



# **OXFORD SOUTHERN PROPERTIES GP LLC**

## **COLLEGIATE CAPITAL LLC**

INVESTMENT MEMORANDUM

\$2.5 Million Offering



## DISCLAIMERS

- This presentation shall not be construed as an offer for investment. Solicitations for investments for Oxford Southern Properties GP LLC by Collegiate Capital LLC (The “Company”) will only be made through a Private Placement Memorandum (“PPM”) provided by the Company to potential investors for such purpose. PPM and portal to make investments available at [www.collegiate-capital.investnext.com/portal/](http://www.collegiate-capital.investnext.com/portal/)
- The information contained in this information packet is confidential and is solely for the use of providing information about the Company’s business model and investment strategies. The information contained herein is the sole property of the Company and may not be copied or reproduced without the express written consent of the Company. While the information contained in this presentation has been compiled from sources we believe to be reliable, neither the Company nor its representatives make any representations or warranties as to the accuracy or completeness contained herein. All financial information used in this information packet and projections are provided for reference only and are based on assumptions relating to the general economy, market conditions, and other factors beyond the Company’s control.
- Statements included in this presentation address activities, events or developments that the Company anticipate will or may occur in the future. These statements are based on certain assumptions and analyses made by the Company in light of its experience and perception of historical trends, current conditions and expected future developments. However, whether actual results will conform with these expectations is subject to a number of risks and uncertainties, many of which are beyond the control of the Company, including but not limited to including risks endemic to real estate investing, including variations in residential housing demand, general business cycles and interest rate changes. All such financial projections are only estimates based on current conditions and current assumptions. The actual result of any investment is likely to be different than the original projection, often by a large amount. Neither Oxford Southern Properties GP LLC nor anyone else guarantees the results reflected in financial projections.

**This offering is being made pursuant to Rule 506(c) of Regulation D under the Securities Act of 1933 and is available only to accredited investors, as defined by applicable securities laws. Verification of accredited investor status is required prior to investment.**

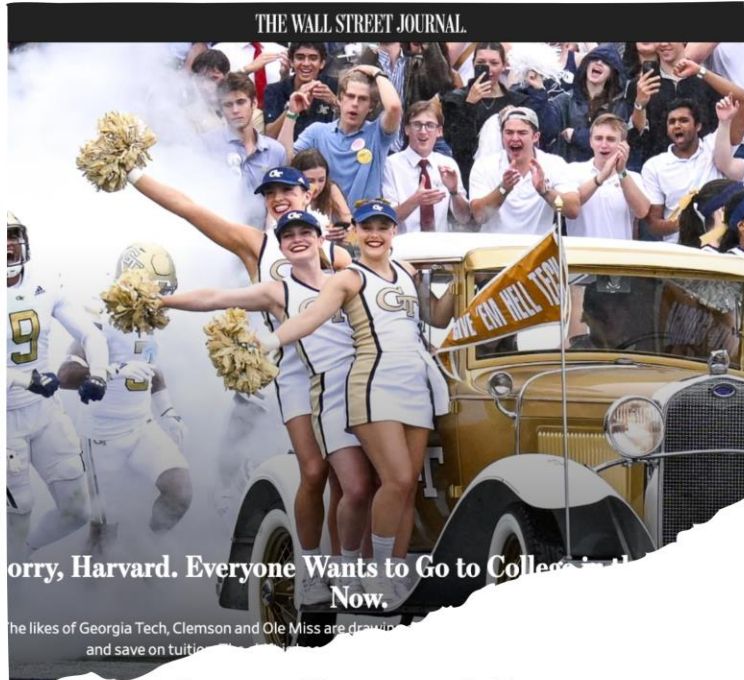
## MICHELLE GOHEEN

### SPONSOR

- 30+ Year CPA
- Real Estate Investor Since 1994
- Decade with Global Consulting Firms, EY and PwC
- Transacted Billions of M&A Transactions with Focus on Maximizing Shareholder Value
- Oxford Homeowner with Well-Established Network
- Ole Miss Class of '27 Parent
- Own or Under Contract to Close and Manage 81 Doors in Oxford, MS, which will be 100% leased through July 2027.
- Co-Founder of the Real Estate Tax Strategy Institute



