





# DISCLOSURES

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 the issuing company, or any affiliate, or partner thereof (“Versity Invest, LLC”). All potential investors must read the PPM and no person may invest without acknowledging receipt and complete review of the PPM. All investments carry risk of loss of some or all of the principal invested. 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. Past performance and statements regarding current occupancy and earnings are no guarantee of future results. Private placements are speculative. 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 Versity Invest, LLC, or one of its partner/issuers. Versity Invest, LLC does not warrant the accuracy or completeness of the information contained herein. Thank you for your cooperation.

Securities offered through WealthForge Securities, LLC, Member FINRA/SIPC. Versity Invest, LLC and WealthForge Securities, LLC are separate entities. There are material risks associated with investing in DST properties and real estate securities including illiquidity, tenant vacancies, general market conditions and competition, lack of operating history, interest rate risks, the risk of new supply coming to market and softening rental rates, general risks of owning/operating commercial and multifamily properties, short term leases associated with multi-family properties, financing risks, potential adverse tax consequences, general economic risks, development risks, long hold periods, and potential loss of the entire investment principal. Past performance is not a guarantee of future results. Potential cash flow, returns and appreciation are not guaranteed. IRC Section 1031 is a complex tax concept; consult your legal or tax professional regarding the specifics of your particular situation. This is not a solicitation or an offer to see any securities. Please read the Private Placement Memorandum (PPM) in its entirety, paying careful attention to the risk section prior to investing. Diversification does not guarantee profits or protect against losses. Private placements are speculative.

## **REAL ESTATE RISK DISCLOSURE:**

- There is no guarantee that any strategy will be successful or achieve investment objectives;
- 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. 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:	Multifamily
LOCATION:	Houston, TX
YEAR BUILT:	2017
SITE SIZE:	351,002
UNITS:	246
PARKING:	434
LOAN-TO-VALUE:	38.13%
OCCUPANCY AT PURCHASE:	94%
LENDER:	Thorofare Capital
DEBT SERVICE COVERAGE RATIO:	2.5 (at Acquisition)
LOAN TERMS:	5.25% IR, 7 Year Loan (4 Years IO)







## 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



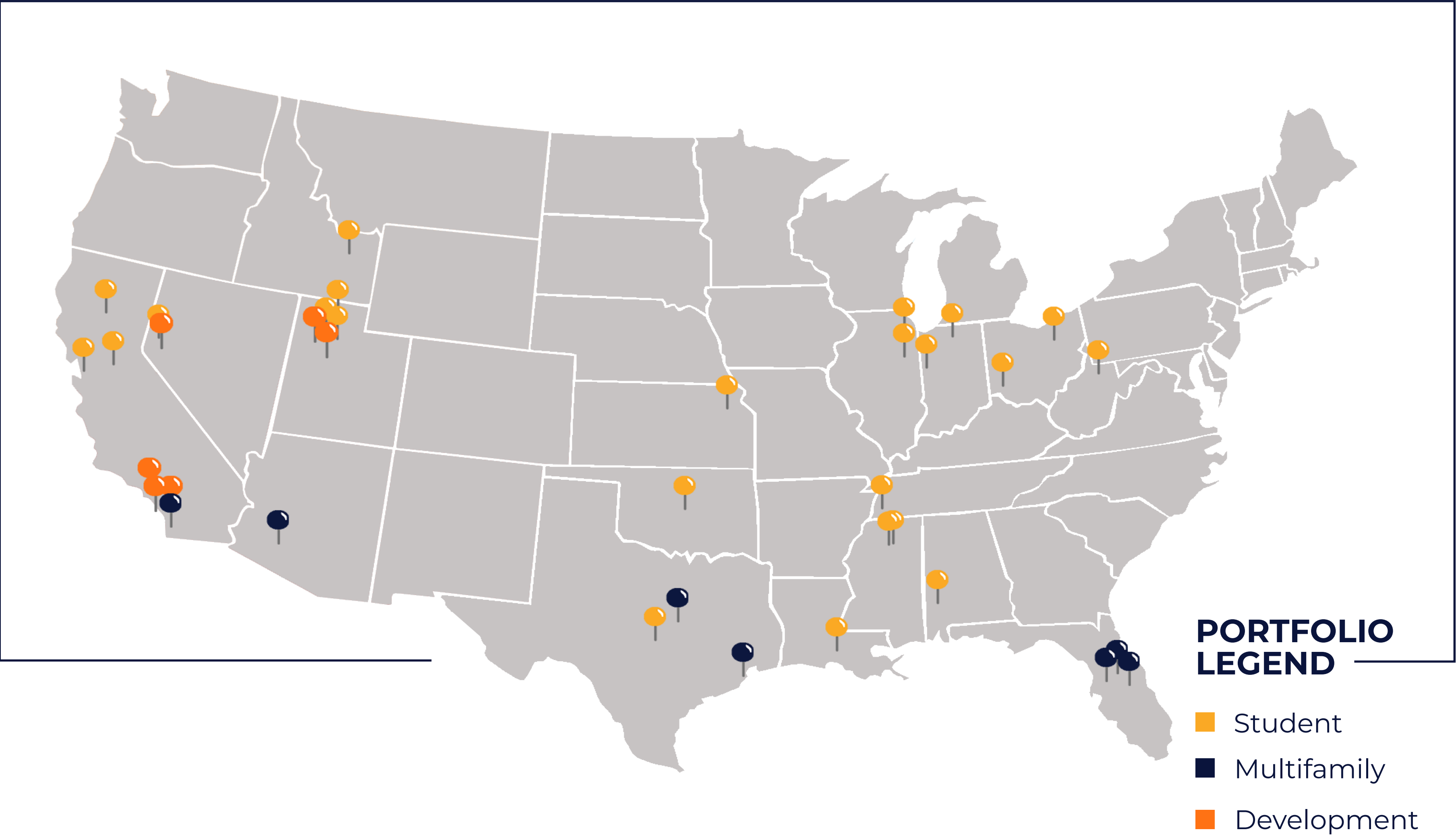
Student & Multi-Family Housing  
Investment Focus



