



STADIUM VIEW
A STUDENT HOUSING INVESTMENT OPPORTUNITY
Delaware Statutory Trust ("DST")



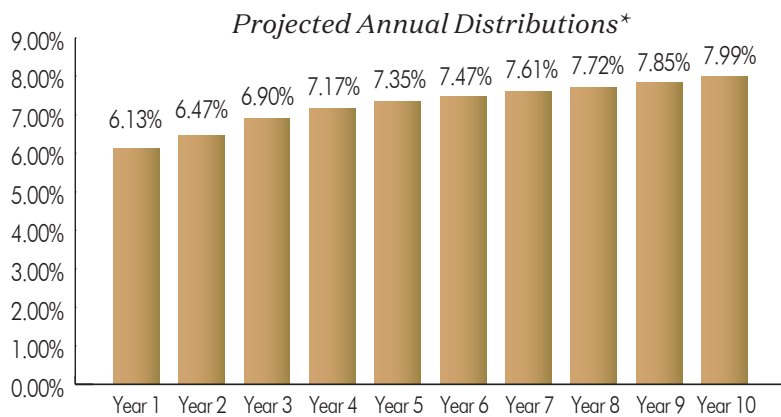
ARRIMUS
C A P I T A L
A D V I S O R S



STADIUM VIEW

A Student Housing Investment Opportunity

Delaware Statutory Trust (“DST”)



*We cannot provide assurances that these projections will be achieved

| | |
|--------------------------|--|
| ACQUISITION COST: | \$44,010,000 |
| OFFERING SIZE: | \$18,790,000 |
| MINIMUM INVESTMENT CASH: | \$25,000 |
| MINIMUM INVESTMENT 1031: | \$100,000 |
| INVESTMENT TERM: | Approximately 10 Years |
| LOAN AMOUNT: | \$25,220,000; 3.95% Fixed Rate |
| LOAN TO VALUE: | 57.95% |
| SUITABILITY: | Accredited Investors and as set forth in the Offering Memorandum |

THE OPPORTUNITY

- 🏠 An investment in a newly constructed, Class A, 197-unit student housing property located on 11.23 acres within walking distance of Iowa State University (“ISU”) in Ames, Iowa
- 🏠 Offers first-class amenities and a mix of two-, three- and four-bedroom units
- 🏠 Currently 99% occupied with in-place rents that the Trust Manager believes are below market
- 🏠 Demand is forecasted to remain steady based on overall enrollment trends and minimal new supply in the pipeline
- 🏠 With more than 36,000 students enrolled, ISU is the third-largest university in the Big 12 Conference. Enrollment has grown over 40% in the past decade*
- 🏠 Managed by Asset Campus Housing (“ACH”), the nation’s largest third party student housing property manager

*SOURCE: Appraisal Report of Stadium View by Deverick & Associates dated October 25, 2017

The offering (the “Offering”) of interests (the “Interests”) of ACA Stadium View Student Housing DST (the “DST”) will not be registered under the Securities Act of 1933 (the “Securities Act”) or the securities laws of any state and are being offered and sold in reliance on exemptions from the registration requirements of the Securities Act and such laws. Certain disclosure requirements which would have been applicable if the Interests were registered are not required to be met. Neither the Securities and Exchange Commission nor any other federal or state agency has passed upon the merits of or given their approval to the Interests, the terms of the Offering or the accuracy or completeness of the “Memorandum.”





| | |
|-------------------------------|----------------------------------|
| ADDRESS: | 1206 S 4th Street Ames, IA 50010 |
| SUPPORTING UNIVERSITY: | Iowa State University |
| YEAR BUILT: | Phase 1: 2016 Phase 2: 2017 |
| NUMBER OF BUILDINGS: | 5 |
| NUMBER OF STORIES: | 4 |
| NUMBER OF UNITS: | 197 |
| NUMBER OF BEDROOMS: | 518 |
| AVERAGE SF PER UNIT: | 1,159 SF |
| PARKING SPACES: | 518 |
| PARKING RATIO: | 2.6 Per Unit/1 Per Bed |
| CURRENT OCCUPANCY: | 99% |
| DISTANCE TO CAMPUS: | 440 Yards |

