



STUDENT HOUSING

REIT

VERSITYREIT.COM

MARKET OPPORTUNITY

The historical stability of university enrollment is driven by the economic advantage a college graduate has over non-college educated peers. According to the U.S. Labor Department, even during recessions, those with four-year college degrees experience no greater unemployment than statistical full employment.*

According to a 2021 report published by The Hope Center for College, Community, and Justice at Temple University, 48% of students at four-year universities experienced housing insecurity, up from 35% in 2019. Further, 14% had experienced homelessness.

A lack of on-campus options at many schools has forced more students into the off-campus purpose built, conventional and shadow market.

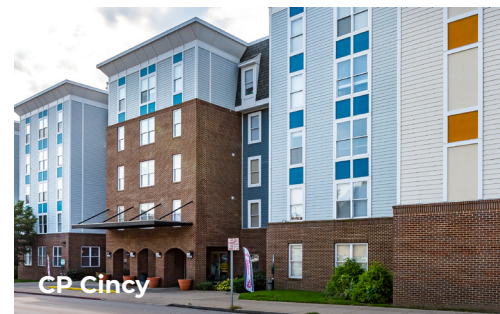
The on-campus stock that does exist tends to be of older vintage and typically is more densely populated. This is likely the result of universities' preference to build classrooms and research facilities rather than beds.

Considering 78% of students say the availability of high-quality student housing affected their choice of college, the Adviser believes that off-campus purpose-built products should see continued growth for years to come.**

ABOUT US

Versity is a real estate company focused on acquiring and operating multifamily and student housing properties. Versity was founded in 2018 by Blake Wettengel, our Chairman of the Board and Chief Executive Officer and our co-founder Tanya Muro, Chief Operating Officer.

Versity and its affiliated companies own or manage 36 student housing and multifamily properties located throughout the United States with approximately 4,200 units and over 10,000 beds.



INVESTMENT STRATEGY

We intend to acquire and actively manage a diversified portfolio of stabilized income-oriented student housing properties located in the United States near Top 100 Colleges (as ranked by U.S. News and World Reports) with enrollments of over 20,000 students. We will focus on investments in core, stabilized student housing properties. We may also selectively invest in development or value-add student housing properties.

OFFERING OBJECTIVES

Our primary investment objectives are to:

- Provide our stockholders with access to the student housing market;
- Preserve and protect invested capital;
- Provide Reliable, Predictable Cash Distributions;
- Realize appreciation in our NAV from proactive investment management and asset management.

We cannot assure you that we will achieve our investment objectives.

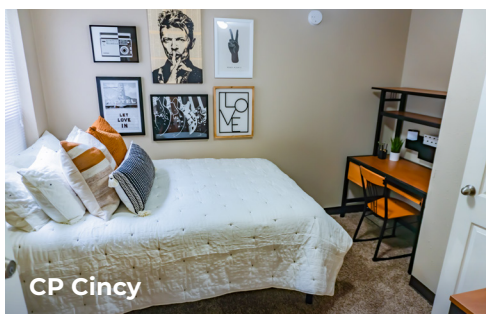
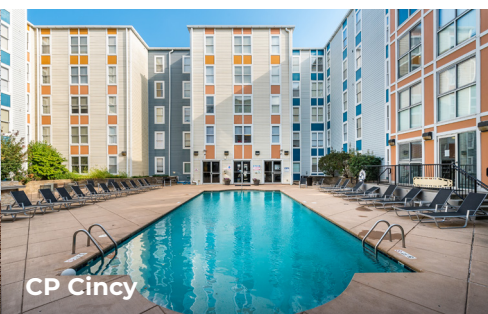
THE OFFERING

Share Price:	\$1,000
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Minimum Investment:	\$25,000
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Investor Suitability:	Accredited Investors Only
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Distributions:	Monthly
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RISKS & DISCLAIMERS FOR THE VERSITY STUDENT HOUSING REIT

This sales and advertising literature is not an offer to sell nor a solicitation of an offer to buy securities in Versity Student Housing REIT (the "Fund"). An offering is made only by the private placement memorandum (the "PPM") as of 2/24/2023, and this literature must be read in conjunction with the PPM in order to fully understand all of the implications and risks of the offering.

Securities offered through WealthForge Securities, LLC, the managing broker-dealer for the Fund and member FINRA/SIPC. Versity Invest, LLC (the "Sponsor") and WealthForge are not affiliated.

Potential risks relating to the Fund are disclosed in our PPM that must be read by the investor prior to making an investment decision, including the following:

- Past performance may not be indicative of future performance and does not guarantee future performance.
- The economic success of the Fund will depend upon the results of operations of its properties. Fluctuations in vacancy rates, rent schedules, and operating expenses can adversely affect operating results, financing terms or sale opportunities.
- No assurance can be given that future cash flow will be sufficient to make the debt service payments on any borrowed funds and cover capital expenditures or operating expenses.
- There are risks related to competition from competing properties.
- The Sponsor is not under any obligation to contribute capital to the Fund.
- The shares do not represent a diversified investment.
- There are various conflicts of interest among the Fund, the Sponsor and its affiliates.
- There are tax risks associated with an investment in the shares.
- There may be environmental risks related to the properties.
- No assurance can be given that shareholders will realize a substantial return (if any) on their investment.

There are risks associated with participating in the Offering. An investment in the Trust is speculative and illiquid, and involves significant risks, including the possibility of losing all invested capital. All forward-looking statements are subject to risks and uncertainties; actual circumstances and results could differ materially. None of the statements or information contained in the Materials are intended to be investment, tax, accounting, or legal advice. You should consult your own investment, tax, accounting, legal and other advisors as to tax, accounting, legal and related matters concerning the subject matter of the Materials, including the value of this transaction to you. Any U.S. federal tax information is not intended and cannot be used for the purpose of avoiding tax-related penalties. The Shares are being offered and sold in a continuous private offering exempt from the registration requirements of the Securities Act of 1933, as amended (the "Securities Act"), and are available for purchase only by investors that certify their qualification as "accredited investors," as that term is defined in Rule 501(a) promulgated under Regulation D of the Securities Act. Neither the U.S. Securities and Exchange Commission (the "SEC") nor any other federal, state or foreign securities commission or similar authority has determined whether this Memorandum is truthful or complete. The Shares have not been registered under the Securities Act or the securities laws of any state or country in reliance on exemptions from the registration requirements of such laws. There is no public market for the Shares, and the Shares are subject to significant restrictions on transfer. An investment in the Shares involves significant risk.

When Investment Objectives are listed:

There can be no assurance that we can achieve all or even any of our investment objectives. Please review the Private Placement Memorandum including the section on "RISK FACTORS" before investing.

When the Share Repurchase Program is included:

Shares must be held by a shareholder for at least one year before they are eligible to be repurchased under the Share Repurchase Plan.

**The total purchase price for Shares repurchases made on any Repurchase Date will be limited to an amount equal to 5% of our NAV

*Source: <https://hope.temple.edu/sites/hope/files/media/document/HopeSurveyReport2021.pdf>, March 2022

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