

Starwood Real Estate Income Trust

Summit Multifamily Portfolio

Various, U.S.

Snapshot

Acquisition Date

Ownership %

Properties

Square Feet

MAY 2022

100%

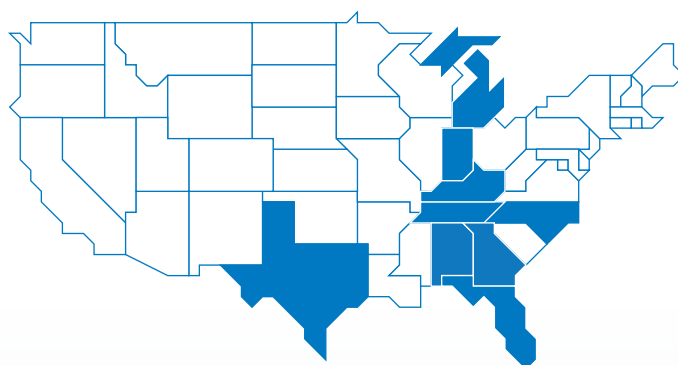
34

8,812



Investment Highlights

- 34-property Portfolio totaling 8,812 units across 15 markets and 9 states in the Sunbelt (88%) and Midwest (12%), with 90% in suburban locations.
- The Portfolio is comprised of high-quality, fully amenitized assets with an average vintage of 2011. 14% of units were built 2020 or later, and only 1 property was built before 2000.
- The Portfolio offers good value and affordability with a rent to income ratio of 22%, almost 20% below the national average, and median household income that is 4.6x higher than average in-place rents.
- Summit markets present an attractive value proposition, with low costs of living and favorable tax environments.
- Approximated 60% of the Portfolio is located in Sun Belt states with no income tax.



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.