This is not an offer to sell securities. An offer to sell the Interests of the DST may be made only pursuant to the Confidential Private Placement Memorandum of Class A Beneficial Interests in ACA Stadium View Student Housing DST, as supplemented (the "Memorandum"). The information contained herein is qualified in its entirety by the Memorandum. The offering is being made by means of the Memorandum only to qualified investors who meet minimum accreditation requirements, as well as suitability standards as determined by a qualified broker-dealer. All potential investors must read the Memorandum before investing. Consider the Key Risk Factors before investing.

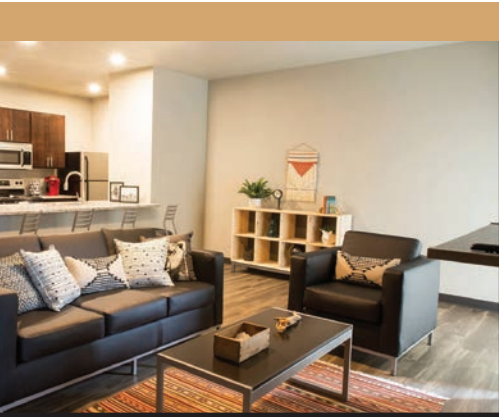


HIGH-END FINISHINGS AND FURNISHINGS

- Stainless-steel appliances
- Fully furnished common areas
- Granite countertops
- Private patio/balcony
- Wood-style flooring
- Private bathrooms for each bedroom
- In-unit washer and dryer
- Flat screen TV
- All-inclusive utilities
- High-speed Internet/cable included

