



*Photo is an example of a previously constructed property. For illustrative purposes only.

BSHVII

BOURNE SENIORS HOUSING VII

Opportunity for Growth & Income

Acquiring value-add, private pay
seniors housing communities

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Risk Factors

- This material must be read in conjunction with the Bourne Seniors Housing VII, LLC (the “Company”) Confidential Private Placement Memorandum and applicable supplements (collectively, the “PPM”) and must not be relied upon to make an investment. Please refer to the accompanying memorandum for more complete information about the implications of this investment opportunity and its associated risks. This is neither an offer to sell nor a solicitation of an offer to invest in any offering. Offers are made solely pursuant to the confidential private placement memorandum.
- This offering is an illiquid investment and involves a high degree of risk; investing in this private offering is intended only for accredited investors who understand the risks and consequences and who are able to bear the risk of loss of their investment and meet the statutory standards set forth in the PPM. Registered representatives should perform an individual suitability analysis for any investor considering an investment in any offering.
- Units of membership interest should be purchased only for long-term investment. There can be no assurances that investors will be able to liquidate their investment prior to the liquidation of the company. The underlying assumptions and any forward looking statements may not be accurate, the projections shown may not occur, and your performance may vary significantly.
- The acquisition and development of seniors housing communities entail various risks, including the risk that the investment may not perform as expected. The prices to be paid for the development, construction, or improvement of the communities are based upon a series of market judgments, some of which may prove to be inaccurate. These risks could adversely affect the financial conditions, results of operations, cash flow and valuation of the Company.
- This presentation 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. Conflicts of interest between the Company and the other activities of the Manager and its Affiliates may occur from time to time. The principal areas in which conflicts may be anticipated to occur are described in the Memorandum.
- The Company, its Advisor, and the Ownership Joint Ventures are newly formed companies and have no performance or operating history. As a result, a prospective investor cannot be sure how they will be operated or how they will perform financially. The Partnership may experience difficulty in obtaining land acquisition or construction loans or may have other financial difficulties, any of which could have a materially adverse impact on the partnership.

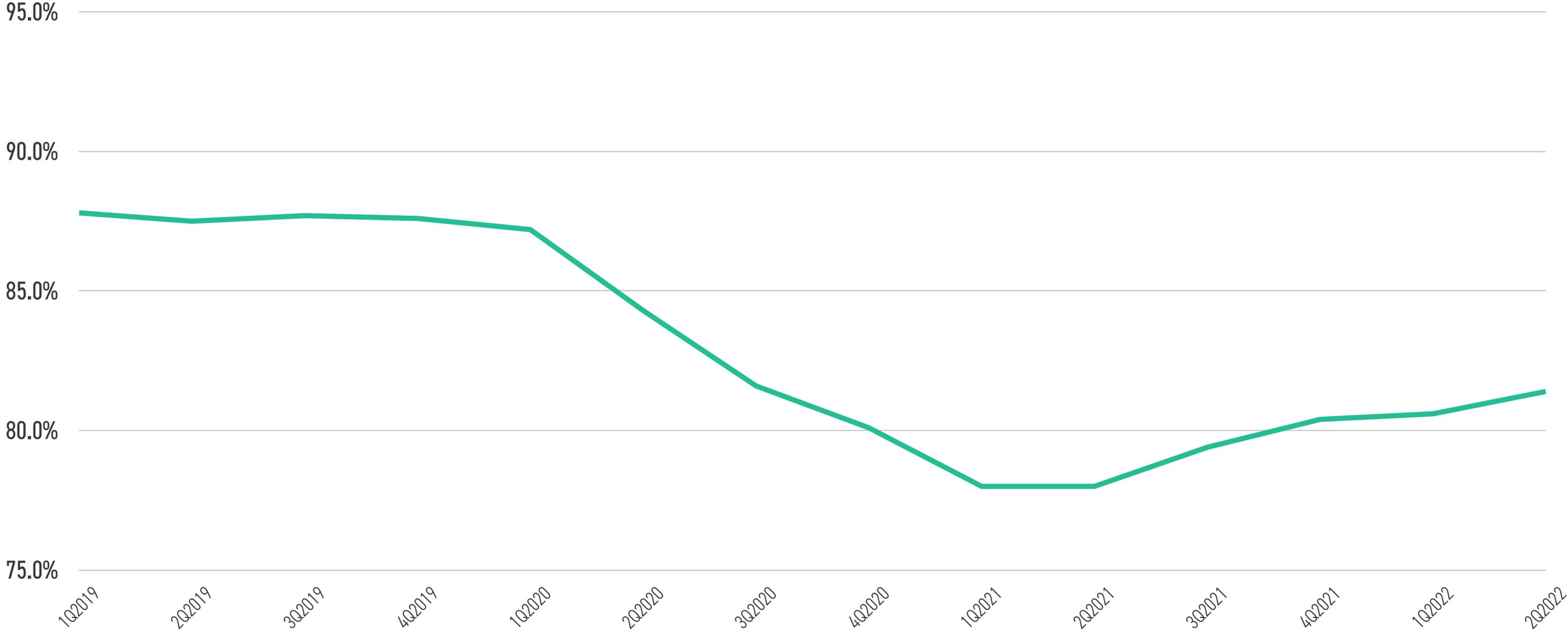
Risk Factors

- The Company intends to acquire value add seniors housing properties, including independent living, assisted living and memory care communities (the “Communities,” each, a “Community”) with below market occupancy rates and/or below market rental rates.
- This investment is subject to risks associated with real estate assets, including but not limited to inflation, changes in the general economic climate, local conditions such as oversupply of or a reduction in demand for seniors housing space, the attractiveness of the developed communities to potential tenants, competition from other seniors housing communities, compliance with regulations, and the potential for liability under applicable laws or as a result of operations. There is no assurance that the stated investment objectives will be met or that investing in the Company will be profitable.
- 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.
- The ultimate property owner of the Communities will have been advanced or is expected to borrow amounts in connection with the Communities’ acquisition. Borrowing may be risky if the proceeds of the offering, the Community’s cash flow, or in the case of the property owner, their cash flow, are insufficient to meet their debt obligations. In addition, lenders may seek to impose restrictions on the Company or the property owner’s future borrowings, distributions and operating policies. If the property owners cannot meet their debt obligations whereby their assets serve as collateral for their loans, the lenders could take such assets, thereby adversely affecting the Company’s ability to achieve its intended investment expectations.
- Neither the Company nor its Advisor will have sole management control of the Communities. Day-to-day operations involving the management of each Community will reside with a senior housing management company, which may or may not be an affiliate of Bourne Financial Group.
- No assurance can be given that the offering will meet its objectives.
- These risks could cause the value of our units to decline and could cause you to lose all or part of your investment.

Our objective is to capitalize on two trends:
Underperforming Assets and Increasing Demand

