



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.

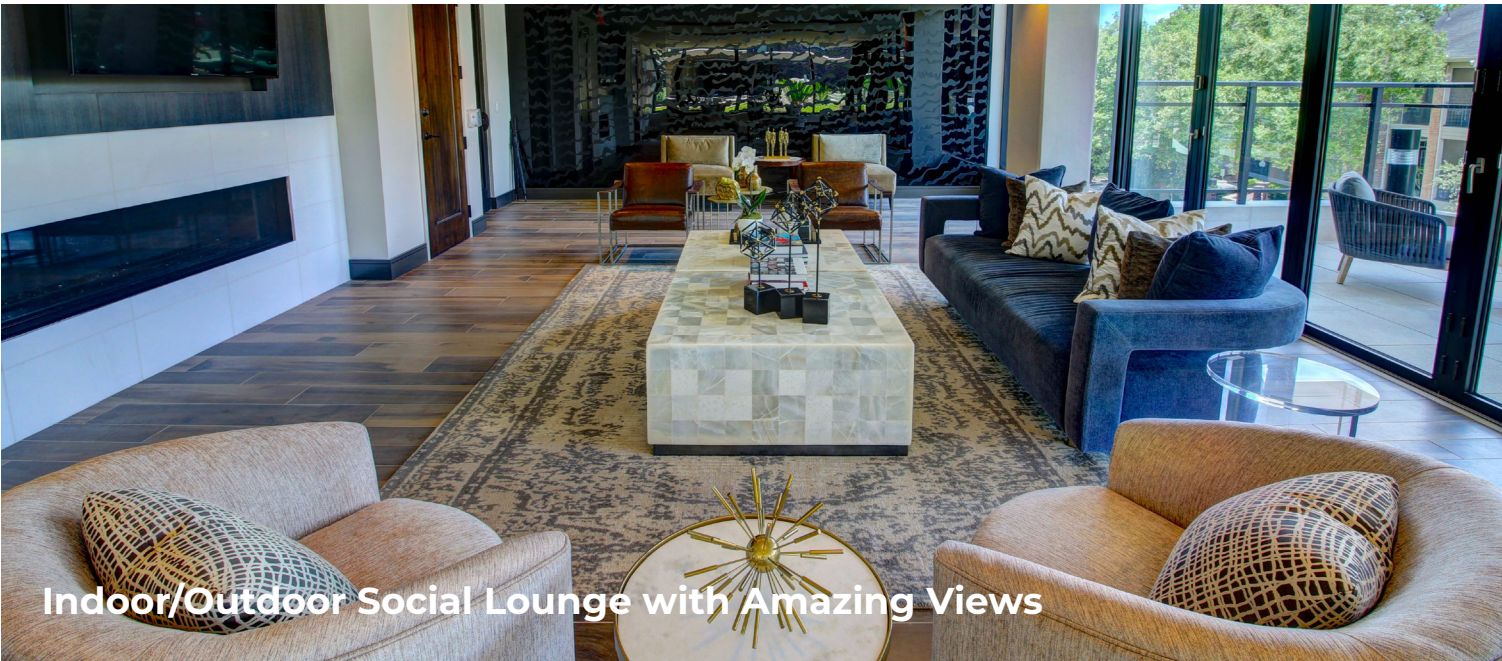
Securities offered through WealthForge Securities, LLC, Member FINRA/SIPC. Versity Invest, LLC and WealthForge Securities, LLC are separate entities. There are material risks associated with investing in DST properties and real estate securities including illiquidity, tenant vacancies, general market 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:	Multi-Family
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)



The background is a solid dark blue color. It features a geometric pattern of white lines that form a series of triangles. On the left side, there is a large triangle pointing upwards, which is subdivided into four smaller triangles by a horizontal line and two diagonal lines. On the right side, there is a large triangle pointing downwards, also subdivided into four smaller triangles by a horizontal line and two diagonal lines. The central area of the image is a solid dark blue rectangle containing the text.

WHY VERSITY?

