

PRESENTATION

HAYWORTH TANGLEWOOD, DST



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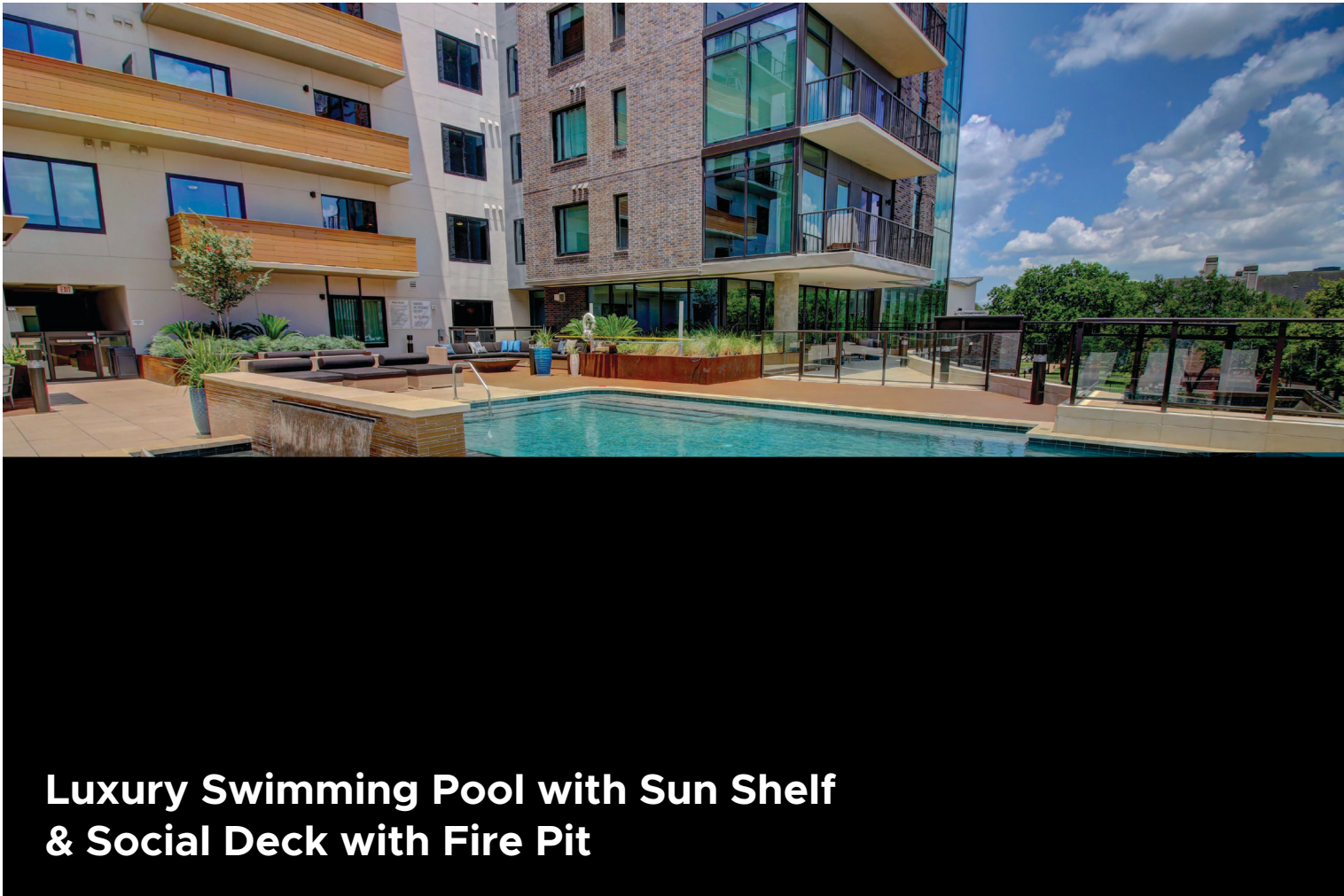
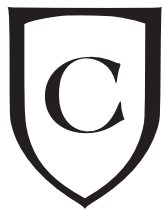
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Real Estate Risk Disclosure:

- There is no guarantee that any strategy will be successful or achieve investment objectives including, among other things, profits, distributions, tax benefits, exit strategy, etc.; - Potential for property value loss – All real estate investments have the potential to lose value during the life of the investments; - Change of tax status – The income stream and depreciation schedule for any investment property may affect the property owner’s income bracket and/ or tax status. An unfavorable tax ruling may cancel deferral of capital gains and result in immediate tax liabilities; - Potential for foreclosure – All financed real estate investments have potential for foreclosure; - Illiquidity

– These assets are commonly offered through private placement offerings and are illiquid securities. Private Placements are Speculative. There is no secondary market for these investments. - Reduction or Elimination of Monthly Cash Flow Distributions – Like any investment in real estate, if a property unexpectedly loses tenants or sustains substantial damage, there is potential for suspension of cash flow distributions; - Impact of fees/expenses – Costs associated with the transaction may impact investors’ returns and may outweigh the tax benefits - Stated tax benefits – Any stated tax benefits are not guaranteed and are subject to changes in the tax code. Speak to your tax professional prior to investing.

