

# WHY STUDENT HOUSING?

## FOR YOUR NEXT REAL ESTATE INVESTMENT –

- Professionally managed, institutional quality properties – with monthly income potential
- Properties adjacent to major universities – with historically consistently increasing enrollment
- Properties that are selected based on factors we believe will aid in retaining value – **LOCATION, LOCATION, LOCATION**
- Properties that have appealed to professional real estate investors – seeking replacement properties in 1031 exchange transactions

## NB's Unique Approach

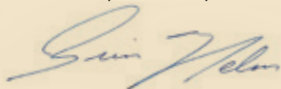
Our goal is to find tangible, brick-and-mortar properties with high occupancy and stable track records that potentially offer investors:

- Monthly income • Tax efficiency • Diversification
- Consistency • Appreciation

## How is that accomplished?

Our strategy is to pursue income-producing student housing properties we believe to be well-positioned and in high demand in correlation with the historical stability of a university as an economic anchor. Our properties are available with a minimum cash investment of \$25,000. Ask us about your next **1031 EXCHANGE!**

We hope to see you soon!



Brian Nelson, MBA Co-Founder



*Specializing in low-minimum, income targeting investments*

16B Journey, Suite 200 | Aliso Viejo, CA 92656

[www.Nelson-Brothers.com](http://www.Nelson-Brothers.com)

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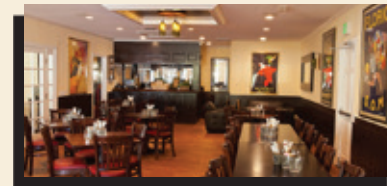
**PAID**

Anaheim CA  
Permit No 134

**Complimentary Lunch. Hurry, space is limited.**

**RSVP TODAY! 1.800.580.1031**

*Please join us for a gourmet lunch.*

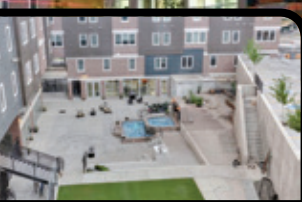


**Le Cafe Stella** Santa Barbara • Wednesday, February 22<sup>nd</sup> • 11:30 a.m.

# PROPERTIES PREVIOUSLY ACQUIRED WITH CASH AND 1031 EXCHANGE



## 900 FACTORY



STUDENT HOUSING NEAR

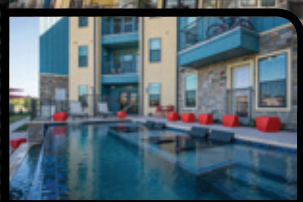


UtahStateUniversity

- Newly Built, 2013
- 100% leased 2016-17
- Adjacent to Campus
- Current Cash-on-Cash Return: 7%



## VUE ON MACGREGOR

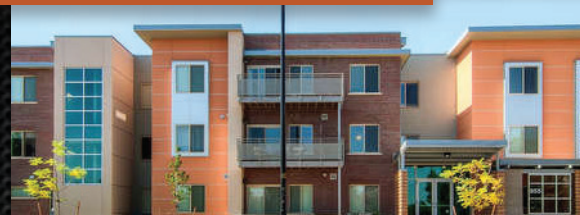


STUDENT HOUSING NEAR



UNIVERSITY OF HOUSTON

- Newly Built 2014
- 100% Leased 2016-17
- 3 Blocks from campus
- Current Cash-on-cash Return: 6.5%



## THE PLAZA ON BROADWAY



STUDENT HOUSING NEAR



University of Colorado

- Newly Opened – 480 beds
- Nelson Brothers Development
- 96% Current Occupancy
- 2 blocks from fast-growing USU
- State-of-the-art amenities



*The information is accurate as of January 2017*

- » PROFESSIONALLY MANAGED REAL ESTATE
- » FOUNDED IN 2007
- » MANAGES OVER \$400M IN REAL ESTATE
- » CA-BASED, FAMILY COMPANY, 110 EMPLOYEES



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