

PRESENTATION

ONE ON 4TH, DST



DISCLOSURES



RISKS AND DISCLAIMERS

The contents of this communication: (i) do not constitute an offer of securities or a solicitation of an offer to buy securities, (ii) offers can be made only by the confidential Private Placement Memorandum (the “PPM”) which is available upon request, (iii) do not and cannot replace the PPM and is qualified in its entirety by the PPM, and (iv) may not be relied upon in making an investment decision related to any investment offering by an issuer, or any affiliate, or partner thereof (“Issuer”). All potential investors must read the PPM and no person may invest without acknowledging receipt and complete review of the PPM. With respect to any “targeted” goals and performance levels outlined herein, these do not constitute a promise of performance, nor is there any assurance that the investment objectives of any program will be attained. All investments carry the risk of loss of some or all of the principal invested. These “targeted” factors are based upon reasonable assumptions more fully outlined in the Offering Documents/ PPM for the respective offering. Consult the PPM for investment conditions, risk factors, minimum requirements, fees and expenses and other pertinent information with respect to any investment. These investment opportunities have not been registered under the Securities Act of 1933 and are being offered pursuant to an exemption therefrom and from applicable state securities laws. All offerings are intended only for accredited investors unless otherwise specified. Past performance are no guarantee of future results.

All information is subject to change. You should always consult a tax professional prior to investing. Investment offerings and investment decisions may only be made on the basis of a confidential private placement memorandum issued by Issuer, or one of its partner/issuers. Issuer does not warrant the accuracy or completeness of the information contained herein. Thank you for your cooperation.

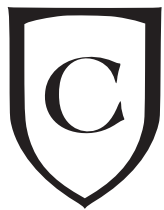
Securities offered through Wealthforge, LLC Member: FINRA/ SIPC. Only available in states where Wealthforge, LLC is registered. Wealthforge is not affiliated with any other entities identified in this communication.

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



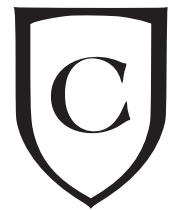
Asset Class:	Student Housing
Location:	Stillwater, OK (Oklahoma State University)
Year Built:	2019
Site Size:	2.14 Acres
Units:	198 (475 Beds)
Parking:	323 Covered Parking Structure

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



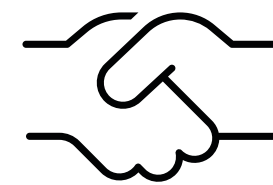
ABOUT CREW



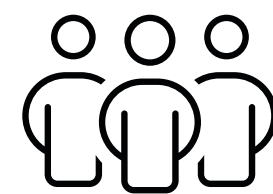


CREW ENTERPRISES

Based in Orange County, CA



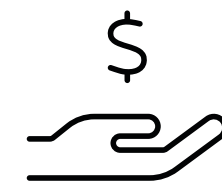
\$15.5BN+ Combined
Acquisitions Experience



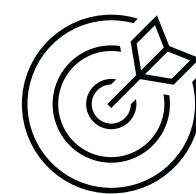
70+ Professionals
Company Size



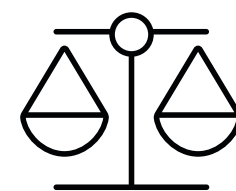
23 Average Years
Executive Experience



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



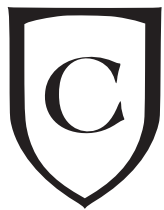
Student and Multi-Family
Housing Investment Focus