PROPERTY SUMMARY



Luxury Swimming Pool with Sun Shelf
& Social Deck with Fire Pit



Indoor/Outdoor Social Lounge with Amazing Views



Outdoor Grilling Kitchen

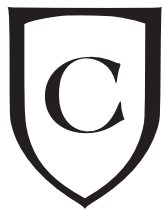
Asset Class:	Multifamily
Location:	Houston, TX
Year Built:	2017
Site Size:	351,002 Acres
Units:	246
Parking:	434

Loan-to-Value	38.13%
Occupancy at Purchase:	94%
Lender:	Thorofare Capital
Debt Service Coverage Ratio:	2.5 (at Acquisition)
Loan Terms:	5.25% IR, 7 Year Loan (4 Years IO)



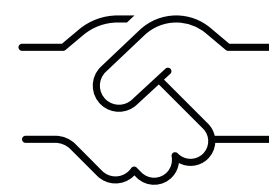
ABOUT CREW



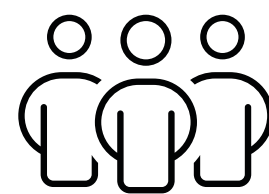


CREW ENTERPRISES

Based in Orange County, CA



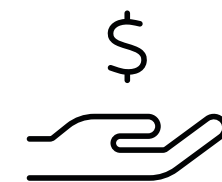
\$15.5BN+ Combined
Acquisitions Experience



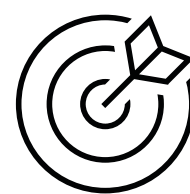
70+ Professionals
Company Size



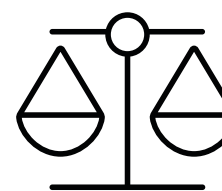
23 Average Years
Executive Experience



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



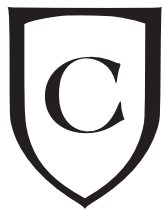
Student and Multi-Family
Housing Investment Focus



