



DISCLOSURES

Delaware Statutory Trust (DST) investments are subject to the various requirements and restrictions of Section 1031 of the United States Internal Revenue Code. IRC Section 1031, IRC Section 1033, and IRC Section 721 are complex tax codes; therefore, you should consult your tax and legal professional for details regarding your situation. Additionally, DSTs and other alternative investments are subject to substantial risks, including illiquidity, vacancies, general economic conditions, competition, potential adverse tax consequences, and the loss of some or all invested capital. Past performance is not a guarantee of future results. Diversification does not guarantee profits or protect against losses. Investments are only available to “accredited investors” as defined by the Securities and Exchange Commission. Securities offered through WealthForge Securities, LLC (Member FINRA (<http://www.finra.org>)/SIPC (<http://www.sipc.org>)). WealthForge Securities, LLC and are not affiliated.

REAL ESTATE RISK DISCLOSURE:

- Please note that the listing above is not an offer to sell nor a solicitation on an offer to sell, and is being supplied to you for information purposes only.
- All investments have inherent risks including those risks common in real estate investment.
- Potential risks relating to each investment property are disclosed in a private placement memorandum that must be read by the investor prior to making an investment decision.
- These risks include but are not limited to:
 - Private Placements are speculative Illiquidity (there is currently no secondary market)
 - Tax status risk which may result in immediate tax liabilities, including penalties
 - The fact that substantial fees associated with the purchase of the investment may, in certain cases, outweigh the tax benefits
 - The risks of using leverage in real estate
 - The significant tax risks for acquiring interests as replacement property
 - The risks associated with fractionalized ownership in real estate and investment contracts as securities
 - Property appreciation is not guaranteed
 - The potential for loss of principal invested
 - Other certain risks are disclosed in detail within the Private Placement Memorandum and should be reviewed before investing

PROPERTY SUMMARY

ASSET CLASS:	Student Housing
LOCATION:	Stillwater, OK (Oklahoma State University)
YEAR BUILT:	2019
SITE SIZE:	2.14 Acres
UNITS:	198 (475 Beds)
PARKING:	323 Covered Parking Structure
LOAN-TO-COST:	47.07%
OCCUPANCY AT PURCHASE:	98.28%
LENDER:	Bank Plus
DEBT SERVICE COVERAGE RATIO:	1.96 (at Acquisition)
LOAN TERMS:	4.80% 7 Year Loan, 5 Years Interest Only





WHY VERSITY?