COMPANY OVERVIEW



VERSITY INVEST

Based in CA / TX



Founded -
2007*



Company Size -
50+ Professionals



Our Investment Focus -
Student & Multi-Family Housing



Current Holdings -
9,200+ Beds & 4,900+ Doors



Investor Returns -
15 Full Cycle Properties
& 64.29% Average ROE**



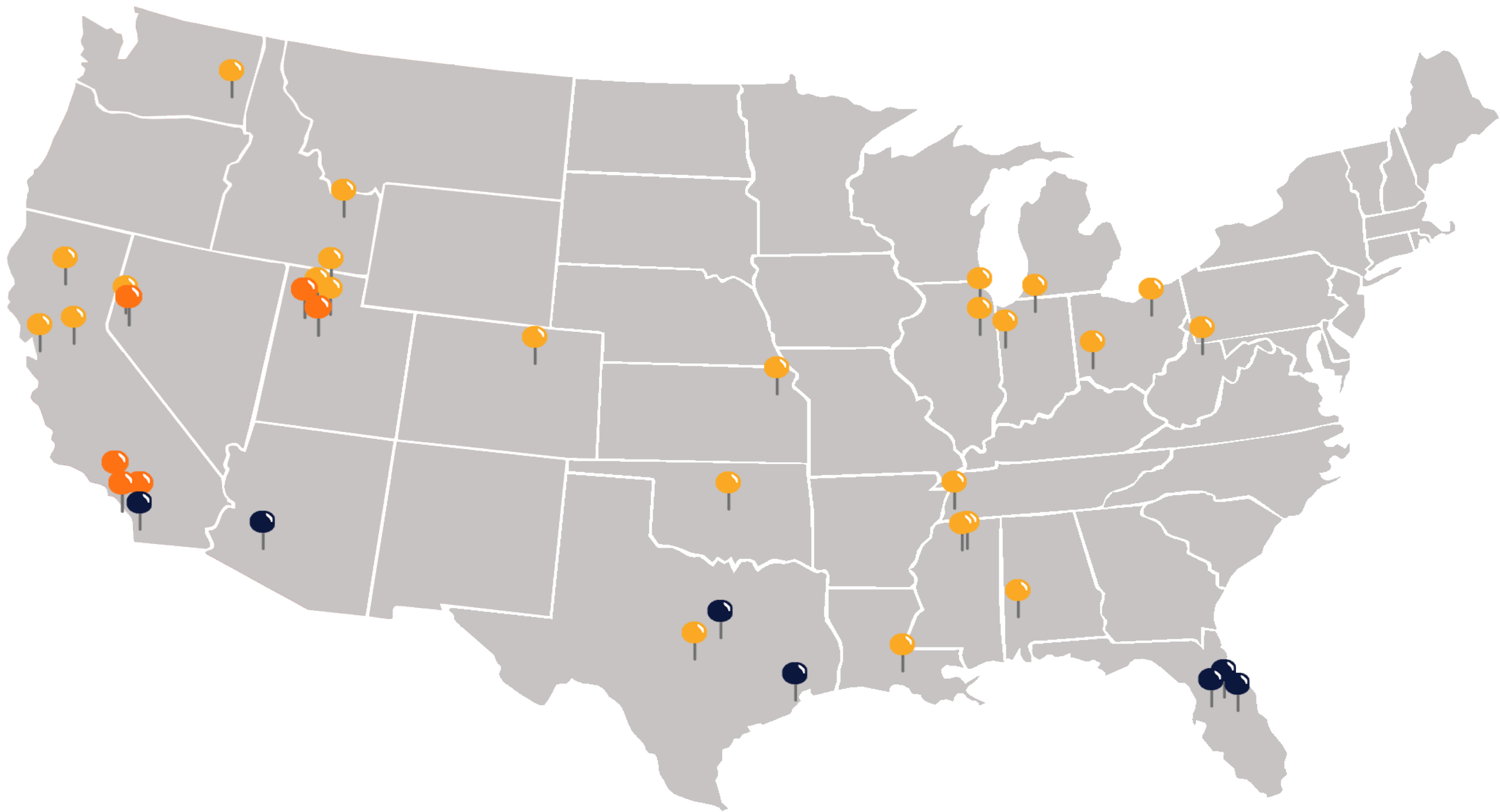
In-House Property Management -
Book & Ladder.
200+ Professionals



*Versity, and its predecessors (Nelson Brothers Professional Real Estate, the predecessor for NB Private Capital, Versity Investments and Versity Invest), was founded in 2007.

