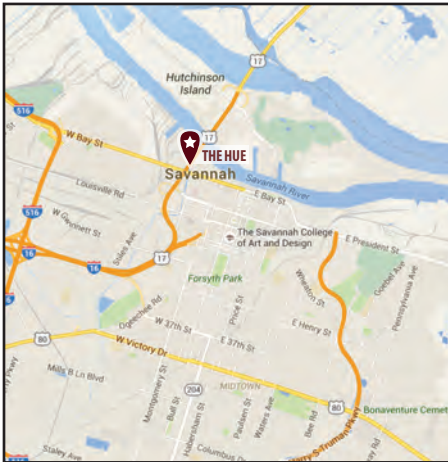


THE HUE

SAVANNAH, GEORGIA



RETURNS

THE RETURNS BELOW ASSUME
1) a refinance and partial return of capital after three years and 2) a sale at \$114,600/bed after 5 years

- The average annual cash yield is projected to be in excess of 9.0%
- An initial investment of \$100,000 is projected to generate a total return of \$170,500
- 55%+ of the return on investment is projected to be derived from cash flow

Legacy Capital Partners (Legacy) has created LAC The Hue LLC (Company) to provide accredited investors the opportunity to invest in The Hue, a 446-bed purpose-built student housing complex in Savannah, GA serving the Savannah College of Art and Design (SCAD). The Hue was built in 2014 and represents an opportunity to invest in a well-located and stabilized student housing property that will provide stable in-place cash flow and value appreciation through increased rental rates tied to operational improvements and minor renovations.

Legacy entered into a joint venture with Cocke Finkelstein, Inc. (CFI), (www.cockefinkelstein.com) to acquire The Hue on December 18, 2015. This represents the fifth joint venture between Legacy and CFI. The purchase price was \$42,075,000 and the total cost, including a \$533,071 renovation budget, contingencies and closing costs, was \$44,200,000. This represents a purchase price of \$94,300/bed and a total cost of \$99,100/bed which compares favorably to the cost of new construction. The acquisition and renovation budget was capitalized with a mortgage loan in the amount of \$31,100,000 and \$13,100,000 of equity. Legacy invested \$8,000,000 and CFI invested \$5,100,000. Campus First, a CFI affiliate, will be the property manager.

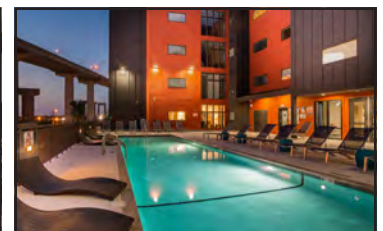
SCAD is a private, nonprofit accredited university whose main campus is located in various buildings scattered throughout Savannah's historic downtown (remote locations include Atlanta and Hong Kong). Enrollment in Savannah is 10,000 students and has been increasing. SCAD provides approximately 4,000 beds. This positive supply/demand imbalance bodes well for sustained demand at the property.

The investment strategy is to aggressively manage the asset to increase rents while maintaining near full occupancy. The property opened for the 2014/2015 school year and has been 100% occupied. Lease-up for the 2016/2017 school year is currently underway and rents are projected to increase \$85/bed/month and \$45/bed/month for the 2017/2018 school year. A 3.0% annual increase is expected thereafter. Even after the underwritten rental rate increases, The Hue will continue to compare favorably with SCAD provided housing and the limited purpose built student housing options in the market.

The Company is offering 61 Membership Units for an aggregate purchase price of \$3,060,000, or \$50,000 per Membership Unit. The minimum investment is two (2) Membership Units for an aggregate purchase price of \$100,000. The Manager may, in its sole discretion, accept investments for less than two (2) Membership Units.

Investors will receive an 8% preferred return on their invested capital paid from net cash flow, refinance proceeds or sale proceeds. After the preferred return is paid current, investors will receive 80% of excess net cash flow. Once the preferred return is paid current and 100% of the investors' capital has been returned, the investors' will receive 80% of excess refinance and/or sale proceeds.

To request a Confidential Private Placement Memorandum please contact us at legacy@LCP1.com or 216-381-2303.



HIGHLIGHTS

- Positive supply/ demand imbalance in the market
- Highest value proposition purpose-built student rental in the market
- In-place rents trail inferior university provided housing alternative
- New construction, fully leased and stabilized
- Well located within the historic downtown district and superior location to most on-campus and off-campus housing alternatives
- Unique school with relevant course work and growing enrollment
- Experienced sponsor and student housing management company