A Slow Recovery

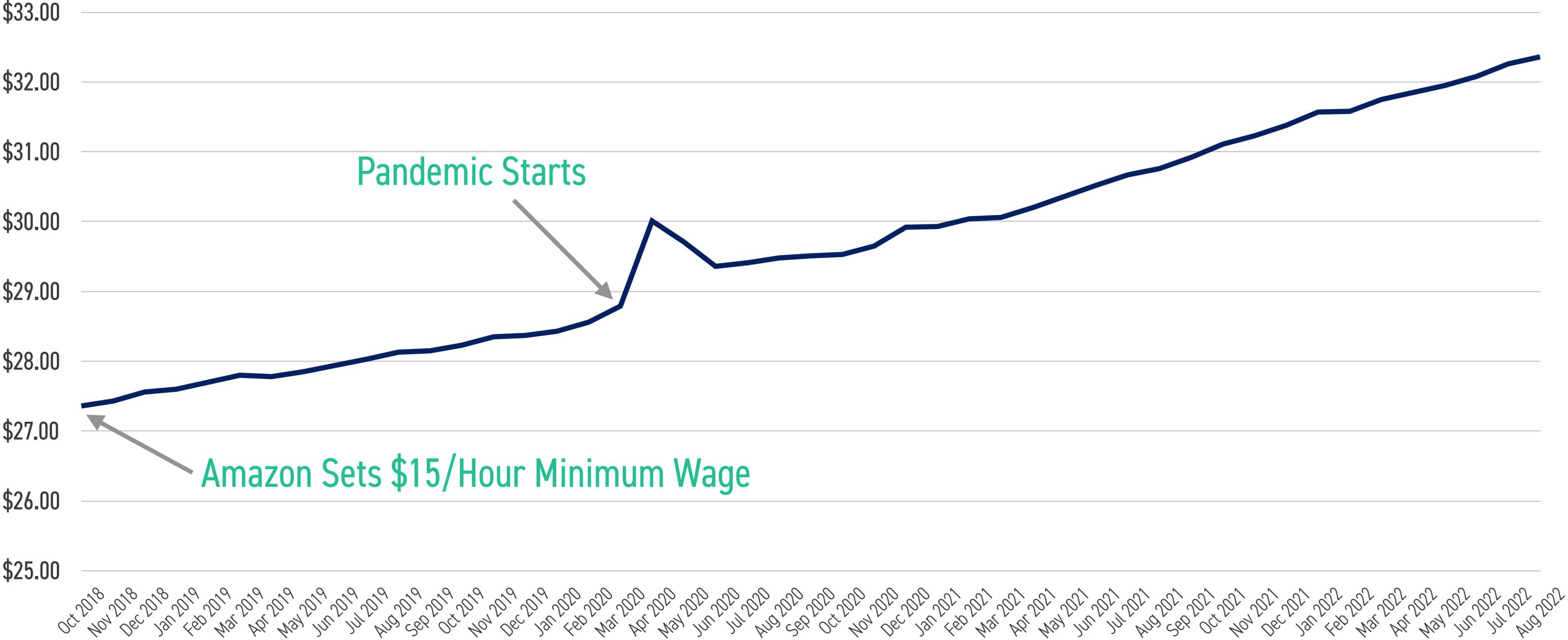
Seniors Housing Occupancy - All Care Types, All Markets
1Q 2019 - 2Q 2022



Source: National Investment Center for Seniors Housing & Care. 2Q22 Data Release.

Rising Labor Rates Putting Pressure on Distressed Owners

Average Hourly Earnings of All Employees, Total Private, Dollars per Hour, Monthly, Seasonally Adjusted
October 2018 - August 2022



Source: Federal Reserve Economic Data. <https://fred.stlouisfed.org>

Rising Interest Rates Putting Pressure on Distressed Owners

Yield on 10-year Treasury
Daily, January 2020 - August 2022



Source: U.S. Department of The Treasury

Fund I Performance

FUND I SOLD FOR 19% AVERAGE IRR^(1,2) TO INVESTORS IN APPROXIMATELY 3½ YEARS⁽³⁾



Fieldstone Memory Care of Issaquah – Issaquah, WA



Fieldstone Memory Care of Kennewick – Kennewick, WA



Fieldstone Grandridge – Kennewick, WA

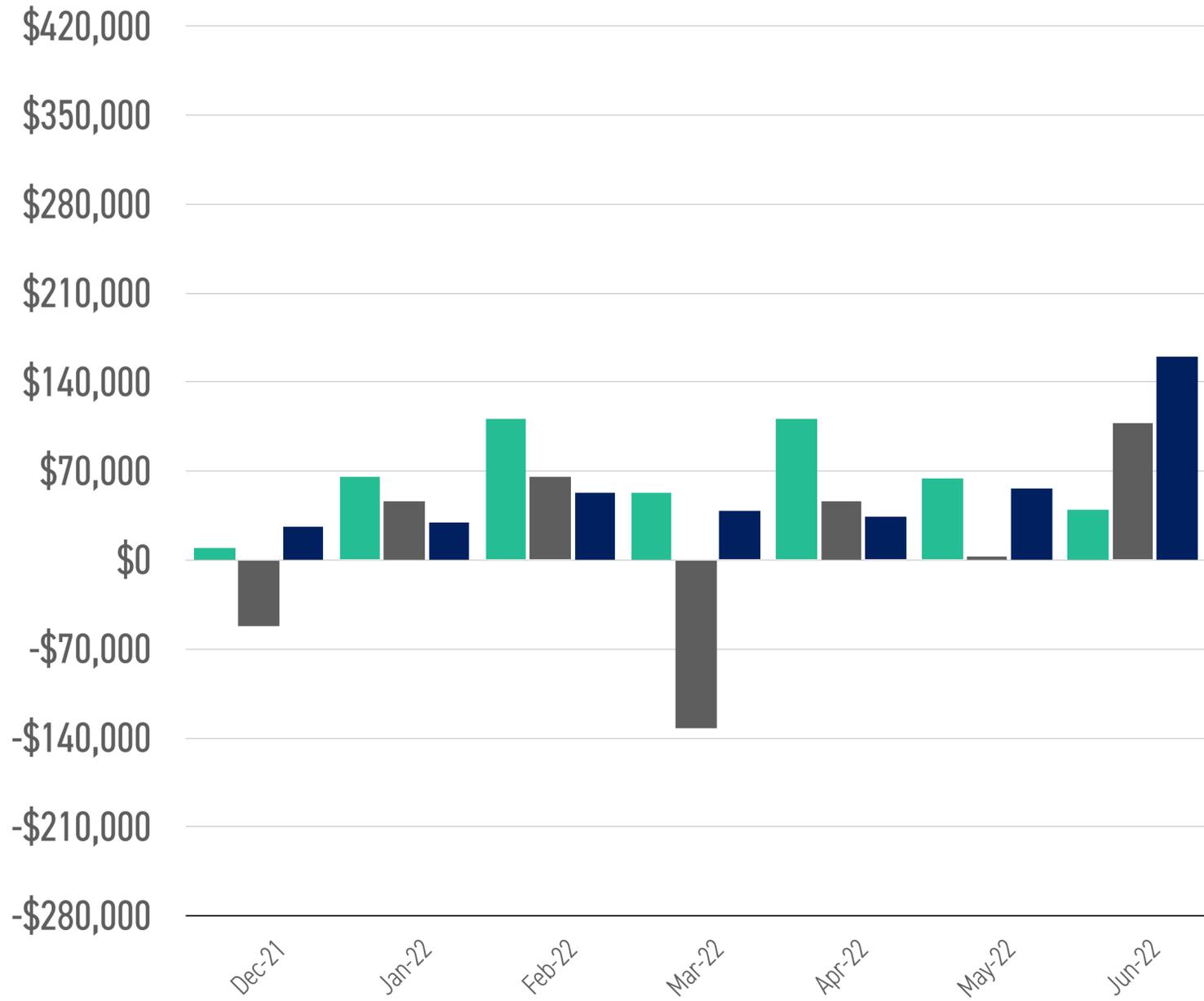
1. Past performance is not indicative of future performance. No representation or warranty is made to prospective investors, and prospective investors should not assume that they will experience returns, if any, comparable to those experienced by investors in past Bourne Financial Group programs and/or its affiliates.
2. This is a weighted average net IRR. The internal rate of return in an investment vehicle may differ on an individual investor basis, depending on the timing of an investors entrance and exit from the vehicle and whether the investor invested net of any upfront commissions of fees.
3. First investment was made December 22, 2014 and the final investment was made August 31, 2015. The final distributions to investors was made on July 31, 2018. Past performance is not indicative of future results.

+ For Illustrative Purposes only. Photos are samples of previously constructed Bourne Financial Group communities.