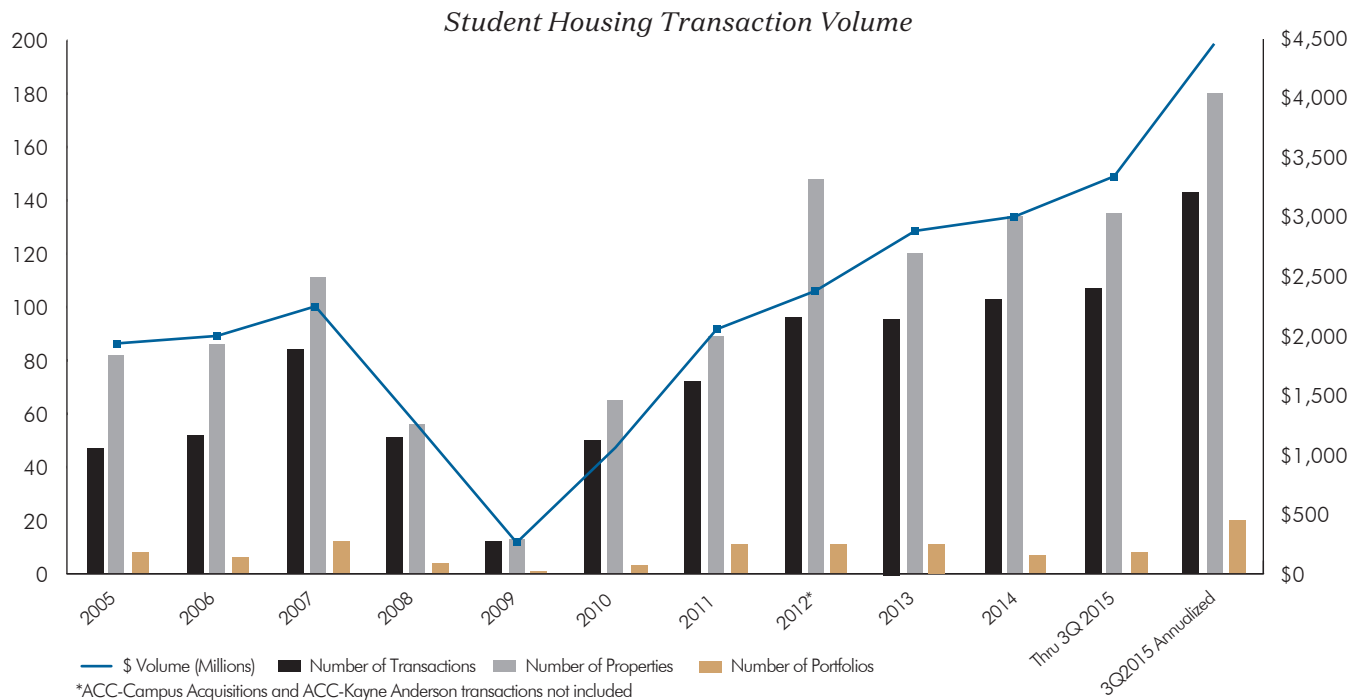
COMMUNITY AMENITIES

- Clubhouse
- Fitness center
- Tanning bed
- Study lounge
- Fire pit
- Free parking
- CyRide bus stop directly in front of property
- Less than 10-minute walk to major retail and athletic
- Property outfitted with solar panels
- WiFi thermostats
- 100% LED lighting throughout property



THE STUDENT HOUSING OPPORTUNITY

We believe that student housing is currently one of the most compelling opportunities for real estate investors. Once an overlooked niche, the student housing sector is attracting increased attention from major investors, who see the sector as offering less rental growth volatility and a recession-resistant hedge to conventional apartments. In fact, over the last three years, student housing has emerged as a leading property type in the preference of respondents to the Pension Real Estate Association's annual investor survey.



SOURCE: Berkadia Student Housing Newsletter, February 2016

The property type is similar to conventional multifamily, but offers several unique features and benefits that can make it a superior investment opportunity.

MULTIFAMILY SIMILARITIES

- Leases guaranteed by parents or residents
- Short-term 12-month leases provide hedge against inflation
- One of the highest depreciation schedules available to shield income from taxes
- Fannie Mae and Freddie Mac financing provides attractive interest rates and is a dependable source of debt

UNIQUE FEATURES

- Typically less volatile cash flow and valuations anchored by universities providing a renewed renter base each year
- Non-correlation to the business cycle and other real estate investments; demand can increase in market downturns with students returning to school or staying longer
- Enrollment increasing as a college degree is a driver of socio-economic mobility, with college graduates earning 61% more than nongraduates
- Favorable supply and demand characteristics



MARKET OVERVIEW

Stadium View is located in Ames, Iowa, home of Iowa State University. ISU was established in 1858 and became one of the nation's first land-grant universities in 1864. ISU is a nationally recognized academic institution and home to 10 colleges and schools that offer 116 bachelor's degree programs, 100 master's degree programs and 83 Ph.D.-level programs.

ISU has been named one of the nation's most affordable colleges with high returns on investment, and is consistently ranked by College Atlas as one of the "Best Colleges and Universities in the Nation."

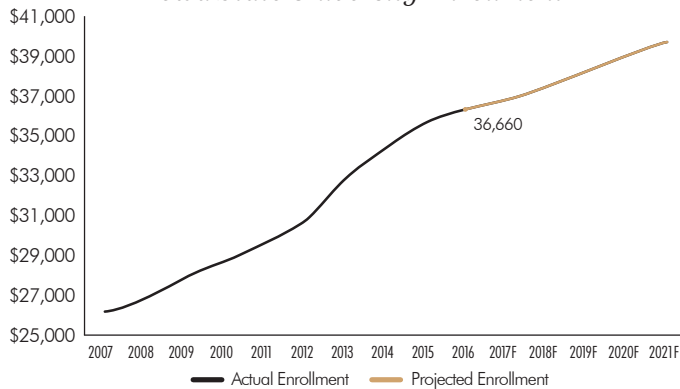
ISU is already the largest university in Iowa with an enrollment of more than 36,000 students and, according to AXIOMetrics University Report Summary for Iowa State University Fall 2017, ISU's enrollment is projected to continue to grow by an additional 3,350 students by 2021 with an average rate of enrollment growth of 1.8% annually for the next five years.

