Investors Enrolled & Growing Quickly

700+
Real Estate Assets Under Management

$400M+
Investors Enrolled & Growing Quickly

99.6%
Preleased for the 2018/19 School Year

LOFT VUE
near Texas Christian University
About
NELSON PARTNERS
Aligning Our Strategic Investment Opportunities With Your Investment Goals!

OUR SERVICES

Real Estate Acquisitions
We’re continually growing our portfolio through the strategic acquisition of opportunistic student housing.

Construction Management
Successfully developed millions of dollars in student housing properties.

Real Estate Investments
Offering a variety of 1031 Exchange and real estate investment solutions.

Property Management
Currently manage 18 properties in 11 states across the U.S.

WHY NELSON PARTNERS?

Client Driven. Exceptional Investor Services
We strive to provide exceptional service and personal care from an experienced team of professionals.

Quality Purpose-Built Properties
We specialize in developing, acquiring and managing quality purpose-built student housing assets.

Proven Expertise & Management
We perform high-level on-going due diligence on every property we’re involved in and have over 700 investors in our 1031 exchange programs.

OUR STUDENT HOUSING PORTFOLIO

Our portfolio of student housing properties that we’ve either developed, purchased and/or managed since we first opened our doors.

80% of College Students Live Off-Campus*

*J. Turner Research On Student Housing 2013
College enrollment is projected to grow to 24 million by 2022.

STADIUM VUE near Montana State University

College enrollment is projected to
Our Student Housing

Strategic Criteria

We target properties that are well-located, occupied and profitable.

Strategic Investment Criteria

- Close proximity to campus (Pedestrian-to-campus)
- University markets that have a sizable and identifiable housing need with limited supply
- Each university is its own micro-economy with the potential for solid overall sub-market performance and a strong historical track record of attendance

Student Housing Investment Options

- 1031 exchange
- Fractional ownership or direct participation in institutional grade properties
- $50,000 minimum investment
- Potential for monthly cash flows

Student Housing 1031 Exchange Benefits

Defer Your Capital Gains Tax
Allows investors to defer capital gains on the sale of their real estate.

Monthly Cash Flow
Investors can sell a low income producing property (e.g. land) and purchase property(s) with potentially greater cash flow performance (e.g. student housing).

Portfolio Diversification
Investors can expand the number or types of property in their portfolio and in various markets and/or states.

Increase Depreciation
Investors can exchange from a non-depreciable or fully depreciated property (e.g. land) into a property that can be depreciated (e.g. student housing). Thus providing potential for shelter from taxation of a portion of the monthly cash flow.

Property Management Relief
Investors who no longer want to manage high-maintenance properties can reinvest in properties that are fully managed.

Undergraduate Enrollment is Expected to Increase by 14% Between 2015 - 2026*

*National Center Of Educational Statistics Study - 2017

*growth in the United States grow to 24 million by 2022.*

College attendance has increased in every recession since 1960.
Why invest in
STUDENT HOUSING?

Reasons why student housing is booming and a significant opportunity for investors!

1. Recession-Resistant Characteristics
Student housing occupancy rates remain stable during economic booms and may actually rise during downturns because of increased college attendance. (1)

2. Students Are Staying in School Longer
Four years is no longer the standard for degree completion. According to the U.S. Bureau of Labor Statistics, exactly two-thirds of high school grads are taking significantly longer to complete their degrees. (2) Where are they going to live while in school?

3. Increase of Rental Rates
Overall the rental revenue, rental rates, and net operating income in student housing properties across the country have continued to rise year over year due to student demand and limited space. (3)

4. Value-Creation Potential
We believe that renovating and creating value-add improvements to the properties will increase student housing demand and may help realize higher returns at a faster rate as compared to the acquisition of stabilized assets.

5. Optimal Investment Strategy
Student housing may provide appreciation potential, an inflation hedge, portfolio diversification, and monthly income with tax efficiency through depreciation, anchored by student housing assets.

has increased recession since 1960.

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(1) https://news.stanford.edu/2015/03/06/higher-ed-hoxby-030615/ - 2014
(2) https://www.bls.gov/news.release/hsgec.nr0.htm - 2018
(4) Stanford economist Caroline Hoxby - 2017
Important Disclosures

All properties identified in this brochure are owned by Nelson Partners Student Housing. Statistics and photographs may include activity prior to transition of some properties from previous ownership to the current ownership structure.

* This number is an estimate of market value as-of 4/1/2019

Unless otherwise footnoted, all information in this brochure is as of 04-01-2019

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