\$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

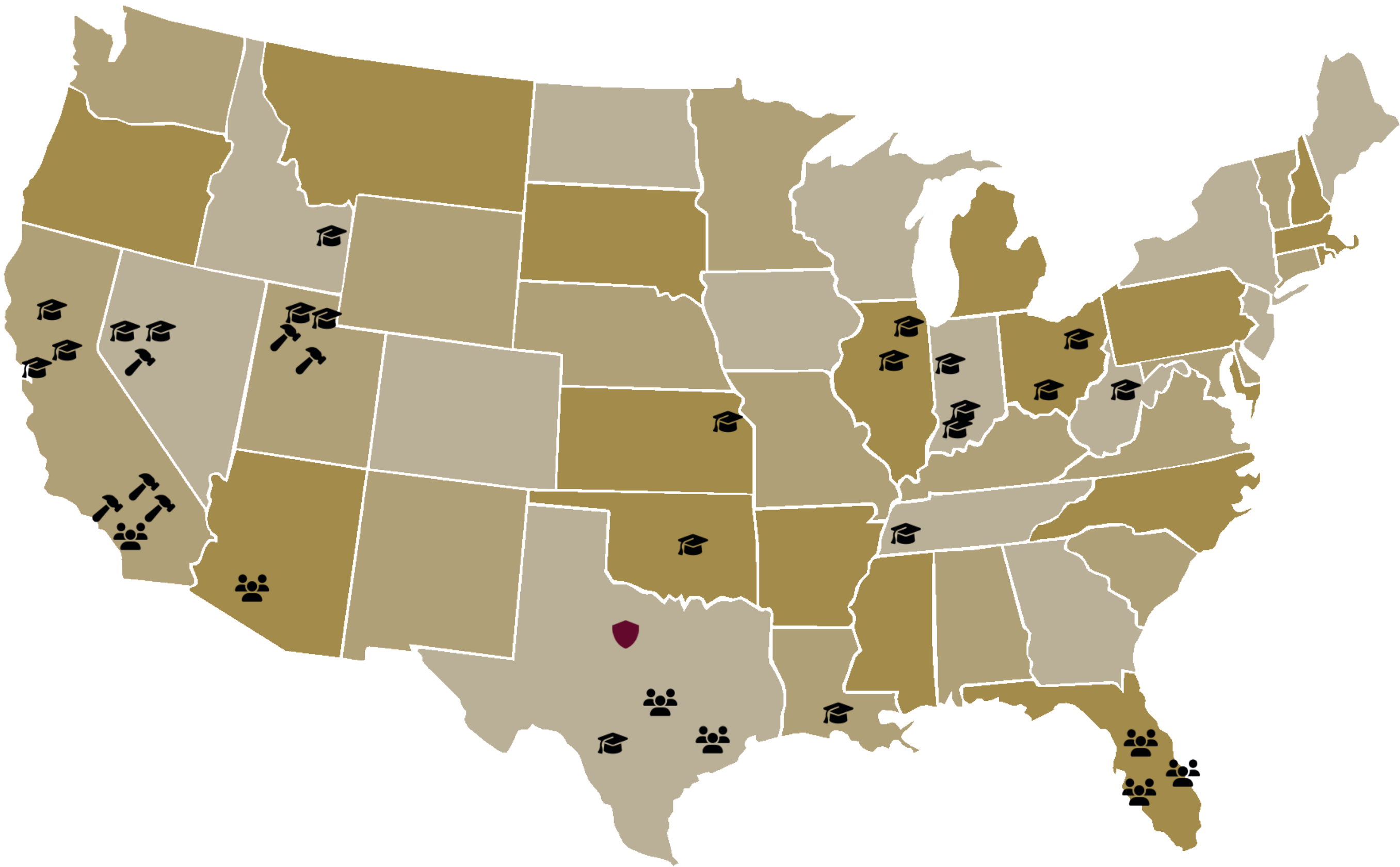
34
Properties

16
States

10,500+
Beds

4,500+
Doors

1.9BN
AUM



PRIVATE REIT PROPERTES

1
Property

1
State

297
Beds

103
Doors



STUDENT



MULTIFAMILY



DEVELOPMENT



REIT

PRINCIPLES' TRANSACTION EXPERIENCE



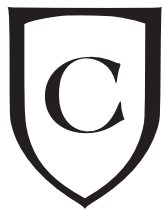
PROPERTY	ACQUISITION DATE	DISPOSITION DATE	OFFERING PRICE (MMs)	DISPOSITION PRICE (MMs)	IRR (NET)*	TOTAL RETURN (NET)**	TOTAL CASH DISTRIBUTIONS	LENDER TYPE
Chateau Sera, TIC ¹	Jan. 2012	Jul. 2015	\$7.496	\$10.403	22.9%	87.7%	\$965,726	Commercial Bank
Meadowview, LLC ¹	Oct. 2012	Jun. 2017	\$23.300	\$36.500	12.1%	45.7%	N/A	Debt Fund
University Gardens, TIC ¹	Jan. 2013	Feb. 2017	\$8.063	\$13.905	17.2%	76.8%	\$620,842	Debt Fund
Venice ALF Fund, LLC ¹	May 2011	Feb. 2018	\$9.900	\$9.169	10.8%	100.7%	\$1,680,965	Mortgage REIT
Chateau Sera, DST ³	Jul. 2015	Mar. 2019	\$11.794	\$13.500	10.1%	38%	\$1,084,973	Mortgage REIT
University Downs ²	Nov. 2013	Jan. 2019	\$4.843	\$10.500	12.7%	87.5%	N/A	Commercial Bank
Duck Flats, TIC ²	Jan. 2012	Apr. 2022	\$3.274	\$4.000	6.0%	58.8%	\$581,072	Agency
Duck Lofts, TIC ²	Nov. 2010	Apr. 2022	\$3.878	\$4.650	7.3%	76.2%	\$1,508,904	Agency
Sawmill, TIC ²	Aug. 2016	May 2022	\$43.672	\$61.250	15.6%	91.3%	\$4,081,217	Agency
Red Mountain, DST ²	Sep. 2015	Sep. 2022	\$8.446	\$12.250	3.1%	15.8%	\$1,175,103	CMBS
The Stretch, TIC ⁴	Jun. 2019	Jun. 2022	\$19.395	\$23.100	10.4%	33.9%	N/A	Debt Fund
Plaza on Broadway ²	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.



