



SIGNATURE FUND VII

OFFERING SUMMARY

This summary is for the purpose of soliciting interest in a proposed offering and is not an offer to sell securities. All information herein is subject to change. If an offering is made it will be through a Private Placement Memorandum, which will contain details of the offering including a discussion of risk factors. An investment decision should be made only after a careful review of the Private Placement Memorandum, as supplemented. Securities offered through Ernst Capital Securities, LLC. Member FINRA/SIPC.

The above photo is for illustrative purposes and does not represent an investment property that will be pursued by the Fund.

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SIGNATURE FUND VII OVERVIEW

We are pleased to present the **Signature Real Estate Income Fund VII, LLC** ("**Signature Fund VII**" or the "**Fund**"). The Fund was formed to pool investment capital for a multi-family development in Sioux Falls, South Dakota (Whisper Creek Village) and developing or purchasing real estate property investments located primarily in the Sioux Falls, South Dakota, Des Moines, Iowa, and Omaha, Nebraska markets.¹ However, it may pursue investments outside the identified markets if the Fund's management believes sufficient opportunity exists and the investment meets the Fund's investment criteria as described in the Private Placement Memorandum.

 The Fund's Managing Member is Clint Ackerman, sole owner of **Signature Companies**, a diversified company involved with the development and construction of single family homes, condominiums, townhomes, villas, office buildings, and multifamily communities since 1998. The Fund's management has experience with evaluating real estate opportunities located primarily in Sioux Falls, South Dakota, Des Moines, Iowa, and Omaha, Nebraska to take advantage of many of the top real estate investment opportunities.

 **Ernst Capital** is a South Dakota-based real estate investment firm, connecting investors with quality real estate projects. Ernst Capital has partnered with investors to invest more than \$265 million into 40 private offerings. Located in Sioux Falls, Ernst Capital helps the Signature Companies team and others manage more than \$1 billion in real estate assets. Ernst Capital will be the Fund Administrator, and will take care of investor statements, distribution payments, and day-to-day operations.

PROVEN EXPERIENCE

Signature Companies and Ernst Capital Group have been working together since 2009, in markets across the Midwest including Sioux Falls, Rapid City, Des Moines, Lincoln, and Omaha. Signature Fund VII will be the sixteenth offering involving Ernst Capital and Signature Companies, and nearly \$157 million of investor capital has been committed to these regional investments.

MULTI-FAMILY



Signature Companies has developed more than 6,500 multi-family units valued at over \$1,375,000,000.

Developments: West Briar, South Harmony, Whispering Woods, Diamond Field, West 26th Street Commons, West Pointe, The Commons, West 41st Street, Waukee Commons, Whisper Ridge, Willows Edge, Aspen Heights, Blue Ridge, The Overture on Cliff, Creekside, Willows East, Willows South, Brookside Village, Shepherd Hills, The Yukon at Benson, Cherry Creek and more.

COMMERCIAL



More than 320,000 square feet of office and retail space has been developed and built by Signature Companies, valued at over \$53 Million dollars.

Developments: Oxford Estates, Brooks Crossing, Dakota Crossing, Garden Estates, Diamond Valley, Creekside Place, Willows Edge, Blue Ridge, Stadium Crossing, Majestic Village, McGee Farms, Prairie Village, Whisper Ridge East, and more.

SINGLE-FAMILY





More than 2,800 owner-occupied residential properties have been built by Signature Companies, valued at over \$560 Million dollars.

Developments: Oxford Estates, Aspen Heights, Whispering Woods, Whisper Ridge South, Whisper Ridge East, Diamond Field Estates, Harmony Estates, West Pointe Estates, Majestic Meadows, Galway Village, Willows Edge, Creekside Place, Destination Village, McGee Farms, Majestic Village, and more.




