

Starwood Real Estate Income Trust

Southeast Affordable Housing Portfolio

Various, U.S.

Snapshot

Acquisition Date

Ownership %

Properties

Units

FEB 2020

100%

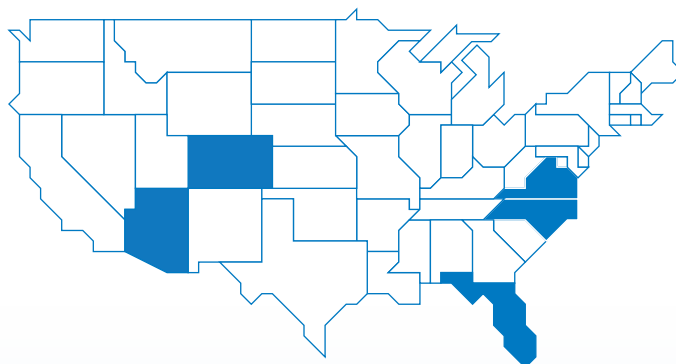
22

4,384



Investment Highlights

- 22 stabilized affordable housing garden-style apartment communities consisting of 4,384 units located in Florida, North Carolina, Virginia, Arizona, and Colorado.
- Attractive risk/reward given that it is (a) a unique Low Income Housing Tax Credit (LIHTC) portfolio with regard to scale and quality; (b) in growing markets where Starwood already has a significant presence; (c) with ample downside protection provided by stabilized affordable properties with strong in-place cash flow; and (d) meaningful upside potential driven by future rent growth.



This sales and advertising literature does not constitute an offer to sell nor a solicitation of an offer to buy or sell securities. An offering is made only by the prospectus. **This material must be read in conjunction with the Starwood Real Estate Income Trust, Inc. prospectus in order to fully understand all of the implications and risks of the offering of securities to which the prospectus relates. A copy of the prospectus must be made available to you in connection with any offering.** No offering is made except by a prospectus filed with the Department of Law of the State of New York. Neither the Securities and Exchange Commission nor any other regulatory body has approved or disapproved of our securities or determined if our prospectus is truthful or complete. Neither the Attorney General of the State of New York nor the Securities Division of the Office of the Maryland Attorney General has passed on or endorsed the merits of this offering. Any representation to the contrary is a criminal offense.