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
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PRODUCT TYPES

DST	Private REIT	LLC
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MULTIFAMILY



INVESTMENT CRITERIA



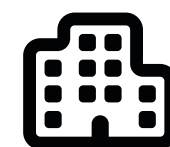
Class A
Core and Core+



Primary
Markets



Positive Net
Migration States



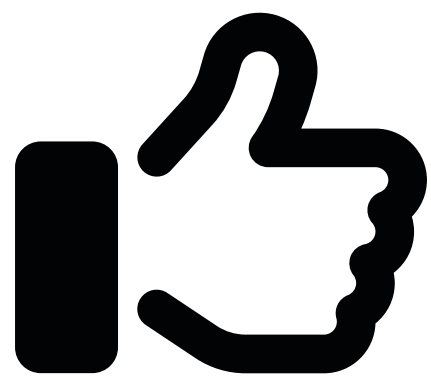
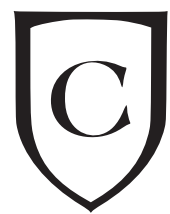
Market Occupancy
90% or Higher



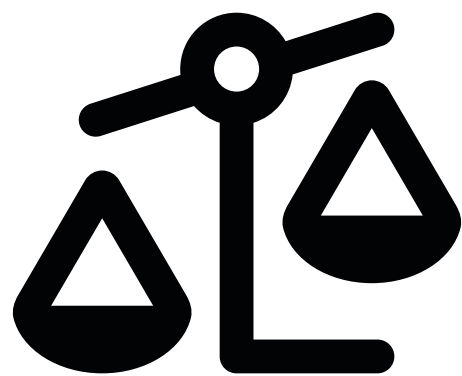
\$25MM to \$150MM
Acquisition Price



The Hayworth Tanglewood | Houston, TX



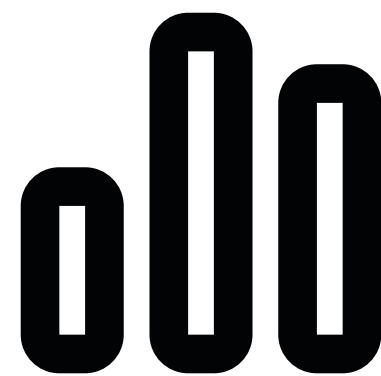
Favored Category
for Many Investors*



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

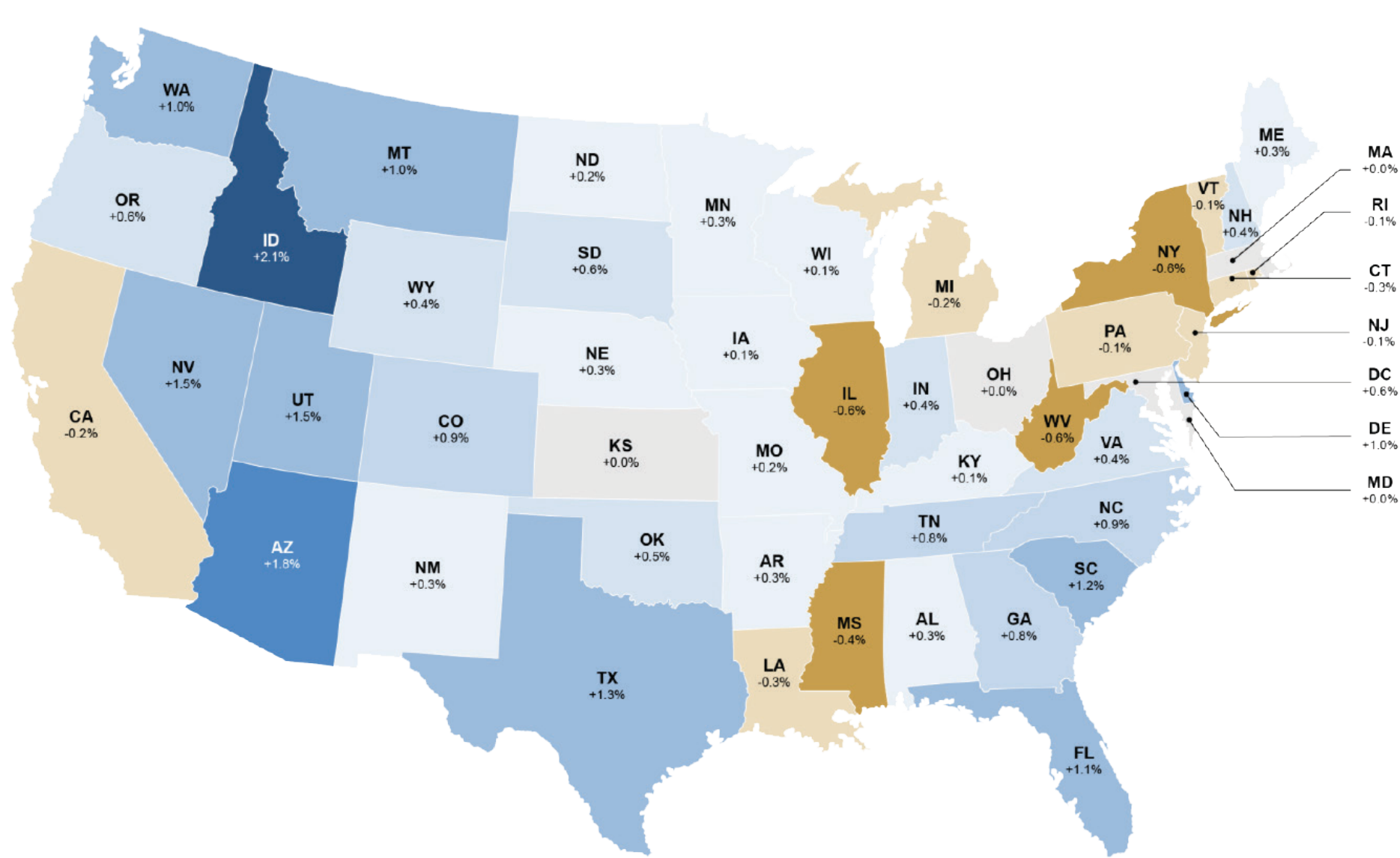
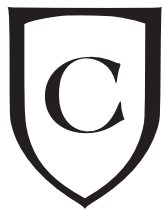
****What Would a Recession Mean to the Multifamily Market 07.27.2022



