

Starwood Real Estate Income Trust

Mid-Atlantic Housing Portfolio II

Various, U.S.

Snapshot

Acquisition Date

Ownership %

Properties

Units

APR 2022

100%

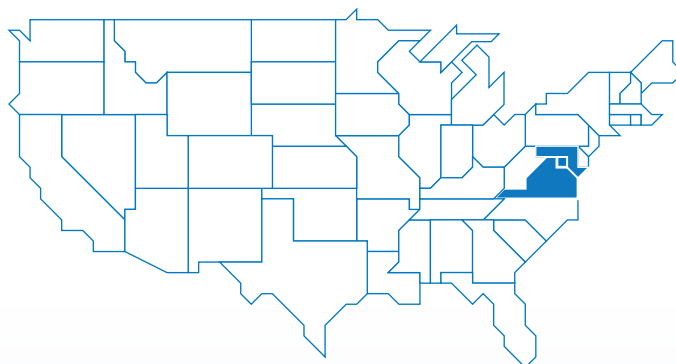
8

1,449



Investment Highlights

- 8 stabilized, affordable housing garden-style apartment communities located in DC metro, Maryland, and Virginia.
- This Portfolio is very similar to SREIT's existing affordable housing investments in terms of product type, quality, and geographic overlap.
- We believe there is attractive risk/reward given (a) the scale, quality, and in-place cash flow; (b) the growing markets where Starwood already has a significant presence; and (c) ample downside protection provided by stabilized affordable properties with comparable market-rate properties leasing significantly higher than the Portfolio's in-place rents.



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