



VITA OPPORTUNITY FUND

PRODUCT TYPES

Senior Living



Assisted Living



Active Adult

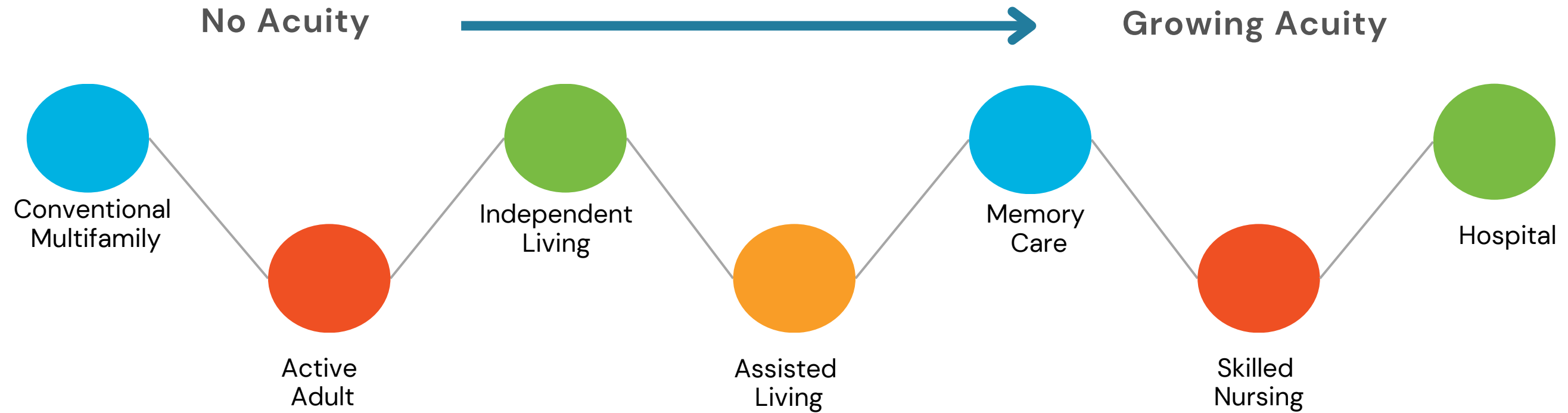
Industrial



Small Bay Industrial

SENIOR LIVING

Product Focus

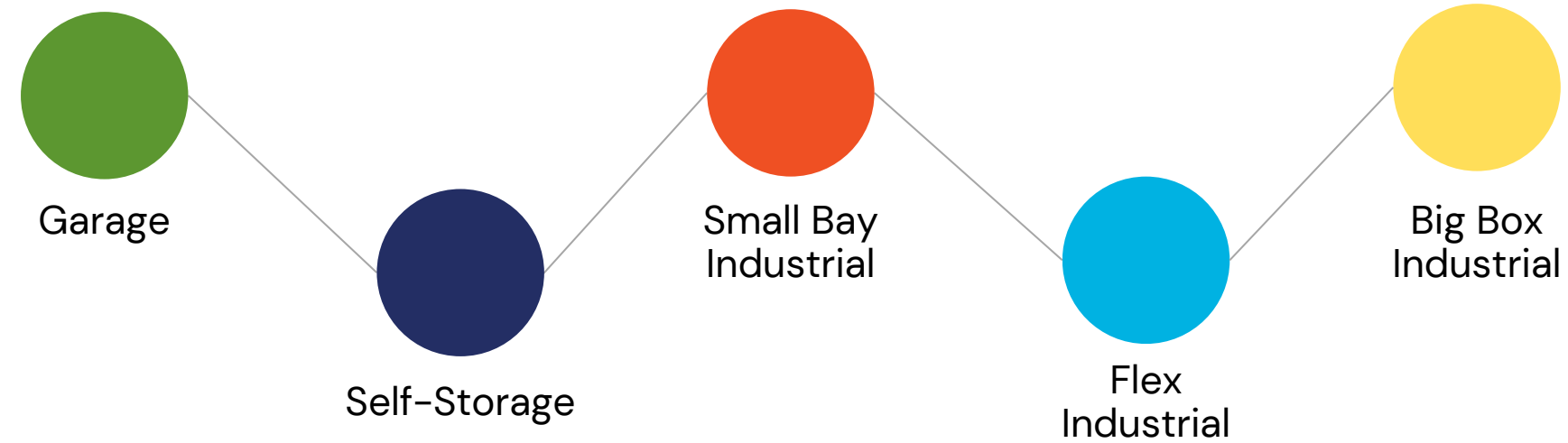


Our Focus

	Shelter/ Housing	Activities	Transport / Laundry	Meals	Acute Care	Chronic Care
Conventional Multifamily	✓					
Active Adult	✓	✓				
Independent Living	✓	✓	✓			
Assisted Living	✓	✓	✓	✓		
Skilled Nursing	✓	✓	✓	✓	✓	✓