According to the ISU Residence Department, ISU currently only offers 11,677 beds in university-owned or operated residential housing projects despite student enrollment of more than 36,000 and growing.

There are no plans for construction of additional campus-owned units in the near future, which means more than two-thirds of ISU students will continue to require off-campus, independently owned student housing.

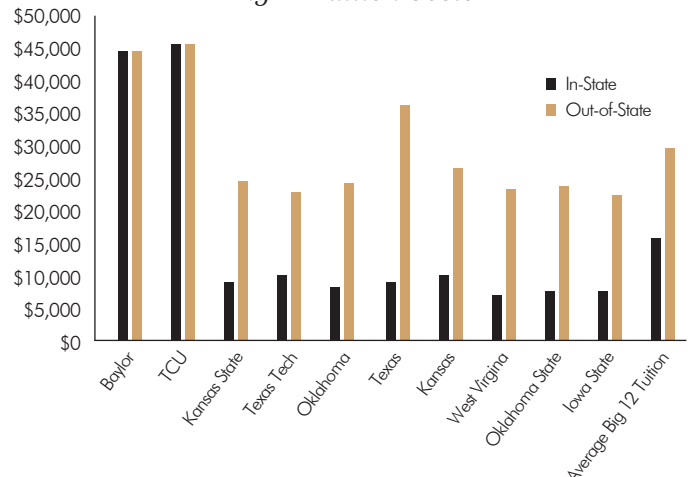


Iowa State University Enrollment



SOURCE: AXIOMetrics University Report Summary for Iowa State University Fall 2017

Big 12 Tuition Costs



SOURCE: U.S. News and World Report, December 2017



There is no requirement for ISU students to live on campus, resulting in average off-campus occupancy rates of 98%.

Currently, there are 29 off-campus “purpose-built” student housing properties totaling 5,179 beds. New off-campus purpose built student housing in the pipeline consists of:

- 537 beds deliver in 2018; adjacent to campus
- Another 800 beds planned, but not scheduled; 2.09 miles from campus

SOURCE: AXIOMetrics University Report Summary for Iowa State University Fall 2017

SUMMARY OF RENT COMPARABLES (\$ PER BED)

| # | Property Name | Units | Beds | Manager | Occ. % | 2x2 | 3x3 | 4x4 | Average |
|---|-----------------|-------|------|---------|--------|-------|-------|-------|---------|
| 1 | Copper Beech | 221 | 660 | ACH | 92% | \$705 | \$615 | \$610 | \$643 |
| 2 | The Foundry | 53 | 144 | CLSL | 95% | \$861 | | \$719 | \$790 |
| 3 | 23 Twenty | 96 | 320 | ACH | 99% | \$802 | | \$656 | \$729 |
| 4 | The Edge | 88 | 290 | ACH | 99% | \$808 | \$762 | \$684 | \$751 |
| 5 | Campus Flats | 46 | 100 | RESGI | 86% | \$760 | \$725 | \$695 | \$727 |
| | Average | | | | 94% | \$787 | \$701 | \$673 | \$728 |
| | Stadium View | 197 | 518 | ACH | 99% | \$631 | \$619 | \$608 | \$619 |
| | % Below Average | | | | | 24.8% | 13.2% | 10.7% | 16.2% |