\$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 <sup>1</sup>	Jan. 2012	Jul. 2015	\$7.496	\$10.403	22.9%	87.7%	\$965,726	Commercial Bank
Meadowview, LLC <sup>1</sup>	Oct. 2012	Jun. 2017	\$23.300	\$36.500	12.1%	45.7%	N/A	Debt Fund
University Gardens, TIC <sup>1</sup>	Jan. 2013	Feb. 2017	\$8.063	\$13.905	17.2%	76.8%	\$620,842	Debt Fund
Venice ALF Fund, LLC <sup>1</sup>	May 2011	Feb. 2018	\$9.900	\$9.169	10.8%	100.7%	\$1,680,965	Mortgage REIT
Chateau Sera, DST <sup>3</sup>	Jul. 2015	Mar. 2019	\$11.794	\$13.500	10.1%	38%	\$1,084,973	Mortgage REIT
University Downs <sup>2</sup>	Nov. 2013	Jan. 2019	\$4.843	\$10.500	12.7%	87.5%	N/A	Commercial Bank
Duck Flats, TIC <sup>2</sup>	Jan. 2012	Apr. 2022	\$3.274	\$4.000	6.0%	58.8%	\$581,072	Agency
Duck Lofts, TIC <sup>2</sup>	Nov. 2010	Apr. 2022	\$3.878	\$4.650	7.3%	76.2%	\$1,508,904	Agency
Sawmill, TIC <sup>2</sup>	Aug. 2016	May 2022	\$43.672	\$61.250	15.6%	91.3%	\$4,081,217	Agency
Red Mountain, DST <sup>2</sup>	Sep. 2015	Sep. 2022	\$8.446	\$12.250	3.1%	15.8%	\$1,175,103	CMBS
The Stretch, TIC <sup>4</sup>	Jun. 2019	Jun. 2022	\$19.395	\$23.100	10.4%	33.9%	N/A	Debt Fund
Plaza on Broadway <sup>2</sup>	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+\*





## **WHY MULTIFAMILY?**

---



## INVESTMENT CRITERIA

- ✓ Class A Core & Core+
- ✓ Primary Markets
- ✓ Positive Net Migration States
- ✓ Market Occupancy 90% or Higher
- ✓ \$25MM to \$150 MM Acquisition Price



The Hayworth Tanglewood / Houston, Texas



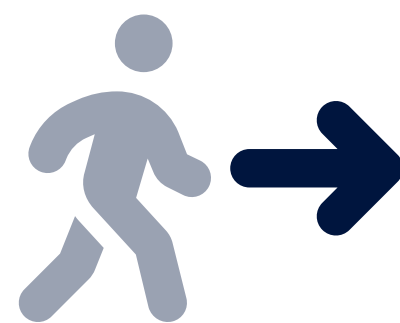
# MARKET OPPORTUNITY



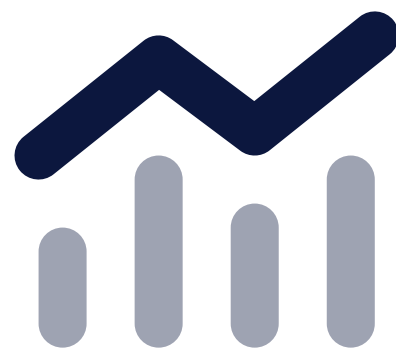
Favored Category  
for Many Investors\*



Supply / Demand  
Imbalance\*\*



Net  
Migration\*\*\*



Potential Inflation  
Hedge\*\*\*\*

\* "Market Report Securities 1031 Industry Q4/2021 Year End Report", Mountain Dell Consulting 1/24/22

\*\* One of the Most Important Challenges our Industry will Face: The Significant Shortage of Starter Homes" Sam Khater, Chief Economist Freddie Mac4/15/2021