INDUSTRIAL

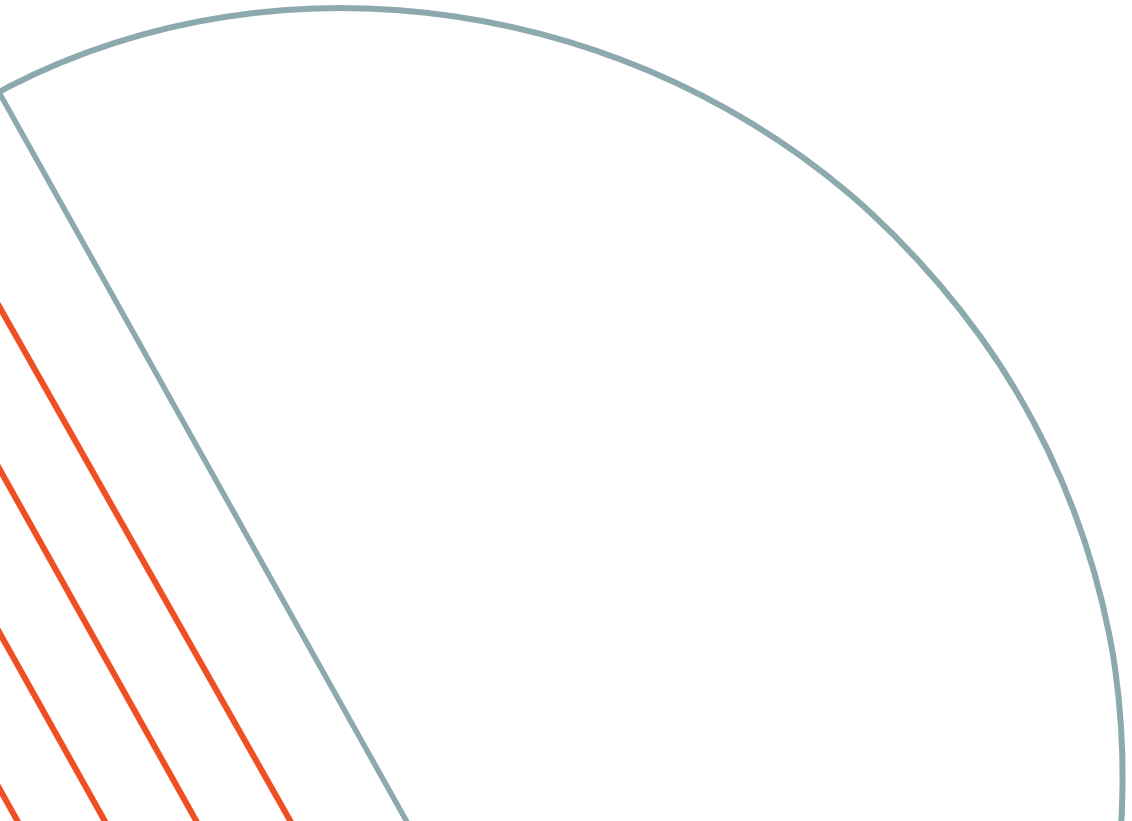
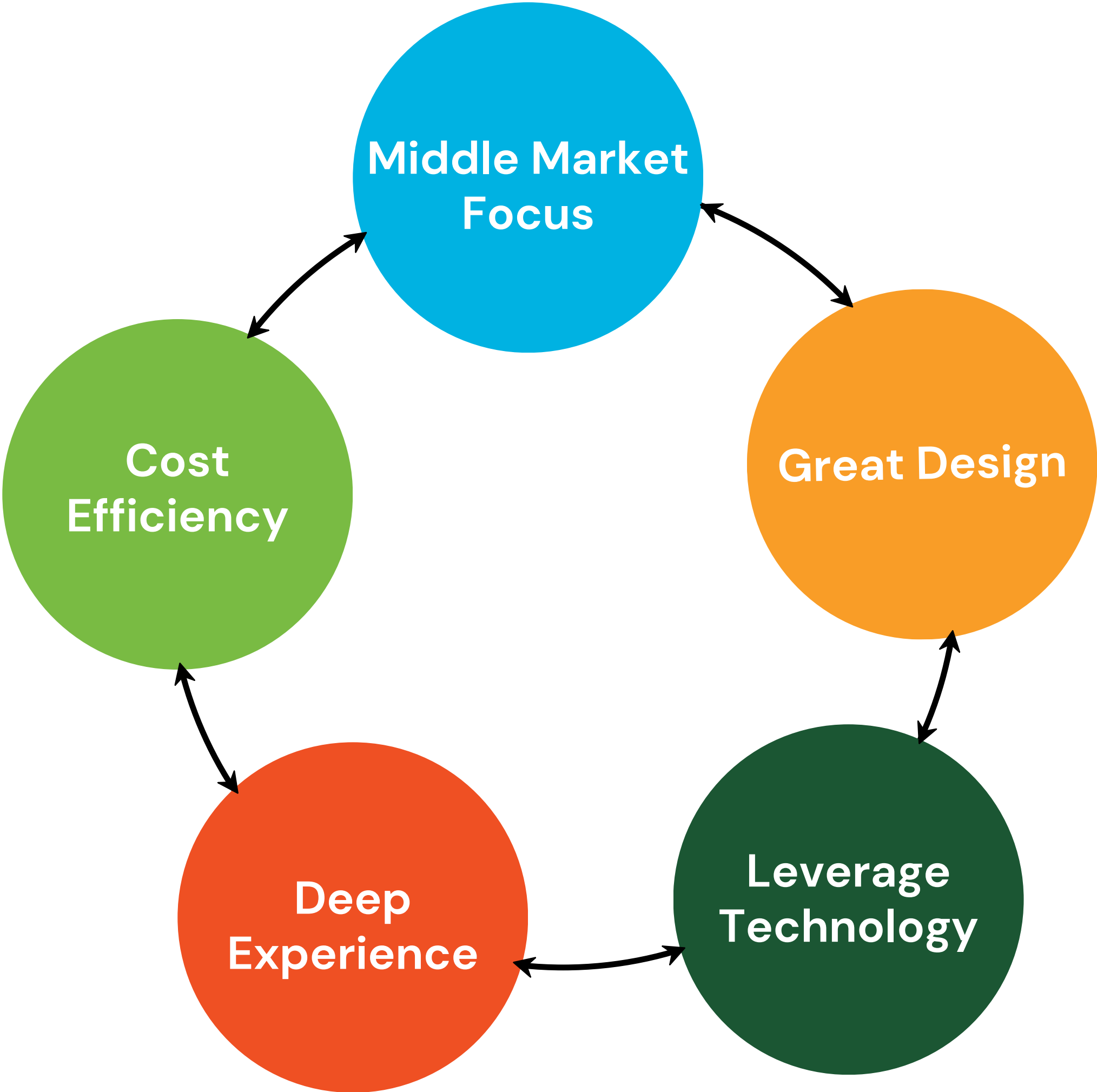
Product Focus



Our Focus {

	Storage	Security	Commercial Use	Short Term Leases	Divisible Space	Long Term Leases	Single Tenant
Garage	✓						
Self-Storage	✓	✓		✓			
Small Bay Industrial	✓	✓	✓	✓	✓		
Flex Industrial	✓	✓	✓			✓	
Big Box Industrial	✓	✓	✓			✓	✓

WHAT MAKES US DIFFERENT?