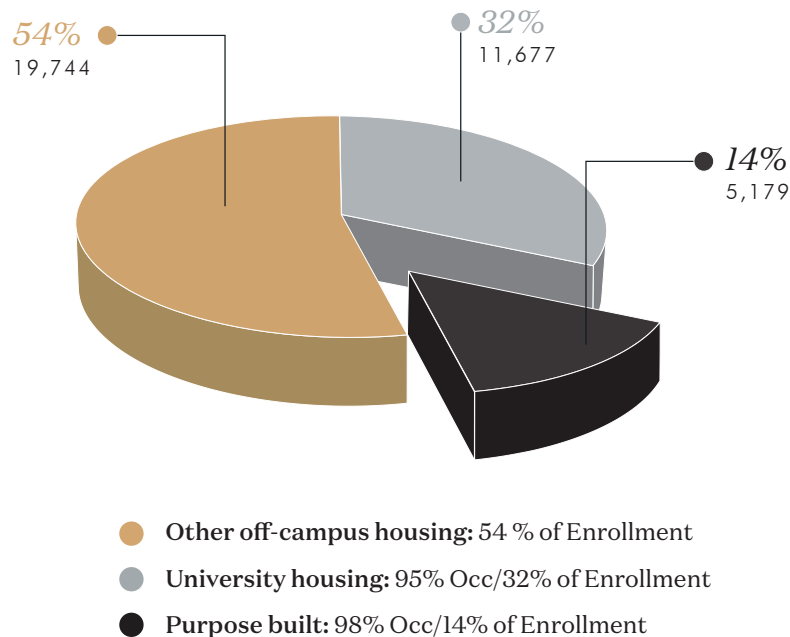
SOURCES:

Asset Campus Housing Market Performance Summary dated Aug 27, 2017

Appraisal Report of Stadium View by Deverick & Associates dated October 25, 2017

As the table above shows, occupancy levels among Stadium View’s existing direct competitors ranged from 86% to 99% with an average of 94%. Stadium View is 99% leased for the current school year and is already 61% pre-leased for the 2018-2019 academic year. In terms of rental growth potential, Stadium View’s asking rent per bed is below the average for all unit sizes.

STUDENT HOUSING SUPPLY*



DEMAND*

Fall 2016 Enrollment of 36,660

Consistent enrollment growth each of the last 10 years

88.1% Freshman retention rate - higher than the national average

Applications to Iowa State University have increased over 75% since 2007*

No plans to cap enrollment

No requirement to live on campus

SUPPLY*

No new on-campus housing in the pipeline

Estimated on-campus occupancy at over 96.5%

Estimated off-campus occupancy at over 98%

Off-campus occupancy has averaged over 99% over the last 5 years

*SOURCES:

Appraisal Report of Stadium View by Deverick & Associates dated October 25, 2017

AXIOMetrics University Report Summary for Iowa State University Fall 2017



THE STRATEGY*

Stadium View is currently a stabilized, well performing, high quality, core product. Arrimus Capital Advisors' objectives for the property are to:

- Preserve and return investors' capital investment;
- Yield attractive and stable distributions to investors;
- Steadily increase rental growth; and
- Realize capital appreciation over the hold period.

STRATEGIES TO MAXIMIZE RENTAL REVENUE*

Strategy #1: Furnishing bedrooms

Units at Stadium View are offered with furnished common areas including a couch, a chair or a loveseat, a coffee table, a TV stand with a flat screen TV, kitchen bar stools and all kitchen appliances. However, the bedrooms come unfurnished with the option to rent furniture from a third party provider at a cost of \$75/month.

Most of the comparable properties in the ISU student housing market provide fully furnished units, so the addition of bedroom furniture will bring Stadium View up to the market standard while allowing the property to increase asking rents accordingly.