\*\*\* 2020 US Census 7/27/2021

\*\*\*\* What Would a Recession Mean to the Multifamily Market 7/27/2022





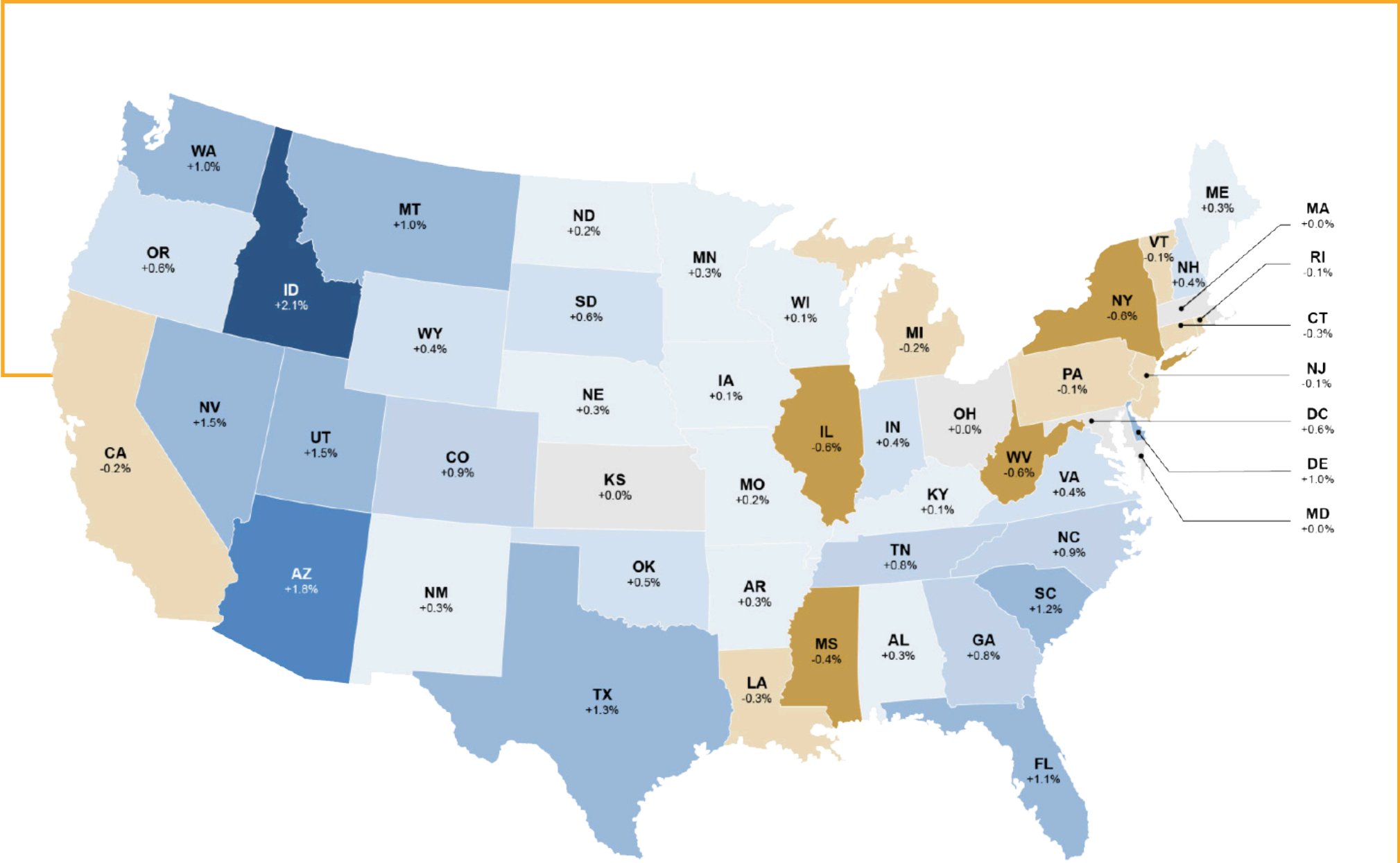
## **WHY HOUSTON, TEXAS?**

---

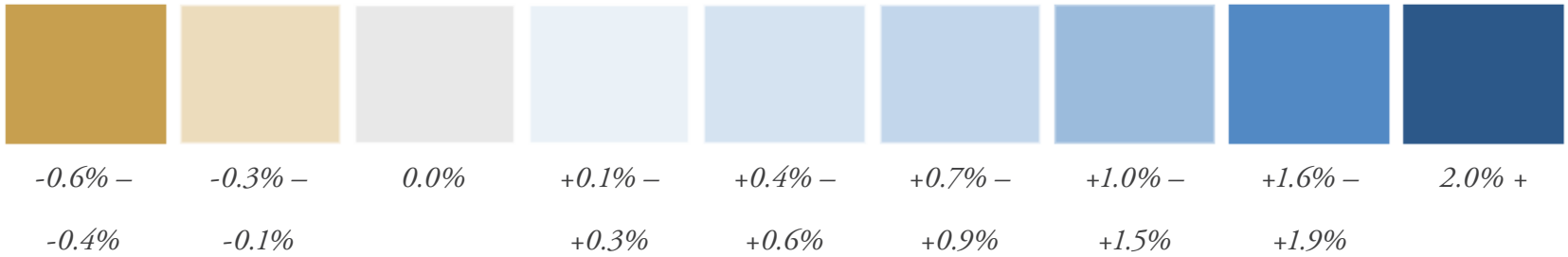


# REGION OVERVIEW

## LOCAL ECONOMY / POPULATION GROWTH HISTORY



The Greatest Population Growth in the US Has Been in the Southeast, Southwest, and Northwest States. Through July, 69,500 People Left California Over the Past 12 Months for Lower-Cost States.