OUR FORMULA


Cost Efficiency + Great Design = Better Value





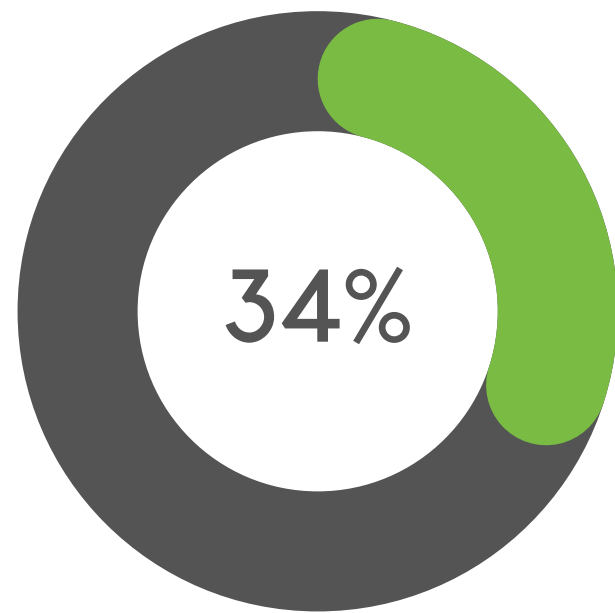
MIDDLE MARKET

“The **demand** for
affordable housing for seniors
is **coast-to-coast**
every city, every county, every
state...”

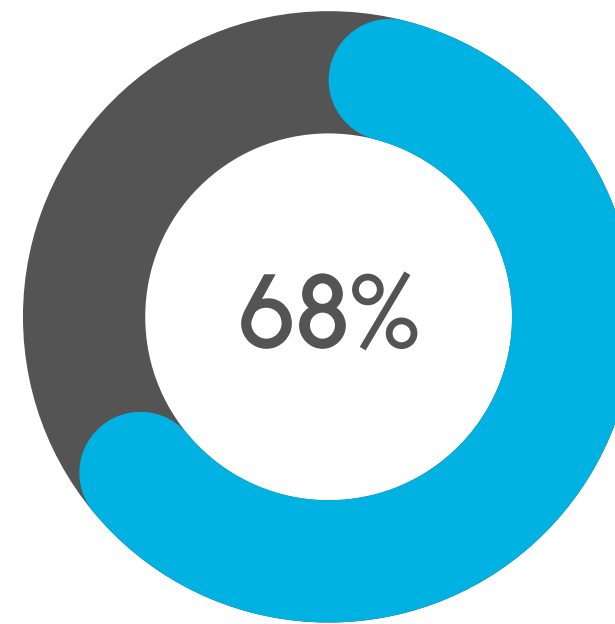


Source: Duell, Jennifer. (2020, April 17). Providing Affordable Housing for America's Seniors. Connect Media CRE.
<https://www.connectcre.com/stories/providing-affordable-housing-for-americas-seniors/>