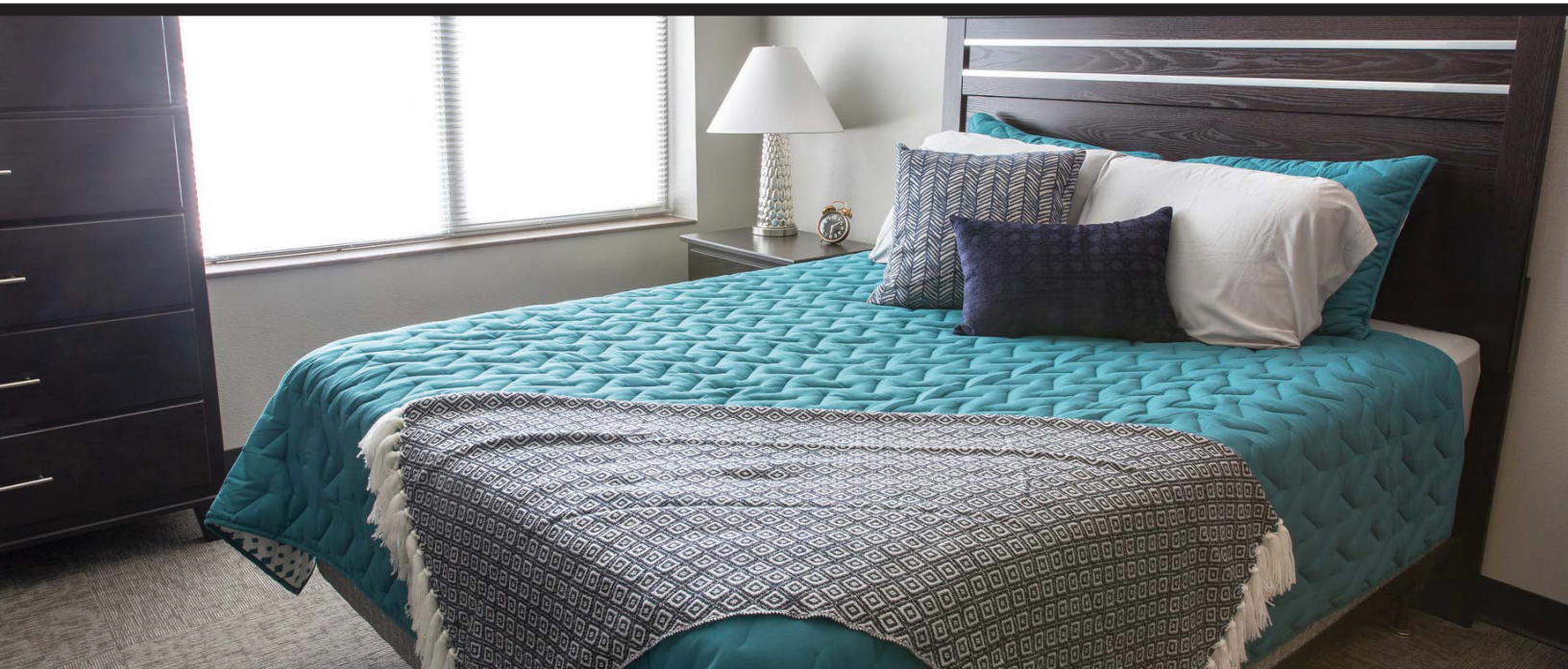
Assuming a premium of \$25/bed/month for the addition of bedroom furniture, the potential incremental annual revenue generated by furnishing the 518 bedrooms equates to \$155,400, or 4% of the in-place gross potential rent based on the rent roll as of November 27, 2017. Adding the \$25/month premium to the in-place rents at Stadium View would result in rental rates 11.7% below, on average, the 2017/2018 average rents at five stabilized competitive properties.

Strategy #2: Increasing two-bedroom rents

Prior ownership did not charge a meaningful premium for two-bedroom units compared to three- and four-bedroom units. Market rents for three- and four-bedroom units are \$10 and \$20 per bed per month more, respectively, than two-bedroom units.

Among the five stabilized competitive properties in the market, two-bedroom units rent for a premium of \$57 and \$114 per bed per month compared to three-bedroom or four-bedrooms, respectively. As a result, the two-bedroom units at Stadium View are 24.8% below the average market rate.

