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WEST PINE LOFTS

A 206-UNIT/365-BED
STUDENT HOUSING ASSET
SERVING SAINT LOUIS UNIVERSITY



West Pine Lofts St Louis, MO

Deal Highlights

- 206-unit Class-A apartment community
- \$36.2M acquisition in the heart of St. Louis
- Walkable to St. Louis University, healthcare hubs, and economic anchors
- Leverage strong demand drivers + urban location
- Limited new supply = upside rental growth
- 66%+ Year-1 bonus depreciation (~\$660K on a \$1M investment)
- Stable cash flow + value-add upside
- Signature Asset Ministry Program Implementation

High-Level Summary for Accredited Investors



- **12% Preferred Return**
- **AAR: 12.6% - 18.5%**
- **EM: 1.63x - 1.91x**

AAR= Avg Annual Return (Net of Fees)
EM= Equity Multiple (Net of Fees)

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EXECUTIVE SUMMARY

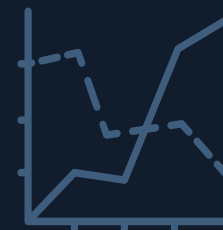
Investment Summary

West Pine Lofts represents a rare below-replacement-cost acquisition in the heart of a growing university district, positioned to capture enrollment-driven demand with modern amenities and operational upside.



Unmatched Location

Two blocks from SLU's western entrance and minutes to Forest Park, downtown St. Louis, and key retail hubs.



Upside Through Operations

Positioned for NOI growth through value-add initiatives and efficient management.



Long-Term Stability

Anchored by a top-ranked research university and the \$2B+ of surrounding development that continues to elevate the district.



Lifestyle-Driven Amenities

100% bed-to-bath parity and a modern amenity set that appeals to today's students.



Defensible Demand

Supported by 16.5% enrollment growth over the past three years, coupled with limited on-campus housing options.

EXECUTIVE SUMMARY

Investment Highlights

- **Prime Campus Location** – Two blocks from SLU's western entrance, walkable to classrooms, student hubs, and Forest Park.
- **Lifestyle & Convenience** – Immediate access to 50+ retail, dining, and service options, plus the SLU Ride shuttle for safe and easy transit.
- **Operational Upside** – Opportunity to unlock efficiencies and enhance resident experience through targeted management improvements.
- **Neighborhood Transformation** – \$2B+ in surrounding investment, including the Gateway South Riverfront Project, is reshaping Midtown into a vibrant, mixed-use district.
- **Resilient Market Dynamics** – Robust student demand driven by university enrollment growth, limited supply, and sustained presence of major employers and research institutions in St. Louis.



Property Overview

Designed for durability & value

- **Durable Construction**
 - Concrete post-tension slab, stucco/brick exterior, and flat roof designed for long-term resilience.
- **Resident-Paid Utilities**
 - Individually metered electricity + climate-controlled HVAC units reduce operating expenses.
- **Modern Comfort**
 - Contracted internet in place, quality finishes (carpet + vinyl tile), and efficient heating/hot water systems.
- **Ample Parking**
 - 226 total spaces (including 8 handicap), with 180 premium and 46 overflow – highly attractive for student housing.



Property Overview



Investor Note: Comprehensive amenities support fostering student demand, facilitating long-term occupancy and rental stability.

Community Amenities

Lifestyle & Recreation

- Luxury clubhouse
- Resort-style pool with sun ledge
- 24/7 social lounge (TVs, billiards, shuffleboard)
- Grilling area with firepit
- Pet-friendly + free tanning

Health & Fitness

- 24-hour fitness center with spin room
- Dedicated yoga & cycling studio

Academic & Productivity

- Study lounge + business center
- 24-hour computer lab with printing
- Community Wi-Fi

Convenience & Location

- Gated parking (226 total spaces, incl. 8 handicap)
- <1 mile from SLU & nearby colleges
- <2 miles from Forest Park
- Award-winning on-site management



Floorplans

Unit Type	# of Units	# of Beds	Unit Size (Sf)
1x1	47	47	563
2x2	159	318	859
TOTAL/AVG	206	365	791



563 SF

1x1



859 SF

2x2

ST. LOUIS



MARKET OVERVIEW



Major Metro Hub

- **Population ~2.8M (21st largest U.S. metro)**
- Strong economic + cultural center of the Midwest

Economy

- **Several Fortune 500 HQs (Boeing, Edward Jones, Emerson)**
spanning a diverse range of industries
- \$5.8B annual tourism spend | 88,000+ jobs supported

Connectivity & Access

- **Centrally located with I-70, I-55, I-64 highway access**
- MetroLink transit system | <20 min to Lambert International Airport

Lifestyle & Culture

- Gateway Arch, National Blues Museum, Busch Stadium
- 1,400-acre Forest Park with museums, zoo, trails & events



EDUCATION & HOUSING DRIVERS



Research Universities

- Washington University in St. Louis (WashU):
 - **Highly ranked nationally and globally**
 - Recognized leader in research, innovation, and interdisciplinary collaboration
 - **Strong reputation in biotechnology, medicine, and business**
- Saint Louis University (SLU):
 - One of the nation's oldest Catholic universities
 - Known for academic excellence, research initiatives, and community impact
 - Prominent presence in Midtown St. Louis with multiple campuses and health sciences programs
- University of Missouri-St. Louis (UMSL):
 - Anchors additional higher education and research activity in the metro area
 - Plays a **key role in workforce development and regional innovation**

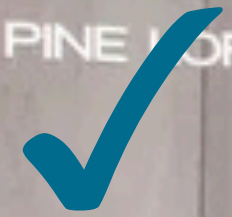
Housing Dynamics

- Student **housing demand in the area is shaped by multiple universities**, creating strong **need for quality housing options** near campus.
- Limited on-campus housing capacity drives students to seek off-campus alternatives.
- University growth and ongoing research initiatives continue to attract students, faculty, and professionals to the region.
- This sustained presence of higher education institutions supports long-term housing demand in surrounding neighborhoods.



Investor Note: Multiple Tier-1 universities anchor housing demand, ensuring consistent off-campus rental need and long-term occupancy stability

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Allocations are limited - act now to secure your spot

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