Fund II Performance Update

Monthly Net Operating Income

December 2021 - June 2022



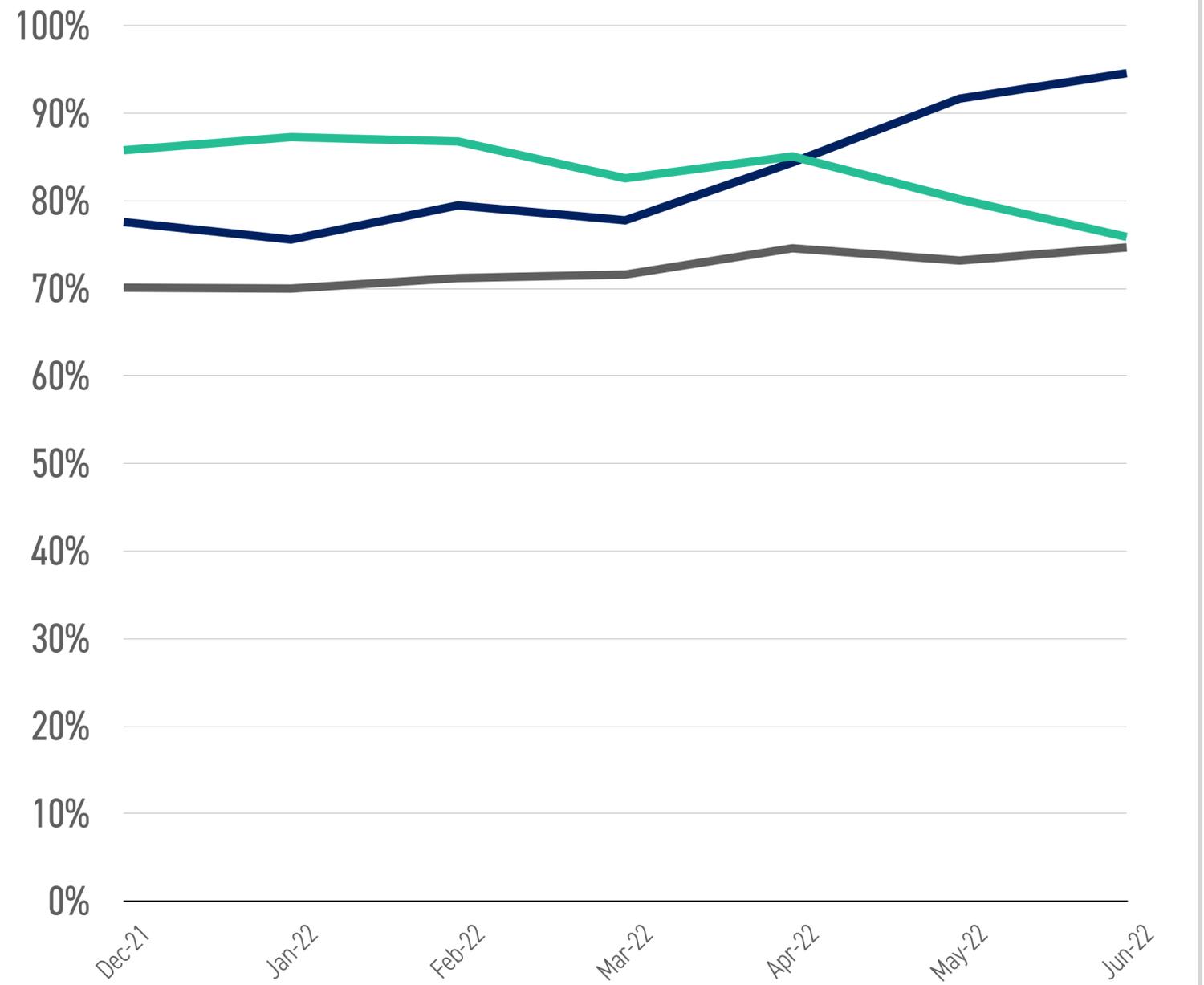
HarborChase of Naperville

HarborChase of Long Grove

Spring Village of Dover

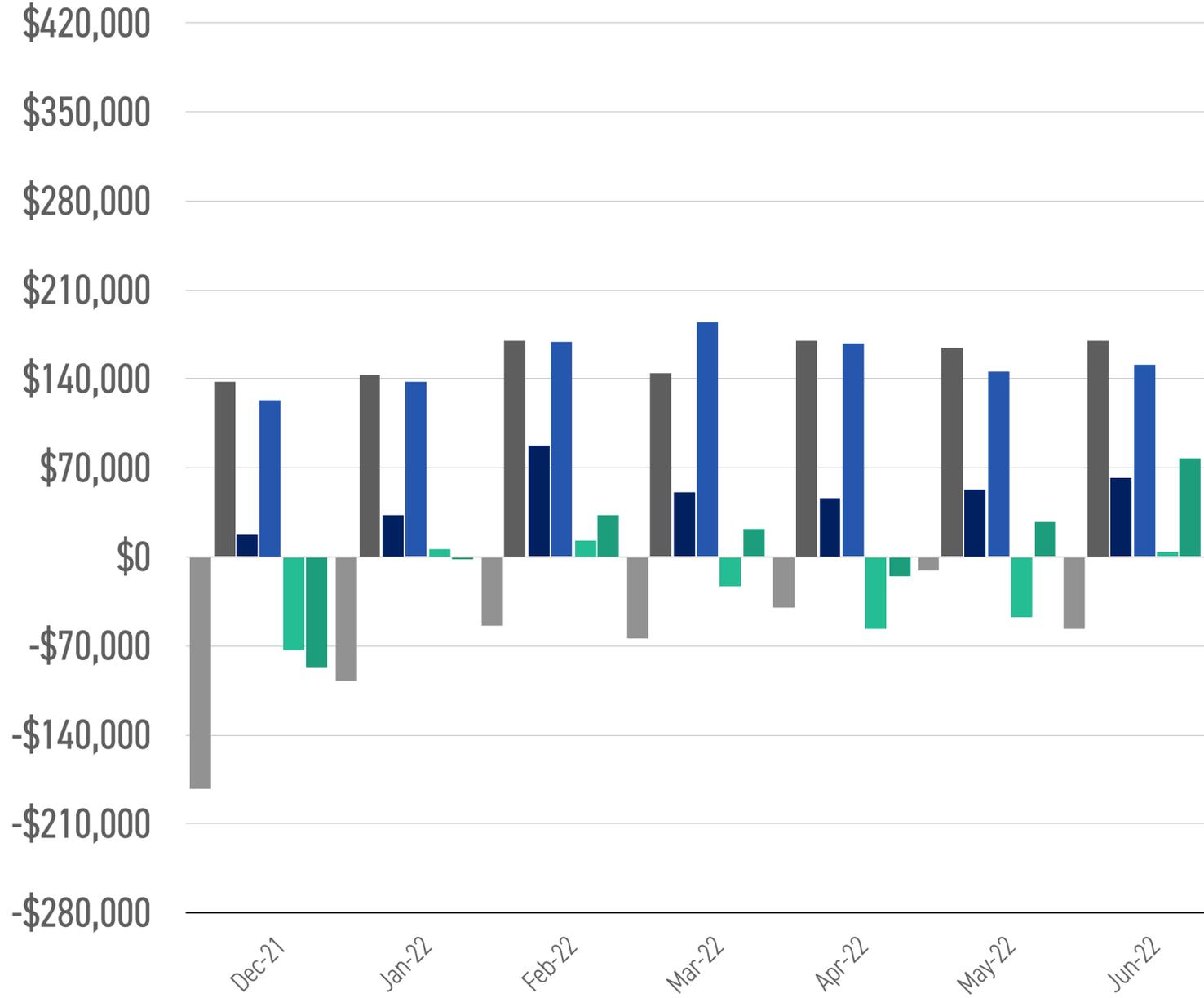
