

REFLECTIONS ON SWEETWATER

3405 SWEETWATER ROAD, LAWRENCEVILLE, GA

ACQUISITION #4



ACQUISITION OVERVIEW

Year Built:	1996
Property Type:	Multifamily
Number of Units:	280
Occupancy*:	96%
Average Rent*:	\$965
Acquisition Date:	January, 2017
Purchase Price:	\$32.4 million

*As of 1/17

EASY ACCESS TO ATLANTA'S PREMIER EMPLOYER HUBS

Reflections on Sweetwater is located in a submarket of Atlanta and consists of 11 three- and four-story apartment buildings with a mix of one-, two- and three-bedroom apartment homes. The homes feature nine-foot ceilings, breakfast bars, crown molding, built-in bookcases, and personal balconies or patios. The community offers many amenities including a resort-style pool and spacious deck, 24-hour fitness center, BBQ area, clubhouse, business center, lighted tennis courts, playground, on-site lake, and walking trail. Reflections is well-located in Lawrenceville, a Northeast Atlanta area that has been a consistent leader in both population and employment growth for the past decade. Major employers include Cisco Systems, Kaiser Permanente, Primerica, Inc., and Gwinnett County Government.

For more information call **877-525-SCMG (7264)** or visit **SteadfastREITs.com**

Securities Offered Through Steadfast Capital Markets Group, LLC Member: FINRA & SIPC



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LAWRENCEVILLE, GA



Photographs were taken at the Company's property highlighted on this flyer.

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An investment in the Company is not suitable for all investors. Apartment investments have inherent risks including variations in risk factors, rental income, lack of liquidity and changes in the value of the properties. Read the prospectus carefully before you make an investment decision. An investment in Steadfast Apartment REIT III, Inc. involves a high degree of risk and there is no assurance that the investment objectives of this program will be attained. Risk factors include but are not limited to: the absence of a public market for shares of common stock, a lack of liquidity, a "blind pool" offering, limited ability to have shares repurchased and repurchase that may be at a price less than initially paid, no operating history, no assurance investment objectives will be met, high levels of mortgage indebtedness, uncertain distribution amounts, distributions that may be paid from sources other than cash flow from operations (including borrowings, offering proceeds, or the deferral of fees and expense reimbursements by our advisor) that could reduce overall return, an offering price that may not accurately reflect the value of assets, payment of substantial fees and expenses to advisor and affiliates, adverse changes in the financial health of our advisor could affect operations, potential conflicts of interest faced by our officers and some directors, lack of diversification, economic and regulatory changes impacting the real estate market, no obligation to effectuate a liquidity event, and the failure to qualify as a REIT, which would adversely affect operations and the ability to make distributions to stockholders.