# HOUSTON | TANGLEWOOD HIGHLIGHTS

### LOCAL SCHOOL RATINGS

A+

Kinkaid School

A+


Second Baptist School

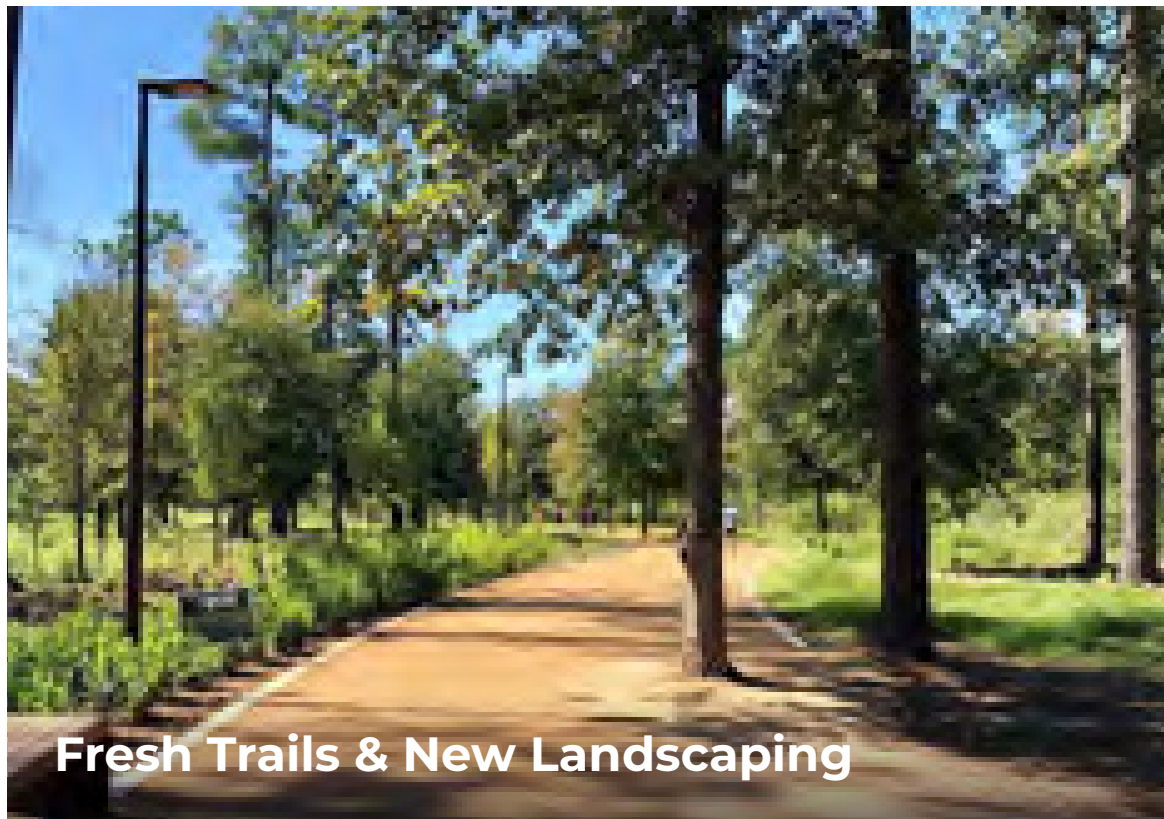