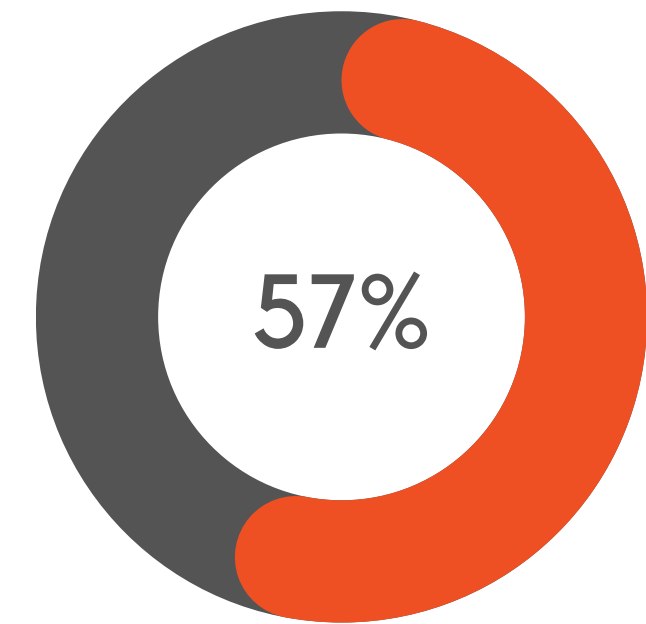
AGING AMERICAN HOUSEHOLDS



US Households aged 65+ by 2038



Increase in America's senior population by 2029



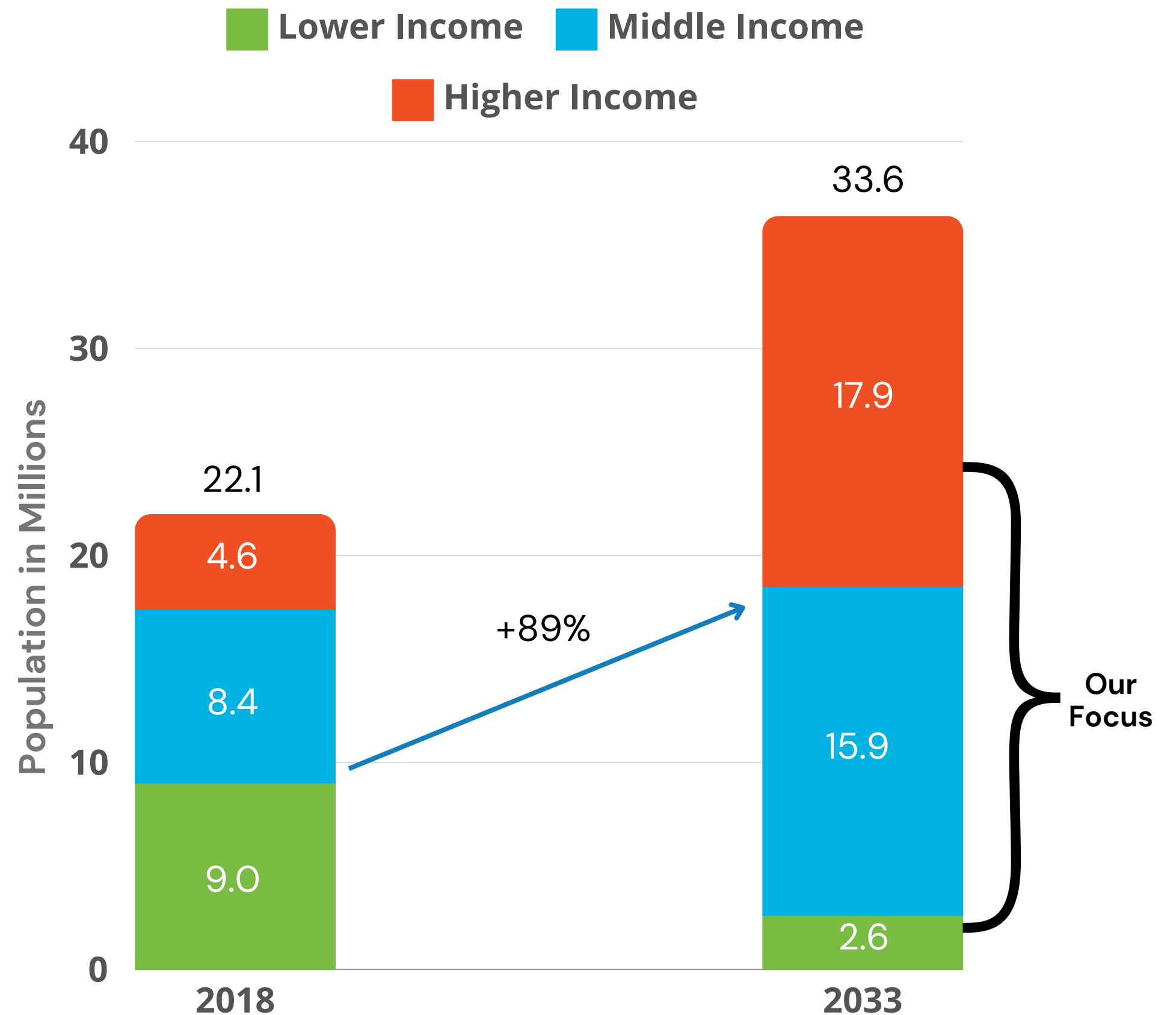
Age 80+ living alone, reaching 10.1 million by 2038

GROWTH IN THE MIDDLE MARKET

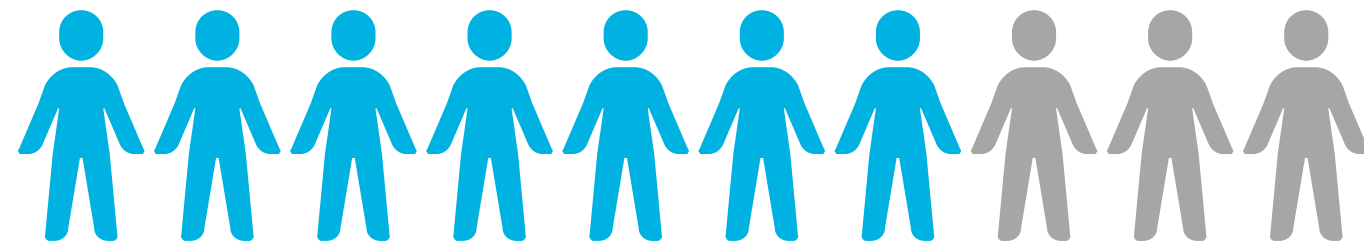
- The demand of the market is quickly outpacing the current supply
- Middle Market is expanding at an 89% rate