Monthly Occupancy

December 2021 - June 2022

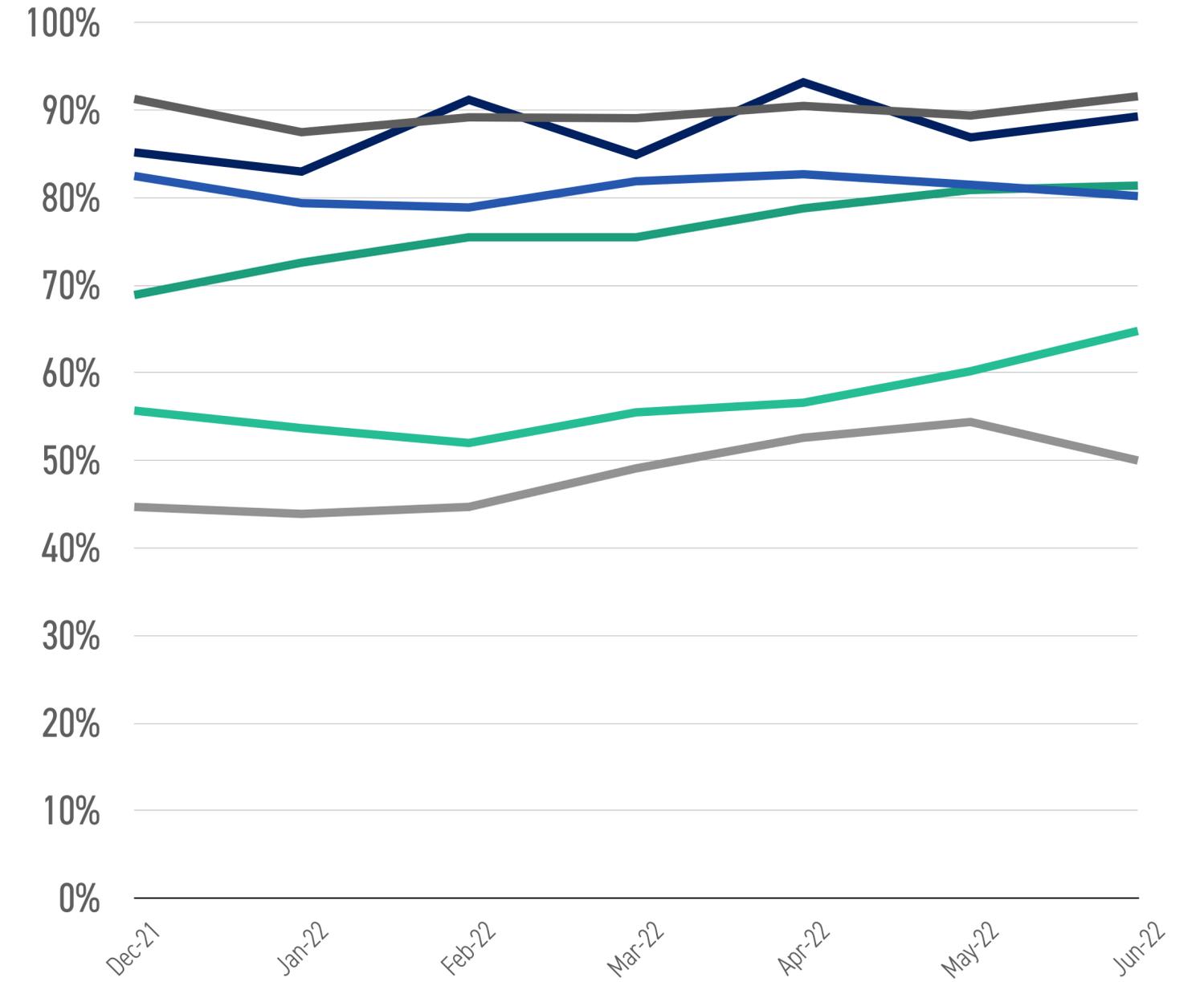


Fund III Performance Update

Monthly Net Operating Income
December 2021 - June 2022



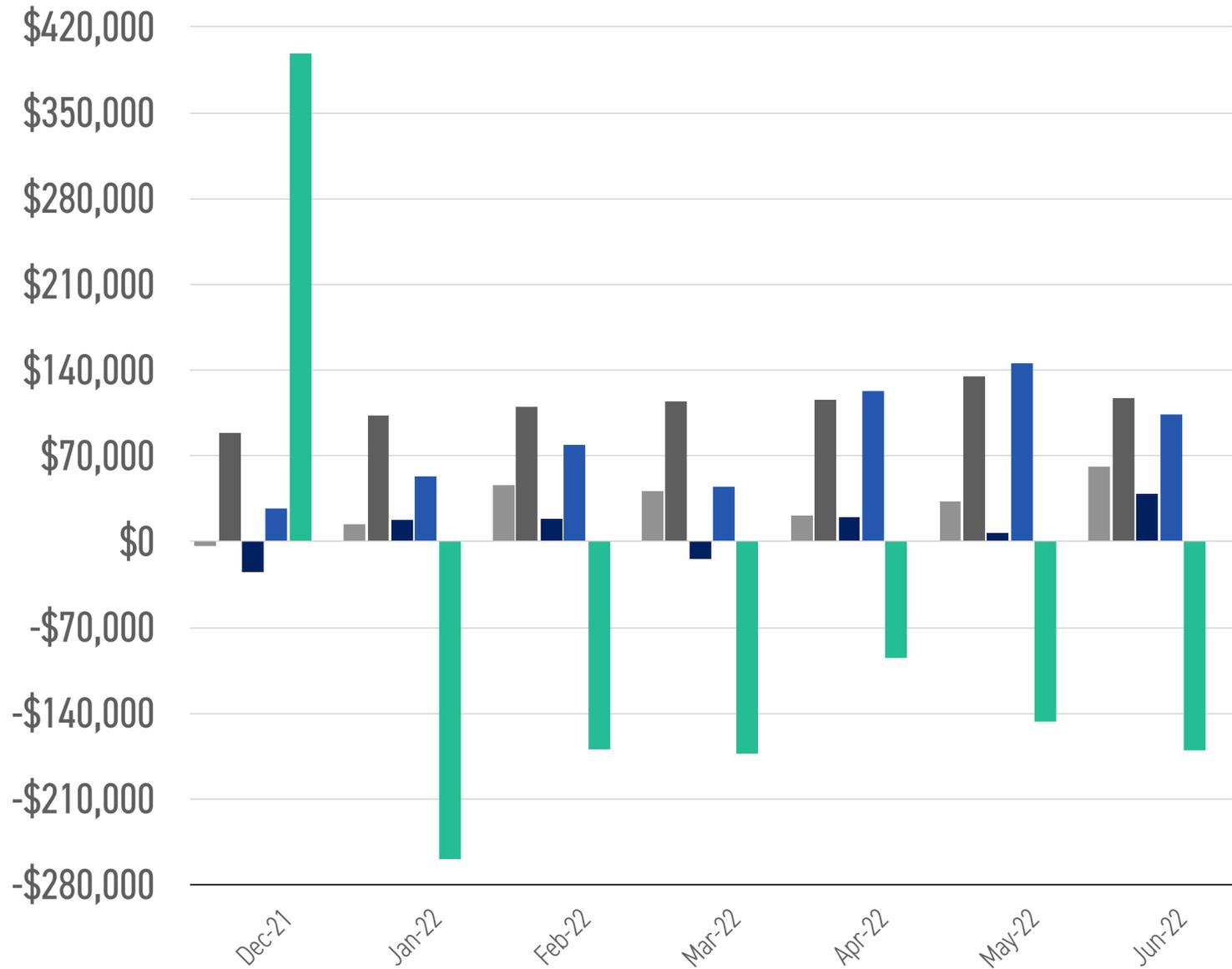
Monthly Occupancy
December 2021 - June 2022



