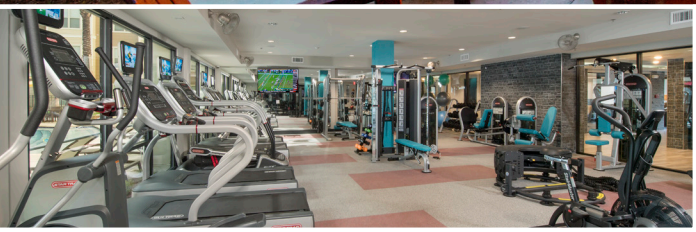
STRATEGIC STUDENT & SENIOR HOUSING TRUST, INC.

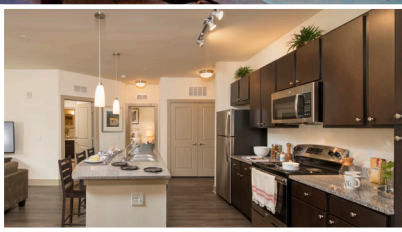
FLORIDA STATE UNIVERSITY STUDENT HOUSING

ACQUIRED SEP. 28, 2017 **PURCHASE PRICE** $47,500,000









The Property

Strategic Student & Senior Housing Trust, Inc. acquired a 100% leased (at acquisition), Class "A," amenities-rich, purpose-built student housing property located at 700 W. Virgina Street in Tallahassee, Florida known as The Domain At Tallahassee. Located one block from the Florida State University (FSU) campus, the 125-unit / 434-bed student housing community sits on 3.71 acres and features a modern, suburban wrap design. The units are fully furnished including beds, desks, chairs, tables, televisions, energy-efficient appliances, interior washer/dryer, and condominium finishes.

All floor plans are 1 bed/1 bath parity offering enhanced privacy. Community amenities include a 24-hour fitness facility, computer center, private study rooms, resort-style pool, tanning booth, Wi-Fi hotspots, resident lounge and coffee bar, and secured access. The property contains fiber optic cable with one gigabit of bandwidth capacity, offering students the benefit of high-speed and reliable internet connectivity and the ability to stay connected to multiple devices to support their academic and entertainment needs.

The University

FSU is a Division I school with a Fall 2017 total enrollment of 41,900 students including 32,812 undergrads. The school offers programs in 17 colleges with more than 340 undergraduate, graduate, and professional degrees covering a broad array of disciplines. FSU is a member of the Atlantic Coast Conference (ACC) and receives national exposure through its Division I athletic programs. FSU athletics have won 17 team national championships and over 100 team conference championships. The school is ranked #81 on the 2018 U.S. News and World Report Best College Rankings and #33 among top public universities. FSU has experienced annual enrollment growth of approximately 0.8% from 2009 to 2017. Enrollment projections, provided by Axiometrics, assume an average 1.4% annual enrollment growth rate from 2018 to 2021, adding about 2,000 students. The 2017/2018 tuition rate for in-state students is only $3,258 per semester, and the 2016 acceptance rate was 58%, leading to high demand for continued enrollment. According to U.S. News and World Report, 93% of freshmen stay on for a second year, making FSU one of the best universities in the country when it comes to freshman retention rates.

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This is neither an offer to sell nor a solicitation of an offer to buy the securities described herein. Only the prospectus makes such an offer. This literature must be read in conjunction with the prospectus in order to fully understand all of the implications and risks of the offering of securities to which it relates. Please read the prospectus in its entirety, including all supplements thereto, before investing for complete information and to learn more about the risks associated with this offering. Strategic Student & Senior Housing Trust, Inc. is not affiliated with Florida State University.