**Under the predecessor Nelson Brother Professional Real Estate, the predecessor for NB Private Capital, Versity Investments, and Versity Invest

COMPANY HOLDINGS



PORTFOLIO LEGEND

- Student
- Multi-Family
- Development

UNIVERSITIES



DEMAND DRIVERS

- San Diego, California - Gaslamp District
- Orlando | Celebration | Winter Garden, Florida - Strong Economy
- Manor, Texas - Tesla, Samsung

38

PROPERTIES

19

STATES

4,900+

UNITS

9,200+

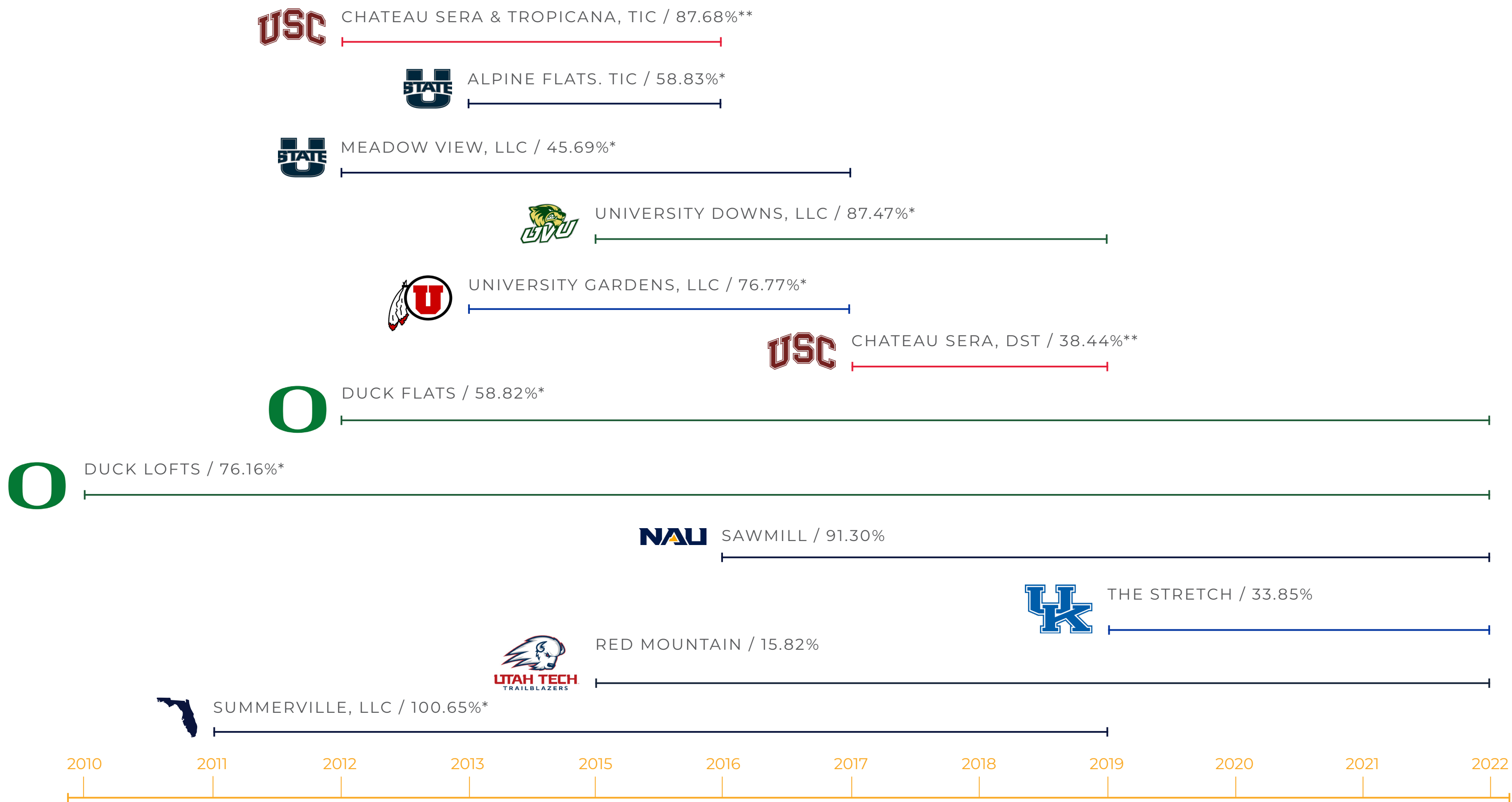
STUDENT BEDS

\$1.64BN+

AUM

VERSITY PRIOR PERFORMANCE

Average Return On Equity:	Average Annualized Return:	Average Annual Distribution:	Average Hold Period:
64.29% (NET)	11.20% (NET)	5.30%*** (NET)	5.74 Years (NET)



*Under the predecessor Nelson Brothers Professional Real Estate, the predecessor for NB Private Capital, Versity Investments, and Versity Invest. Returns represent total return after the life of the hold.