OFFERING TERMS

The Fund	Signature Real Estate Income Fund VII, LLC
Managing Member	Clint Ackerman
Fund Administrator	Ernst Capital Group, LLC
Investment Strategy	Develop or purchase income-producing real estate property investments in Sioux Falls, South Dakota,
Minimum Offering Amount	\$4,000,000 in Class A Membership Units offered to Accredited Investors only ²
Maximum Fund Size	\$25,000,000 in Class A Membership Units offered to Accredited Investors only ²
Class A Priority Distribution	6%
Class A Unit Price	\$100,000 per unit
Minimum Investment	Partial Units in \$25,000 increments may be accepted at the discretion of the Managing Member
Capital Calls	Investors must agree to contribute the remaining portion of their commitment in at least 30 days
Upfront Capital (1st Stage)	This initial \$4,000,000 in subscriptions will require 100% of the capital upfront.
Upfront Capital (2nd Stage)	Subscriptions accepted after the initial \$4,000,000 will require at least 20% of the capital upfront.
Expected Investment Period	7-12 years expected hold period for fund assets
Expected Accrual Period	Class A Priority Return expected to accrue for approximately three (3) years before beginning monthly

HOW OPERATING CASH FLOWS ARE DISTRIBUTED:

-  1. Class A Members receive a 6% cumulative priority return.
-  2. 75% to Class A Members collectively and 25% to the Class B Members collectively.

HOW CAPITAL TRANSACTION PROCEEDS ARE DISTRIBUTED:

-  1. Class A Members receive any unpaid 6% cumulative priority return.
-  2. Members receive an amount equal to their adjusted capital contributions.
-  3. 75% to Class A Members collectively and 25% to the Class B Members collectively.

\$100,000 INVESTMENT EXAMPLE

Over the 7-12 year expected investment period, the Fund's objective is to pay monthly distributions of approximately 6% per annum and preserve and return investors' original capital investment.

10 years of 6%:	\$ 60,000
Initial Investment Returned:	\$100,000
Total:	\$160,000

Plus: additional fund objectives are to build equity through principal payments and potential asset appreciation, increase the net operating income of the Fund's assets over time, and allocate the allowable passive tax losses.

While the Managing Member will work toward accomplishing these objectives, there can be no assurances or guarantees that they will be met given the uncertainties of the Fund's future operations.

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The properties and pictures represented in this brochure are for illustrative purposes and will not necessarily be investments made by the Signature Real Estate Income Fund VII, LLC. The statements contained herein are based upon specific assumptions discussed more fully in the Private Placement Memorandum.

⁽¹⁾ *The Fund was formed for the purpose of pooling investment capital for: (i) Whisper Creek Village; and (ii) developing or purchasing other real estate property investments located primarily in Sioux Falls, South Dakota, Des Moines, Iowa, and Omaha, Nebraska. There is no guarantee that the Fund will purchase or develop the identified project. Our **Managing Member** is Clint Ackerman. The Managing Member will control the Fund's day-to-day operations, subject to certain approvals required of our Class B Members. Our **Class B Members** are Clint Ackerman and Ernst Capital Real Estate Holdings, LLC.*

⁽²⁾ *The Signature Real Estate Income Fund VII, LLC is a Direct Participation Program and is offered to sophisticated, accredited investors only. This type of investment is not suitable for all investors and may have substantial risk. Individual accredited investors have either a net worth of \$1 million (excluding the value of your primary residence), income of \$200,000 for the last two years and the expectation of receiving the same income during the current year for single investors, or joint income of \$300,000 over the same time period for members of the same household. Investments in real estate are highly illiquid and therefore investments in the Fund should be considered illiquid.*

Signature Companies is used in connection with several entities owned and controlled by Clint Ackerman including Signature Real Estate and Development Services, LLC, Signature Companies of Iowa, LLC, Signature Aviation, LLC, and Signature Construction, LLC. The Managing Member of the Fund is Clint Ackerman.

Ernst Capital is used in connection with several entities owned and controlled by Todd Ernst, Nick Gates, and Chris Daugaard including Ernst Capital Group, LLC, Ernst Capital Securities, LLC, Ernst Commercial Real Estate Holdings, LLC, Ernst Commercial Real Estate, LLC, and Ernst Capital Holdings, LLC.

Securities offered through Ernst Capital Securities, LLC. Member FINRA/SIPC.