# GROWING POPULARITY OF COLLEGE IN THE SOUTH



**Sorry, Harvard. Everyone Wants to Go to College in the South Now.**

<https://10best.usatoday.com/awards/travel/best-small-college-town-2024/>



**Scholarly retreats: 10 best small college towns in the US**

<https://10best.usatoday.com/awards/travel/best-small-college-town-2024/>



**Northeast students are heading south for college**

<https://www.axios.com/2025/03/16/college-south-sec-northeast-students>

# OXFORD STUDENT HOUSING DEMAND > SUPPLY

## Off-Campus Student Housing Demand

- 99.9% Occupied for three consecutive years (2023-2025)

## Supply Not Keeping Up

- 2025 marked the 3rd straight year of record enrollment.
- 5 off-campus apartment complexes are master leased by University for incoming Freshman Housing for '25/'26 - removing inventory from the private market.
- 200% increase in short-term rentals (previous long-term rentals converted)
- Non-student population increased 3,500 since 2020, competing for the same housing.
- Housing permits were 414 in 2022, 559 in 2023, 793 in 2024 and 1505 in 2025 with supply additions absorbed by continued demand.
- Increase in institutional investment coming into Oxford in 2025 reflects market confidence in Oxford's student housing fundamentals.



**2021**  
**Explosive Growth in Freshman Class Boosts UM Enrollment**  
 University records historically high retention rate  
 NOVEMBER 2, 2021 BY LISA STONE

**2022**  
**Largest-Ever Freshman Class Powers Overall Enrollment Growth**  
 Student retention rate climbs to a record high of 89%  
 NOVEMBER 2, 2022 BY ERIN GARRETT

**2023**  
**RECORD-BREAKING ENROLLMENT SETS UM APART IN 2023**  
 Largest freshman class in school history bolsters enrollment growth across the board

**2024**  
**Ole Miss to again welcome largest freshman class in school history**  
 by J.T. Mitchell | August 23, 2024

**2025**  
**UM Reaches Record Enrollment for Third Straight Year**  
 Strong retention, rising graduation rates and academic excellence highlight sustained student success at Mississippi's flagship university

# TRACK RECORD OF SUCCESS IN OXFORD, MS (HOME TO OLE MISS)

### Oxford Reserve Phase II GP LLC



- 36 Doors/12 Townhouses, 100% leased six months prior to closing. Fully leased through July 2027.
- Closed July 18, 2025
- \$6.2 Million Project
- Exceeding proforma in operations and cash on cash distributions

### Oxford Reserve Properties GP LLC



- 18 Doors/6 Townhouses – 100% Occupancy since purchase
- Exceeding proforma in operations and cash on cash distributions
- \$3.0 million project
- Closed July 2024
- 100% of LP investors have reinvested in subsequent projects

### Oxford Way LLC



- First Real Estate Project in Oxford – Closed July 2023
- \$.5 million project
- Converted from short-term rental to long-term rental

# WHY OXFORD | A MARKET WITH ENDURING DEMAND AND INSTITUTIONAL GROWTH

## Home to the University of Mississippi (Ole Miss)

- Over \$750M in Oxford campus improvements over the last decade, including athletic facilities, medical school expansion, and core infrastructure.

## Record Enrollment

- Flagship campus with record enrollment four consecutive years; 26,500+ students and growing to 30,000 by 2030.

## Severe Supply Constraints – Oxford's 2037 Strategic Plan

- Limited entitled land, strong historic preservation codes and strict zoning overlays constrain new multifamily construction.
- Oxford's 2037 Strategic Plan reinforces a managed-growth framework, emphasizing preservation, infrastructure capacity and controlled development timelines.