** These Full Cycle Properties contain 2 properties ***Based on income producing properties.

The background is a solid dark blue color. It is decorated with a geometric pattern of white lines that form a series of triangles. On the left side, there is a large triangle pointing upwards, which is subdivided into four smaller triangles by a horizontal line and two diagonal lines. On the right side, there is a large triangle pointing downwards, also subdivided into four smaller triangles by a horizontal line and two diagonal lines. The text "WHY MULTI-FAMILY?" is centered horizontally and vertically in a white, sans-serif, all-caps font.

WHY MULTI-FAMILY?

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

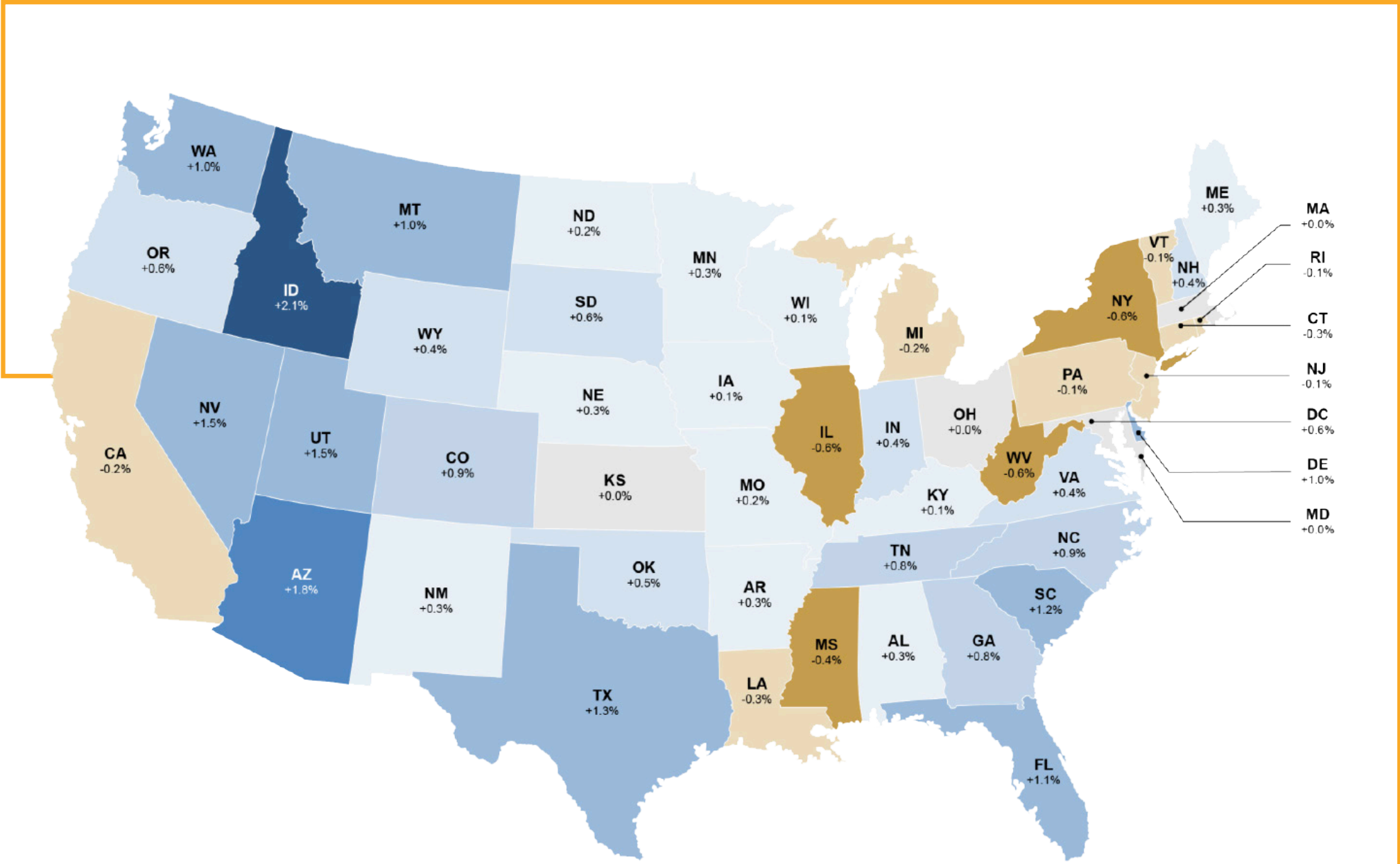
**** What Would a Recession Mean to the Multifamily Market 7/27/2022

