



Preferred Return to Investors:
10% annually*

Distributions:
Currently 4% annualized
(non-compounding)
Paid Monthly

Offering Size:
\$40 million

Anticipated Fund Term:
3-6 years

Minimum Investment:
\$25,000

Anticipated Leverage:
55-65% Loan-to-Cost

*The determination of when to make Distributions will be made by the Manager in its sole and absolute discretion. It is anticipated that Distributions will be made only when the Communities are generating sufficient cash flow to allow for such Distributions. There can be no assurance that these objectives will be met. Please see the complete Memorandum for more detailed information.

BSHVII
BOURNE SENIORS HOUSING VII

Opportunity for Growth & Income

The Company

Bourne Financial Group, LLC develops and acquires private pay seniors housing communities across the United States. Our objective is to capitalize on two trends: **underperforming assets** and **increasing demand**.

Fund Overview

Bourne Seniors Housing VII, LLC (“BSHVII” or “the Company”) has been formed by Bourne Financial Group, LLC (the “Sponsor” or “BFG”) to raise up to \$40 million to acquire **value-add seniors housing communities with below-market occupancy rates or below-market rental rates**. The opportunity for these investments exists because of the decline in seniors housing occupancy due to coronavirus restrictions, operational deficiencies due to employee turnover, and volatile economic conditions. The Sponsor anticipates it will be able to use its expertise to increase the revenue and occupancy of the communities through a comprehensive capital improvement plan, streamlined operations, and enhanced sales and marketing efforts.

The Company expects to seek investments in communities that will allow it to make monthly distributions to members commencing approximately 18-24 months after the Company’s initial community is acquired. The Company will look to stabilize these communities and exit within three to six years while accruing a 10% cumulative, non-compounded annual preferred return to members over the investment hold period. There can be no assurance that any of these objectives will be achieved.

Important Risks

This brochure describes potential benefits that may be derived from an investment in the Company. Your investment in the Company is discussed in detail in the Private Placement Memorandum. Although the information contained in this brochure does not conflict with any information in the Memorandum, this brochure is not complete and must be read in conjunction with the Memorandum. Some risks include:

General Risks: The economic success of an investment in the Company will depend upon the results of the operations of the Communities, which will be subject to those risks typically associated with an investment in real estate generally and the seniors housing real estate industry. Fluctuations in land values, occupancy rates, rent schedules and operating expenses can adversely affect operating results or render the sale or refinancing of the Communities difficult or unattractive.

Total Reliance on the Company or its affiliates: The Company has broad authority and discretion in making investment decisions. Consequently, investors must exclusively rely on the Company to make investment decisions.

Lack of liquidity or trading market for the assets: The ownership of the Communities will be relatively illiquid. Such illiquidity will limit the ability of the Company to sell the Communities quickly in response to changes in economic or other conditions.

Leverage Risks: It is likely that the purchase of the Communities will require the Company to obtain loans. Thus, the Communities are expected to be leveraged. Leverage and other Financing Risks are described in detail in the Memorandum. No assurance can be given that future cash flow will be sufficient to make the debt service payments on any loans and to cover all operating expenses

Conflicts of Interest: The Manager and its Affiliates are engaged in other activities and intend to continue to engage in such activities in the future, including other real estate ventures. The Manager and its Affiliates and their principals will therefore have conflicts of interest in allocating management time, services and functions between various existing enterprises and future enterprises the Manager and its Affiliates and their principals may organize, as well as other business ventures in which the Manager, its Affiliates and their principals may be or may become involved.

There are also other real estate, construction, financial, investment, economic, tax, legal, performance, and general business risks relating to an investment in the Company. For complete information, please reference the Risks section of the memorandum.



Located:	Bluffton, South Carolina
Built:	2007
Units:	95 (63 AL / 32 MC)
Acquired by BSH VII:	October 2, 2023
Purchase Price:	\$22.0 million (\$231,579/unit)
Estimated Total Basis:	\$22.0 million (\$231,579/unit)
Leverage:	73.0%
Operator:	SRI Management
Highlights:	Class A, premium amenities Exceeding NOI Pro Forma



Vineyard Bluffton

Located:	Knoxville, Tennessee
Built:	2007
Units:	86 (72 AL / 14 MC)
Acquired by BSH VII:	May 1, 2024
Purchase Price:	\$6.15 million (\$73,875/unit)
Estimated Total Basis:	\$8.5 million (\$106,250/unit)
Leverage:	60.0%
Operator:	SRI Management
Highlights:	HUD Debt, 3.79% fixed rate



Trinity Hills of Knoxville

This brochure describes certain aspects of an investment in Bourne Seniors Housing VII, LLC (the "Company") and is only authorized for distribution in conjunction with the Company's Private Placement Memorandum, as supplemented or amended (the "Memorandum"). This material does not constitute an offer to sell nor a solicitation to buy any securities. The offer can be made only by the complete Memorandum, and then only to persons who are "accredited investors," meet the investor qualifications described in the Memorandum, and only in states in which the securities offered pursuant to the Memorandum are registered or exempt from registration requirements and only by broker-dealers authorized to do so. The offer, pursuant to the Memorandum, involves a variety of fees, forms of compensation, numerous risks and conflicts of interest, all of which are described in the Memorandum. Investors are advised to read and carefully consider the information set forth in the Private Placement Memorandum before investing.