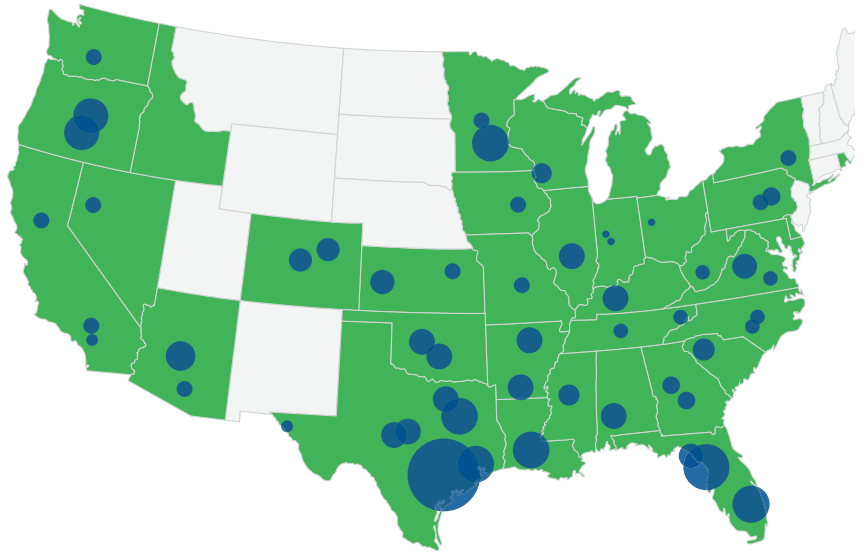
*We can provide no assurances we will be able to successfully execute these strategies.



Strategy #3: Refine Property Operations

The Master Tenant has contracted with ACH to oversee operations at Stadium View Suites. ACH has more than 30 years of experience managing student housing properties and is now the nation's largest third-party student housing property management company with over 118,500 beds under management, including 2,555 beds within the ISU market. ACH's experience in the ISU market provides a number of advantages:

- Comprehensive market intel. It is important to be well-informed about pre-leasing seasons, concessions, utility bill-back, furniture options and market rates. As the manager of six, including Stadium View, student housing properties within the ISU market, ACH can provide this insight.
- Leverage economies of scale. As the operational manager overseeing more than 2,500 beds in the ISU market, ACH has relationships with local service providers and vendors. On a larger scale, ACH's national breadth and presence results in wholesale rates and discounts on larger costs, such as general liability insurance from national providers.



Strategy #4: Implement a Ratio Utility Billing System (RUBS)

Of the six closest competitors in the market, five properties charge residents for electricity. Stadium View is one of the few properties that includes all utilities in the rent. Implementing an electricity bill-back program will generate an estimated \$115,000 for the 2019/2020 academic year, or a 5% increase to underwritten NOI. Per ACH, half of the competitive properties also bill-back the cost of water and sewer to residents, presenting an additional opportunity to recapture utility costs. Water and sewer bill-back, which is not projected to occur until the 2020/2021 academic year, would generate an additional 3.5% of NOI.

ABOUT ARRIMUS CAPITAL ADVISORS

Arrimus Capital is a Southern California-based firm led by a team of real estate industry veterans, including Ray Wirta, Chris Lee and Ryan Gahagan. In addition to co-founding Arrimus with Chris Lee, Ray Wirta is also the current chairman of the board at CBRE. The company pursues value-add and opportunistic investments throughout the country with a particular focus on:

- Student Housing;
- Multifamily;
- Entitlement and development projects;
- Triple-net leased investment properties

The management team has broad investment expertise and deep industry relationships to source, acquire, reposition and develop compelling opportunities. Senior management's collective experience includes acquisitions, asset management, development, structuring unique public and private alternative investment programs, originating and underwriting loans, and the securitization of CMBS loans.



