

CREW PREFERRED FUND

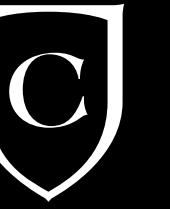


DISCLOSURES



RISKS & DISCLAIMERS

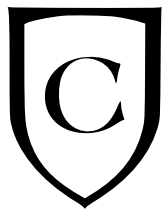
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ABOUT CREW



SPONSOR PORTFOLIO



ALL PROPERTIES

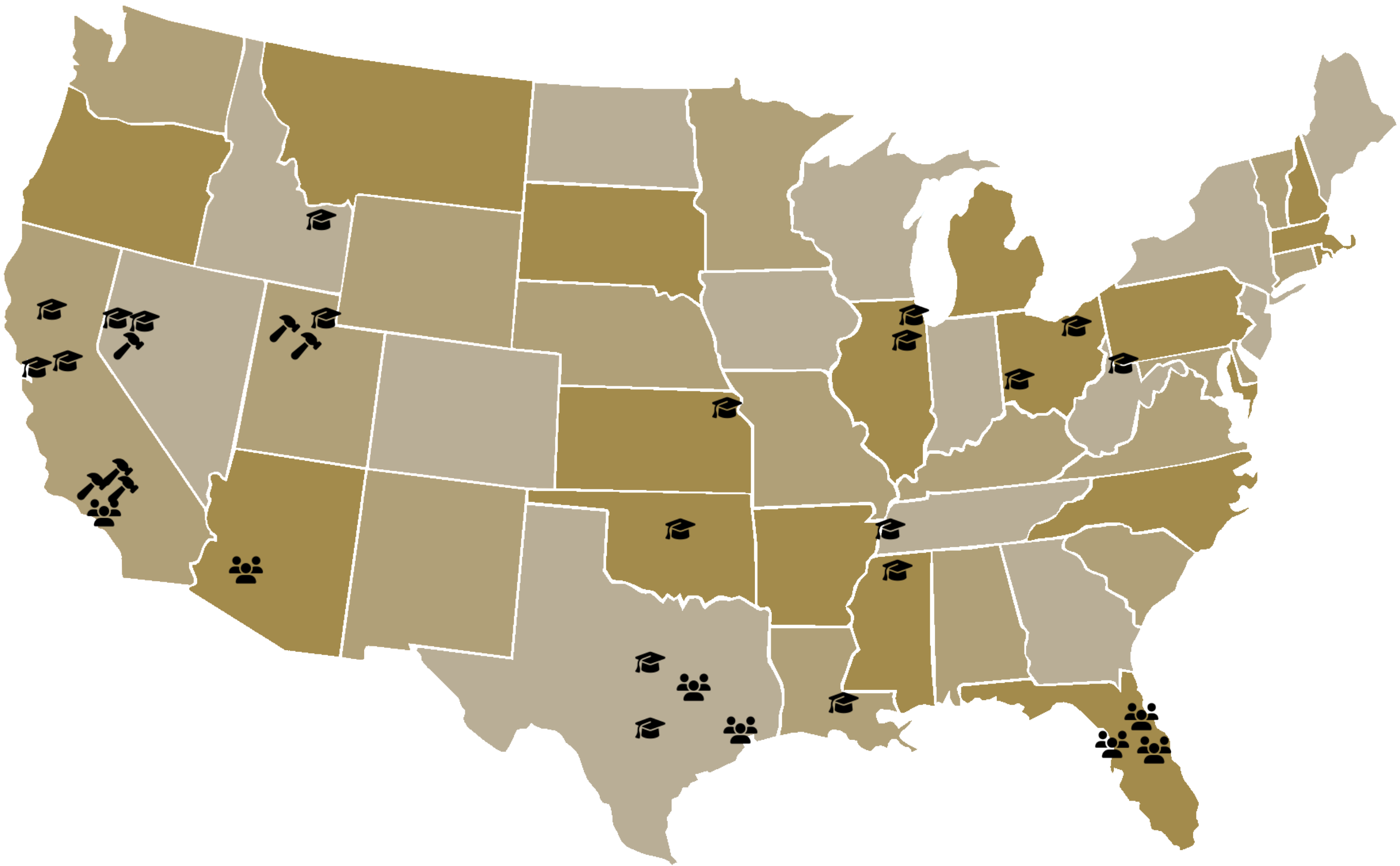
32
Properties

15
States

9,500+
Beds

4,200+
Doors

1.5BN
AUM



STUDENT



MULTIFAMILY



DEVELOPMENT



REIT



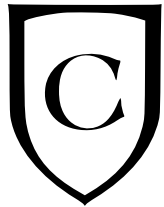
\$15.5BN+ Combined
Acquisitions Experience



70+ Professionals
Company Size



23 Average Years
Executive Experience



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

Fund/Bonds

- Fixed Income
- Short Duration

ASSET CLASSES

Multifamily	Student	Bonds	Specialty
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The Walk | Tuscaloosa, AL