HOUSTON, TEXAS



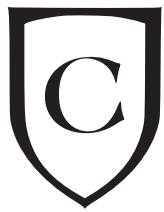
LOCAL ECONOMY | POPULATION GROWTH HISTORY



The Greatest Population Growth in the U.S. Has Been in the Southeast, Southwest, and Northwest States. Through July, 69,500 People Left California Over the Past 12 Months for Lower-Cost States.



HOUSTON | TANGLEWOOD HIGHLIGHTS



LOCAL SCHOOL RATINGS



- A+ Kinkaid School
- A+ Second Baptist School
- B Tanglewood Middle School
- B Briargrove Elementary School



Memorial Park



100-Acre Eastern Glades



Fresh Trails & New Landscaping

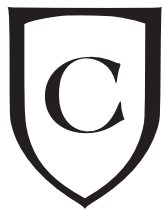


Lunch Stop at Beck's Prime

MEMORIAL PARK

- 200M Renovation
- 4M Annual Visitors
- 1,500 Acre Park

HOUSTON | TANGLEWOOD HIGHLIGHTS

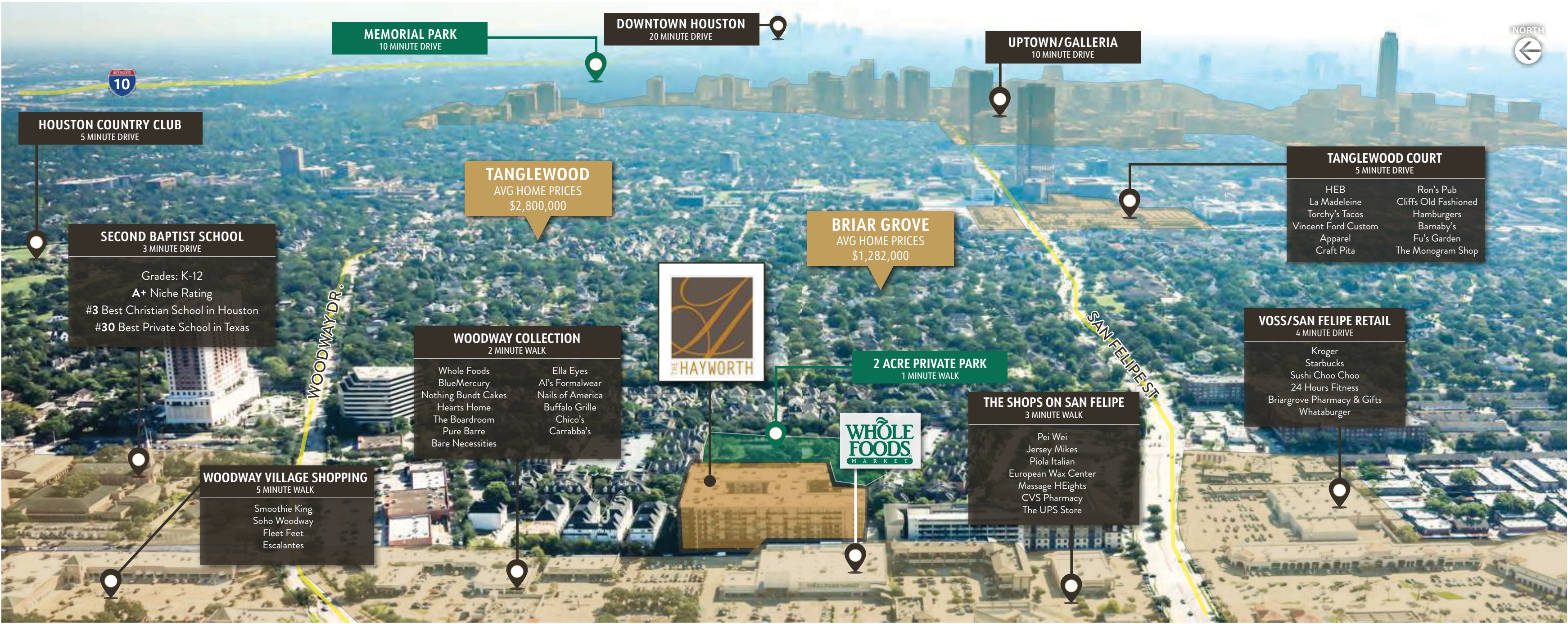


HOUSTON GALLERIA

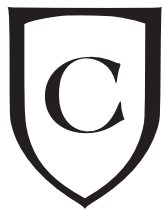
#1 Shopping Destination in the Southern U.S.

HIGHLIGHTS

- 1.4BN**
Annual Sales
- 30M**
Annual Visitors
- 2.4M**
SF of Retail
- 700+**
Retailers



HOUSTON | TANGLEWOOD HIGHLIGHTS



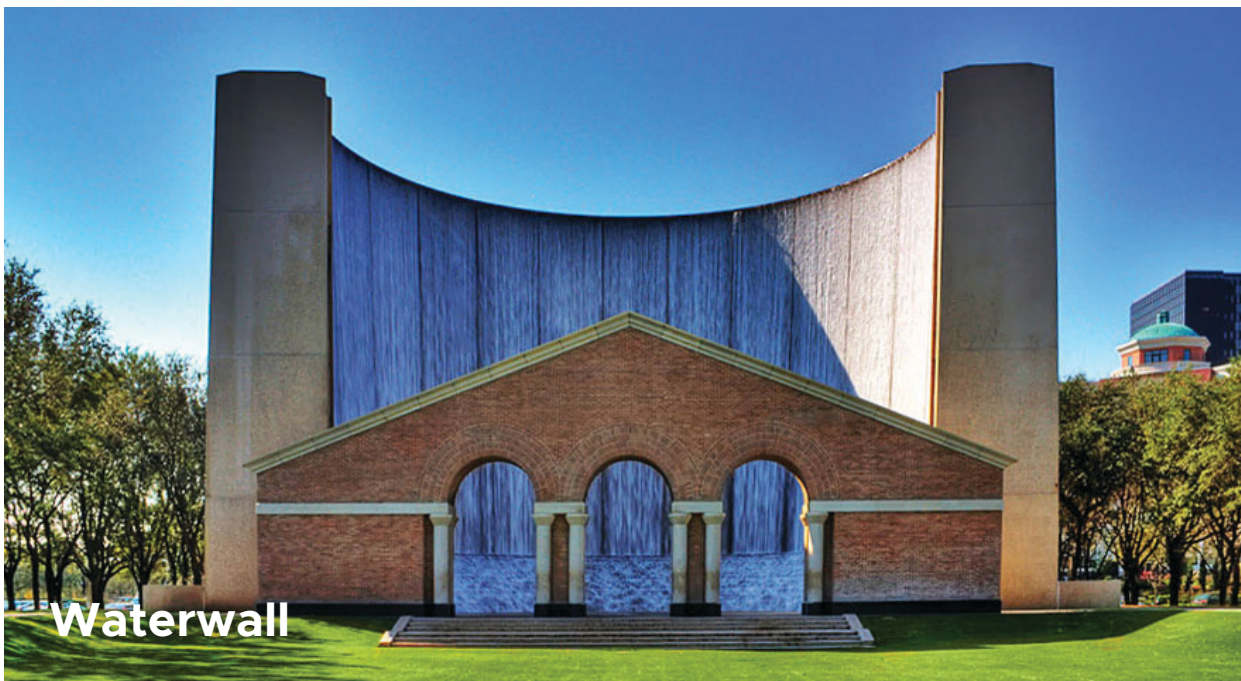
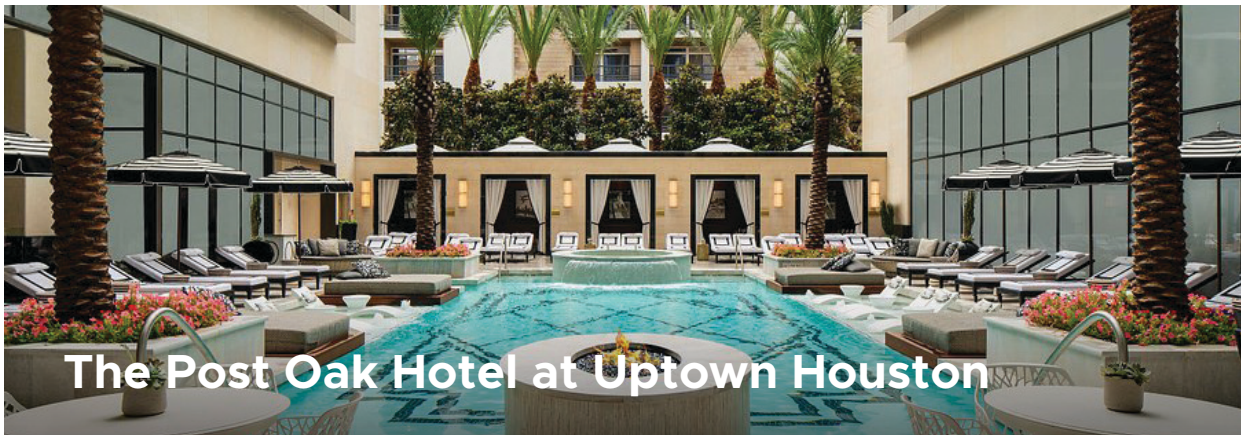
UPTOWN BUSINESS DISTRICT

