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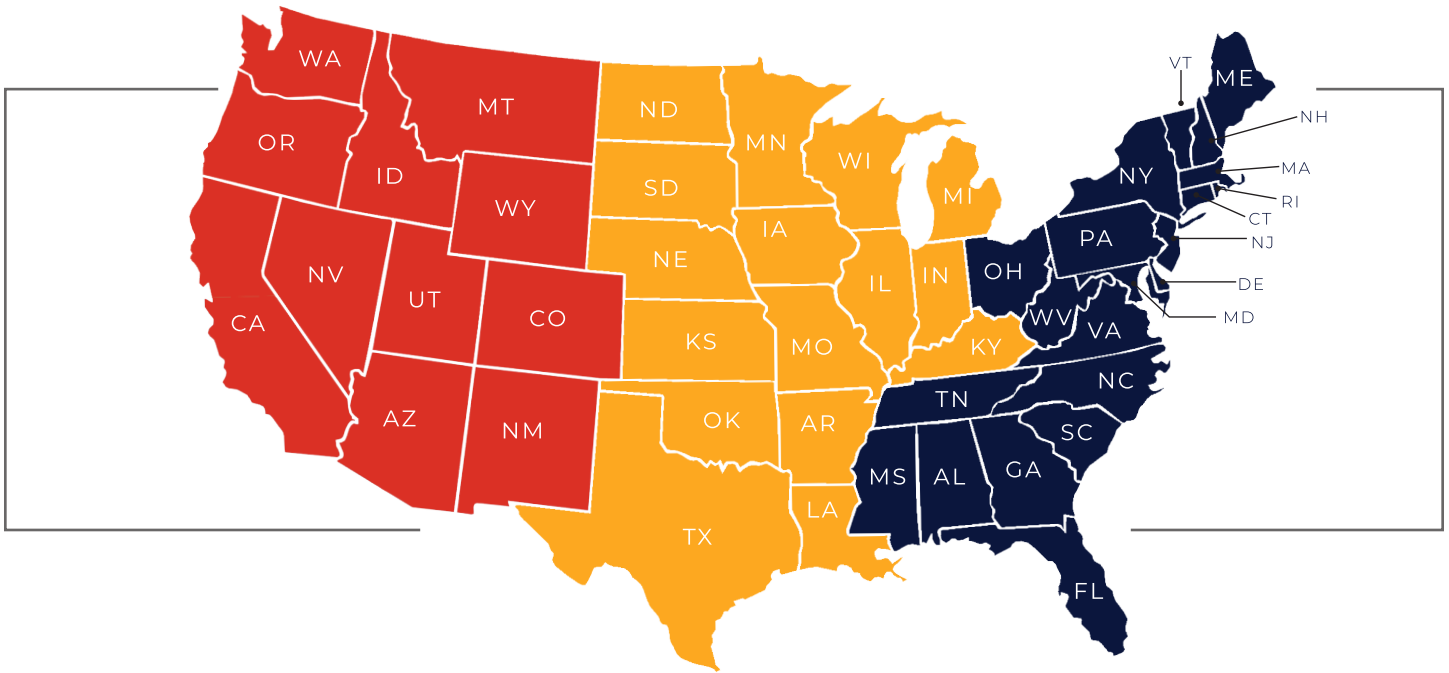