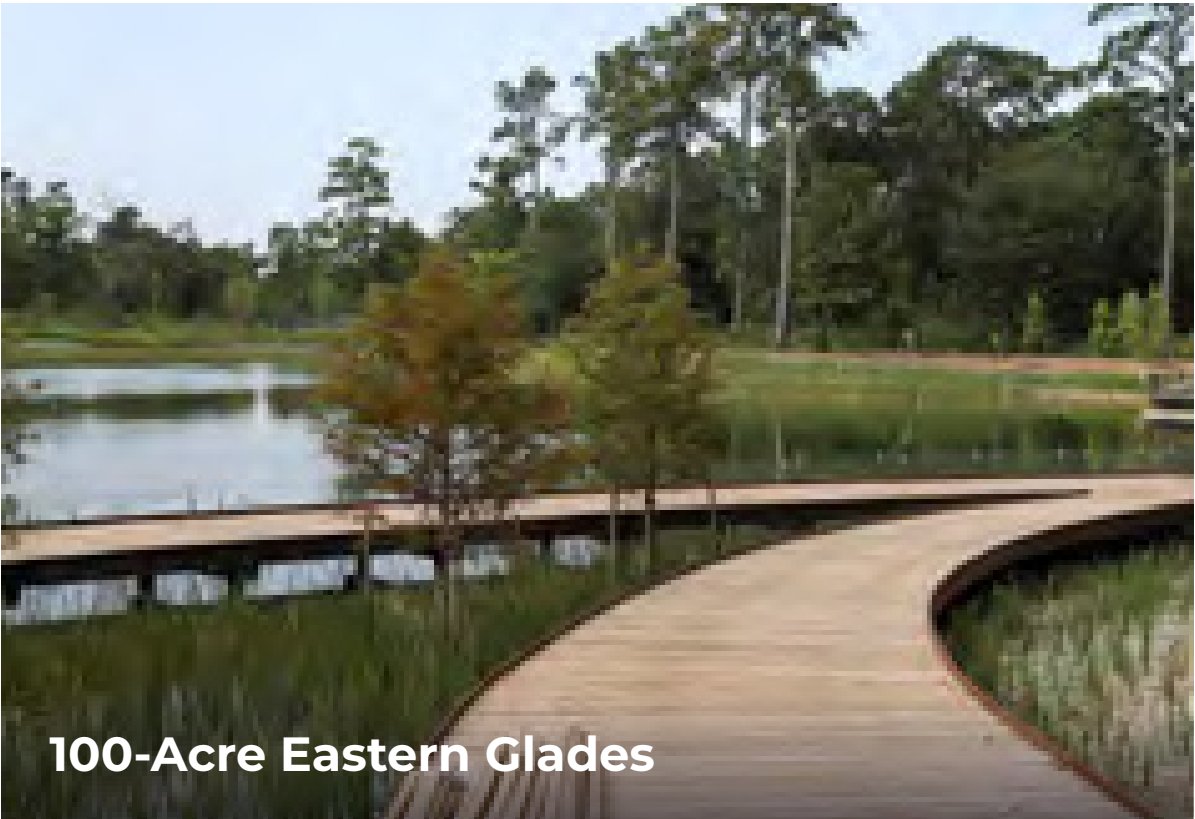
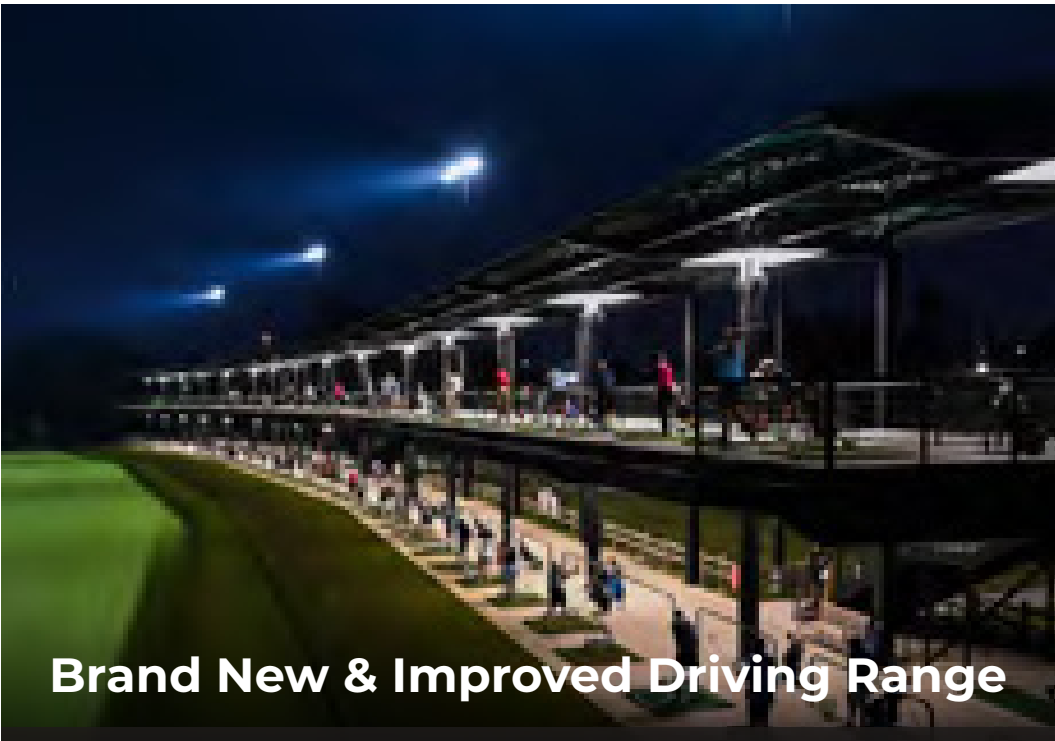
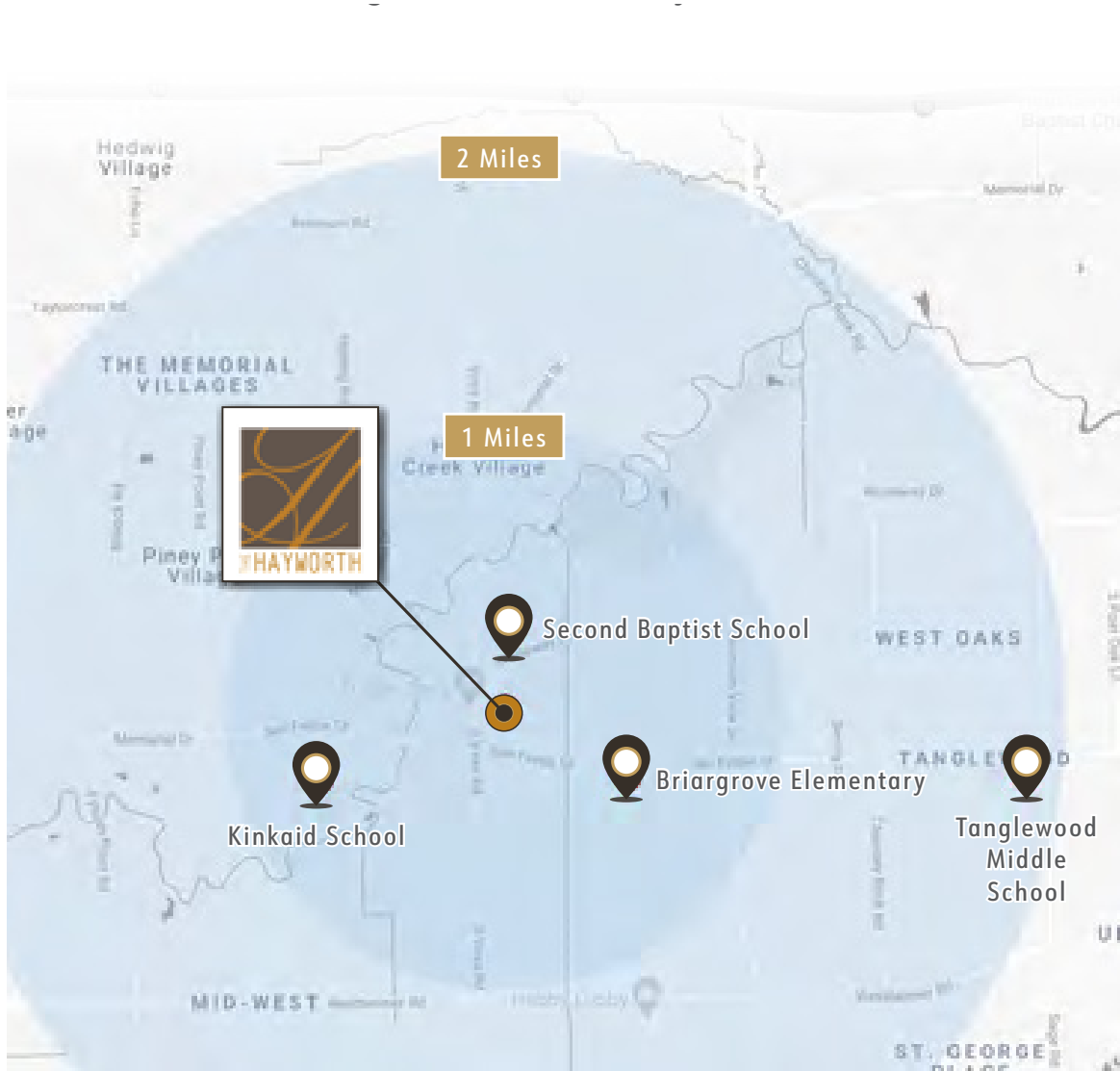
B