COMPANY OVERVIEW



VERSITY INVEST

Based in Orange County, CA



\$15.5BN+
Combined Acquisitions Experience



60+ Professionals
Company Size



23 Average Years
Executive Experience



11,000+ Beds & 5,000+ Doors
Current Holdings

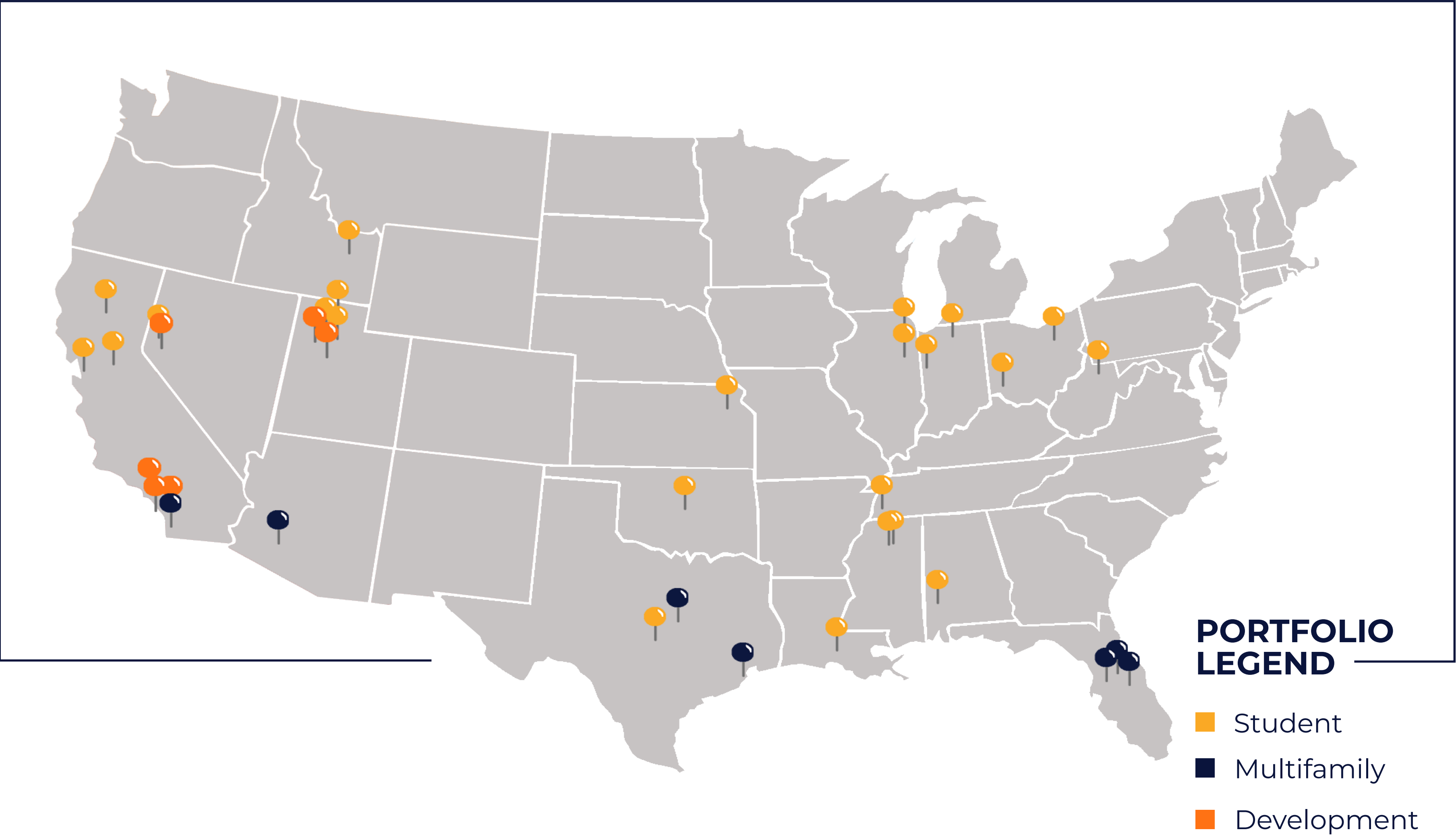


Student & Multi-Family Housing
Investment Focus



\$17.48BN+
Combined Equity Raised

VERSITY HOLDINGS



HIGHLIGHTS

37
Properties

18
States

11,000+
Beds

5,000+
Doors

1.9BN+
AUM

PRINCIPALS' 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 Versity Invest, LLC. Tanya Muro, Versity Invest, 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 Versity Invest, LLC and subsequently sold after Versity Invest, 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 Versity Invest, LLC and sold during the period where the firm was know 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 Versity Invest, LLC began operations. Principals Blake Wettengel / CEO and Tanya Muro / COO were involved with the purchase and sale of this asset.



*The "Internal Rate of Return" or "IRR" is the discount rate that makes the net present value of all cash flows equal to zero. The IRR calculation is used for completed programs to reflect the overall profitability of the program. Versity Invest, LLC calculates IRR net of all fees and reserves related to sale of the asset. **Calculated by dividing original equity by cash distributions net of fees and reserves related to the sale of the asset .