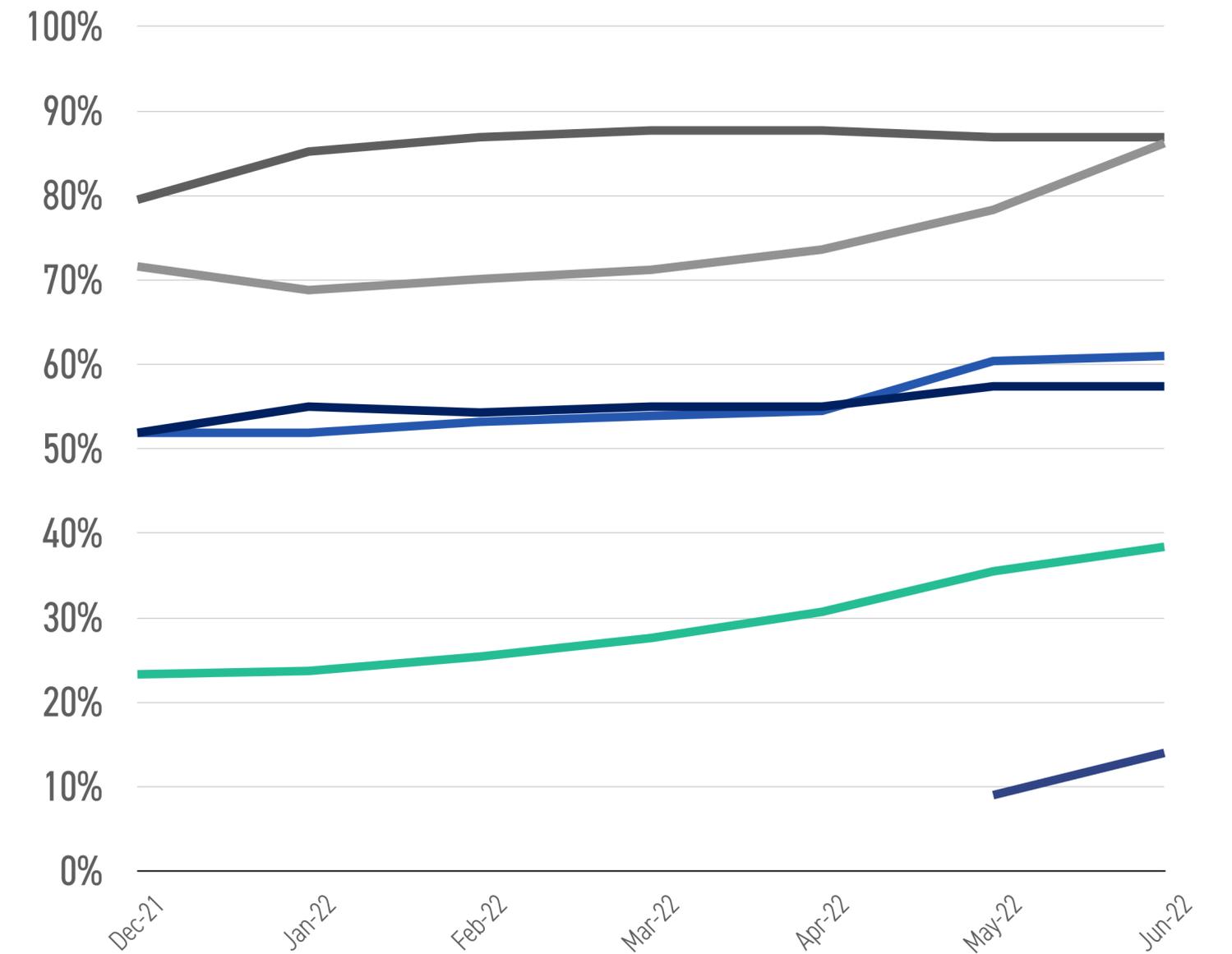
- Cornell Landing of Cedar Mill
- HarborChase of Wilmington
- Fieldstone Cooper Point Memory Care
- Fieldstone Cooper Point
- The Langford of Collierville
- The Langford of Fayetteville

Fund IV Performance Update

Monthly Net Operating Income
December 2021 - June 2022



Monthly Occupancy
December 2021 - June 2022



- Fieldstone Memory Care of Spokane
- Seagrass Village of Port Orange
- Seagrass Village of Gulf Shores
- New Haven at Little River
- HarborChase of Princeton
- Harper's Station of Gainesville*

*Fund IV has formed a joint venture with Bourne Seniors Housing V ("Fund V") to develop the Gainesville community.

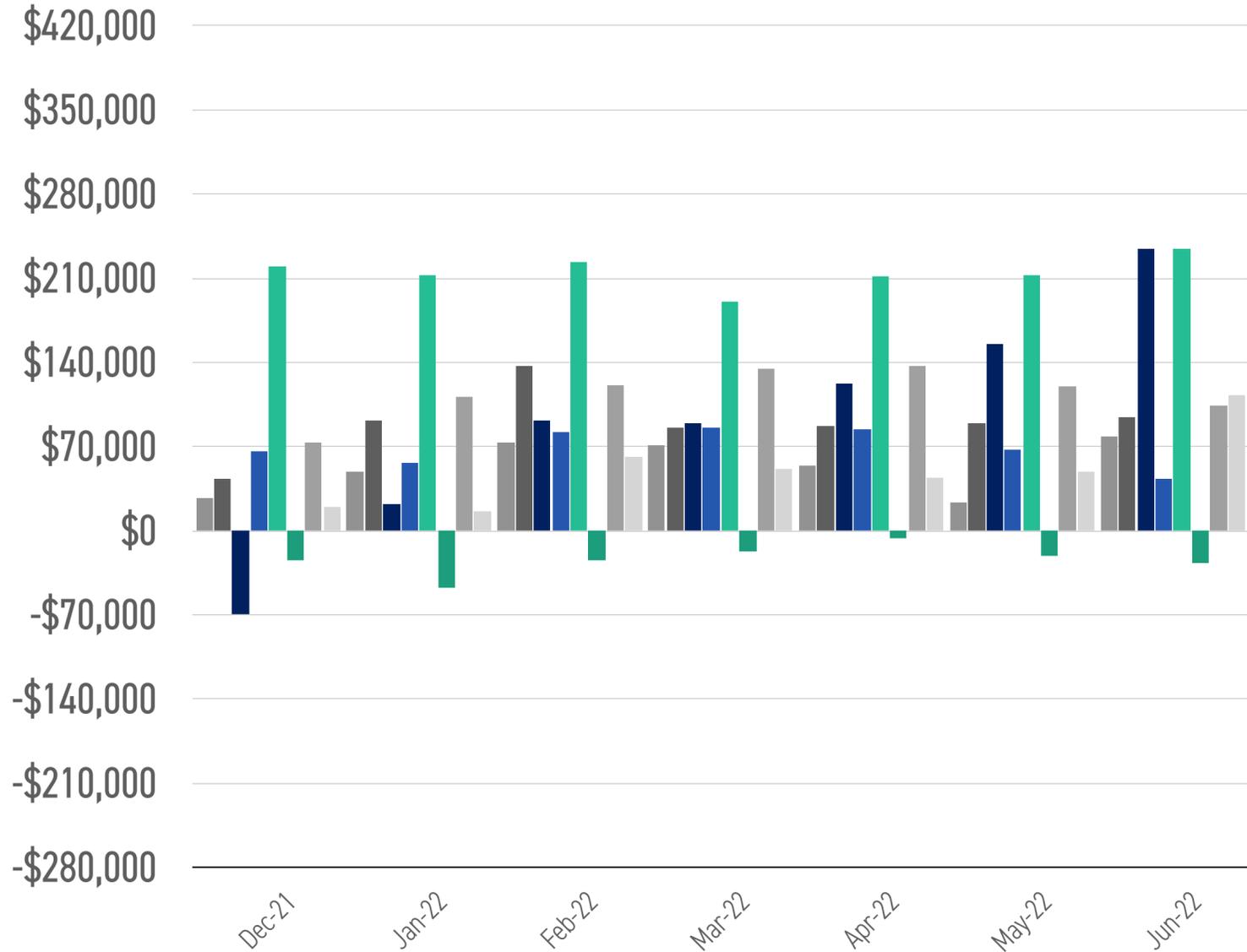
Fund V Development Update

	Location	Unit Mix^[A]	Opening Date^[B]	Occupancy
Harper's Station of Gainesville*	Gainesville, Virginia	192 (126 IL / 48 AL / 18 MC)	April 2022	17%
Fieldstone Silverdale	Silverdale, Washington	172 (34 IL / 98 AL / 40 MC)	MC: August 2021 IL/AL: October 2021	MC: 67% IL/AL: 58%
Indigo at Carolina Forest	Myrtle Beach, South Carolina	166 (103 IL / 44 AL / 19 MC)	April 2022	5%
Symphony Park	Huntersville, North Carolina	240 (IL)	4Q23 (projected)	N/A
Harper's Station of Yorktown	Yorktown, Virginia	158 (76 IL / 60 AL / 22 MC)	3Q23 (projected)	N/A