Middle Market

All Seniors 75+



NEED FOR BETTER SOLUTIONS



70%

of Seniors cannot afford the average assisted living cost

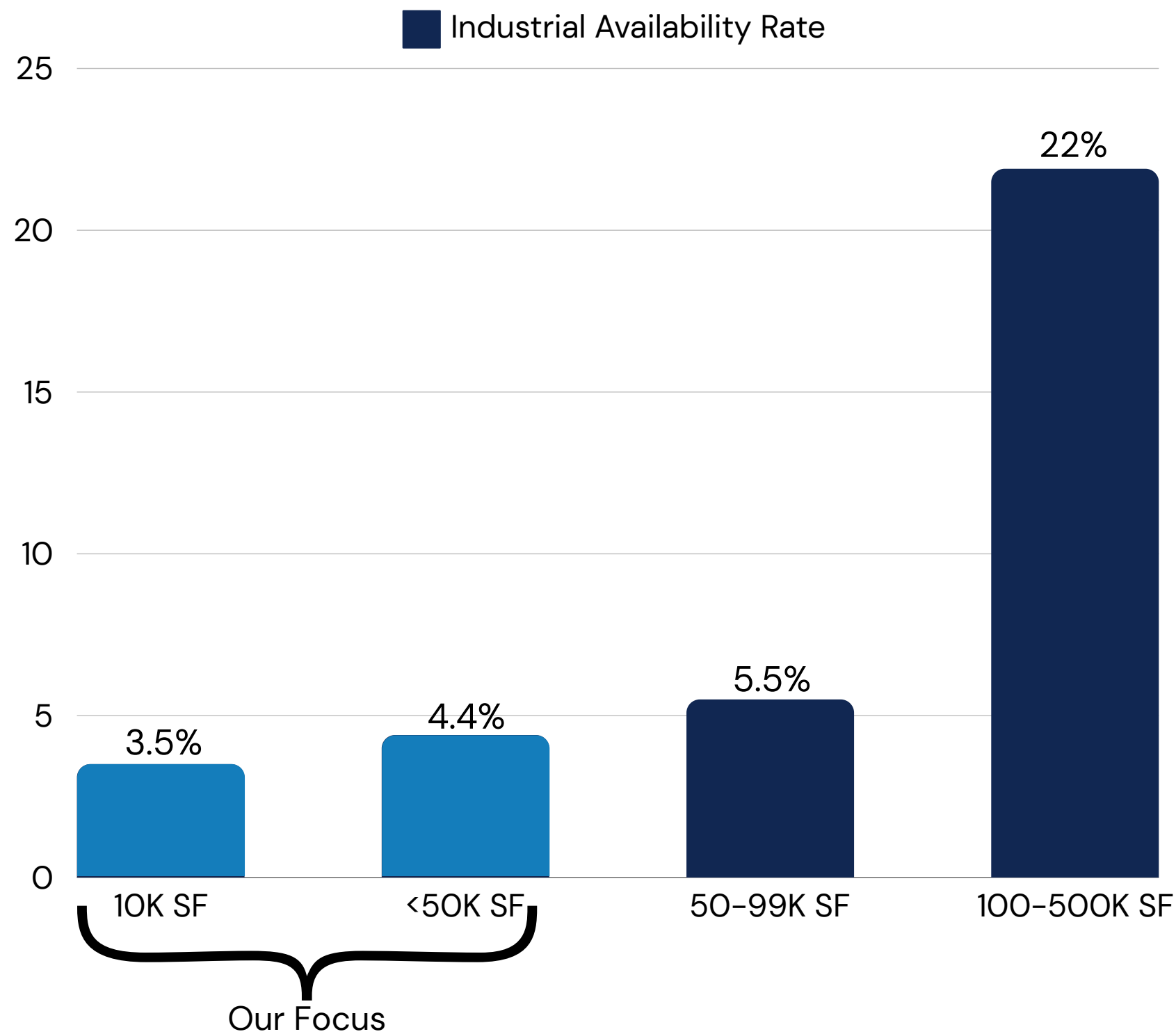


700,000

new units of housing needed for middle-income seniors by 2029

Equals need for 7,000 **new properties!**

SMALL BAY INDUSTRIAL

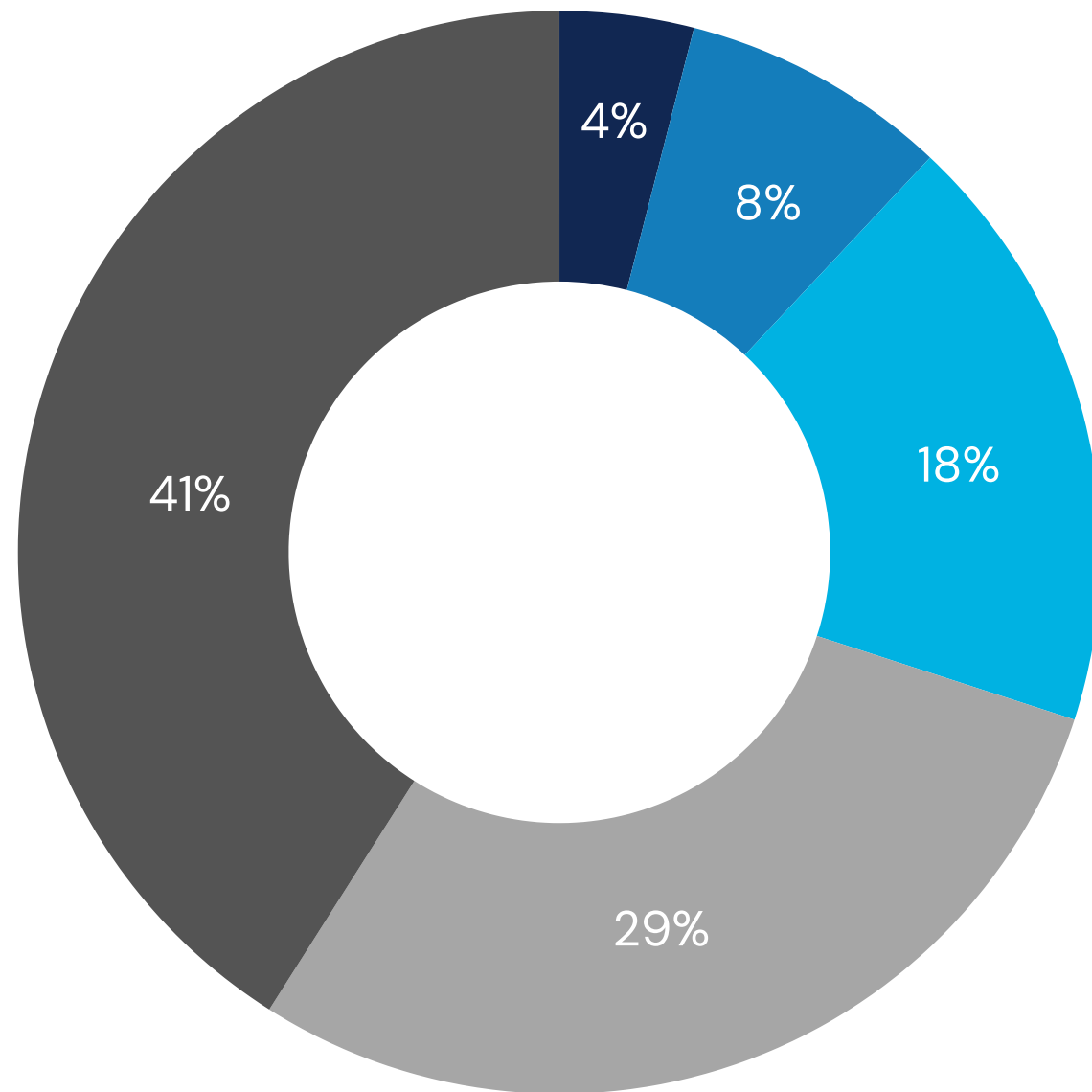


- Low current / coming supply paired with consistently high demand
- Availability rates significantly below national average
- Development pace has remained slow despite being just a fraction of total space
- Stable and resilient through last two recessionary periods:
 - Occupancy remained stable
 - Rent collections in top quartile relative to other property types