The background is a solid dark blue color. On the left and right sides, there are geometric patterns of white lines forming triangles. On the left, a large triangle is composed of four smaller triangles, with its base at the bottom and its apex at the top. On the right, a similar pattern is visible, with a large triangle pointing downwards, also composed of four smaller triangles. The text is centered in the middle of the image.

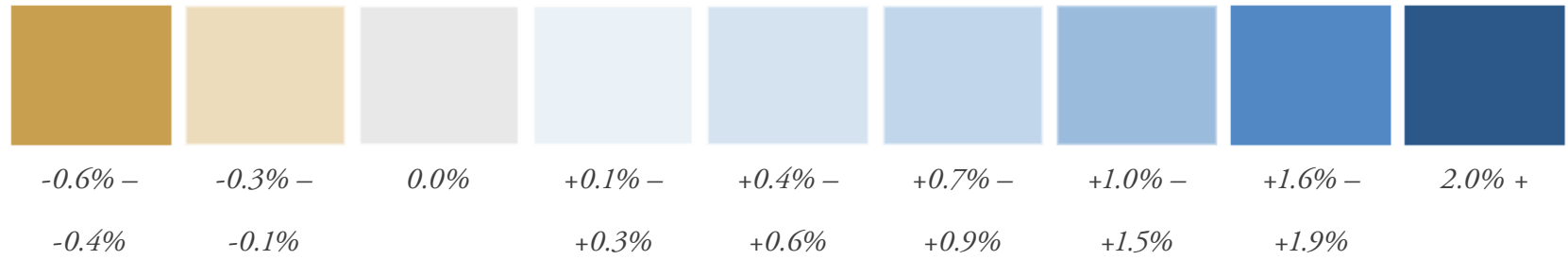
WHY HOUSTON, TEXAS?