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VERSITY AT-A-GLANCE

PORTFOLIO HIGHLIGHTS

37

PROPERTIES

18

STATES

5,000+

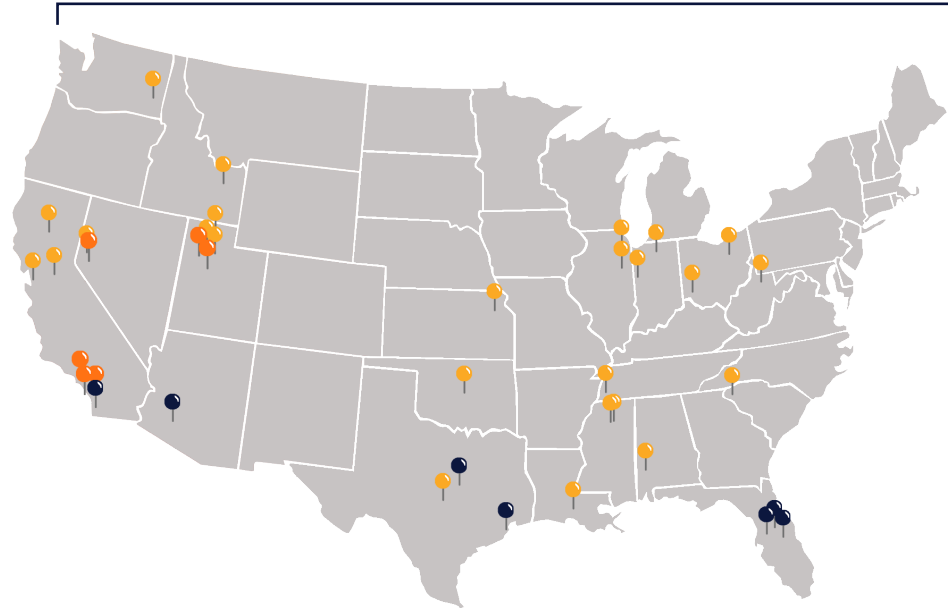
DOORS

11,000+

BEDS

\$1.9BN+

AUM



PORTFOLIO LEGEND

■ Student
 ■ Multi-Family
 ■ Development

MULTI-FAMILY DEMAND DRIVERS



Positive Net Migration

State / Region



Income-Tax

Free States



Pro-Business

State / Region



Growing

Economy / Infrastructure

AWARDS & MEMBERSHIPS

Top 25 Owners 2020 Award*

ADISA Member**

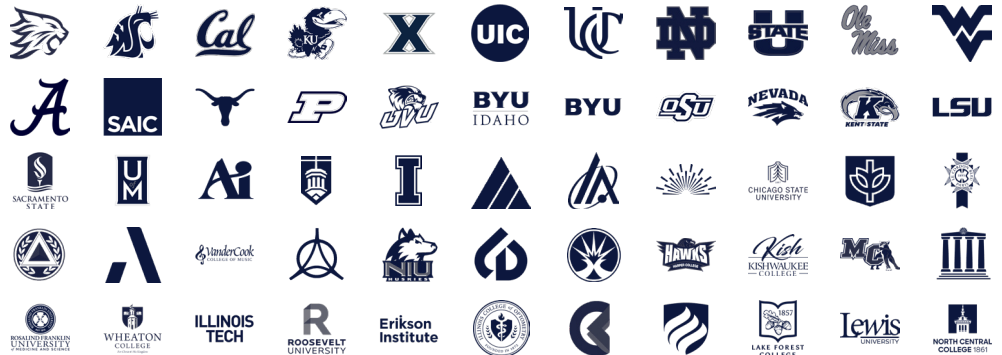
INC. 500 Member***

Forbes Council Member****

GPTW Certified*****

IPA Member*****

UNIVERSITIES



*Seven full cycle properties and the Inc. 500 designation were achieved under Nelson Brothers Professional Real Estate, the predecessor for Versity Investments, LLC. According to principal Brian Nelson, "Being recognized by Inc. 500 was amazing. A world-class achievement. NB Private Capital was created to channel that same energy but with a clearer focus on our investors' needs. Our goal is to optimize performance, total returns, relationships and the overall investment experience. We are dramatically improving the quality and quantity of communications, services and responsiveness." Not an offer to buy, nor a solicitation to sell securities. Private Placements are speculative all investing involves risk of loss of some or all principal invested. Past performance is not indicative of future results. Speak to your finance and/or tax professional prior to investing. Any information provided is for informational purposes only.

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