Tanglewood Middle School

B

Briargrove Elementary School





### MEMORIAL PARK

200M

Renovation

4M

Annual Visitors

1,500

Acre Park



# HOUSTON | TANGLEWOOD HIGHLIGHTS

## HOUSTON GALLERIA

#1 Shopping Destination in the Southern U.S.

### HIGHLIGHTS

**1.4BN**  
Annual Sales

**2.4M**  
SF of Retail

**30M**  
Annual Visitors

**700+**  
Retailers





# HOUSTON | TANGLEWOOD HIGHLIGHTS

## UPTOWN BUSINESS DISTRICT

26 Million

SF of Office Space

2,000+

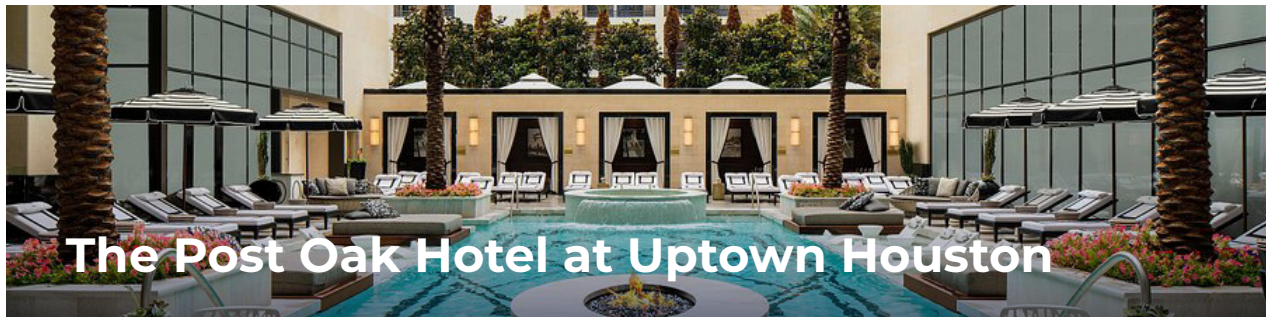
Companies

17<sup>th</sup>

Largest Business District in the U.S

11%

Of Houston's Total Office Space



## HIGHLIGHTS

- 14% Population Growth 2010-2026
- 44% Hold Bachelor's Degrees or Higher
- 77% White Collar Positions
- 39 Median Age
- \$138,083 Avg. Household Income