This brochure describes or refers to potential benefits that may be derived from an investment in the Company. Although the information contained in this brochure does not conflict with any information contained in the Memorandum, this brochure is not complete and must be read in conjunction with the Memorandum. For example, this brochure does not discuss all of the various real estate, financial, investment, economic, tax, legal, performance and general business risks relating to an investment in the Company as are set forth in the Memorandum. For example, the economic success of an investment in the Company will depend upon the results of the operations of the Communities. Additionally, it is likely that the purchase of the Communities will require the Company to obtain loans. No assurance can be given that future cash flow will be sufficient to make the debt service payments on any loans and to cover all operating expenses.

The Company's business objectives must be considered highly speculative. There is no assurance that the Company will satisfy those objectives. No assurance can be given that the Members will realize a substantial return, if any, on their purchase of Units or that the Members will not lose their entire investment in the Company.

The purchase of Units involves a high degree of risk and is suitable only for persons of substantial financial means who have no need for liquidity in this investment. The ownership of the Communities will be relatively illiquid. Such illiquidity will limit the ability of the Company to sell the Communities quickly in response to changes in economic or other conditions.

SECURITIES OFFERED THROUGH COBALT CAPITAL, INC., MEMBER FINRA/SIPC.

Identified Properties

As detailed in the Sixth Supplement to the PPM, Bourne Financial Group (BFG) has identified two communities for acquisition. Purchase agreements have been executed, and both transactions are scheduled to close in the third quarter of 2025. We believe these investments provide an opportunity for BSH VII to invest in seniors housing communities below replacement cost in growing sub-markets.

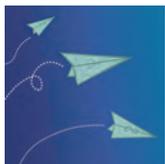
The “Florence Community”

Located:	Cincinnati, Ohio MSA
Built:	2007
Units:	100 (85 AL / 15 MC)
Estimated Total Basis:	\$11.0 million (\$110,000/unit)
Scheduled Closing:	August 2025

The “Detroit Community”

Located:	Detroit, Michigan MSA
Built:	2017
Units:	71 (47 AL / 24 MC)
Estimated Total Basis:	\$14.2 million (~\$200,000/unit)
Scheduled Closing:	September 2025

Fund Highlights



May 31, 2024 BSH VII Commences Distributions¹

Distribution Rate: 2.0%
(Annualized, non-compounding)



October 2, 2023 BSH VII Acquires Vineyard Bluffton

Avg. Monthly NOI (T-3) at Closing: \$65,205
Avg. Monthly NOI in Year One: \$149,394



January 1, 2025 BSH VII Increases Distributions¹

Distribution Rate: 3.0%
(Annualized, non-compounding)



April 3, 2024 Early Investor Discount Closed

First \$10 million raised
Early investors received 5% discount



May 1, 2025 BSH VII Increases Distributions¹

Distribution Rate: 4.0%
(Annualized, non-compounding)



May 1, 2024 BSH VII Acquires Trinity Hills of Knoxville

Purchase Price: \$6.15 million (\$76,875/unit)
Assumed HUD Debt at Fixed Rate: 3.79%

1. It is anticipated that Distributions will be made only when the Communities are generating sufficient cash flow to allow for such Distributions. Distributions may be made from any source, including Offering Proceeds or indebtedness; however, if distributions are paid from any source other than cash flow from operations, it remains the firm's responsibility to affirmatively breakdown the components of distribution.

IDENTIFY

submarkets with favorable demographic trends.

ACQUIRE

assets with temporarily depressed rental rates or occupancy rates due to pandemic-era restrictions.

PARTNER

with experienced operators with a proven track record and regional expertise.