*Ole Miss*



# WHY OXFORD | A MARKET WITH ENDURING DEMAND AND INSTITUTIONAL GROWTH

## National Recreation Recognition and Lifestyle Appeal

- **BEST SMALL COLLEGE TOWN IN AMERICA** -- USA Today, 2024
  - **RUNNER-UP, BEST SMALL COLLEGE TOWN IN AMERICA** -- USA Today, 2025
  - Repeatedly recognized by **Southern Living** among the South's most charming and livable small towns.
  - Featured by Food & Wine for an outsized and national regarding dining scene.
  - Highlighted by **Garden & Gun** for cultural, literary and lifestyle significance.
- Home to one of the most celebrated town squares in the country, known for it's historical character,



The Courthouse



The Square

# THE SOUTHERN OXFORD

FRONT ELEVATION



BACK ELEVATION



# THE SOUTHERN OXFORD – VICINITY MAP



# THE SOUTHERN OXFORD – EXQUISITE FINISH OUT



Interior Entrance Doors



Gourmet Kitchens



Luxurious Bathrooms

## LOCATION HIGHLIGHTS – THE SOUTHERN



## SOURCES AND USES – OXFORD SOUTHERN – PHASE 1

Sources		Uses	
Debt (@75% LTC)	\$ 2,480,000	Purchase Price	\$ 3,280,000
Equity	1,500,000	Post Closing Fixtures	44,000
		Operating Reserve	175,000
		Closing, Legal & Fund Costs <sup>(1)</sup>	297,000
<b>Total Sources</b>	<b>\$ 3,796,000</b>	<b>Total Uses</b>	<b>\$ 3,796,000</b>

(1) Closing, acquisition fee, & fund expenses include property acquisition related closing costs such as title insurance, attorney and escrow fees, transfer taxes, finders fee to third party, appraisal costs and required HOA transfer fees. They also cover advertising and marketing expenses, lease coordination and signing, tenant screening, and initial property management costs to ensure full occupancy upon acquisition, including applicable leasing fees outlined in the management agreement and proforma. Also included are fund costs such as property, fund, and investor accounting and reporting, as well as tax structuring, cost segregation, planning, and compliance. This sources and uses is for the first \$1,500,000 of equity to be raised.

## OXFORD SOUTHERN – PROPOSED INVESTMENT TERMS

Class A – LP Units or LLC		Investment Timing	
Equity Offering	\$ 2,500,000	Investment Timing – by March 1, 2026 (March 2026 Building Closing)	\$ 1,000,000
Preferred Return	8%	July 2026 Building Closing	\$ 1,500,000
Profit Participation	80% to 20% IRR 50% Over 20% IRR	Investment Terms	5 Years

- **When does my preferred return start to accrue?**
  - **Preferred returns** will begin to accrue for Class A investors upon receipt of the funds
- **When should I expect my first distributions?**
  - The **first distributions** should be expected within 45 days of the first calendar quarter after the operations commence.
- **How can I invest through a self-directed IRA?**
  - **Yes — you can invest through a self-directed IRA.** Please contact Michelle if you would like to learn about how to utilize dormant 401(k), Solo 401(k), Traditional or Roth IRA funds to invest into real estate syndications.
- **How will I be taxed for this investment by the IRS?**
  - The investment is for limited partnership units in an LLC. You will receive a **K-1 tax form** that will be filed with the IRS with your personal return. We will be performing a cost segregation and taking accelerated depreciation, so anticipate a year one K-1 loss that you would be able to use to offset other passive income. Consult your CPA for specifics on your exact situation.



## ● Will there be any additional capital calls to limited partner investors?

- **There are no anticipated capital calls for limited partner investors.** The townhouses are new construction and condominiums. Therefore, all of the significant expenditures related to ownership (roof, pool, parking lots, etc.) are covered by the HOA (and the HOA fees are part of the operating expenses of the property). Other perils are covered under warranty, security deposits or insurance. We are insured for loss of rental revenue as well.

## ● Can I sell my shares before the project has gone full cycle?

- We do not have a facility in place to repurchase LP units and ask all investors to be prepared to hold 4-5 years before a return of capital. However, should an emergency arise, we do have connections with investors who may be interested in repurchasing units. We also have relationships with 3rd parties who have a marketplace for LP units.



## INVESTOR RELATIONS

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- Timely updates via email and uploads to investor portal
- Annual Investor Day in Oxford, MS
- Targeting issuance of K-1s by March 15<sup>th</sup> each year
- First opportunity to invest in subsequent projects
- LOG INTO PORTAL TO COMPLETE YOUR INVESTMENT:  
[www.collegiate-capital.investnext.com/portal/](http://www.collegiate-capital.investnext.com/portal/)



michelle@collegiate-capital.com



<https://www.linkedin.com/in/michellegoheen/>