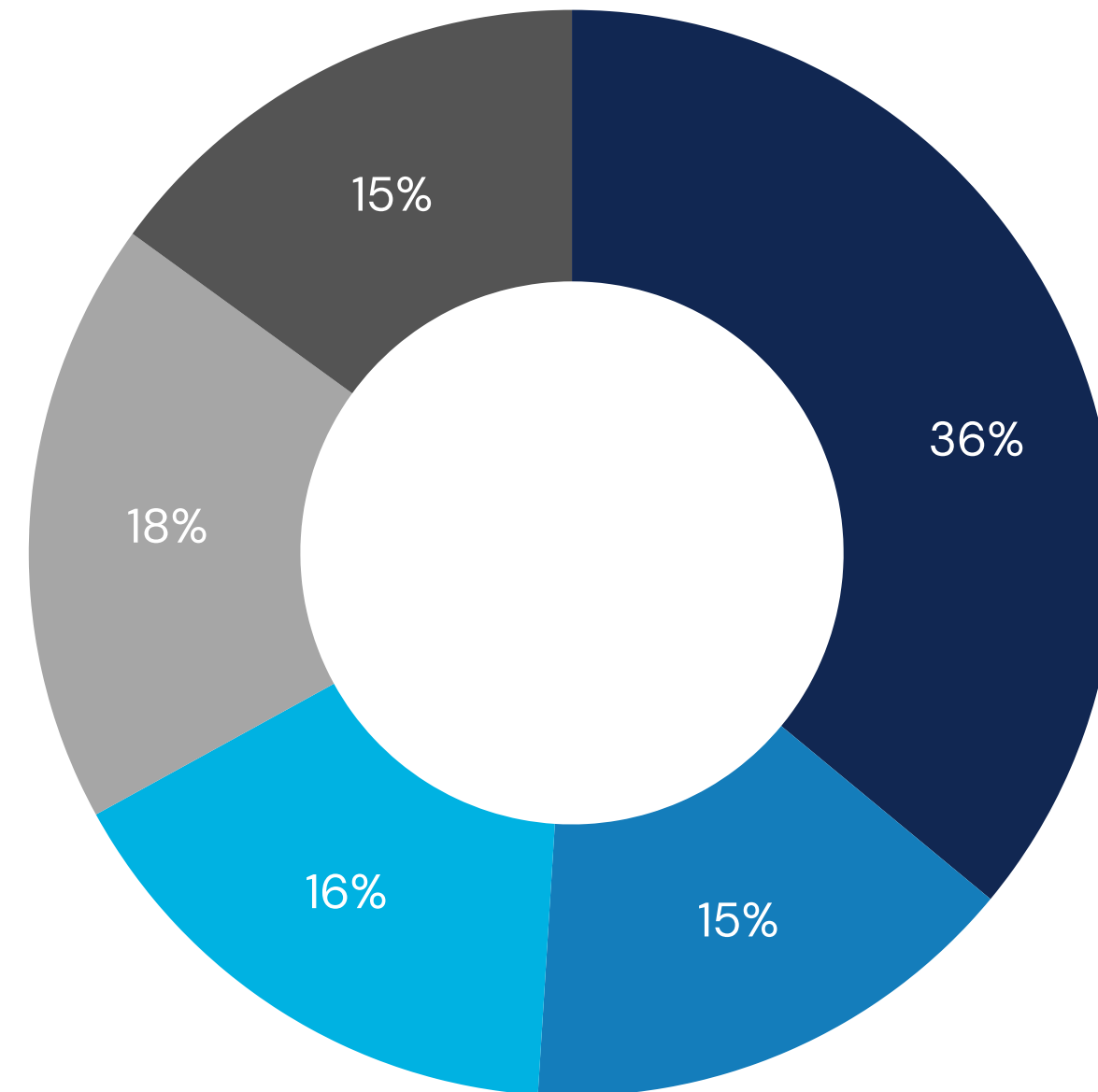
SMALL BAY INDUSTRIAL

Middle Market

% Under Construction



% Existing Inventory



KEY

500K+ SF

200K-499K SF

100K-199K SF

50K-99K SF

Under 50K SF

KEY DEMAND DRIVERS

- Logistics and Supply Chain Dynamics
- Re-emergence of Service-Based Industries
- Shift to Onshoring Activities and Domestic Manufacturing Investment
- Population Growth in Market
- Technology Advancements



GREAT DESIGN

“Design is not just what it
looks like and **feels** like.
Design is how it **works**.”

-Steve Jobs

Great Design



Great Design



Great Design





DEEP EXPERIENCE

Deep Experience

LEADERSHIP TEAM



Zeke Turner
Founder & CEO



Warren Byrd
VP of Development



Courtney Milbank
CLO



Kyle McDonald
CFO

THE PREVIOUS 24 MONTHS...