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

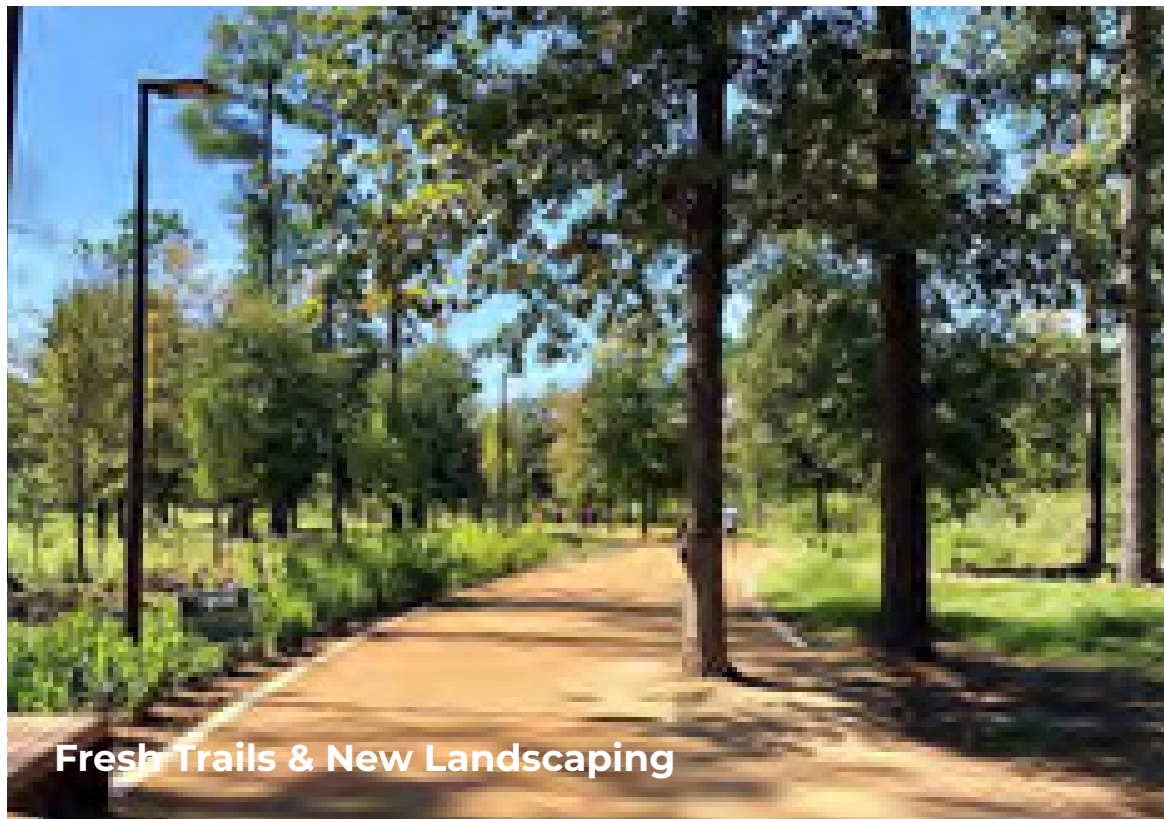
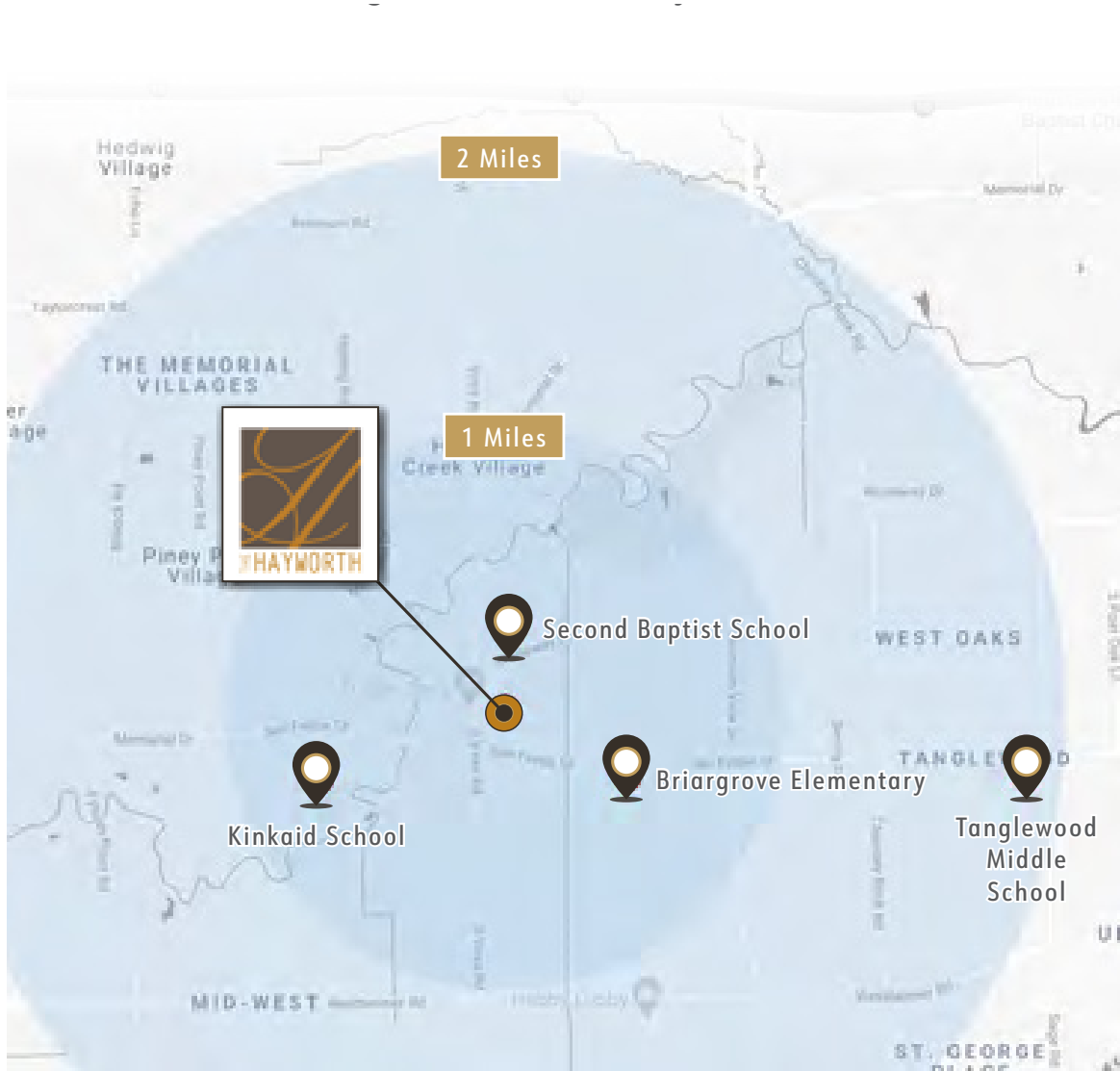
B