26 MILLION
SF of Office Space

2,000+
Companies

I7TH
Largest Business District in the U.S.

II%
of Houston's Total Office Space



HIGHLIGHTS

- 14% Population Growth 2010-2026
- 44% Hold Bachelor's Degrees or Higher
- 77% White Collar Positions
- 39 Median Age
- \$138,083 Avg. Household Income

NOTABLE EMPLOYERS





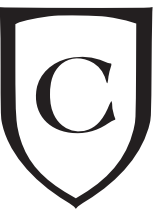
THE HAYWORTH



PROPERTY HIGHLIGHTS

THE HAYWORTH

Raising the Standard for Elegant Living in Houston

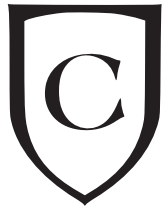


HIGHLIGHTS

- 246
Total Units
- 8 STORY
Midrise
- 2017
Year Built
- 434
Parking Spaces
- 3.08
Site Size (Acres)



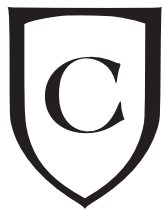
PROPERTY HIGHLIGHTS



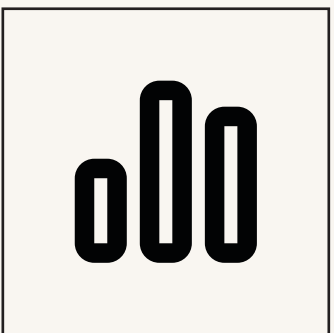
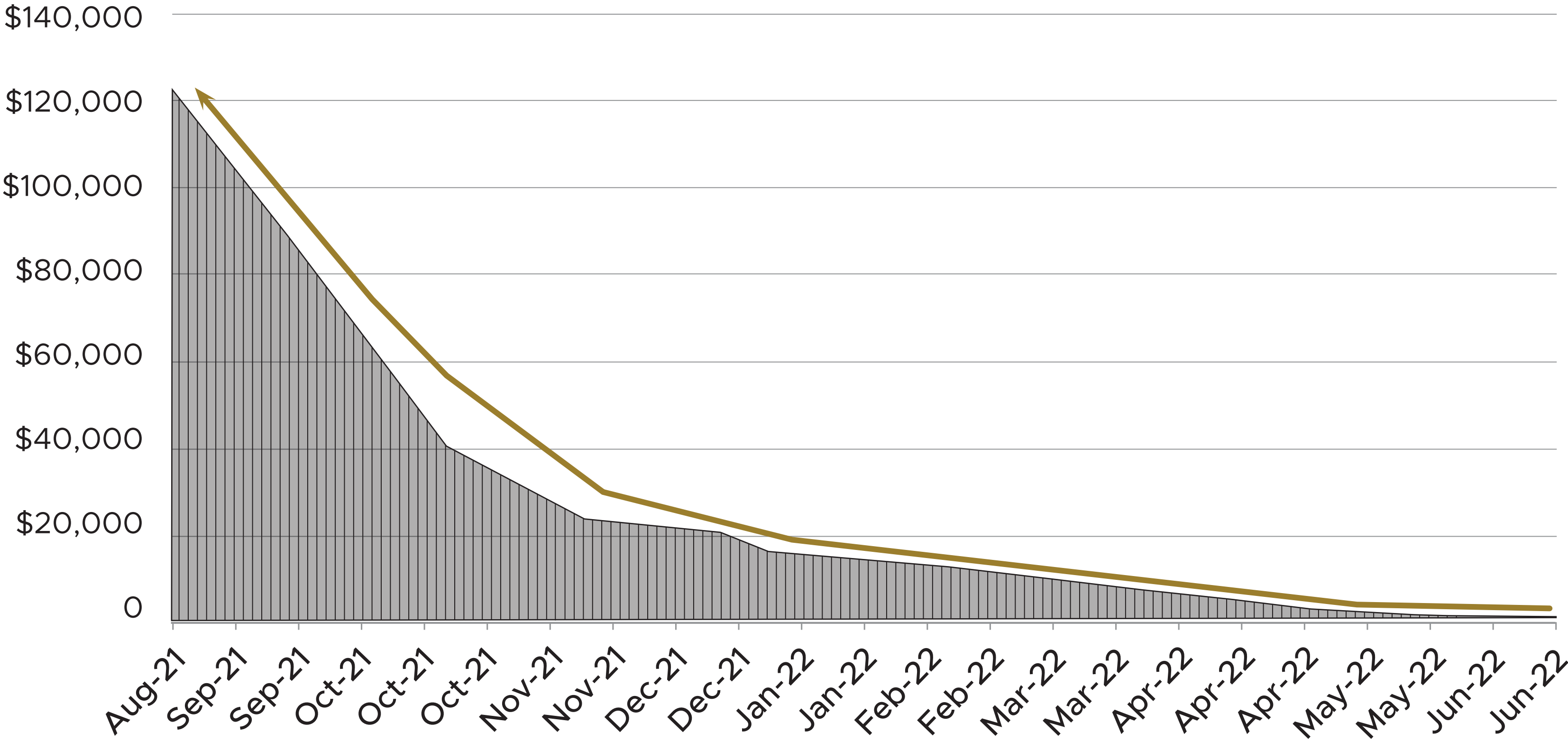
RENT COMPARABLES

THE PROPERTY	YEAR BUILT	# OF UNITS	% OCCUPIED	AVG. UNIT SIZE	AVG. MARKET RENT/UNIT	AVG. MARKET RENT/SF
1900 Yorktown	2015	262	95%	1,093	\$2,353	\$2.,15
THE HAYWORTH	2017	246	93%	1,427	\$2,797	\$1.96