\$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

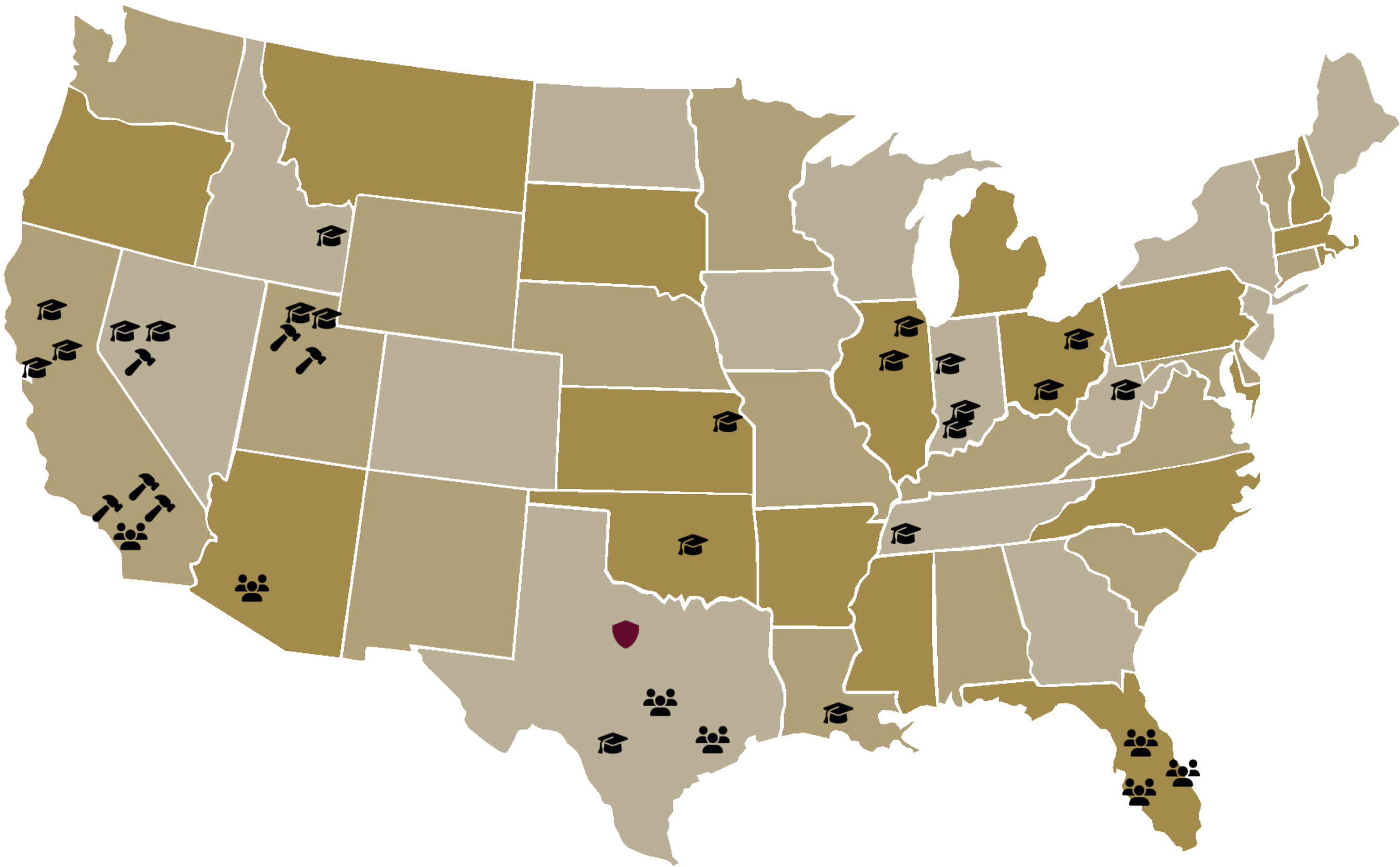
34
Properties

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



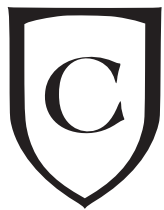
PROPERTY	ACQUISITION DATE	DISPOSITION DATE	OFFERING PRICE (MMs)	DISPOSITION PRICE (MMs)	IRR (NET)*	TOTAL RETURN (NET)**	TOTAL CASH DISTRIBUTIONS	LENDER TYPE
Chateau Sera, TIC ¹	Jan. 2012	Jul. 2015	\$7.496	\$10.403	22.9%	87.7%	\$965,726	Commercial Bank
Meadowview, LLC ¹	Oct. 2012	Jun. 2017	\$23.300	\$36.500	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

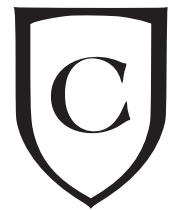
Multifamily	Student	Bonds	Specialty
-------------	---------	-------	-----------