THE ARRIMUS CAPITAL ADVISORS TEAM



RAYMOND WIRTA

Chief Executive Officer

Mr. Wirta is currently the chairman of the board of CBRE and has been a member of the board of directors since August 1997. Mr. Wirta is also president of Irvine Company and former president of Irvine Company's Investment Properties Group. Mr. Wirta is also CEO of The Koll Company, a position he has held since November 2009. Mr. Wirta acted as CBRE CEO from September 2001 to June 2005. Mr. Wirta holds a BA degree from California State University, Long Beach, and an MBA in International Management from Golden Gate University.



CHRISTOPHER T. LEE

President

Mr. Lee is responsible for sourcing and structuring new investments, equity syndication and managing portfolio investments. He has extensive experience acquiring and repositioning multifamily assets, asset management and development. Since 2010, Mr. Lee has overseen \$500 million of real estate investments in Southern California and Texas. Prior to forming Arrimus, Mr. Lee was a founding principal of Silver Oak Multifamily, a real estate company that acquired over 1,000 multifamily units in Dallas from 2005 to 2007. Mr. Lee started his career at Marcus & Millichap and earned a BA degree from the University of California, Los Angeles.



RYAN GAHAGAN

Chief Operating Officer

Mr. Gahagan is responsible for daily operations of Arrimus and has an active role in sourcing new investment opportunities, underwriting and property operations. Prior to Arrimus, Mr. Gahagan was a managing director at Crossroads Capital Group where he was responsible for structuring public and private alternative investment programs. Prior to Crossroads, Mr. Gahagan was an asset manager for MKA Capital Group Advisors, an \$800 million real estate mezzanine finance group. Prior to MKA, he worked in acquisitions for The Dewey Group, a private real estate developer specializing in brownfield redevelopment. Mr. Gahagan received his BS degree in business administration from the University of Southern California.



CAROLINE STEPHENSON

Senior Vice President

Ms. Stephenson is responsible for the acquisition underwriting and asset management of multifamily and student housing investments. Prior to Arrimus, she worked at Starwood Mortgage Capital within the credit and underwriting group. During her tenure at Starwood, Ms. Stephenson was involved in the origination, underwriting and securitization of more than 100 CMBS loans with an aggregate face value in excess of \$1 billion. Before joining Starwood, she served as commercial manager of corporate business intelligence at Thomson Reuters and began her career as a financial analyst at Prudential Equity Group. Ms. Stephenson graduated with a BA degree from Yale University.



SUMMARY RISK FACTORS

The Memorandum contains more complete information regarding the investment including the following risk factors:

- There will be no public market for the Interests.
- There will be restrictions on transfers imposed by the holder of the mortgage.
- There is no specified time that the investment will be liquidated.
- Delaware Statutory Trusts are a relatively new vehicle for real estate investment and are inflexible vehicles to own real property.
- Investors will have no voting rights and will have no control over management of the Trust or the Project.
- There is no guarantee that investors will receive any return.
- Distributions may be derived from sources other than earnings.
- The Project will be subject to a Master Lease with an Affiliate of the sponsor. The Master Lease will not terminate upon the sale of the Project by the Trust.
- The Master Tenant is newly formed, has no experience leasing or operating student housing properties and has limited net worth.
- The Project will be subject to the risks generally associated with the acquisition, ownership and operation of real estate, including, without limitation, environmental concerns, competition, occupancy, easements and restrictions and other real estate-related risks.
- The Trust will only own the Project and will not be diversified with respect to the assets it owns.
- The Project will be leveraged.
- The Manager, the Master Tenant and their Affiliates will receive substantial compensation in connection with the Offering and in connection with the ongoing management and operation of the Project.
- The Manager, the Master Tenant and their Affiliates are newly formed entities with no history of operations, no experience managing or operating Delaware Statutory Trusts, and have limited capital.
- The Manager, the Trust, the Master Tenant and their Affiliates will be subject to certain conflicts of interest.
- An Investment in the Interests involves certain tax risks.





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