VERSITY 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

Reg A+ Bonds

Coming Soon

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



ASSET CLASSES

Multifamily

Student

Bonds

Specialty

PRODUCT TYPES

DST

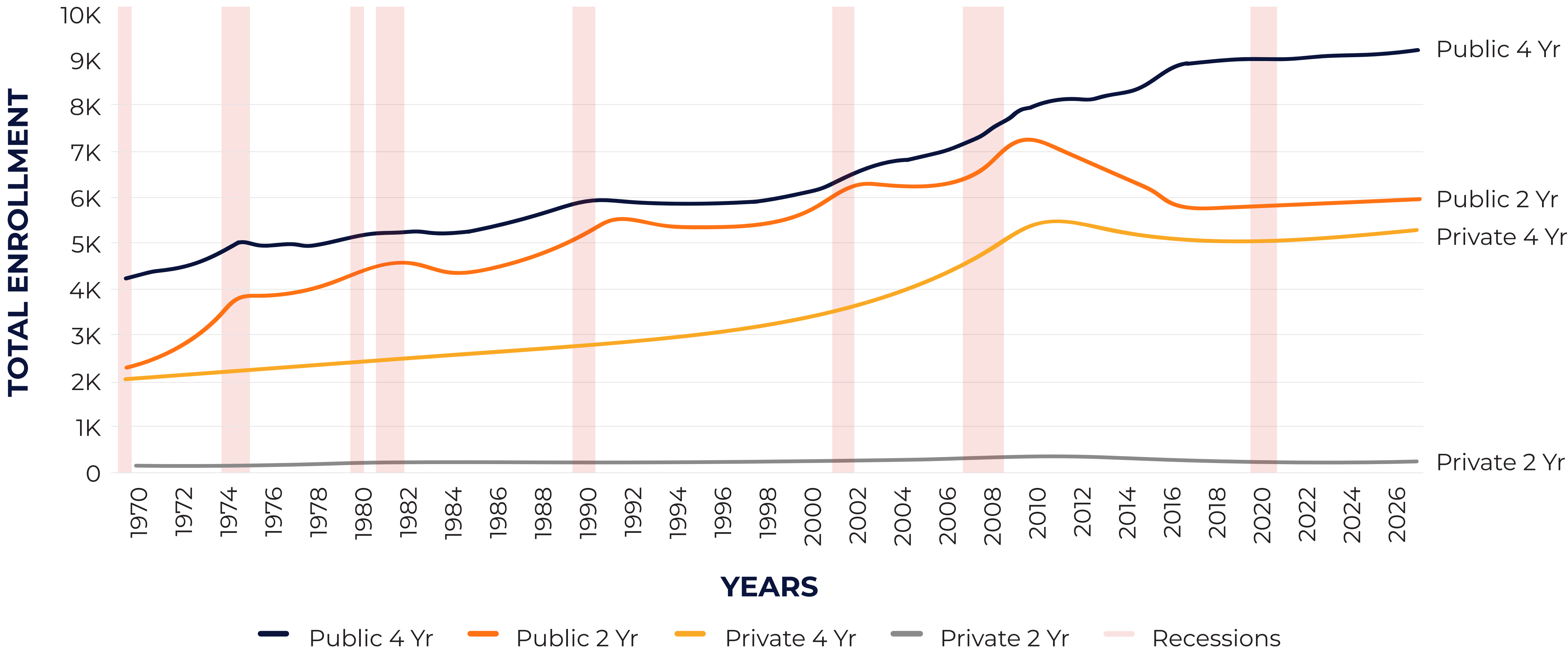
Private REIT

LLC

Reg A+*

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



WHY STUDENT HOUSING?

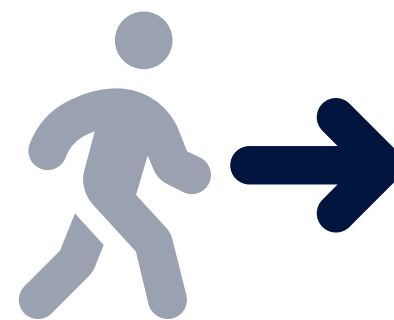
MARKET OPPORTUNITY



Institutional Adoption*



Historical Enrollment Stability**



Recession Resilient***



Anchored by Universities****

* Source: (<https://www.yardimatrix.com/publications/download/file/2931-MatrixStudentHousingReport-Q42022>) The Yardi chart conveys a 12 year trend in growing institutional absorption of student housing assets. October 25, 2022

** Source: National Center for Education Statistics. According to NCES from 1970 to present enrollment at public 4-years schools has demonstrated steady growth. May 2022

*** Source: <https://axio.realtor.com/Publication> According to an Axiometrics data set from December 31, 2021 enrollment nationally increased during the last three recessions. (The Date is in the citation)

**** This term refers to the central, and unmoving, nature of colleges and universities. Economies tend to grow outward in concentric circles from the university itself. (Birch, Eugenie & Perry, D.C. & Taylor, H.L.. (2013). Universities as Anchor Institutions. J Higher Education Outreach and Engagement. 17. 7-16.)