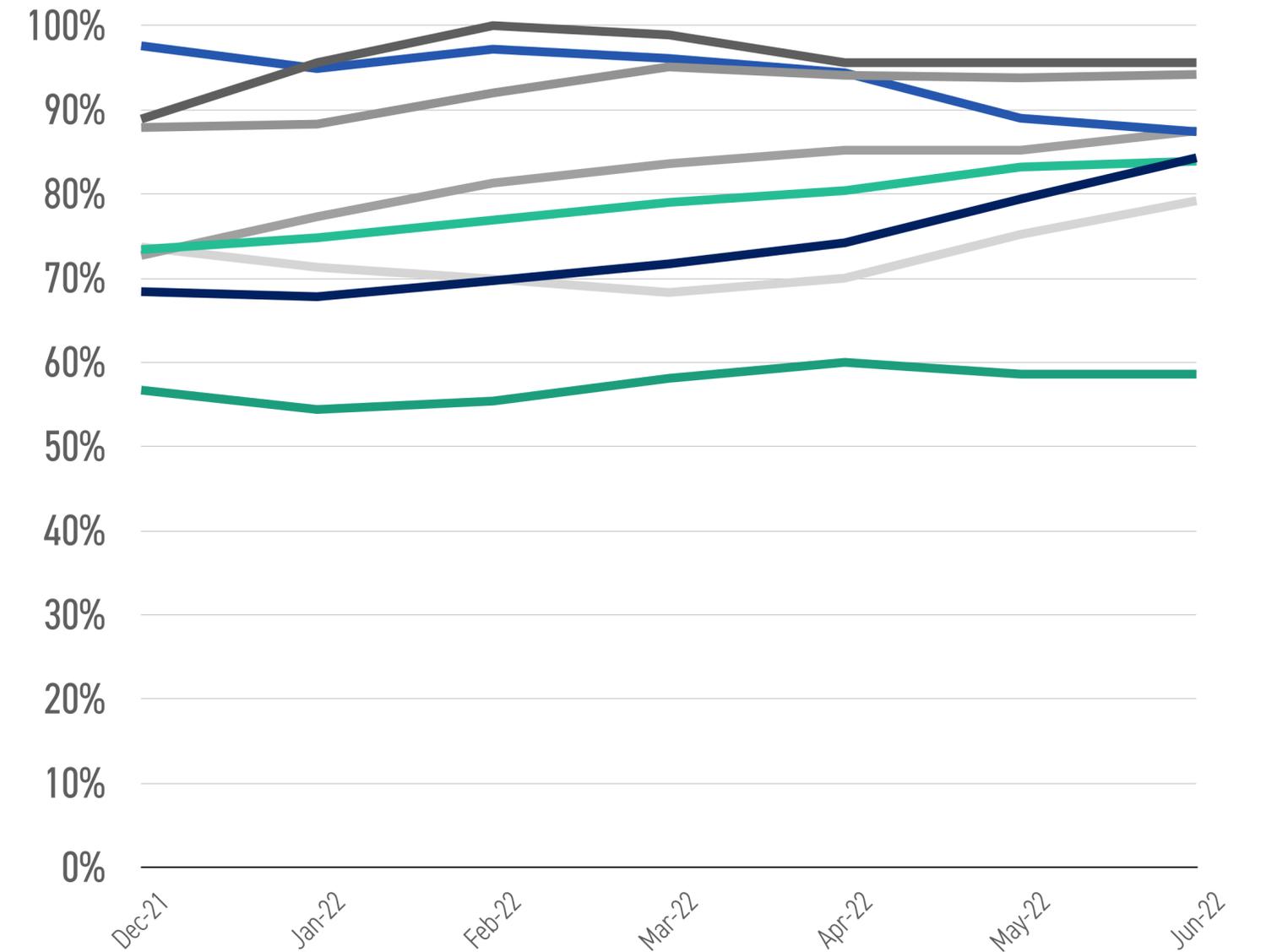
*Fund V has formed a joint venture with Bourne Seniors Housing IV ("Fund IV") to develop the Gainesville community.

DST and Private Investment Performance Update

Monthly Net Operating Income
December 2021 - June 2022



Monthly Occupancy
December 2021 - June 2022

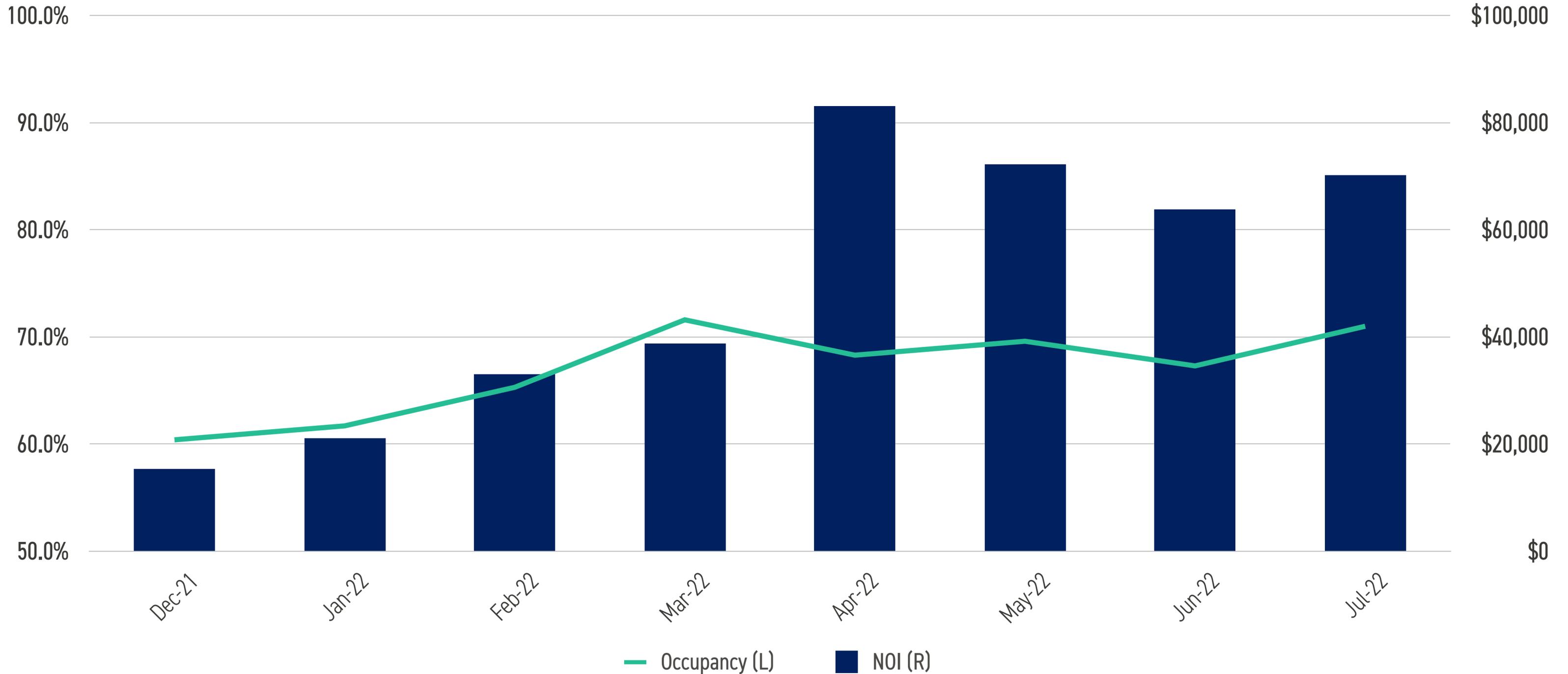


- Fieldstone Memory Care of Kennewick
- Fieldstone Grandridge
- Fieldstone Memory Care of Issaquah
- Spring Village of Pocono
- Seagrass Village of Fleming Island
- Seagrass Village of Panama City Beach MC
- Seagrass Village of Panama City Beach
- Fieldstone Memory Care of Wenatchee