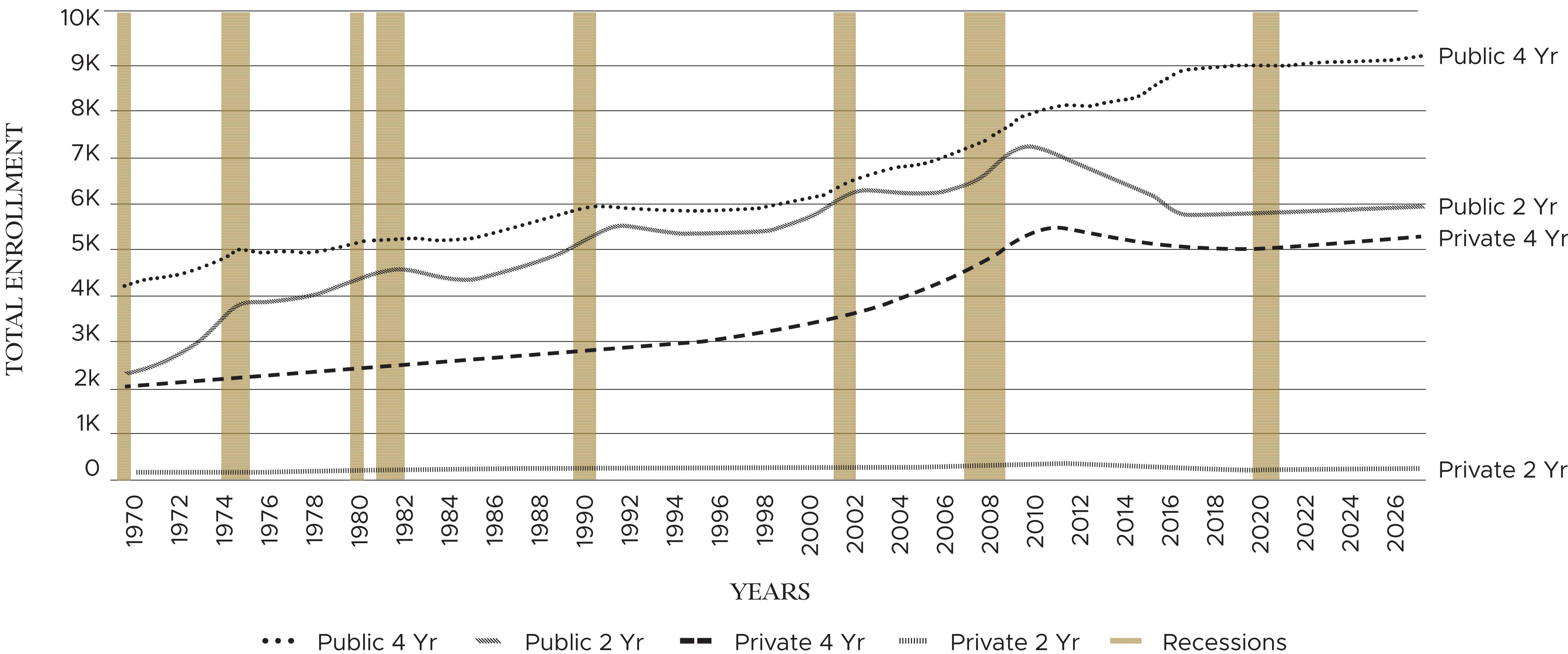
PRODUCT TYPES

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.**



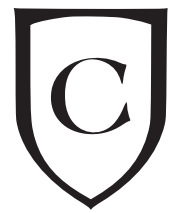
*May Not be a Direct Correlation Between Student Enrollment to Student Housing | Source: <https://educationdata.org/college-enrollment-statistics>, July 2023



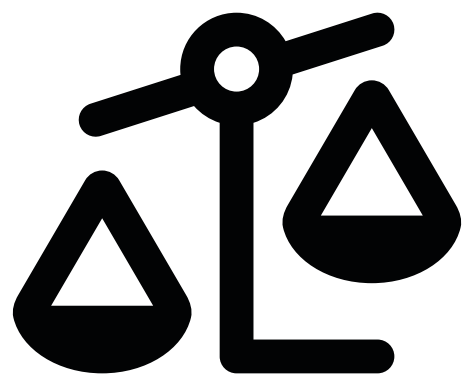
STUDENT HOUSING



MARKET OPPORTUNITY



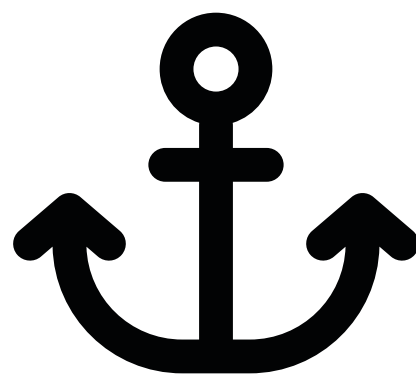
**Institutional
Adoption***



**Historical Enrollment
Stability****



**Recession
Resilient*****



**Anchored
by Universities******

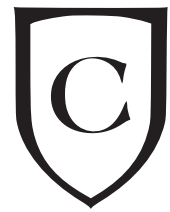
* Source: (<https://www.yardimatrix.com/publications/download/file/2931-MatrixStudentHousingReport-Q42022>) The Yardi chart conveys a 12 year trend in growing institutional absorption of student housing assets. October 25, 2022