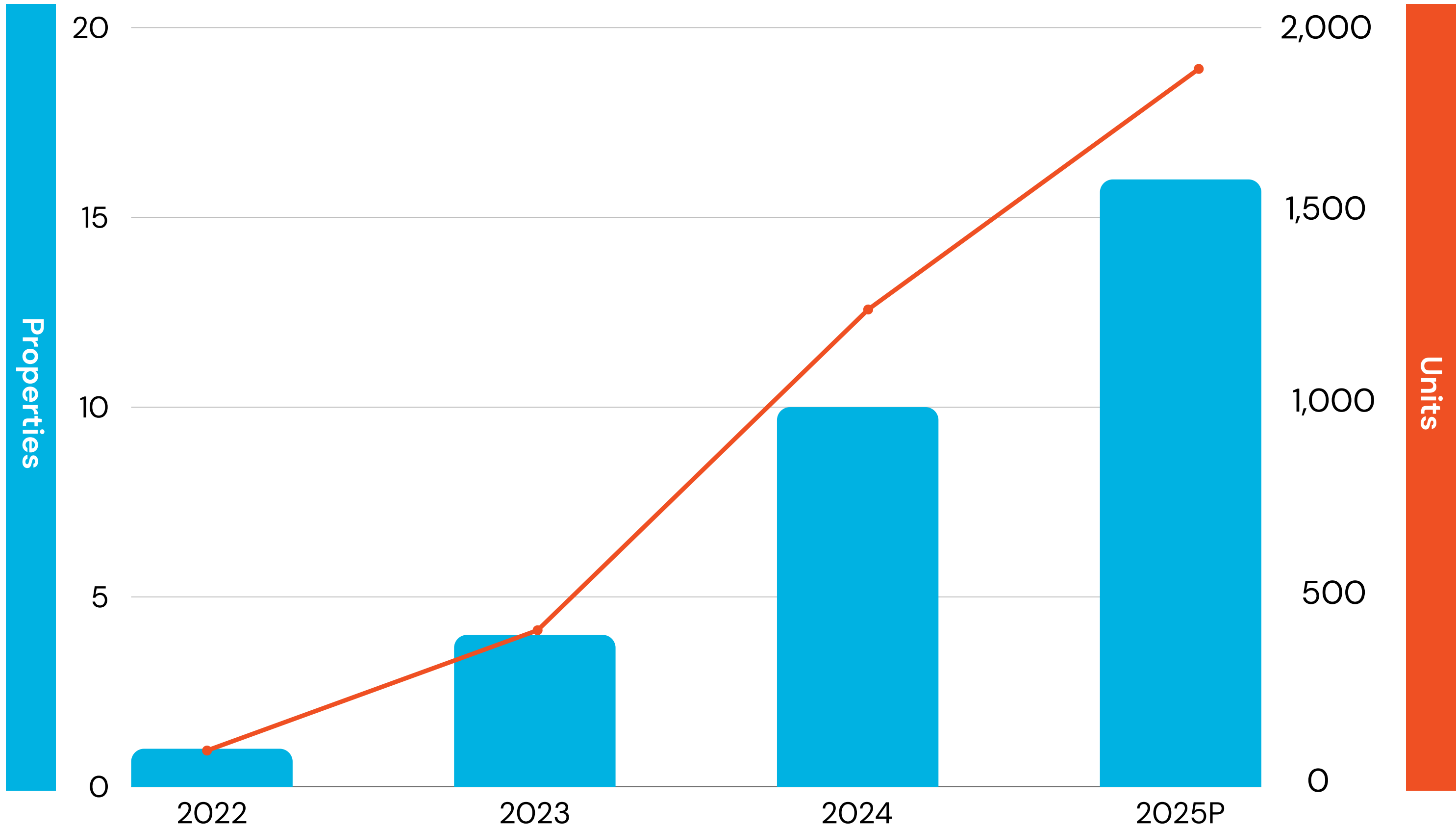
5 Ground-up Construction Builds
on time & on budget (<1% avg. variance)



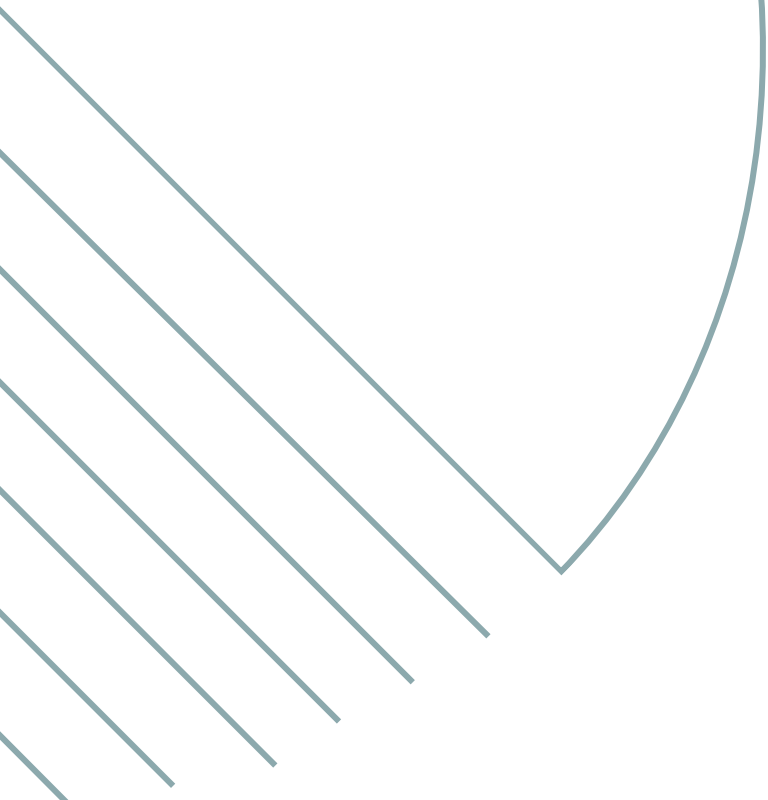
5 Acquisitions

VITA GROWTH

Deep Experience



CASE STUDY: NEW WHITELAND





INVESTMENT OPPORTUNITY

PREFERRED RETURN

10% Preferred Return

Returns accrue quarterly, with 50% paid out as accrued

Remainder is paid out as cash flow is created from projects

Expected total IRR of ~20%+

CAPITAL FLOWS

SENIOR LIVING

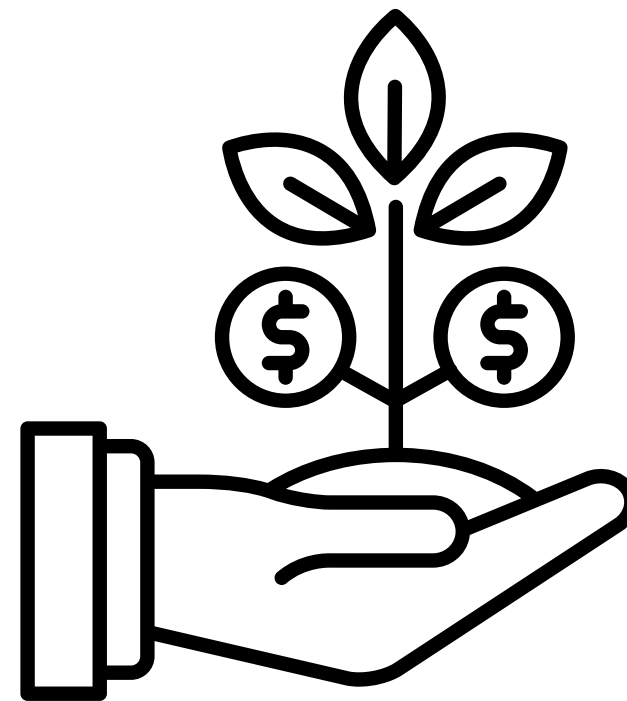
Invest alongside institutional investors