Fund VI Performance Update

Spring Village at Stratford: Net Operating Income & Occupancy

December 2021 - July 2022



Investment Strategy



Attractive **Acquisition Price**



Below Market **Occupancy Rates**



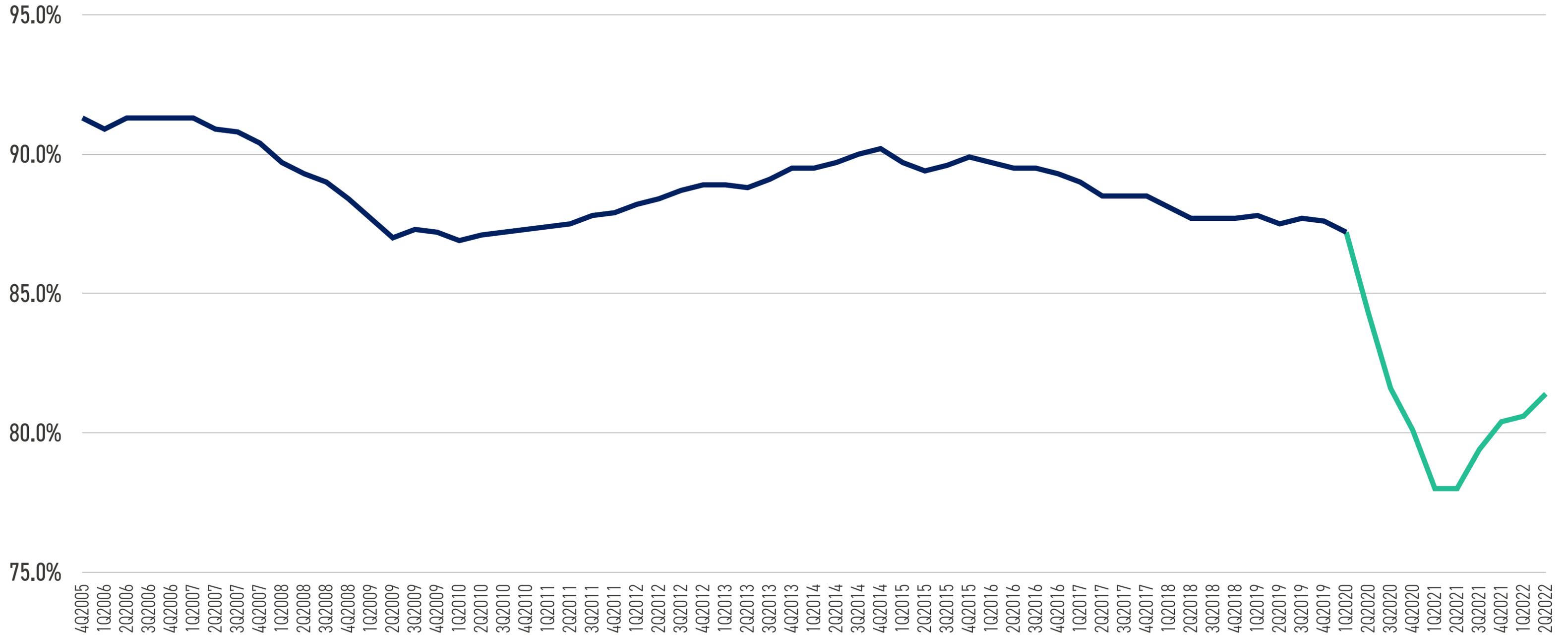
Below Market **Rental Rates**



Affluent **Demographics**

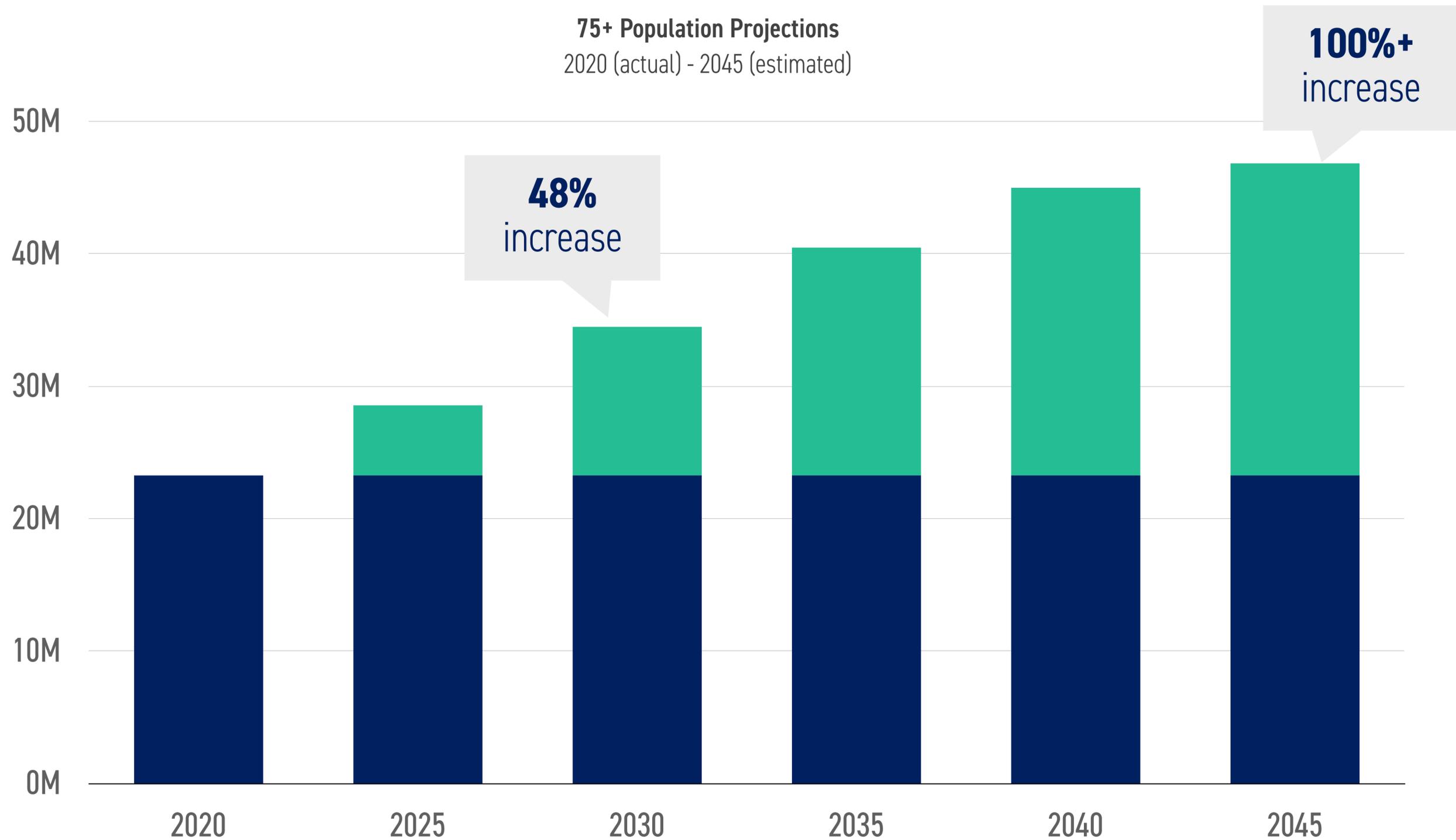
A Very Stable Industry. Until It Wasn't.

Seniors Housing Occupancy - All Care Types, All Markets
4Q 2005 - 2Q 2022



Source: National Investment Center for Seniors Housing & Care. 2Q22 Data Release.

Target Market Will Increase by 48% by 2030



Source: U.S. Census Bureau. Projected 5-Year Age Groups and Sex Composition of the Population. U.S. 2017-2060.

