



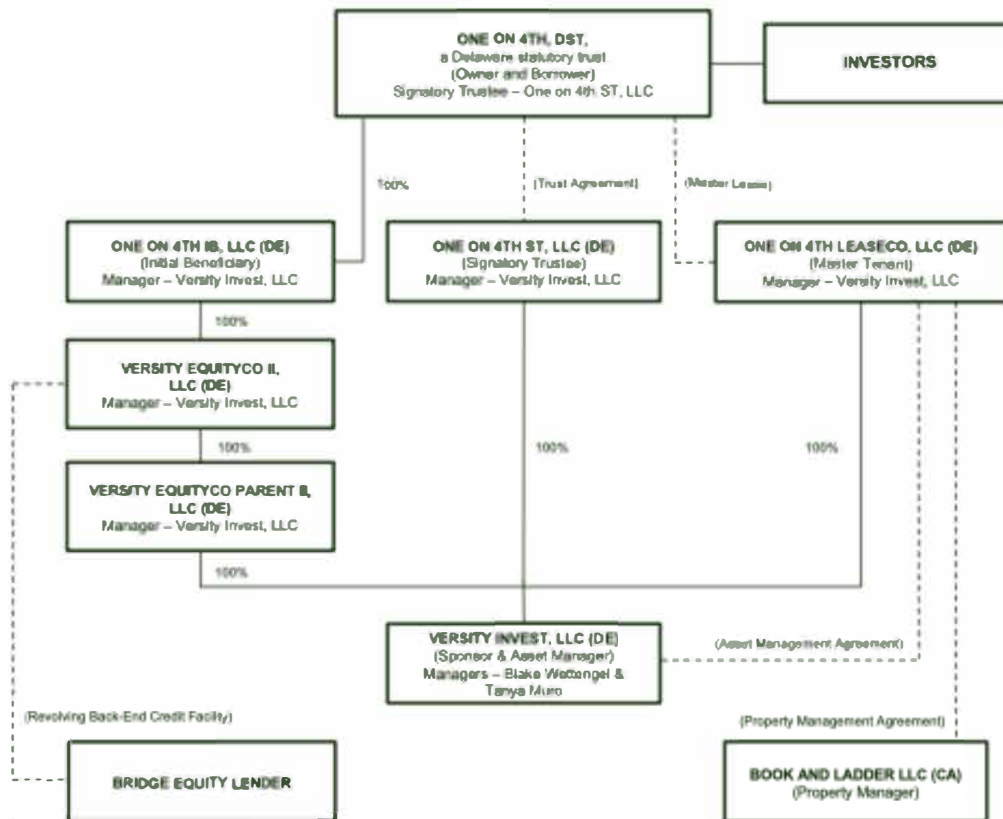
ONE ON FOURTH, LLC

STUDENT HOUSING



Offering:	One on 4th, DST
Sponsor:	Versity Invest, LLC
Sponsor POC:	Tyler Carter (407) 716-3636; Tylerc@versityinvest.com
	Caolyn Sumner (229) 300-0248; carolyns@versityinvest.com
3rd Party Report:	Mick Law
Data Room Location:	https://versityinvest.com/due-diligence-login-request/
	For an invitation to our virtual deal room please reach out to Tyler or Carolyn
Offering Overview and Structure	
Asset Class:	Multi Family Student Housing (Class A+)
Offering Size:	\$30,922,808
Offering Structure:	Delaware Statutory Trust (DST)
Property Location:	713 West 4th Avenue Stillwater, OK 74074
Description:	The Property is a Class A, mid-rise, student-housing community located just south of the Oklahoma State University main campus at 713 West 4th Avenue, Stillwater, Oklahoma 74074 known as "One on 4th." The Property consists of a single parcel of land approximately 2.14 acres in size, upon which is situated a five-story apartment building and a five-story parking garage. The apartment building contains approximately 190,000 square feet of net rentable residential area across 198 Units and 475 beds.
Original Construction:	2019
Acquisition Price (before costs)	\$50,625,000
Appraised Value	\$52,000,000
LTV	47.07%
Minimum Investment:	\$50,000
Registration Type:	Private Placement - Reg D - 506(b)
Lease Structure:	Master Lease
Property Manager	Book & Ladder
Investor Requirements/Program Objectives	
Investor Requirements:	Accredited Investors / Qualified Purchaser
Investment Goals:	Monthly Income and Capital Appreciation
Estimated Program Life:	5 to 7 Years
Regulatory Filings	
Form D:	<i>Filed located in Virtual Data Room</i>
FINRA 5123:	Available upon request
Professionals	
Appraiser:	CBRE
Legal:	Securities - Mosley, LLP
	Tax Opinion - Irvine Venture Law Firm