INVESTMENT CRITERIA

- ✓ Tier 1
- ✓ Power 5 Conference
- ✓ Enrollment $\geq 20,000$
- ✓ U.S. News & World Repeat Top 100 Schools
- ✓ Defensible Market Position



UNIVERSITY OVERVIEW

OKLAHOMA STATE UNIVERSITY OVERVIEW

1890 Founded	813.9M Total Endowment	\$13,280 In-State Tuition	2ND Largest University in Oklahoma
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UNIVERSITY AWARDS

TOP PUBLIC
Universities in the U.S.
(Source: Best Colleges U.S. News, 2020 & Forbes, 2020)

TOP PUBLIC
Colleges in Oklahoma
(Source: Niche, 2020)



ENROLLMENT STATISTICS

2021-2022 Academic Year

24,660
2021 Total Enrollment
20,197
Undergraduate Enrollment
6,504
of Beds on Campus
26.4%
% of Students on Campus

COMMUNITY HIGHLIGHTS

STILLWATER, OK

America’s Friendliest College Town

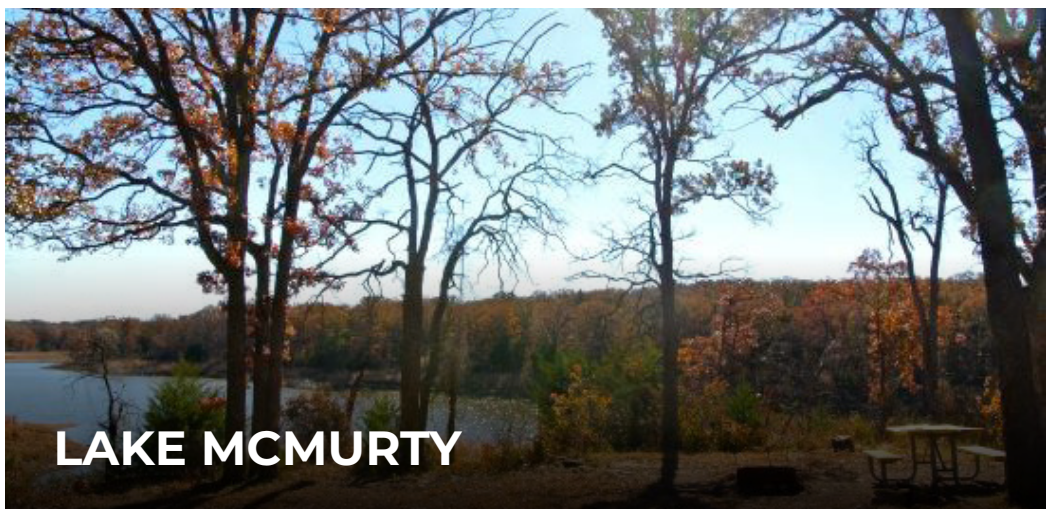
STILLWATER, OK HIGHLIGHTS

5,000+
Acres of
Parkland

50K+
Residents

11 Blocks
of Shopping
& Dining

6th
Forbes Fastest
Growing City



OKLAHOMA CITY, OK

Stillwater is Just One Hour Drive to Downtown Oklahoma City



OKLAHOMA CITY, OK AWARDS

**Top 10**
Best State Capitals
to Live in the U.S.

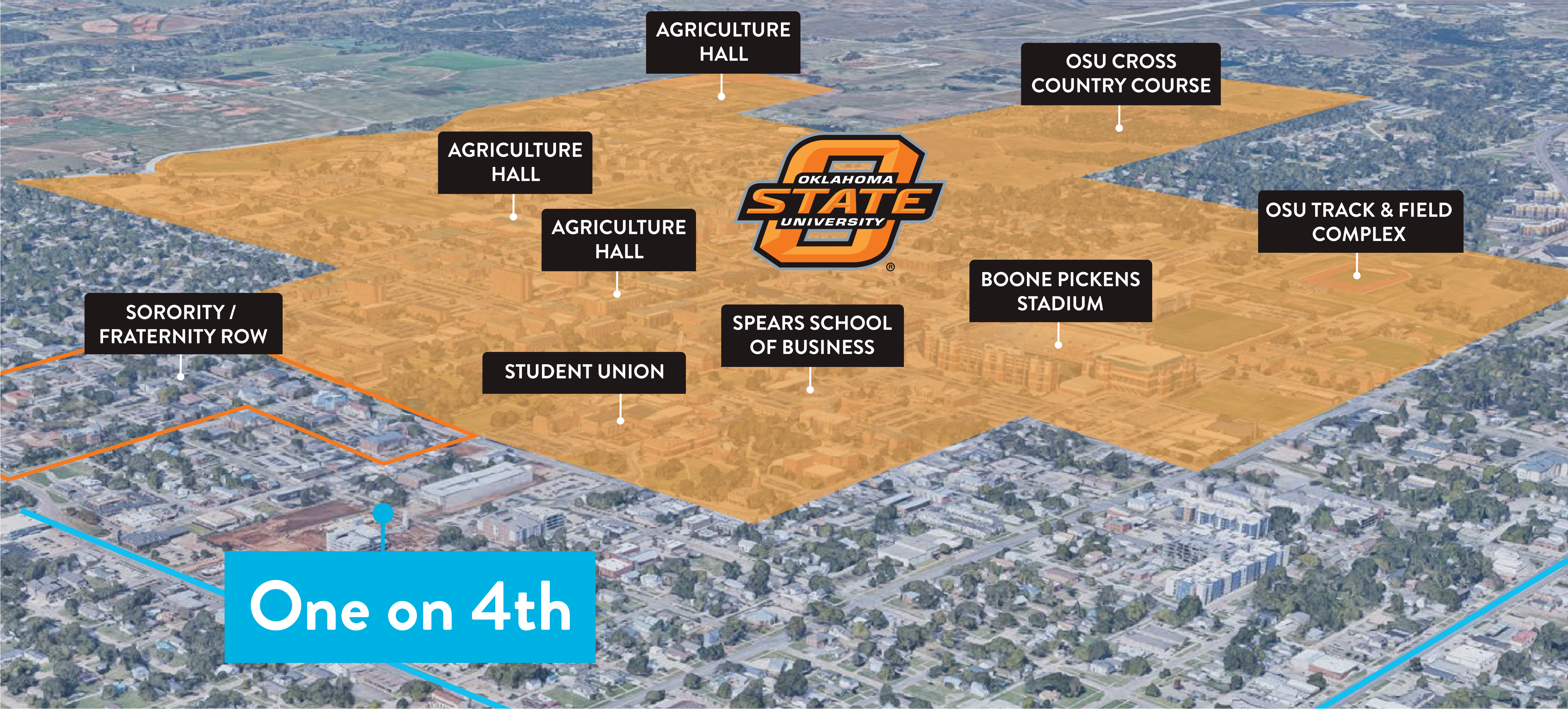
**Top 100**
Best Places to
Live in the U.S.

**Voted#3**
Best Places in
Oklahoma for Young
Professionals



WHY ONE ON 4TH?