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WHISPER CREEK VILLAGE

New Development | Sioux Falls, SD



Whisper Creek Village is a new multi-family development in southeastern Sioux Falls, South Dakota that is expected to bring 78 apartment units near the intersection of South Sycamore Avenue and 65th Street. A mix of studio, 1-, 2-, and 3-bedroom units will offer residents flexibility to choose the right unit type, floor plan, and price point to fit their needs. There are also 20 garages available to residents at an additional cost. The development will feature an amenity package with a clubhouse with onsite management office, fitness center, kitchenette, and restrooms.

- Location:** Located at the intersection near South Sycamore Avenue and 65th Street in Sioux Falls, South Dakota
- Project Cost:** Estimated at \$10,850,000
- Completion Date:** Estimated partial opening late 2025
- Project Capital:** Estimated at \$3,950,000
- Property Ownership:** Whisper Creek Village, LLC will be owned 100% by Signature Real Estate Income Fund VII, LLC
- Number of Units:** 78

	Unit Type	Square Feet	Number of Units	Estimated Rent
Three Story Apartments:	Studio	464	18	\$895/mo.
	1-Bed, 1-Bath	603	15	\$995/mo.
	2-Bed, 2-Bath	907–917	33	\$1,250/mo.
	3-Bed, 2-Bath	1,243	12	\$1,450/mo.
	TOTAL		78	
	Detached Garages		20	\$100/mo.

Unit Amenities: Each of the units will be furnished similarly with residential grade carpeting on the floors and living areas with vinyl flooring in the kitchens, bathrooms, and laundry room. All of the units will have access via a private entrance. Appliances will include a stove, refrigerator, in-unit washer/dryer, range and hood fan. The layout of units varies from studio to three-bedrooms unit, but each unit includes a kitchen, dining/living room, bath and laundry room.

Shared Amenities: Whisper Creek Village will have an amenity package including a clubhouse attached to the 30-unit building on the north side of the project that features a fitness center, kitchenette, restrooms, and an onsite management office with reception area. There will also be a dog park located on the south side of the project.

