

# Tax-Advantaged Investing in Senior Housing

## CountrySide Lakes Senior Housing DST



Port Orange (Daytona Beach area), Florida

[www.CountrySideLakes.com](http://www.CountrySideLakes.com)

### Property Details

#### TYPE

Assisted living and independent living

#### UNITS/BEDS

146 units/167 beds

#### MANAGER

Shepherd Senior Living

#### VALUE-ADD IMPLEMENTATION

Started December 2016

#### BUILT

1984

#### RENOVATIONS

2014/2017-18



### Offering Details

#### ACQUISITION COST

\$39,441,500

#### EQUITY RAISED IN OFFERING

\$11,225,850 (67% of units)

#### CASH-ON-CASH RETURN

7% per annum with increases

#### OFFERING LOAN-TO-DST VALUE

58.5%

#### HOLD PERIOD

48 months (estimated)

#### TAX ADVANTAGES

1031 exchange/passive losses/stepped-up basis



This flyer is neither an offer to sell nor a solicitation of an offer to buy securities. An offering is made only through the Private Placement Memorandum. This literature must be read in conjunction with the Private Placement Memorandum in order to fully understand all of the implications and risks of the offering of securities to which the Memorandum relates.

## CountrySide Lakes Senior Housing DST EXECUTIVE SUMMARY<sup>(1)</sup>

Sources and Uses	
<b>Sources</b>	
Offering Proceeds- Units Sold- 67%	\$11,225,850
Offering Valuation- Units Kept- 33%	\$5,529,150
	\$16,755,000
Mortgage Loan- Balance 12-15-17	\$23,587,500
<b>Total Sources</b>	<b>\$40,342,500</b>
<b>Uses</b>	
<b>Property Acquisition Cost</b>	
Property Price	\$37,834,390
Loan Fee	\$25,000
Conversion Advisory Fee	195,000
Conversion Due Diligence	95,000
Legal & Other Closing Costs	129,500
2017 Tax Obligation	212,610
Reserve for 2018 Improvements	950,000
Total	\$39,441,500
<b>Offering Costs</b>	
Marketing Fee	\$445,000
Legal & Other Closing Costs	110,000
Total	\$555,000
<b>Trust Reserves</b>	
Existing	\$96,000
Addition from Offering	250,000
Total	\$346,000
<b>Total Uses</b>	<b>\$40,342,500</b>

Property Description	
website:	<a href="http://www.CountrySideLakes.com">www.CountrySideLakes.com</a>
Location:	Port Orange, FL
Built:	1984
Renovations:	2014/ 2017-18
Assisted Living (AL) Units:	115
Independent Living (IL) Units:	31
Total Units:	146
	(\$267,103/unit)
Current Owners:	
Senior Living Fund funds	
Shepherd Health	
Acquired: December 19, 2016	
DST Conversion: December 18, 2017	
Value Add Plan	
Rent Increase- Jan '17	\$350,000
Net Expense Decrease-'17	\$207,000
AL Rent Increase-'17 to 19	\$690,000
Physical Therapy- '17/18	\$203,000
Projected NOI Increase	\$1,450,000
Property Net Operating Income	
Previous Owners	
2016	\$1,846,343
Current Owners	
2017	\$2,519,619
DST (projected)	
2018	\$3,236,093
2019	\$3,407,301
2020	\$3,540,142
2021	\$3,633,620

Projected Investor Return	
	Cash
	Distribution
2018	7.00%
2019	7.15%
2020	7.30%
2021	7.45%
Sale Proceeds	21.26%
Total Return	50.16%
Years Held	4
<b>Average Annual Return</b>	<b>12.54%</b>
Sale Return Illustration	
Projected 2021 NOI	\$3,633,620
Exit Cap Rate	8.50%
Sale Price	\$42,748,473
Net Proceeds	\$41,487,393
Original Loan Amount	\$23,587,500
Less: Amortization	(\$2,067,700)
Net Sale Proceeds	\$19,967,593
Remaining Reserves	\$350,000
Total Proceeds	\$20,317,593
Return of Capital	\$16,755,000
Net Return	\$3,562,593

(1) This summary is for illustration purposes only. Investors should rely only on information contained in the Private Placement Memorandum for the Offering when considering making an investment in CountrySide Lakes Senior Housing DST.