Exit in year 5-7

SMALL BAY FLEX INDUSTRIAL

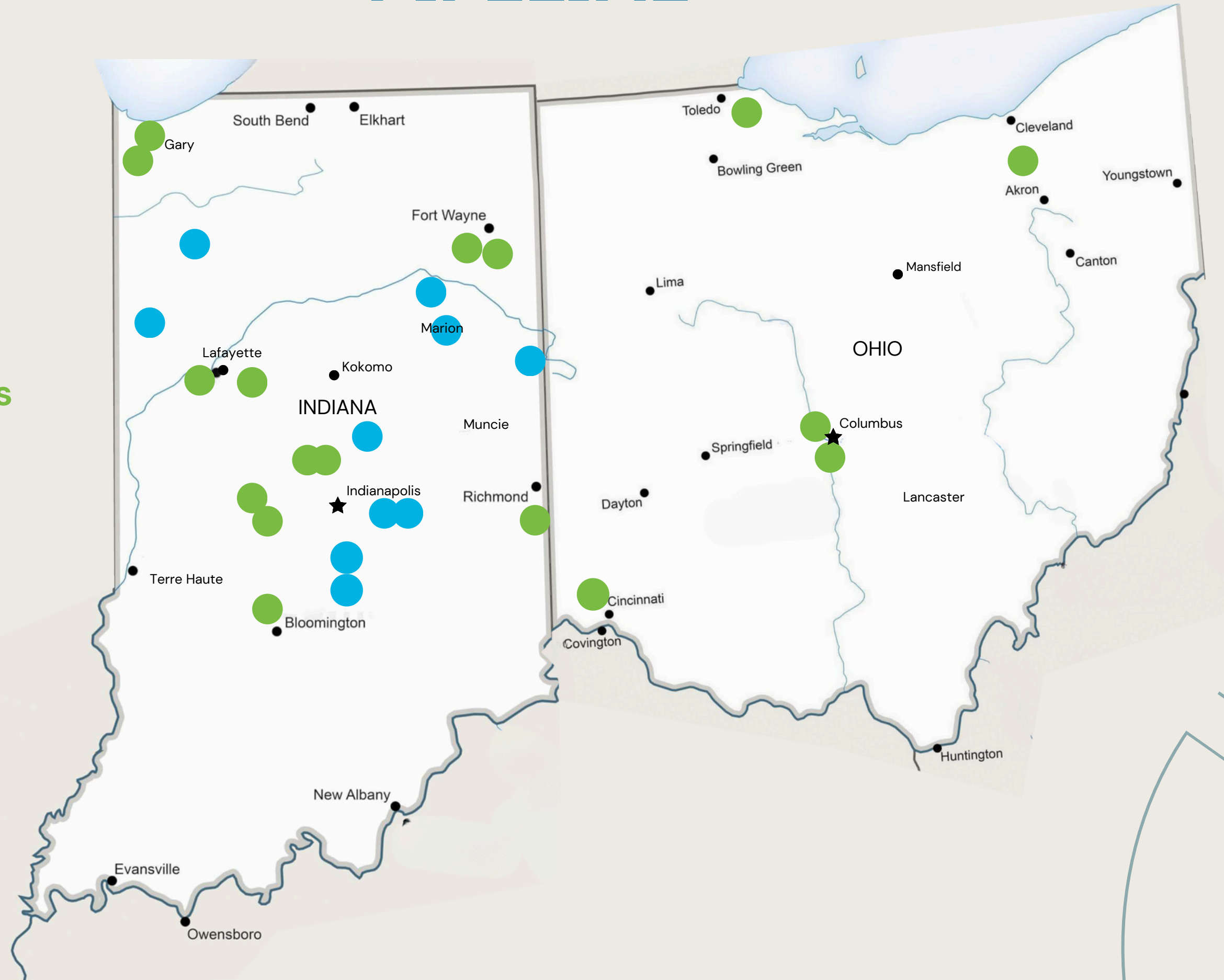
Direct investment of ~\$1M

Shorter hold period and ability to exit quickly, generating more capital for future projects



PIPELINE

- Existing Properties
- 2025–2026 Projects



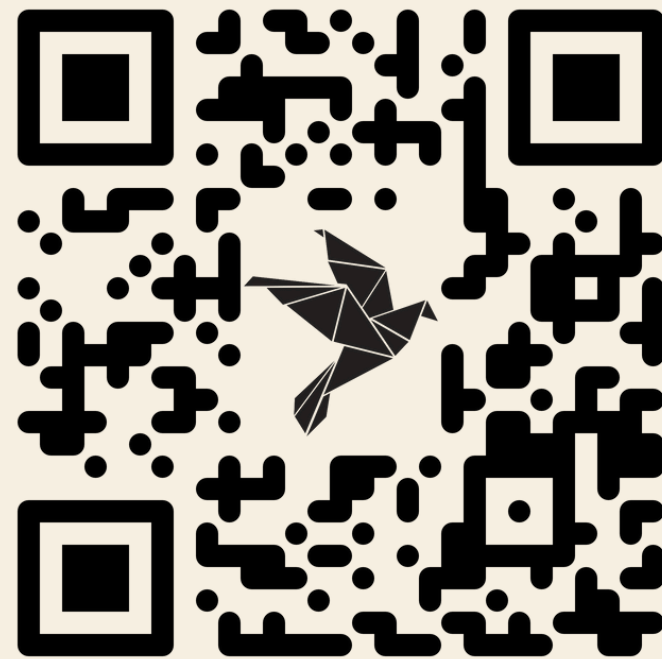
WATERFALL

FIRST: DISTRIBUTIONS FOR PREFERRED RETURN TO INVESTORS

SECOND: DISTRIBUTIONS TO SPONSOR UNTIL DISTRIBUTIONS BETWEEN PREFERRED PARTNERS AND SPONSOR ARE EQUAL

THIRD: 50/50 SPLIT BETWEEN PREFERRED AND SPONSOR

NEXT STEPS



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vitainvest.com and click **Questions**