## NOTABLE EMPLOYERS





## WHY THE HAYWORTH?

---



# PROPERTY HIGHLIGHTS

## THE HAYWORTH

Raising the Standard for Elegant Living in Houston

### PROPERTY HIGHLIGHTS

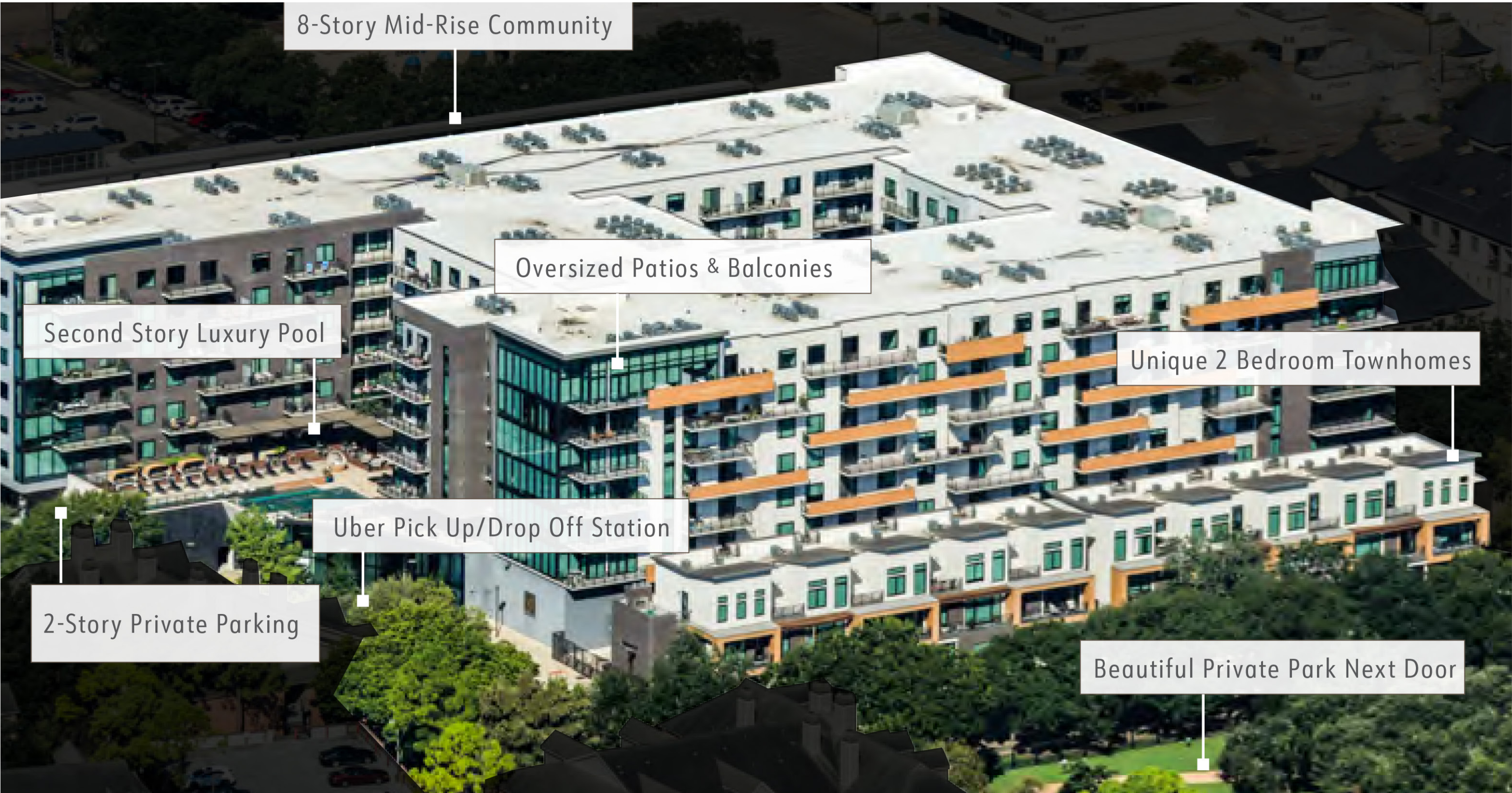
**246**  
Total Units

**2017**  
Year Built

**3.08**  
Site Size (Acres)

**8 Story**  
Midrise

**434**  
Parking Spaces





# PROPERTY HIGHLIGHTS

## RENT COMPARABLES

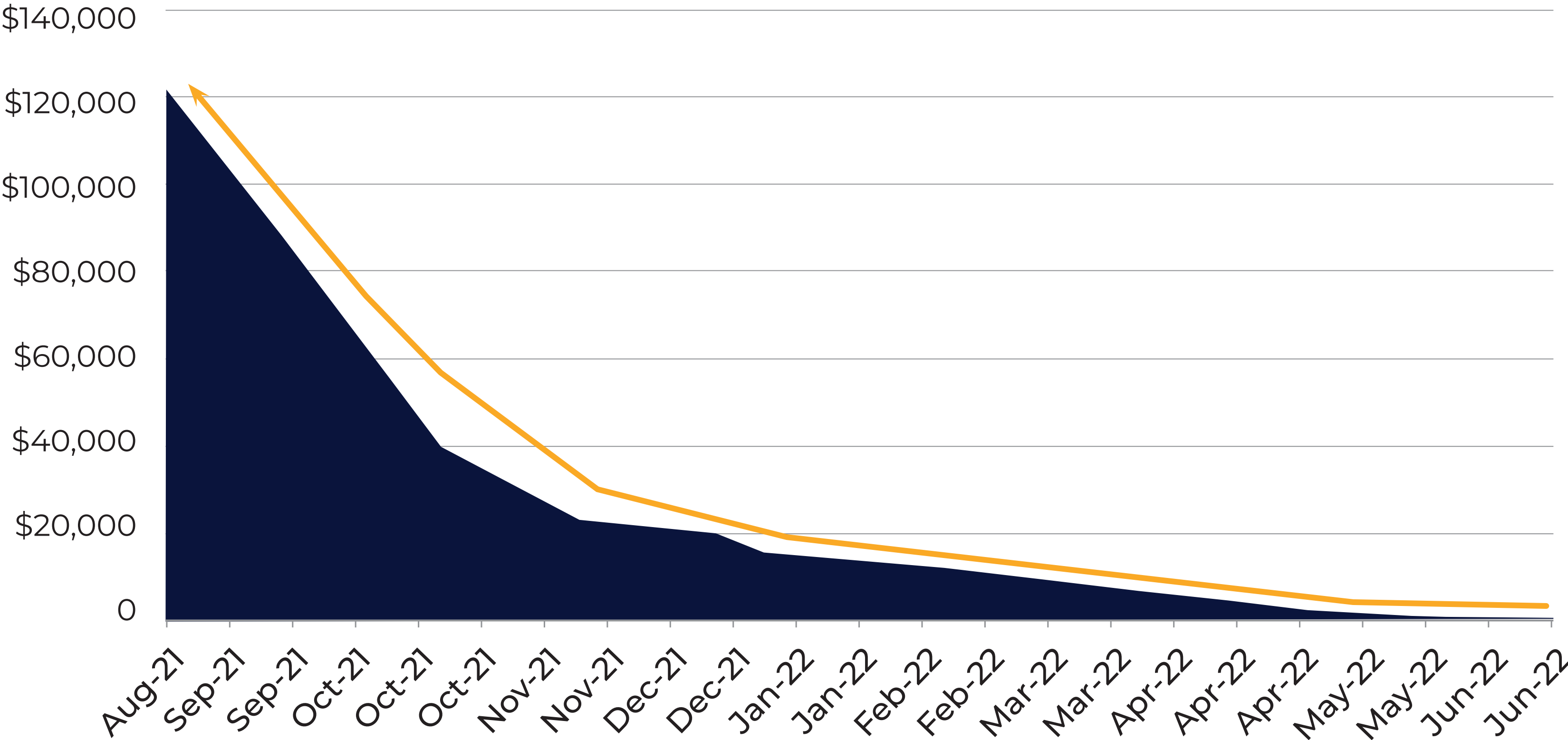
THE PROPERTY	YEAR BUILT	# OF UNITS	% OCCUPIED	AVG. UNIT SIZE	AVG. MARKET RENT/UNIT	AVG. MARKET RENT/SF
1900 Yorktown	2015	262	95%	1,093	\$2,353	\$2.15
THE HAYWORTH	2017	246	93%	1,427	\$2,797	\$1.96
Havover Post Oak	2014	355	97%	1,060	\$2,603	\$2.45
Dominion Post Oak	2005 (Reno. 2017)	230	95%	1,137	\$2,273	\$2.00
Havover Blvd Place	2019	278	94%	1,244	\$3,357	\$2.70
7 Riverway	2006	175	94%	1,512	\$3,131	\$2.07
Pearl Residences At City Centre	2016	148	93%	1,518	\$2,907	\$1.91
McAdams Memorial City	2019	333	91%	978	\$2,331	\$2.38







# PROPERTY HIGHLIGHTS

## CONCESSION BURN OFF PROGRESSION TO MARKET RENTS





**12.6%**  
Rent Growth from  
the Last 10 Renewals



**\$48,500**  
is Left as of  
December 31, 2021



# OFFERING SUMMARY

NAME:	The Hayworth Tanglewood, 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:	\$77,886,957
HOLD:	5-7 Years
DISTRIBUTIONS:	Targeted Monthly
TAXES:	Grantor Letter
SELLING COMMISSIONS:	7% (Inclusive of Broker-Dealer Allowance)
MANAGING DEALER:	Wealthforge Securtites, LLC



Pool Cabana



Fitness Center



Leasing Office with Coffee Station





## CONTACT US

---

[versityinvest.com](https://versityinvest.com) / 949.540.9164 / [info@versityinvest.com](mailto:info@versityinvest.com)  
20 Enterprise, Suite 400, Aliso Viejo, CA 92656