Capitalization and Use of Proceeds	\$	%
Source of Funds:		
Offering Proceeds	\$30,922,808	52.93%
Debt	\$27,500,000	47.07%
Total Sources	\$58,422,808	100.00%
Summary Of Uses - Itemized Detail Below		
Offering Expenses and Fees (see Item I below)	\$2,886,600	9.33%
Lender, Loan and closing Costs	\$1,053,866	3.41%
Sponsor Fees	\$1,820,000	5.89%
Accountable Reserves & Improvements (see item II below)	\$2,007,942	6.49%
Offering Proceeds Applied to Purchase Price	\$23,154,400	74.88%
Total Application of Offering Proceeds	\$30,922,808	100.00%
Item I- Offering Expenses and Fees:		
Selling Commissions	\$2,786,600	9.01%
Broker-Dealer, Marketing and Due Diligence		0.00%
Placement Fee		0.00%
O and O Expenses	\$100,000	0.32%
Total Offering Expenses and Fees	\$2,886,600	9.33%
Item II - Accountable Reserves		
Improvements & Working Capital	\$863,832	2.79%
Reserves	\$1,144,110	3.70%
Total Accountable Reserves	\$2,007,942	6.49%



OFFERING / SPONSOR KEY METRICS			
	Yes	No	Comments
A. Number of years as a sponsor	X		Firm and subsidiaries began operations in 2007
B. Direct Experience- Financing	X		Have obtained financing from JP Morgan, UBS, KeyBank, Fannie, Freddie etc...
C. Experience with a large number of investors	X		Over 3,000
D. Experience in investor reporting	X		Maintains investor portal. Quarterly program reporting. Also has a dedicated investor relations team.
E. Background Checks	X		Completed on management by third party.
F. Product audited Financials	X		Annual cash-based audited financials
CAPITALIZATION			
A. Loans from Parent/Affiliate	X		Sponsor operates a series of diversified funds that allow (in-part) it's DST's to borrow for uses including earnest money deposits.
B. Audited financial statements	X		
C. Track Record	X		
D. Sponsor/Manager Refinancing	X		Sponsor has substantial experience managing debt expiration in deals where the same is an issues (LLC's, TIC, etc.)
E. Self-Dealing; Purchase from Affiliates	X		Historically the sponsor has invested across the value chain. In a number of circumstances TIC and LLC structures were used for the initial purchase allowing the investor group to benefit from the risk/return profile afforded at that stage of the lifecycle. In certain circumstances when the first stage of the lifecycle was complete, new appraisals were obtained and a stabilized (DST) group of investors purchased properties from the TIC or LLC investors. In every instance, both sides of the transaction were made clear of the transaction mechanics. A few of those transactions have gone on to exit the DST leg of the transaction.

Property Overview	
Property Website	https://oneon4th.com
Property Class	A+
Property Video Tour	Available in the VDR
Construction Date	2019
Property Condition	Excellent
Number of Units	198 Doors, 475 Beds
Occupancy (2021/22)	100%
Management Company	Book & Ladder
Latest Renovation	None
Amenities	Community amenities include resort-style pool, state-of-the-art fitness center, resident clubhouse with billiards, academic center with computers and printers, private courtyards and outdoor grilling station. Unit amenities include stainless appliances, granite countertops, contemporary furniture, private bathrooms for each bedroom and full sized in-unit laundry. The five-level parking garage contains 323 parking spaces, nine of which are handicap accessible spaces.
Property Strengths	Adjacent to Oklahoma State University in walking distance to Boone Pickens stadium, greek row, and the new music building. Built prior to the onset of inflation investors benefit from an input cost advantage over anything built in the coming years.

Investor Proceeds: \$30,922,808
Projected Hold (yrs) 7

Exit Cap Rate		3.50%	4.00%	4.50%	5.00%	5.50%	6.50%
Terminal Operating Income	\$	3,167,641	\$ 3,167,641	\$ 3,167,641	\$ 3,167,641	\$ 3,167,641	\$ 3,167,641
Sales Price	\$	90,504,029	\$ 79,191,025	\$ 70,392,022	\$ 63,352,820	\$ 57,593,473	\$ 48,732,938
Selling Cost	1.25%	\$ 1,131,300	\$ 989,888	\$ 879,900	\$791,910	\$719,918	\$609,162
Net Sales Proceeds	\$	89,372,728	\$ 78,201,137	\$ 69,512,122	\$ 62,560,910	\$ 56,873,554	\$ 48,123,777
Less Loan Payoff	\$	26,304,125	\$ 26,304,125	\$ 26,304,125	\$ 26,304,125	\$ 26,304,125	\$ 26,304,125
Net Proceeds	\$	63,068,603	\$ 51,897,012	\$ 43,207,997	\$ 36,256,785	\$ 30,569,429	\$ 21,819,652
Return of Equity	\$	30,922,808	\$ 30,922,808	\$ 30,922,808	\$ 30,922,808	\$ 30,922,808	\$ 30,922,808
Gain/Loss on Sale	\$	32,145,795	\$ 20,974,204	\$ 12,285,189	\$ 5,333,977	\$ (353,379)	\$ (9,103,156)
Total Return (Including Income)	\$	40,185,723	\$ 20,974,204	\$ 12,285,189	\$ 5,333,977	\$ (353,379)	\$ (9,103,156)
Total Return %		129.95%	67.83%	39.73%	17.25%	-1.14%	-29.44%
Total Return Annualized		18.56%	9.69%	5.68%	2.46%	-0.16%	-4.21%



Over \$1 Billion in assets under management
Over \$2 Billion in student housing acquisitions closed*

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.

Risks: 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

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*Includes offerings conducted under predecessor company, NBPRE. | ** Under the predecessor Nelson Brothers Professional Real Estate, the predecessor for NB Private Capital, Versity Investments, and Versity Invest.

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