ELEVATION FUND 8

Offering Overview

Elevation Fund 8, LLC ("Fund 8") has been formed to acquire Mobile Home Communities and Self Storage facilities throughout the United States.

Management Team

The members of the Manager, and their Affiliates, ("Team") have more than 200 years of combined experience acquiring and managing both Self Storage facilities and Mobile Home Communities. The Team has owned and or operated more than 200 properties in more than 30 states representing more than 69,000 rentable units.

Why Invest in Fund 8

Two historically resilient asset classes in one investment. Both Mobile Home Communities and Self Storage assets classes have a demonstrated track record of Net Operating Income ("NOI") growth across many historical market cycles. We believe both asset classes will continue to benefit from long-term demographic and economic trends.

Offering Terms

Asset Types	Self Storage / Mobile Home Communities
Offering Size	$100 million
Investor Suitability	Accredited Investors Only
Minimum Investment	$250k (Class A) / $50k (Class B)
Preferred Returns*	10% (Class A) / 8% (Class B)
Distribution Floor	5%
Auditor	SquarMilner
Focus	Income + Capital Appreciation

For additional information please contact

(800) 257-1254 - INFO@ELEVATIONCG.COM

Beneficial Features

- LEVERAGE
- AMORTIZATION
- TAX BENEFITS FROM DEPRECIATION
- LOW CORRELATION
- CAPITAL PRESERVATION
- POTENTIAL RETURN OF CAPITAL VIA REFINANCING

* For a full description, please refer to the definition of Preferred Return in the Elevation Fund 8, LLC Private Placement Memorandum.

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Why Mobile Home Communities

Mobile Home Communities offers a number of distinct benefits including, but not limited to:

- ✓ Barriers to supply (stigma)
- ✓ Low operating expense ratios
- ✓ Income Generating Assets
- ✓ Growing demand
- ✓ Long term tenancies
- ✓ Provides a much needed social service

Why Self Storage Facilities

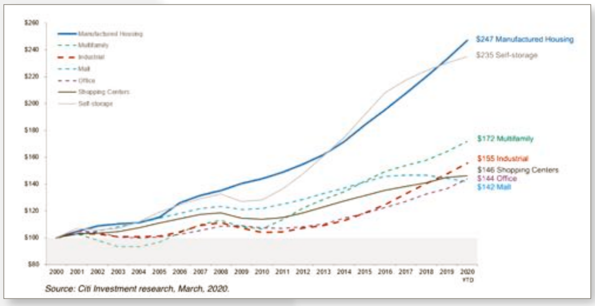
Self Storage offers a number of distinct benefits including, but not limited to:

- ✓ Low operating expense ratios
- ✓ Income Generating Assets
- ✓ Broad adoption
- ✓ Long average tenancies (900+ days)
- ✓ Benefits from population movement, both up & down

Visit ElevationFund.com for flyover videos.

Two Resilient Asset Classes. One Investment.

Both Mobile Home Communities and Self Storage asset classes have a demonstrated track record of Net Operating Income ("NOI") growth across many historical market cycles.



Historical NOI Growth by Asset Class

The Company Does Not Guarantee a Return on Investment. The Company makes no representations and/or warranties with respect to any return on an investment in the Company. There can be no assurance that a prospective Investor will receive any return on an investment in the Company. No assurance can be made that profits will be achieved or that losses of all or a portion of such investment will not be incurred.

Limited Transferability or Liquidity. The Interests are being offered and sold without registration under the Securities Act, and without registration or qualification under the securities laws of any state, in reliance upon the exemptions from registration provided by Regulation D, Rule 506(c). Interests in Company are illiquid and there can be no assurances that a Member will be able to liquidate its investment prior to the liquidation of the Company. Units, therefore, should be purchased only for long-term investment. It is not anticipated that there will be a public market for the Units.

General Risks of Owning Real Estate. Risk factors which could affect the Company's ownership of income-producing Property may include, but is not limited to, any or all of the following: changing environmental regulations; adverse use of adjacent or neighboring real estate; changes in the demand for or supply of competing Property; local economic factors which could result in the reduction of the fair market value of a Property; uninsured Losses, significant unforeseen changes in general or local economic conditions; inability of the Company to obtain any required permits or entitlements for a reasonable cost, on reasonable conditions, or within a reasonable time frame, or to obtain such permits or entitlements at all; inability of the Company to obtain the services of appropriate consultants at the proposed cost; changes in legal requirements for any needed permits or entitlements; problems caused by the presence of environmental hazards on a Property; changes in federal or state regulations applicable to real property; failure of a lender to approve a loan on terms and conditions acceptable to the Company; lack of adequate availability of liability insurance, all-risk, or other types of required insurance at a commercially-reasonable price; shortages or reductions in available energy; and acts of God or other calamities.

For additional risks, disclaimers and other information, visit http://www.elevationfund.com/disclaimer.