTH CREEK



AMENITIES

- Expansive Park Space throughout with Benches
- Wi-Fi throughout Clubhouse and Pavilion
- Bark Park and Wash Station
- E/V Charging Stations
- 24-Hour Access Parcel Locker System
- Valet Trash and Recycling Service
- Convenient Car Wash Station
- Detached Private Garages to Rent
- Controlled-Access Gates for Security



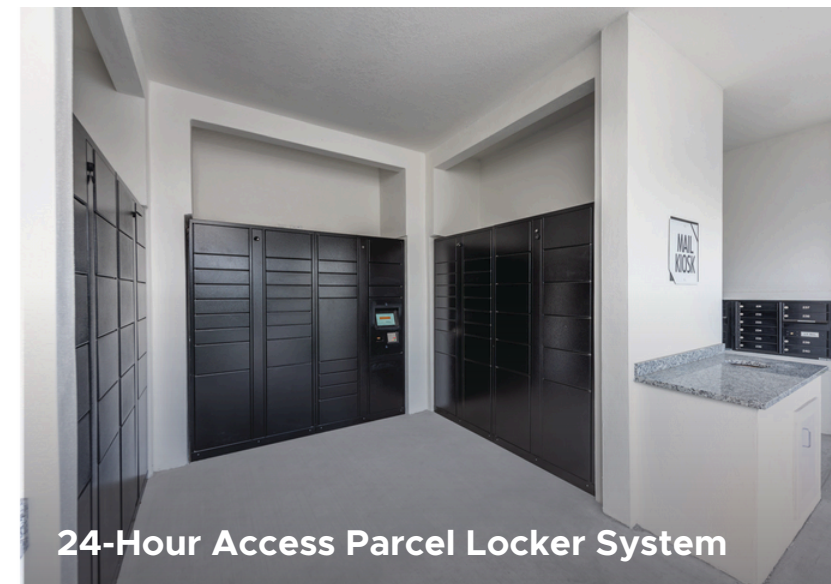
Screened-in Patios



Electric BBQ Grills



Expansive Yoga Room



24-Hour Access Parcel Locker System

AMENITIES CONTINUED

- 24-Hour Fitness Center with State-of-the-Art Exercise Bikes
- Expansive Yoga Room
- Resort-Style Pool with Lounge Chairs
- Poolside Pavilion with Electric BBQ Grills, Gaming Area, Lounge Seating, Ping Pong, and Foosball Tables
- Recreational Bocce Ball Court
- Waterfront Jogging and Walking Trails
- Game Lounge Including Pool Table and Life-Sized Scrabble
- Business Lounge with Private Workstations and Conference Room
- Storage Throughout Property

WHY APEX SOUTH CREEK

UNIT MIX AND RENTAL RATES

Unit Mix	Units	Avg SF	% of Total
Ba	16	769	5%
1 Br 1 Ba	24	801	8%
1 Br 1 Ba	8	774	3%
1 Br 1 Ba	72	790	24%
1 Br 1 Ba	48	890	16%
2 Br 2 Ba	60	1,166	20%
2 Br 2 Ba	4	1,185	1%
2 Br 2 Ba	8	1,180	3%
2 Br 2 Ba	36	1,312	12%
3 Br 2 Ba	24	1,482	8%
Total Averages	300	1,014	100%



Open Floor Plan



Modern Bathroom



Kitchen Prep Islands with Pendant Lighting

PROPERTY HIGHLIGHTS

94%

Occupancy

12.07

Density (Units | Acres)