Briargrove Elementary School

2022

NICHE

BEST SCHOOLS



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

1.4 BN
Annual Sales

2.4 M
SF of Retail

30 M
Annual Visitors

700+
Retailers



HOUSTON | TANGLEWOOD HIGHLIGHTS

UPTOWN BUSINESS DISTRICT

26 Million

SF of Office Space

2,000+

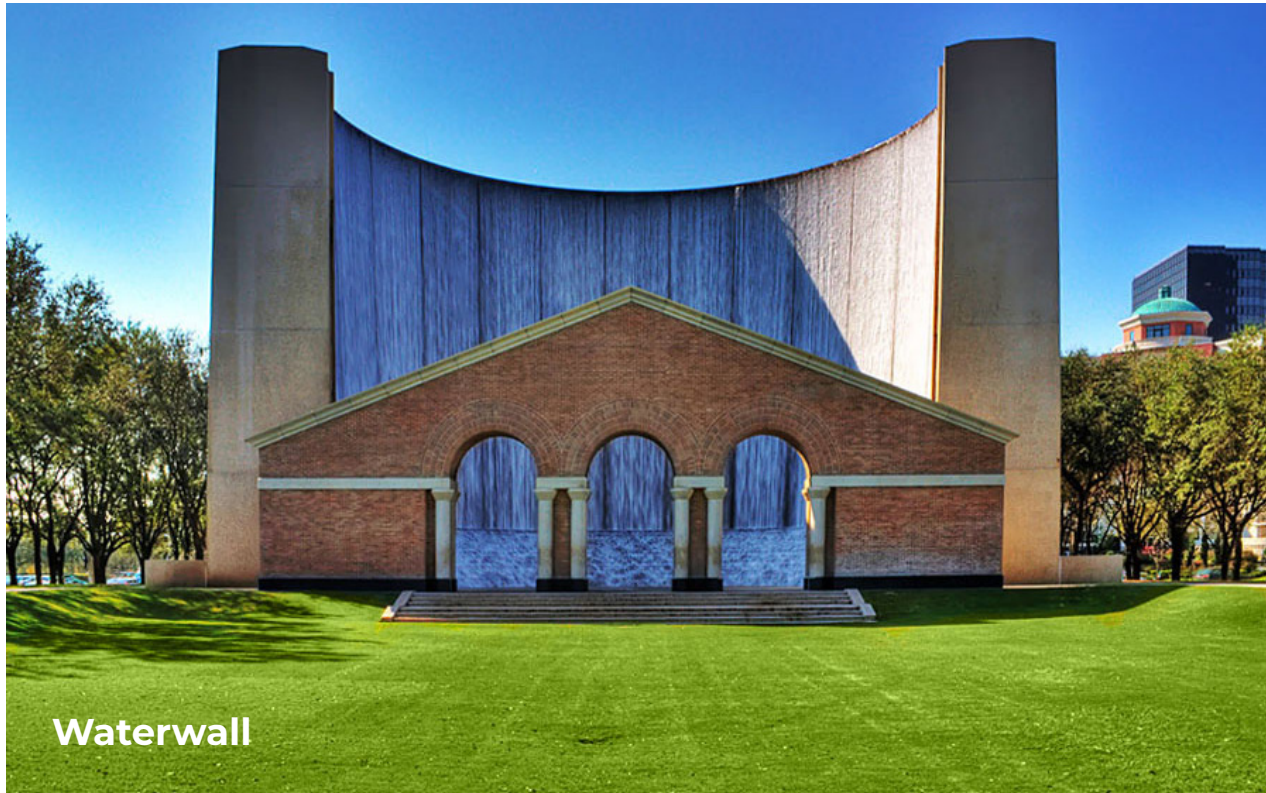
Companies

17th

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

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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