Prior Performance of the Company*

\$1 Billion

Assets Under Management

25+

Communities

3,000+

Units

\$325M+

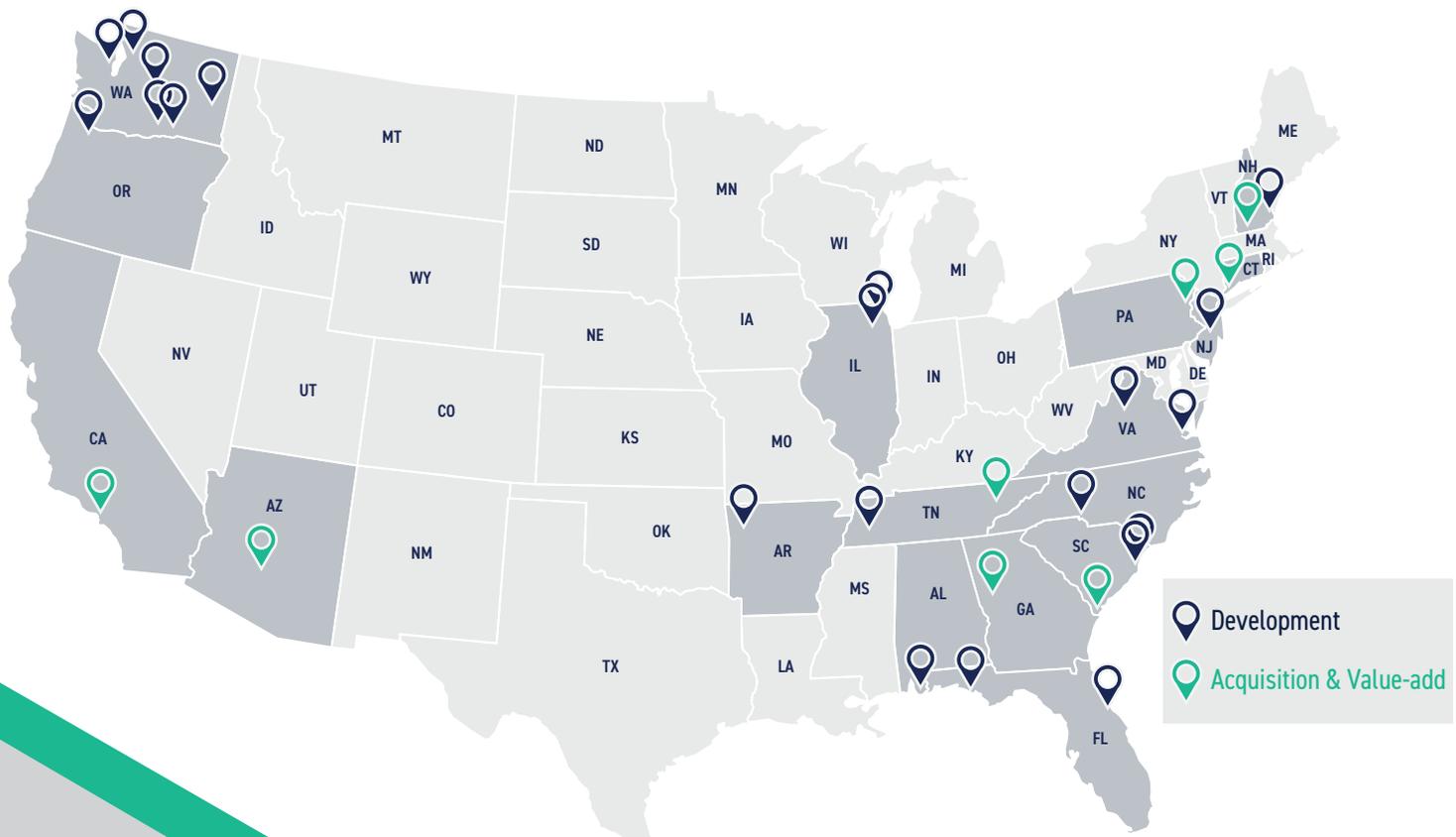
Equity Raised

7

Funds

100%

Private Pay



* Prior performance is not an indicator of future results. Please read "Prior Performance" as contained in the Memorandum.

** Many of the properties are not owned by Bourne Seniors Housing VII, LLC ("The Fund"). Please see fund PPM and Supplements for information on properties acquired by The Fund.

Capital Markets Team



Katie Pollard
Vice President of Business
Development & Marketing
kpollard@bournecapitalmarkets.com
(321) 203-4399



Paula Fitts
Associate Vice President of Sales
pfitts@bournecapitalmarkets.com
(407) 214-7507



Monica Ciochir
Business Operations Specialist
monica.ciochir@bournefg.com
(407) 644-6444

BOURNE FINANCIAL GROUP



407-644-6444



Info@BourneFG.com



www.BourneFG.com



228 N Park Avenue, Suite A
Winter Park, Florida, 32789



CobaltCAPITAL^{INC.}
a managing broker-dealer



407-649-3150



Info@CobaltCapitalinc.net



CobaltCapitalinc.net



801 International Parkway
Suite 500 PMB #5242
Lake Mary, FL 32746

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