\$2.10

Average Rent PSF

ORANGE

County

\$2,128

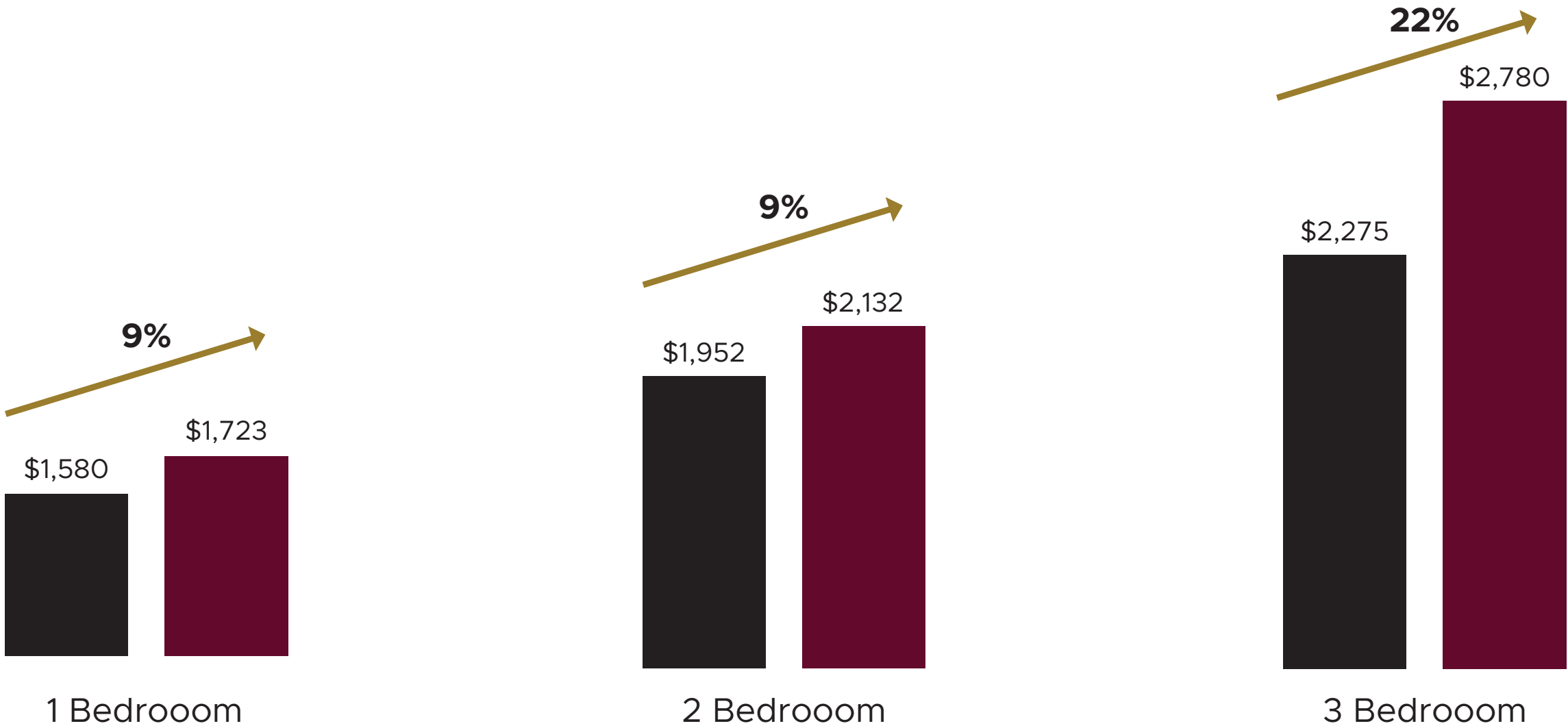
Average Market Rent

304,260

Rentable Area (SF)

WHY APEX SOUTH CREEK

APEX SOUTH CREEK LEASE-UP PERFORMANCE BY FLOOR PLAN



STABILIZATION TIME



WHY APEX SOUTH CREEK



Purchased \$6MM
Under Appraised Value



12% Rent Growth
Through Lease-Up



Class A:
Modern Luxury Amenities



Income Tax-Free
State



2.45*
DSCR



Apex South Creek | Orlando, FL

*Debt-service coverage ratio (DSCR) measures the ability to pay current debt obligations with available cash flow. It is calculated by dividing annual net operating income by debt service payments. A DSCR of 2.0 would mean that there is twice enough cash flow as necessary to pay debt service.

OFFERING SUMMARY



Name:	Apex South Creek, DST
Structure:	Delaware Statutory Trust (DST)
Investor Suitability:	Accredited Investors Only, as Defined by 506(C) of Regulation D as Adopted by the SEC
Offering Size:	24.85 Acres
Hold:	300

Distributions:	Targeted Monthly
Taxes:	Grantor Letter
Selling Commissions:	7% (Inclusive of Broker-Dealer Allowance)
Managing Dealer:	MIT Associates, LLC

LET CREW WORK FOR YOU



CREW ENTERPRISE

20 Enterprise, Suite 400, Aliso Viejo, CA 92656

833.591.3087 | crewenterprises.com | info@crewenterprises.com