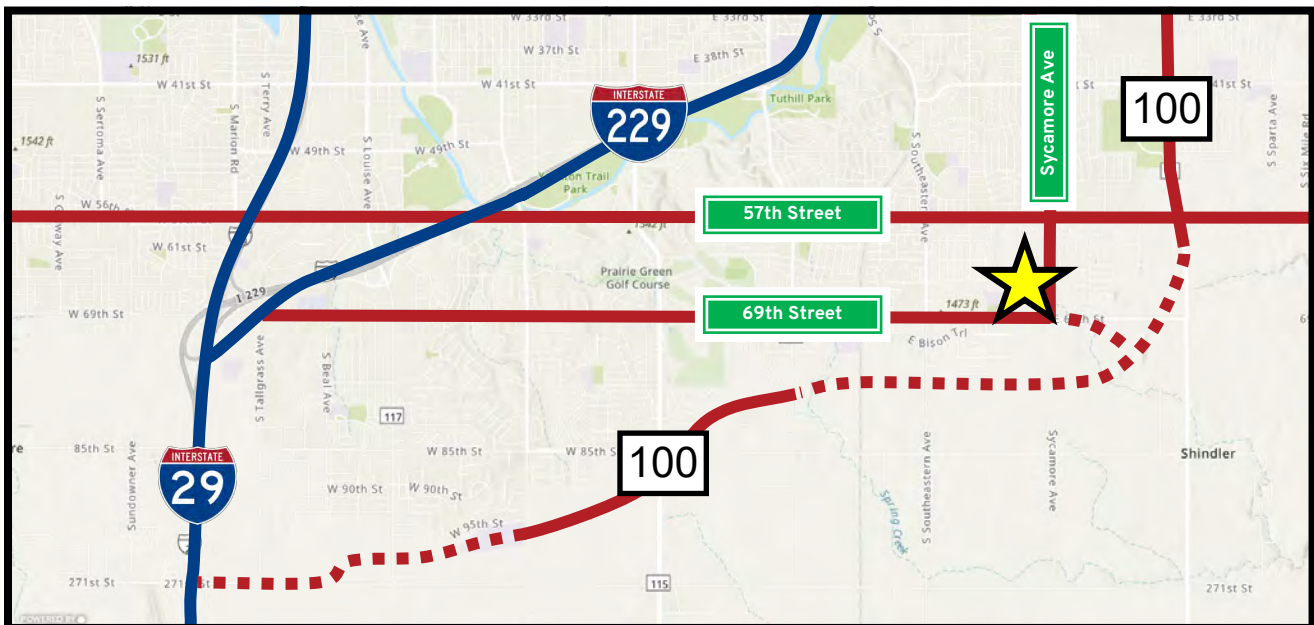
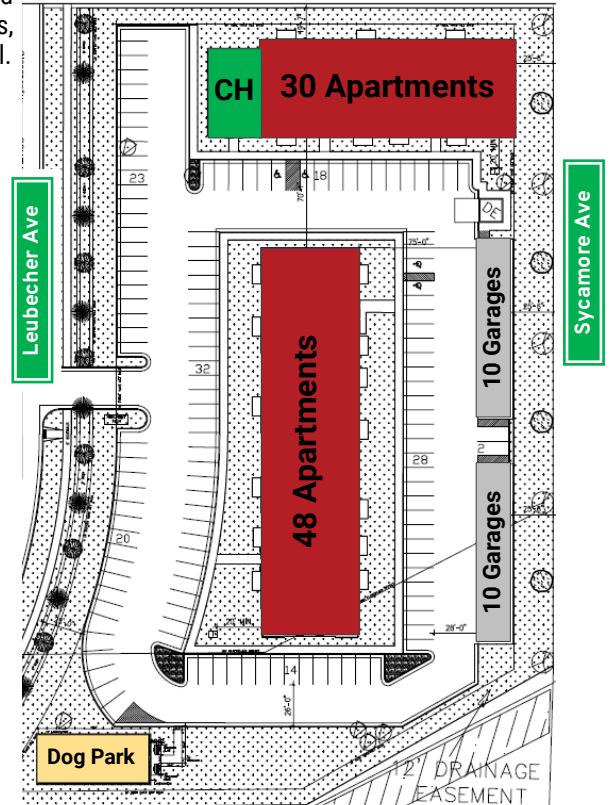
Financing Assumptions: Construction loan commitment estimated at \$6,900,000; 5-year term with 6.90% fixed interest rate, interest-only for 36 months, with a 30-year amortization. Investors are not required to sign loan guarantees.

WHISPER CREEK VILLAGE

Whisper Creek Village is located in fast-growing southeastern Sioux Falls, well-positioned for future commercial, retail, and residential growth. The location offers an exceptional access point to the future Highway 100, slated for completion in the next few years, and Sanford Health is building a new senior community & care center expected to bring 200 new jobs to the area.

Education opportunities are close at hand, with two Harrisburg schools, Horizon Elementary (opened in 2017) and East Middle School (opened in 2023) within blocks of Whisper Creek. Holy Spirit Catholic School and the Sioux Falls Christian School campus are both within a five minute drive. The new Harrisburg Freshman Academy (opened in 2023) is also less than 10 minutes away.

Recreation opportunities abound, with nearby access to Harmodon Park featuring 16 baseball & softball diamonds along with play equipment and practice facilities. Whispering Woods South Park is within two blocks, featuring large grass fields, accessible playground, and basketball courts. Spring Creek Golf Course and Good Earth State Park, South Dakota's newest state park, are both a 10-minute drive from the property. Good Earth offers nearly 7 miles of hiking and running trails, a visitor center with historical and educational opportunities, picnic shelters, and access to the river and the Jay Heath Canoe and Kayak Trail.



PRAIRIE VILLAGE COMMONS II

New Development | Waukee, IA



Prairie Village Commons II is a new multi-family development in Waukee, Iowa expected to bring 148 apartment units near the intersection of 10th Street and University Ave in Waukee, Iowa. A mix of 1-, 2-, and 3-bedroom units will offer residents flexibility to choose the right unit type, floor plan, and price point to fit their needs. There are also 20 garages available to residents at an additional cost. The first phase of the development consisted of 127 townhome-style units with a fitness center and dog park, owned by the Signature Real Estate Income Fund IV, LLC. This second phase of the development will offer residents more rental options and a full-featured clubhouse and onsite pool. The management and maintenance teams will work across both phases, and marketing assets will also be shared, bringing economies of scale to property operations. Residents of both phases will be able to share amenities across the entire site.

