



Investing in senior living is not only a strategic financial move but also a socially impactful one, and this exclusive opportunity with Haven Senior Living Partners offers a unique chance to be part of a high-demand, high-reward sector. Here's why this investment stands out for accredited LP investors:

1. Experienced and Proven Partnership

- **Deep Industry Expertise:** With 18 years of experience in the senior living sector, our Co-General Partner brings a wealth of knowledge and a strong track record to the table. This expertise reduces risk for investors, as they are partnering with a team that understands the nuances and demands of senior living.
- **Strong History of Success:** Having deployed \$1.5 billion in equity across over 12,800 units and 82 transactions in 22 states, our partner has demonstrated success in executing complex transactions and delivering strong returns. With 20 successful asset “roundtrips” and an average 31% IRR, investors can feel confident about the team’s ability to achieve impressive outcomes.

2. Attractive Financial Returns

- **High Cash-on-Cash Return:** With a projected annualized Cash-on-Cash Return of 42.58%, this investment is structured to generate strong, regular income for LP investors.
- **Preferred Returns and Profit Sharing:** The 9.0% preferred quarterly payments and a 70/30 LP/GP profit split are designed to reward investors generously, creating a balanced structure that prioritizes LP returns.
- **Compelling Leveraged IRR:** A projected leveraged LP IRR of 19.5% makes this a compelling choice for investors looking for robust returns over the investment period.
- **Cap Rates Aligned for Profit:** An acquisition cap rate of 8.6% and an exit cap rate of 10% suggest a prudent investment strategy, with room for appreciation in value over time, even amid potential market fluctuations.

3. Strong Asset Performance and Stability

- **High Occupancy Rates:** With both communities operating at 98% occupancy, this investment offers stability in cash flow and demonstrates strong demand within these markets. High occupancy rates indicate resident satisfaction and effective management, ensuring reliable income streams.
- **Healthy Net Operating Income:** The properties have a current T12 NOI of \$777,000, reflecting healthy financial performance and providing a solid foundation for expected returns.
- **Favorable Financing Terms:** The assumable \$5.9 million non-recourse HUD debt at a fixed rate of 2.46% is an exceptional financing arrangement, allowing for lower costs and better cash flow, which enhances overall investor returns.

4. High-Quality, Award-Winning Assets

- **Recognized Excellence:** Both properties have earned the U.S. News & World Report Best of Assisted Living award in 2024, underscoring their quality and the satisfaction of residents. Award-winning assets not only attract new residents but also support strong occupancy rates and long-term stability.
- **Minimal Capital Expenditures Required:** Built in 1996, these properties are in excellent condition and require minimal additional capital, which preserves investor capital for returns rather than reinvestment in upkeep.

5. Long-Term Growth Potential in Senior Housing

- **Aging Population and Demand:** The senior living sector is set to expand with the aging population, creating sustained demand for high-quality assisted living facilities. Investing now positions LPs to benefit from long-term demographic trends, with a seasoned team managing assets in a high-demand market.
- **Social Impact:** Beyond financial returns, this investment contributes to addressing the growing need for senior housing. By investing in these communities, LPs are supporting quality housing and care for seniors, providing not only returns but also meaningful impact.

Why This Investment?

This opportunity with Haven Senior Living Partners offers accredited LP investors a rare chance to invest with a highly experienced partner in a thriving, recession-resistant sector. With high occupancy rates, excellent financing terms, and award-winning quality, these communities are poised for both strong financial performance and stable long-term growth. The minimum investment of \$100,000 allows investors to participate in a well-

structured, high-return opportunity that combines financial strength with social responsibility.

Invest confidently, knowing you're partnering with a team that has a proven track record, robust asset performance, and a commitment to quality in the senior living industry.