Sun Lounge 2



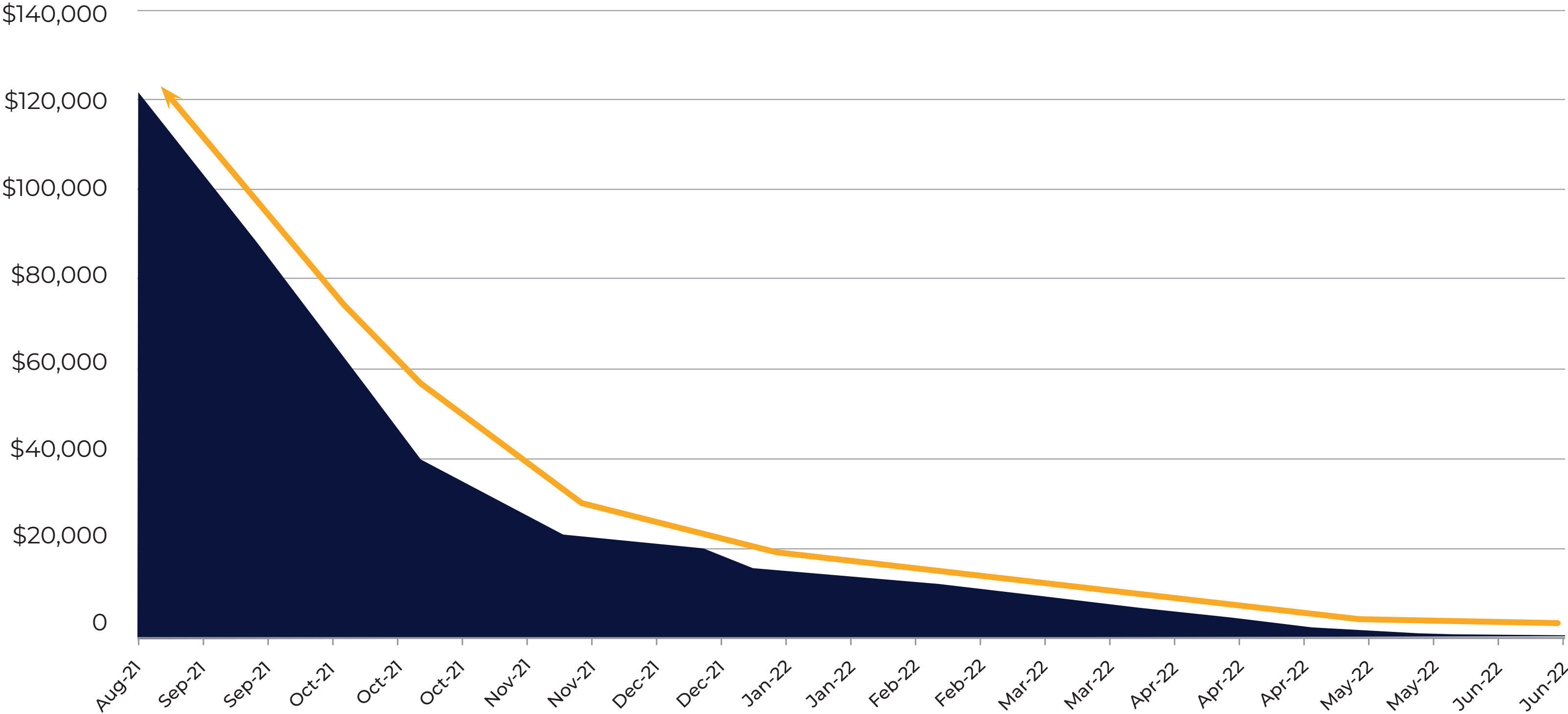
The Hayworth / Exterior Shot



Concierge Desk

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





THANK YOU