** 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.realepage.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



Teir
One



Power 5
Conference



Enrollment
≥ 20,000



U.S. News & World
Repeat Top 100 Schools

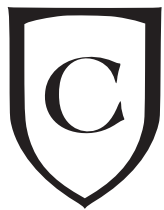


Defensable
Market Position



One on 4th | Stillwater, OK

UNIVERSITY OVERVIEW



OKLAHOMA STATE UNIVERSITY OVERVIEW

1890

Founded

813.9M

Total
Endowment

\$13,280

In-State
Tuition

2nd

Largest University
in Oklahoma



Greenwood School of Music



OSU Plaza

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)



Oklahoma State University



Oklahoma State University Football

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

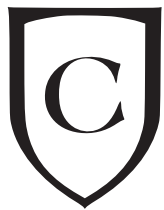
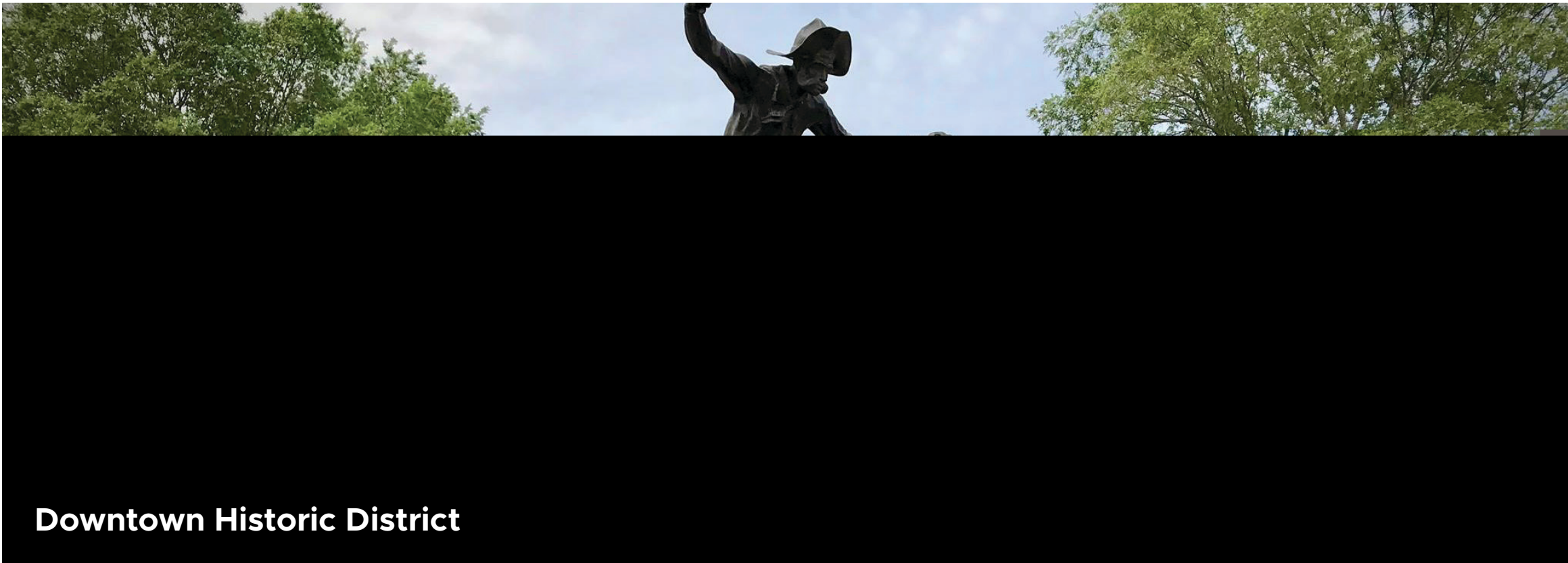
COMMUNITY HIGHLIGHTS

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 Gowing City
------------------------------------	--------------------------	---	--



