

Student Housing Syndications



Smart Investment Opportunities



What do smart money investors understand about student housing property investment syndications that make them such a desirable go-to asset?

Student housing properties are a top tier investment choice of smart money. Family offices, multi-billion-dollar Ivy League university endowment funds, pension funds, governments, and sovereign funds.

Once individuals begin investing in real estate, they ultimately seem to trend up to investing in multifamily from single-family homes or other types of commercial property too. Student Housing continue to be safe and stable asset and actually outperforms other assets in market corrections.

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The Highly Prized Benefits of Syndicated Student Housing Investments

1. Truly Passive Income

There are many businesses and investments that are advertised as being passive, but which are far from it in reality. Franchises, being a direct single-family home or condo landlord, and day trading and most online businesses are great examples as is even being an angel investor in a startup. Each of these can be far more intensive and time-consuming than imagined.



Lots of doctors, lawyers, and Hollywood talent agents have tried trading their lucrative careers for the bigger money to be made in real estate. Then they end up doing \$12 an hour tasks, like answer renter maintenance and complaint calls late at night and on weekends, instead of the hundreds of dollars an hour they used to make. They are still trading their time and lives for an hourly wage, instead of having money working for them.

Real estate may be a calling for some, but if you've spent your life studying and training in a profession that really has some meaning and impact, you might not love all of the daily roles to be played as an active investor. Syndications allow smart investors to continue to do what they are passionate about and are best at while putting their money to work and enjoying truly passive income. Income that can be used to subsidize earned income, facilitate retirement and act as a form of insurance, and can be reinvested and compounded until needed.

2. Collateral

Savvy investors don't speculate. They don't gamble on potential future increases in values. Meaning you can't just pick a property from the internet or real estate agent, pay retail price, and hope you make money when the value organically goes up over time. That might happen. It might not. In the meantime, you are exposed to the whims of markets. student housing may be a little different. But, when you are talking about condos or single-family homes, that type of speculation isn't much different than betting on bitcoin or stocks.

When you invest in a syndication which knows its stuff, you benefit from buying into value and enjoying an over collateralized investment. A syndicate like ours is acquiring assets closer to 80% to 90% of their real value.

Then they make improvements and enhance performance through leasing and management. These factors influence value. In 12 to 18 months, that asset may be worth north of 115% of the original value. If bought in at 80% even in a horrific collapse, you'd still have a 35% equity cushion. The asset group of Student Housing always outperforms other assets in downturn.



3. Ability to Leverage Decades of Expertise

Syndications offer a variety of types of good leverage. There is the obvious financial leverage. You are getting into what is probably a \$60M plus investment, for maybe \$70,000 or \$300,000 dollars without taking on personal debt. You are also leveraging other people's time — the most precious resource in the universe. You are leveraging the years of work and savings of other accredited investors who are partnering with you. You are leveraging the time of the team who is doing all the work finding, screening, improving and managing these investments. It would not only be a huge investment but would be insanely time intensive. Then you are also leveraging expertise — sophisticated financial experts with years of experience. Whether you are a pilot, doctor, lawyer or business owner, you know your education and years of experience are great to avoid possible pitfalls and issues. Not only are student housing syndications about leveraging this time and expertise, they leverage insulation from liability. The active partner and the delegated property management company are the ones on the frontline facing customers, tenants, and all the risk of frivolous and malicious lawsuits. Your personal assets, home, and other businesses aren't on the line.

4. Protection

Perhaps the top reason this investment is so popular in investment circles with the most intelligent investors is the security — the wealth preservation. No promise of potential returns is worth anything without protection for capital invested. If you lose it all, you've got nothing to reinvest and try again.

Real estate is a great fortress for wealth preservation. It offers great diversification and contrast from the emotional public stock market and single-family homes. student housing properties have minimal exposure to technology risk compared to other forms of commercial real estate.

With student housing assets can keep on producing cash (and positive returns) without any correlation to other real estate values or the general economy. Housing and shelter are never going out of fashion. Even if the next big trend is living in tents, people will need a place to put their tents. Even in massively damaging storms and disasters, a major part of the tangible value in real estate is the land. The schools are not going anywhere.

5. Total Return Potential

A lot of newbie investors look at some of the returns advertised in top-notch commercial investments and don't get it. Investing for 7% or 8% returns may not make you rich or put your wealth building on a rocket but what the Smart Money sees is that on top of those nominal yields there are fantastic tax saving benefits and the total cash on cash returns once the property is renovated can greatly multiply those modest yields. They may realize a 15%+ IRR gain when the capital gains come in in 5 years or more. They might be adding another double-digit boost to that from the tax advantages.



6. Taxes

Taxes will make or break you. How much you gross can be completely irrelevant. It's what you Net that makes the difference. Taxes can be a top risk for investors seeking to increase their income, grow wealth and create a legacy. Fortunately, student housing syndications offer many tax tools. Real estate is a natural tax-smart vehicle. Then there are 1031 exchanges and self-directed IRAs, 401ks and more which can be used to defer taxes or compound returns tax-free on top of that. We do cost segregation on all properties to almost eliminate any tax liability until sale depending on cash flow.



7. Control

There's nothing worse than not having control over your financial future. The table games in Vegas can be exciting. They just don't offer any control over being exciting. They just don't offer any control over your destiny. What's unique about student housing is the ability to control the value of assets. This can be done with value-add improvements, superior management, and through various use changes and exit options.



**Find out more about how we are
investing in student housing and
the syndication opportunities
we offer today.**

