



VERSITY INVESTMENTS INCOME FUND II, LLC

INVESTOR FACT SHEET

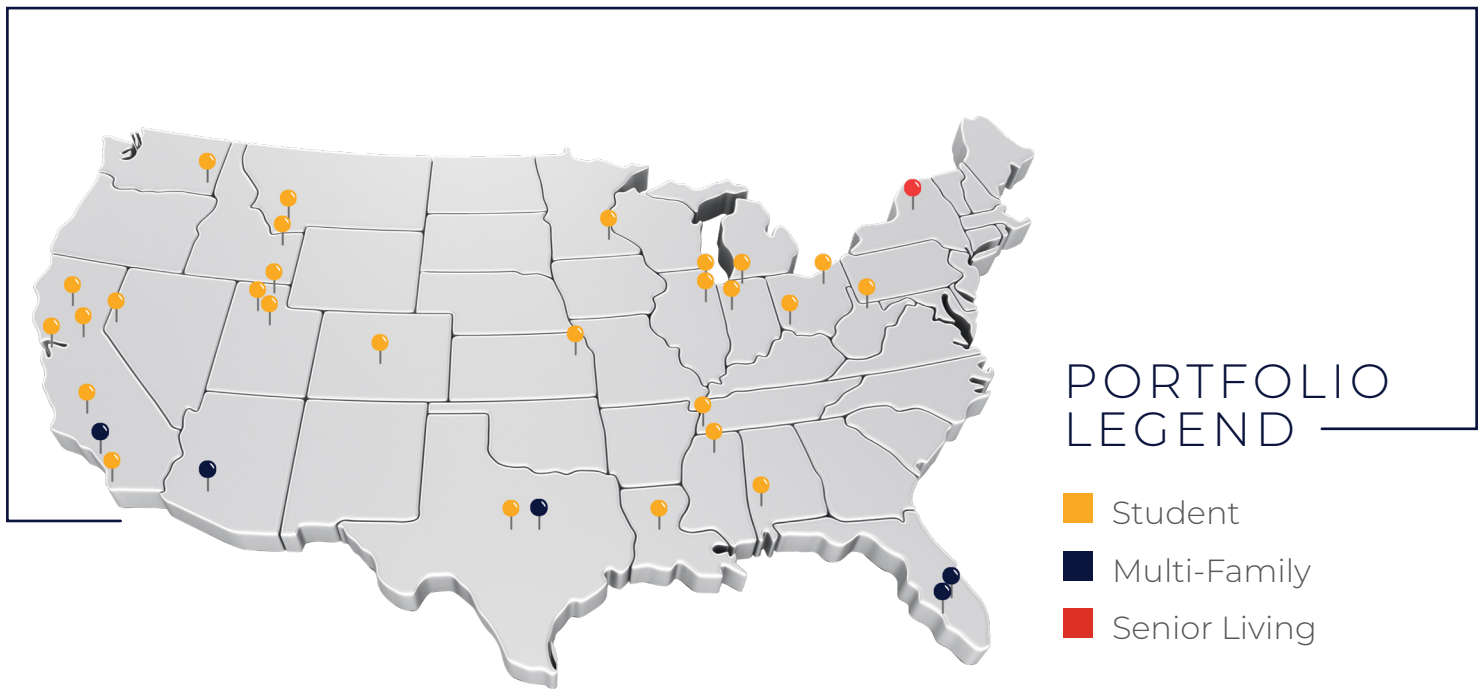
INVESTMENT STRATEGY

Versity Income Fund II has been established for the purpose of loaning to Versity, and Versity Invest, for the purpose of funding the purchase of properties, property due diligence and pre-development work for new projects.

Student housing remains a fragmented asset class in the early stages of institutional adoption. Larger institutional and cross-border investors continue to be attracted to the category due to its favorable supply/demand characteristics as well as the sector's historical stability and resiliency of cash flows. The national average cap rate for student housing in 2022 is 5.4% compared to that of 4.5% for conventional multi-family. Versity expects cap rates to continue to compress as the category matures and the spread between conventional multi-family and student cap rates narrows with growing institutional and cross-border demand.

Sponsor	Versity Investments, LLC
Structure	LLC
Offering Size	Up to \$15 million
Minimum Investment	\$25,000 (may be waived)
Term	24-Months
Distributions	Monthly*
Sources of Repayment	Syndication revenue Disposition revenue REIT revenue
Tax Reporting	K-1
Investor Suitability	Accredited investors only, as defined in Rule 501(a) of Regulation D as adopted by the SEC
Dealer-Manager	Emerson Equity

* Distributions are declared at the discretion of the board of directors and are not guaranteed.



ABOUT THE SPONSOR

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PROPERTIES

1.5BN
ASSETS UNDER MANAGEMENT

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FULL CYCLE PROJECTS

Offering Disclosure: The contents of this communication: (i) do not constitute an offer of securities or a solicitation of an offer to buy securities, (ii) offers can be made only by the confidential Private Placement Memorandum (the "PPM") which is available upon request, (iii) do not and cannot replace the PPM and is qualified in its entirety by the PPM, and (iv) may not be relied upon in making an investment decision related to any investment offering by an issuer, or any affiliate, or partner thereof ("Issuer"). All potential investors must read the PPM and no person may invest without acknowledging receipt and complete review of the PPM. With respect to any "targeted" goals and performance levels outlined herein, these do not constitute a promise of performance, nor is there any assurance that the investment objectives of any program will be attained. All investments carry the risk of loss of some or all of the principal invested. These "targeted" factors are based upon reasonable assumptions more fully outlined in the Offering Documents/ PPM for the respective offering. Consult the PPM for investment conditions, risk factors, minimum requirements, fees and expenses and other pertinent information with respect to any investment. These investment opportunities have not been registered under the Securities Act of 1933 and are being offered pursuant to an exemption therefrom and from applicable state securities laws. All offerings are intended only for accredited investors unless otherwise specified. Past performance are no guarantee of future results. All information is subject to change. You should always consult a tax professional prior to investing. Investment offerings and investment decisions may only be made on the basis of a confidential private placement memorandum issued by Issuer, or one of its partner/issuers. Issuer does not warrant the accuracy or completeness of the information contained herein. Thank you for your cooperation.

Securities offered through Emerson Equity LLC Member: FINRA/SIPC. Only available in states where Emerson Equity LLC is registered. Emerson Equity LLC is not affiliated with any other entities identified in this communication.

1031 Risk Disclosure: ·There is no guarantee that any strategy will be successful or achieve investment objectives; ·Potential for property value loss – All real estate investments have the potential to lose value during the life of the investments; ·Change of tax status – The income stream and depreciation schedule for any investment property may affect the property owner's income bracket and/or tax status. An unfavorable tax ruling may cancel deferral of capital gains and result in immediate tax liabilities; ·Potential for foreclosure – All financed real estate investments have potential for foreclosure;

·Illiquidity – Because 1031 exchanges are commonly offered through private placement offerings and are illiquid securities. There is no secondary market for these investments. ·Reduction or Elimination of Monthly Cash Flow Distributions – Like any investment in real estate, if a property unexpectedly loses tenants or sustains substantial damage, there is potential for suspension of cash flow distributions; ·Impact of fees/expenses – Costs associated with the transaction may impact investors' returns and may outweigh the tax benefits



For more information and to obtain a private placement memorandum, contact Versity Invest:
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