



SIGNATURE FUND VIII

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 VIII OVERVIEW

We are pleased to present the **Signature Real Estate Income Fund VIII, LLC** ("**Signature Fund VIII**" or the "**Fund**"). The Fund was formed to pool investment capital for a multi-family development in Sioux Falls, South Dakota (Willows North Commons, LLC) 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 \$298 million into 42 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 VIII will be the nineteenth offering involving Ernst Capital and Signature Companies, and more than \$185 million of investor capital has been committed to these regional investments.

MULTI-FAMILY



Signature Companies has developed more than 7,000 multi-family units valued at over \$1,460,000,000.

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 3,000 owner-occupied residential properties have been built by Signature Companies, valued at over \$620 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 VIII, 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, Des Moines, Iowa, Omaha, Nebraska, and the surrounding region.
Minimum Offering Amount	\$4,700,000 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	7%
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 within 30 days of the call.
Upfront Capital (1st Stage)	This initial \$4,700,000 in subscriptions will require 100% of the capital upfront.
Upfront Capital (2nd Stage)	Subscriptions accepted after the initial \$4,700,000 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 cash distributions. Accrual is not expected to be caught up completely once distributions begin.

HOW OPERATING CASH FLOWS ARE DISTRIBUTED:

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 1. Class A Members receive a 7% cumulative priority return.
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 2. 70% to Class A Members collectively and 30% to the Class B Members collectively.

HOW CAPITAL TRANSACTION PROCEEDS ARE DISTRIBUTED:

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 1. Class A Members receive any unpaid 7% cumulative priority return.
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 2. Members receive an amount equal to their adjusted capital contributions.
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 3. 70% to Class A Members collectively and 30% 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 7% per annum and preserve and return investors' original capital investment.

10 years of 7%:	\$ 70,000
Initial Investment Returned:	\$100,000
Total:	\$170,000

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 VIII, 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) Willows North Commons, LLC; 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 VIII, 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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WILLOWS NORTH COMMONS

New Development | Sioux Falls, SD



Willows North Commons is a new multi-family development in eastern Sioux Falls, SD that is expected to bring 86 new townhome-style apartment units near the intersection of East 10th Street and South Six Mile Road. The project will consist of 35 two-bedroom townhome-style units and 51 three-bedroom townhome-style units. The project is also expected to enter into an amenity sharing agreement with a nearby multifamily property which includes a clubhouse with a rental office and reception area, game room, fitness center, in-ground pool, and restrooms.

- Location:** Located near the intersection of East 10th Street and South Six Mile Road, Sioux Falls, South Dakota
- Project Cost:** Estimated at \$17,500,000
- Completion Date:** Estimated to open early 2027
- Project Capital:** Up to \$4,700,000
- Property Ownership:** Willows North Commons, LLC will be owned 100% by Signature Real Estate Income Fund VIII, LLC
- Number of Units:** 86

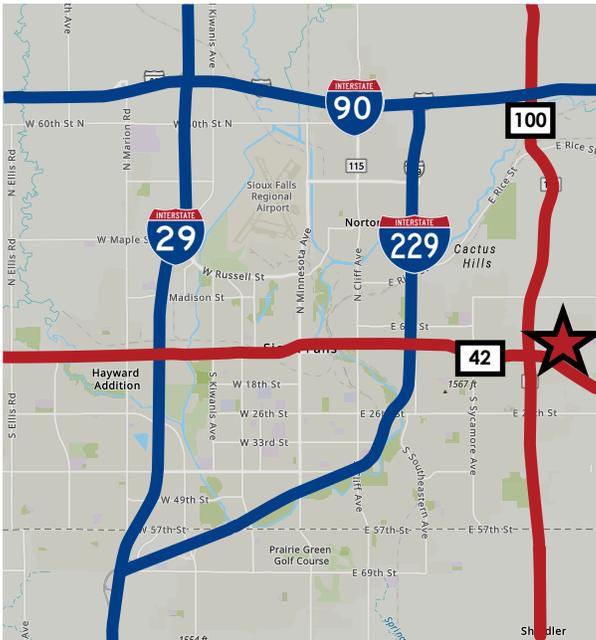
	Unit Type	Square Feet	Number of Units	Estimated Rent
Townhome	Hickory Floorplan: 3-Bed, 2.5 Bath w/ 2 Stall	1,322	51	\$1,695/mo.
Apartments:	Whitfield Floorplan: 2-Bed, 1.5 Bath w/ 2 Stall	1,113	35	\$1,495/mo.
	TOTAL		86	

- Unit Amenities:** Unit interior finishes include in-unit washer/dryer, central heating and A/C, ceiling fans, contemporary finishes, modern floorplans, and all units feature a patio or deck.
- Shared Amenities:** The shared clubhouse building will be located south of the Project and features a game room, fitness center, in-ground pool and restrooms. The rental office and reception area are also located in the clubhouse building.
- Financing Assumptions:** Construction loan commitment estimated at \$11,500,000; 5-year term with 6.25% fixed interest rate, interest-only for 36 months, with a 30-year amortization. Investors are not required to sign loan guarantees.



WILLOWS NORTH COMMONS

Site Information



Willows North Commons is located near the intersection of East 10th Street and South Six Mile Road, Sioux Falls, South Dakota within the Willows Edge master development, with future phases to include single family, office, and neighborhood retail and entertainment development.

This development will be located in fast-growing eastern Sioux Falls, less than five minutes from the Dawley Farm and Foss Fields commercial areas. Businesses located nearby include Plaza Azteca, Caribou Coffee, Avera Health, Glo Hotel, Target, Walmart, Kohl's, Buffalo Wild Wings, Ulta Beauty, PetSmart, Cherry Berry, Ashley Furniture, Burlington, Coffea, Starbucks, Panda Express, Panera Bread, Woodgrain Brewing Company, Menards, Cinemark Theater, Jersey Mike's, Casey's, Kwik Star, Blue Tide Car Wash, Crumbl Cookies, First Dakota National Bank, and more.

Recreation opportunities abound, with nearby access to the Big Sioux River, golf and fitness at Willow Run Golf Course, and the picturesque Arrowhead Park and Mary Jo Wegner Arboretum.

Access to Highway 42 and SD Highway 100 are right out the development's front door, with a new connection from SD Highway 100 to Interstate 90 that opened in the fall of 2020. In addition, the new State of SD "One-Stop" facility has recently opened nearby, expected to bring more than 800 jobs to the area once fully utilized.

