

Starwood Real Estate Income Trust

Southeast Affordable Housing Portfolio II

Various, U.S.

Snapshot

Acquisition Date

Ownership %

Properties

Units

MAY 2021

100%

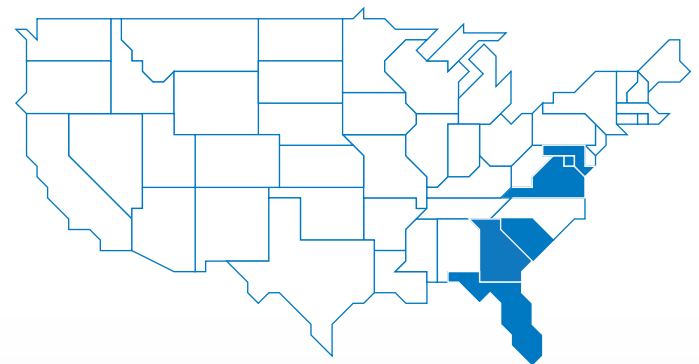
9

1,642



Investment Highlights

- 9 stabilized, affordable housing garden-style apartment communities located in DC Metro, Maryland, Virginia, South Carolina, Georgia, and Florida.
- This Portfolio is 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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