OKLAHOMA CITY, OK

Stillwater is Just One Hour Drive to Downtown Oklahoma City



OKLAHOMA CITY, OK AWARDS

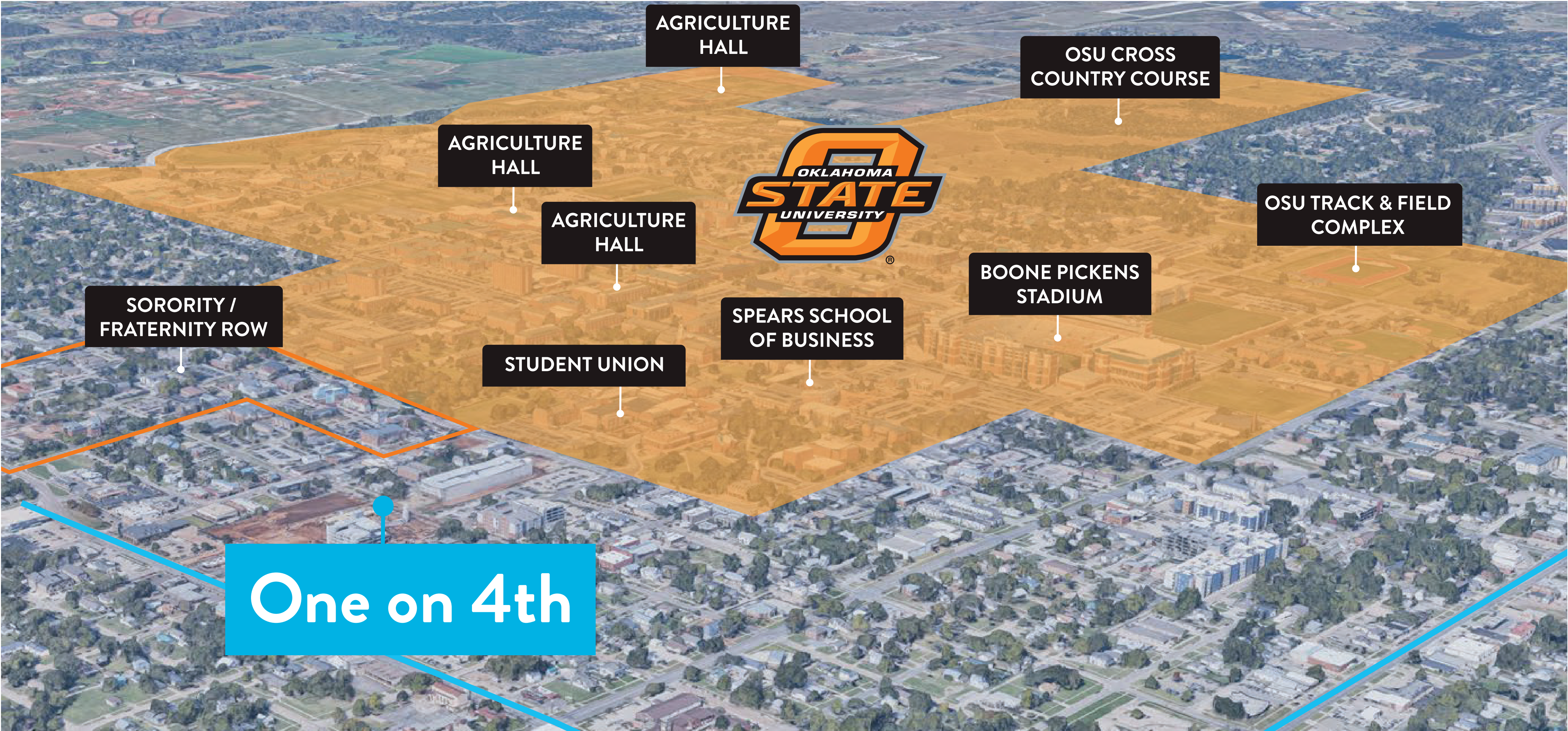
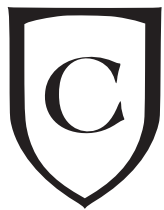
 TOP 10 Best State Capitals to Live in the U.S.	 TOP 100 Best Places to Live in the U.S.	 VOTED #3 Best Places in Oklahoma for Young Professionals
---	--	---