Havover Post Oak	2014	355	97%	1,060	\$2,603	\$2.45
Dominion Post Oak	2005 <i>(Reno. 2017)</i>	230	95%	1,137	\$2,273	\$2.00
Havover Blvd Place	2019	278	94%	1,244	\$3,357	\$2.70
7 Riverway	2006	175	94%	1,512	\$3,131	\$2.07
Pearl Residences At City Centre	2016	148	93%	1,518	\$2,907	\$1.91
McAdams Memorial City	2019	333	91%	978	\$2,331	\$2.38

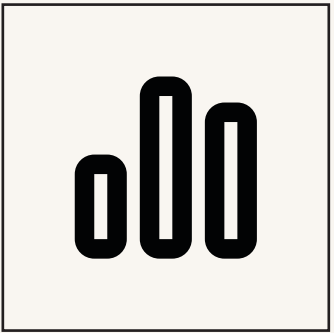
PROPERTY HIGHLIGHTS



CONCESSION BURN OFF PROGRESSION TO MARKET RENTS

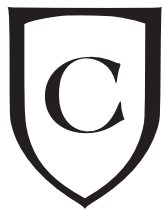


12.6%
Rent Growth from
the Last 10 Renewals



\$48,500
is Left as of
December 31, 2021

OFFERING SUMMARY



Pool Cabana



Fitness Center



Leasing Office with Coffee Station

Name:	The Hayworth Tanglewood, 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:	\$77,886,957
Hold:	5-7 Years

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

LET CREW WORK FOR YOU



CREW ENTERPRISE

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