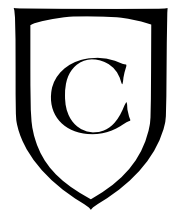


One on Fourth | Stillwater, OK

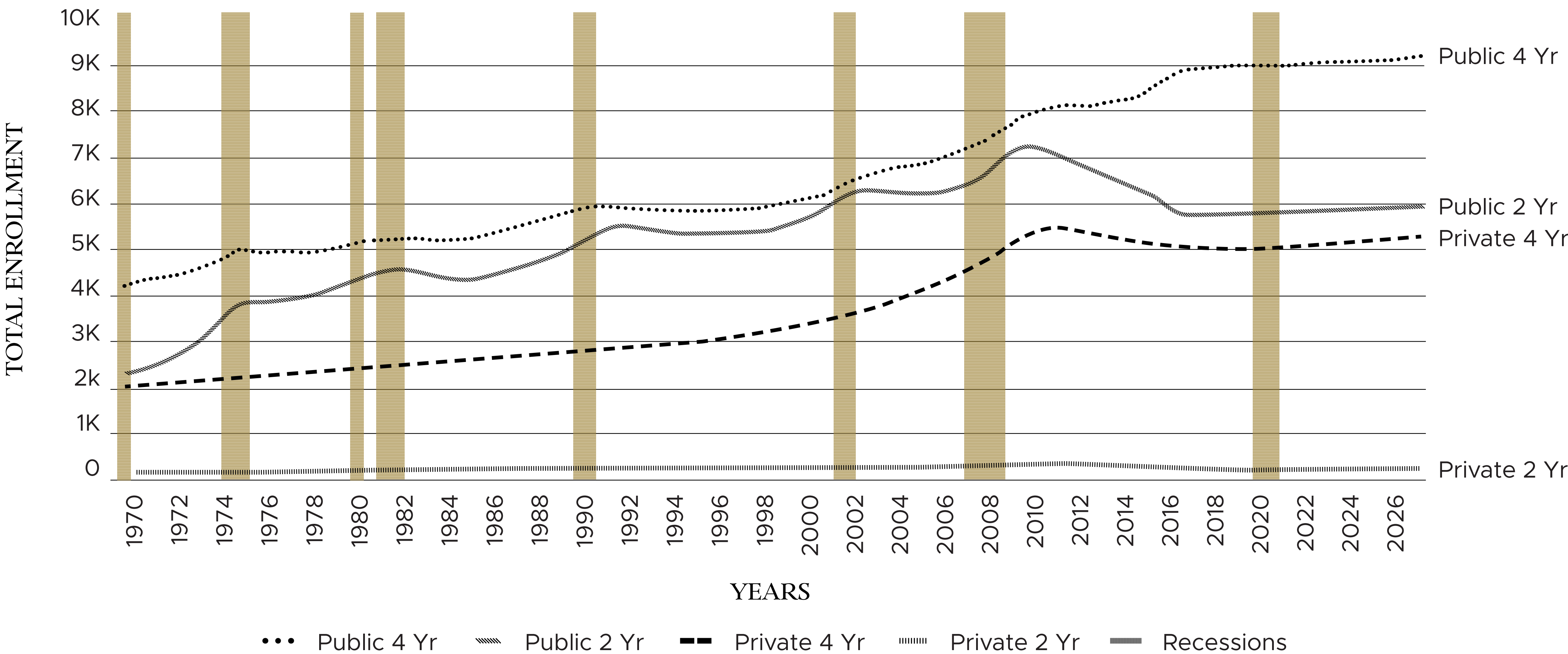
PRODUCT TYPES

PRIVATE REIT	DST	LLC	FUND/BONDS
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BENEFITS OF STUDENT HOUSING



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



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



CREW PREFERRED FUND



OFFERING SIZE	\$75,000,000	
BREAKPOINTS	DOLLARS INVESTED	RATE
	\$1 - \$249,999	13%
	\$250,00 - \$499,999	13.5%
	\$500,000 - \$749,999	14%
	\$750,00 - \$999,999	14.5%
	\$1,000,000	15%
MINIMUM INVESTMENT	\$50,000 (May be Waived)	
MAXIMUM DURATION	36-Months*	
DISTRIBUTIONS	Monthly - On the 15th Day	
OPTIONAL REDEMPTIONS	<p>Optional redemptions will be limited to 3.75% of the principal balance of outstanding interests on a quarterly basis on a first come, first served basis. Redemptions price will be equal to the amount of unpaid distributions plus:</p> <ul style="list-style-type: none">•Months 0-12 after issuance: 90% of principal amount•Months 13-24 after issuance: 92% of principal amount•Months 25-36 after issuance: 94% of principal amount	

CALL OPTION FEATURES	<p>The company has the right to call the issuance. Discretionary redemptions will be made at a price equal to the amount of unpaid distributions plus:</p> <ul style="list-style-type: none">•Months 0-12 after issuance: 110% of principal amount•Months 13-24 after issuance: 108% of principal amount•Months 25-36 after issuance: 100% of principal amount
TAX REPORTING	K-1
INVESTOR SUITABILITY	Accredited Investors Only, as Defined in Rule 501(a) of Regulation D as Adopted by the SEC

LET CREW WORK FOR YOU



CREW ENTERPRISE

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