ONE ON FOURTH OVERVIEW



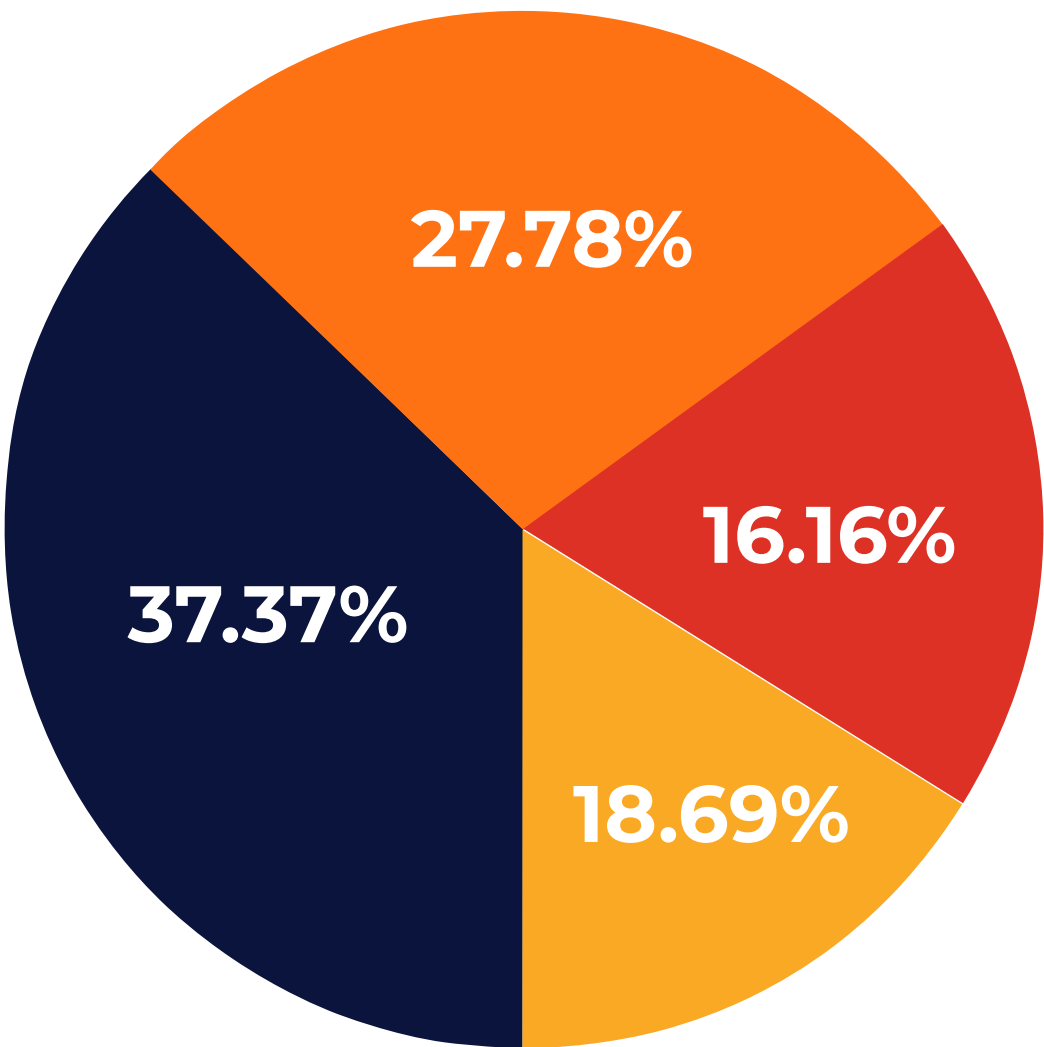
ONE ON FOURTH HIGHLIGHTS

RENT COMPARABLES

	ONE ON 4TH	STILLWATER FLATS	PRIME PLACE	MIDTOWN STILLWATER	HESTER APARTMENTS
Year Built	2019	2007	2014	2015 & 2017	2013
Occupancy	97%	98%	99%	100%	99%
Units	198	77	199	221	93
Beds	475	172	497	823	497
Total NRA	188,639	66,167	135,375	312,123	67,856
AVG SF	953	859	680	1,412	730
Rent Per Bed	\$723	\$687	\$615.71	\$468	\$615.71

ONE ON FOURTH HIGHLIGHTS

UNIT MIX



LEGEND

- One Bedroom
- Two Bedroom
- Studio
- Four Bedroom



ONE ON FOURTH HIGHLIGHTS

COMPETITIVE AMENITIES MARKET SURVEY

	ONE ON 4 TH	STILLWATER FLATS	PRIME PLACE	MIDTOWN STILLWATER	HESTER APARTMENTS
Fitness Center:	✓	×	✓	✓	×
Resort-Style Pool:	✓	✓	✓	✓	✓
Resident Clubhouse:	✓	×	×	✓	×
Two Private Courtyards:	✓	×	×	✓	×
Outdoor Picnic Area:	✓	✓	×	×	×
Business Center:	✓	✓	×	×	×
Direct Access to University:	✓	×	×	×	×
Online Payment Processing:	✓	×	×	×	×



OFFERING SUMMARY

NAME:	One On 4th, DST
STRUCTURE:	Delaware Statutory Trust (DST)
INVESTOR SUITABILITY:	Accredited Investors Only, as Defined by 506(b) of Regulation D as Adopted by the SEC
OFFERING SIZE:	\$30,922,808
HOLD:	5-7 Years
DISTRIBUTIONS:	Targeted Monthly
TAXES:	Grantor Letter
SELLING COMMISSIONS:	7% (Inclusive of Broker-Dealer Allowance)
MANAGING DEALER:	Wealthforge Securtites, LLC





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