

# SHARED HOUSING SOLUTIONS, LLC

## TERM SHEET



588 BELL STREET, UNIT 504S  
SEATTLE, WA 98121

Our Business. Shared Housing Solutions, LLC (the "Company"), a Washington limited liability company, was formed to allow Accredited Investors the opportunity to diversify in the new opportunity of shared and recovery housing. The company is well-positioned to acquire and lease assets in the single-house sector to Kate's House Foundation (i.e., the "Foundation"), an affiliated non-profit company, to provide group housing for men and women with justice issues, veterans, people in recovery, foster kids, mothers, students, individuals aging in place, and people in drug court – many of whom have experienced homelessness. The Company plans to focus on the markets of Pasco and Pinellas Counties in Florida with the proceeds from this Offering. Kate's House Foundation is an affiliated 501(c)(3) non-profit organization that currently contracts with various government and non-profit organizations and entities – currently in Washington with plans to expand to Florida and other states – to provide Shared Housing to various subsets of disadvantaged individuals experiencing housing insecurity who need stability for the next step of their life.



### INVESTMENT OBJECTIVE

Our overriding investment strategy is to provide above-market risk adjusted cash flow and appreciation insulated from market volatility, recession and inflation.



### AMOUNT OF OFFERING

Min – \$100,000  
Max – \$1,000,000



### USE OF PROCEEDS

Acquire properties in Pasco and Pinellas Counties, FL and WA for conversion into Shared Housing for operation and eventual sale.

### Securities Offered

Class A Membership Interests

### Target Raise

Min: \$100,000  
Max: \$1 Million

### Price

\$1,000/Unit

### Minimum Subscription

\$50,000/50Units

### INVESTMENT HIGHLIGHTS

- High Demand Group Living Segment
- Reliable Government Payor
- High Profit Multi-Tenant Model
- Recession-Resistant
- Inflation-Insulated
- Diversification
- Asset-Backed

# 8.0%

## Preferred Return

# 60%

of Net Cash Flow from operations received by Class A Members after payment of Preferred Returns

# 60%

of Net Cash Flow from a sale in liquidation of all assets received by Class A Members after payment of accrued but unpaid Preferred Returns and return of capital



### INSULATED AND SECURE

Our private alternative investments insulate your cash flow and appreciation from inflation, market volatility and recession – all backed by a tangible asset.



### SAVE TIME

With our established infrastructure and processes, our experienced team does all the legwork while investors reap the benefits.



### LEVERAGE

Our private investment fund allows like-minded investors to pool their resources to profit from a high performing investment class without shelling out millions through direct investing.



### EXPERIENCE

Our Principals, Frank and Sherri Candelario, Ph.D., have extensive experience in the Shared Housing and group living assets segments.

## WHY SHARED HOUSING SOLUTIONS, LLC?

This one-sheet is for informational purposes and to gauge potential investor interest. This summary is not intended to be a general solicitation or a securities offering of any kind. Prior to making any decision to contribute capital, all investors must review and execute all private offering documents, including the Company's Private Placement Memorandum. The information contained herein is from sources believed to be reliable, however, no representation by Shared Housing Solutions, LLC, either expressed or implied, is made as to the accuracy of any information in this document and all investors should conduct their own research to determine the accuracy of any statements made. **FOR ADDITIONAL INFORMATION OR TO REQUEST A COPY OF THE OFFERING DOCUMENTS, PLEASE CALL 206.743.5649 OR EMAIL US AT INFO@SHAREDHOUSINGSOLUTIONS.COM.**