- Location:** Located near the intersection of 10th Street and University Ave in Waukee, Iowa
- Project Cost:** Estimated at \$21,000,000
- Completion Date:** Estimated partial opening late 2025
- Project Capital:** Estimated at \$7,000,000
- Property Ownership:** Prairie Village Commons II, LLC will be owned 100% by Signature Real Estate Income Fund VII, LLC
- Number of Units:** 148

	Unit Type	Square Feet	Number of Units	Estimated Rent
Three Story Apartments:	1-Bed, 1-Bath	603–734	50	\$1,075–1,095/mo.
	2-Bed, 2-Bath	907–1,078	85	\$1,295–1,375/mo.
	3-Bed, 2-Bath	1,208–1,243	13	\$1,495/mo.
	TOTAL		148	
	Detached Garages		20	\$125/mo.

- Unit Amenities:** Each of the units will be furnished similarly with residential grade carpeting on the floors and living areas with vinyl flooring in the kitchens, bathrooms, and laundry area. All of the units will have a private patio or balcony. Appliances will include a stove, refrigerator, dishwasher, in-unit washer/dryer, range and hood fan.
- Shared Amenities:** Prairie Village Commons II will have an amenity package including a clubhouse that features a lobby and lounge area, package room, game room, fitness center, outdoor pool and patio, restrooms, and an onsite management office with reception area. The property will have a future multi-use trail with connection to the planned Waukee Civic Campus.
- Financing Assumptions:** Construction loan commitment estimated at \$14,000,000; 5-year term with 7.0% fixed interest rate, interest-only for 36 months, with a 30-year amortization. Investors are not required to sign loan guarantees.

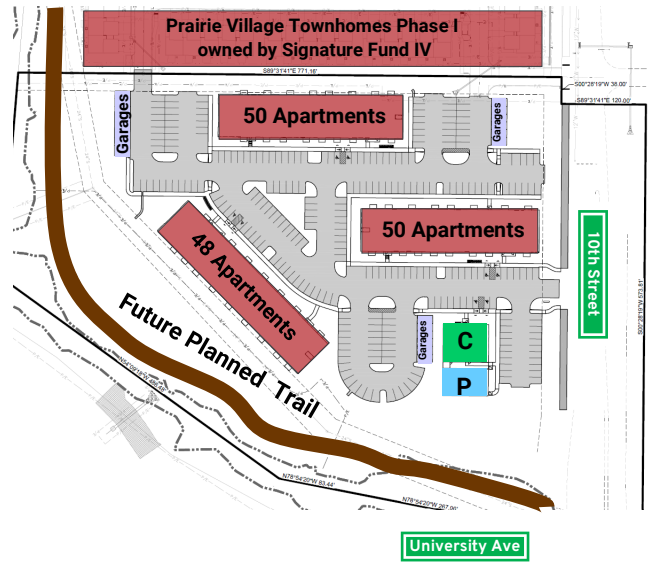
PRAIRIE VILLAGE COMMONS II

Site Information

Prairie Village Commons II is located in Waukee, a suburb of Des Moines and the fastest growing city in Iowa, estimated to be adding approximately 2,000 new residents per year.

The property is just blocks from Waukee Elementary School, and less than 10 minutes from Waukee Middle School, Waukee High School, Centennial Park, Sugar Creek Golf Course, and the Waukee Public Library.

The location is located adjacent to the school district operations center, bus depot, and city public works headquarters. As referenced below, the City of Waukee recently approved plans for the new Waukee Civic Campus, a 220-acre, estimated \$400 Million future development plan just south of our site, planned to connect University Avenue, one of the Des Moines MSA's main arteries, and adding additional recreation, retail, commercial, housing, and civic spaces to the area.



An extensive trail system and connection is planned along our property with direct underpass connectivity to the recreational and commercial amenities of the civic campus.