Bourne Financial Group Experience

\$900+ Million in AUM

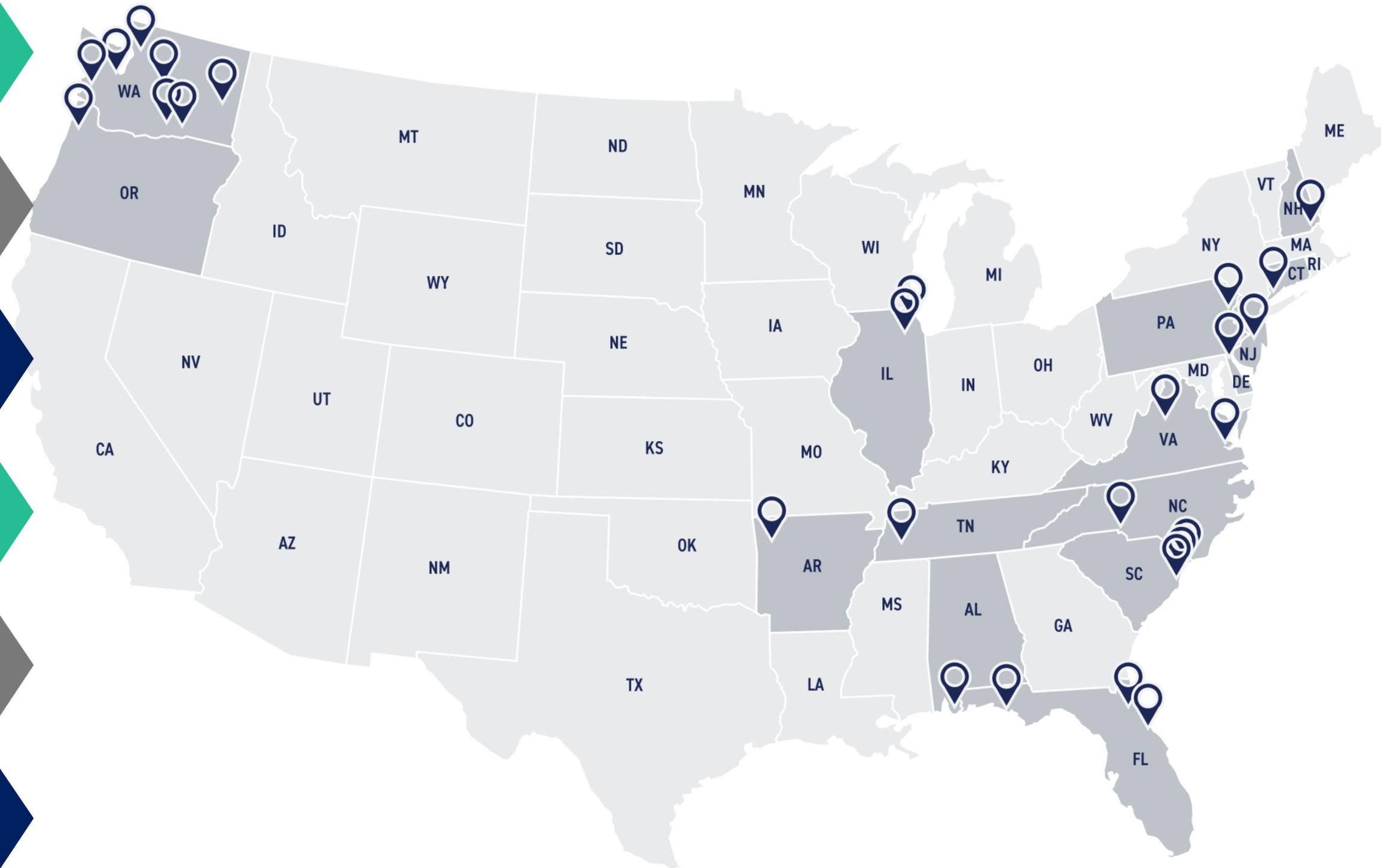
25+ Communities

3,000+ Units

\$275+ Million Equity Raised

7+ Funds

100% Private Pay



Bourne Seniors Housing VII, LLC



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Offering Size	\$25 million (expandable to \$40 million)
Anticipated Fund Term¹	3-6 years
Preferred Return to Investors²	10% annually
Distributions	Monthly, anticipated to commence within 18-24 months of closing on first community
Anticipated Leverage	55-65% Loan-to-Cost
Minimum Investment	\$25,000
Early Investor Discount	5% for first \$10 million raised

¹ The Sponsor expects that each community will be sold within approximately three to six years after acquisition. There can be no assurance these objectives will be met.

² There can be no assurance that these objectives will be met.



BSH VII

BOURNE SENIORS HOUSING VII

Thank You

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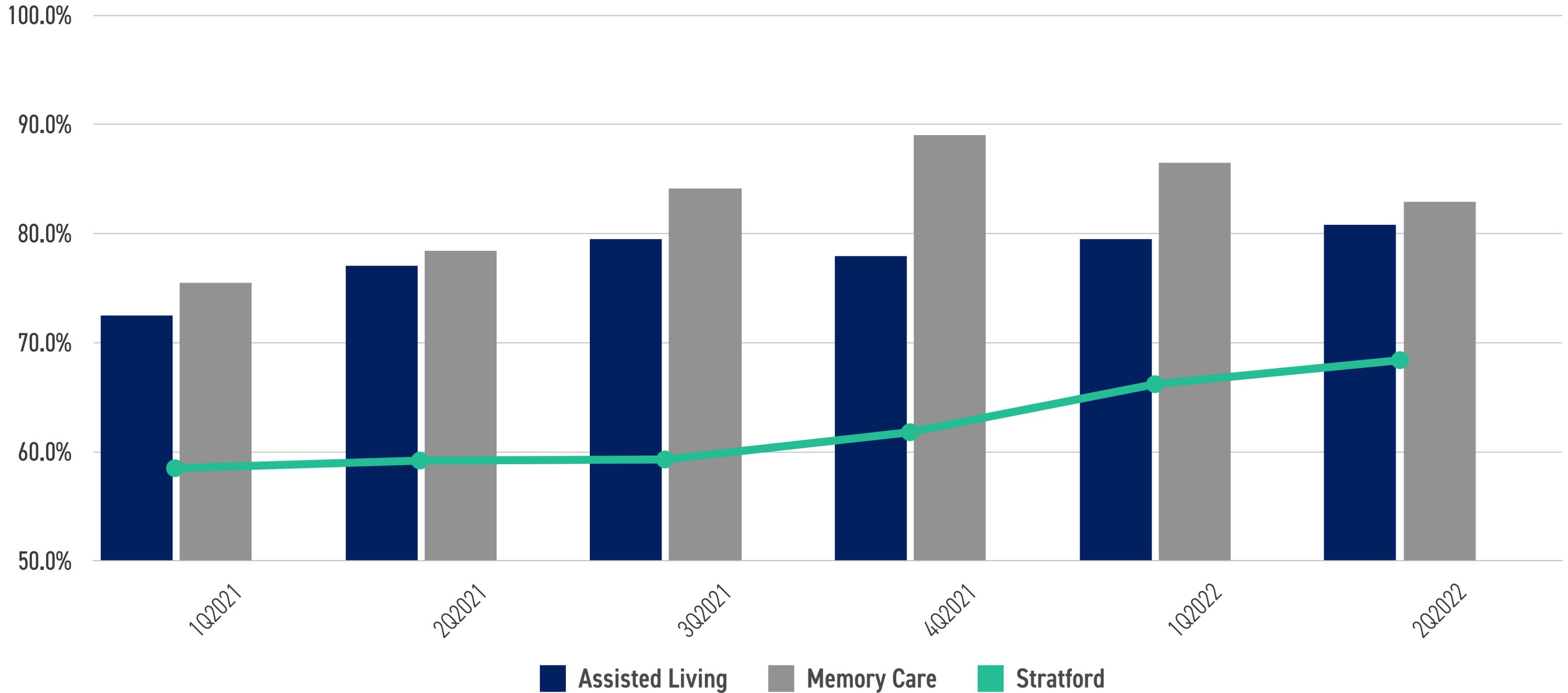
Question & Answer

Bourne Financial Group
(407) 644-6444

To order a PPM please email
Info@CobaltCapitalinc.net

Stratford Market Average Occupancy Rates

1Q 2021 - 2Q 2022



Source: NIC MAP® Data Service, Second Quarter 2022.