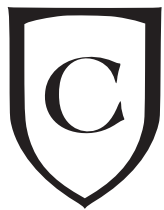
ONE ON 4TH



ONE ON 4TH OVERVIEW



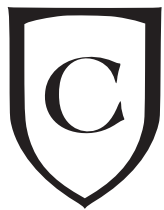
ONE ON FOURTH HIGHLIGHTS



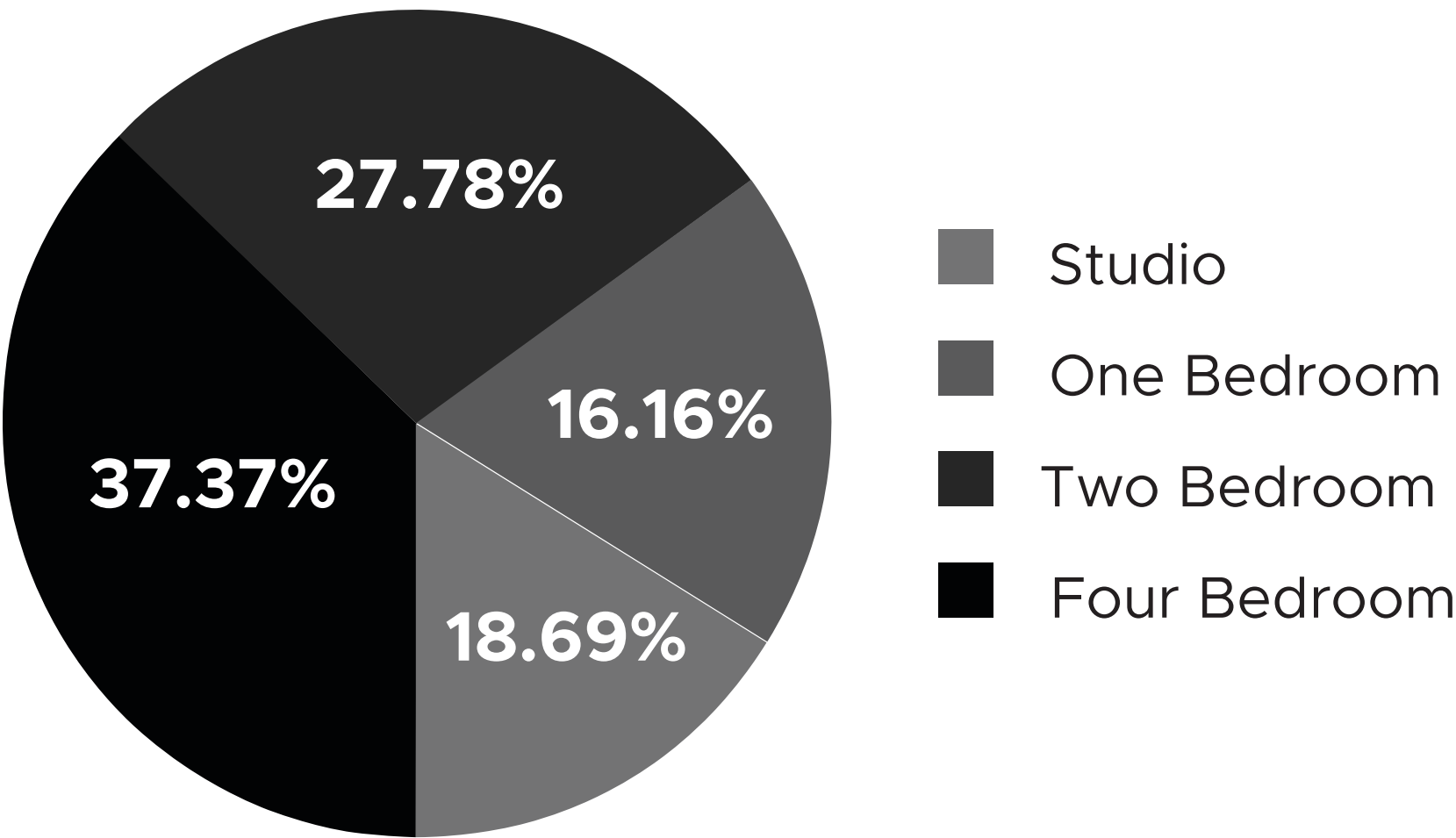
RENT COMPARABLES

	ONE ON 4 th	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

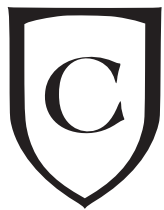
ONE ON FOURTH HIGHLIGHTS



UNIT MIX



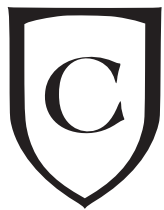
ONE ON FOURTH HIGHLIGHTS



COMPETITIVE AMENITIES MARKET SURVEY

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

OFFERING SUMMARY



Name:	One on 4th, 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:	\$30,922,808
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

20 Enterprise, Suite 400, Aliso Viejo, CA 92656

833.591.3087 | CrewCampusREIT.com | info@CrewCampusREIT.com

