

Search Analytics

INVENTORY BEDS

30,882 +9.5%

Prior Period 28,195

UNDER CONSTRUCTION BEDS

928 -67.7%

Prior Period 2,872

PRE-LEASING

68.7% -

Prior Period 72.5%

VACANCY RATE

12.2% +4.8%

Prior Period 7.4%

MARKET RENT/BED

\$676 +0.8%

Prior Period \$671

MARKET SALE PRICE/UNIT

\$168K +3.0%

Prior Period \$163K

MARKET CAP RATE

5.8% +0%

Prior Period 5.8%

Key Metrics

Availability	
Vacant Beds	3,628 ↑
Asking Rent/SF	\$1.77 ↑
Concession Rate	0.9% ↑
Studio/1BR Asking Rent	\$991 ↑
2 Bedroom Asking Rent/Bed	\$743 ↑
3 Bedroom Asking Rent/Bed	\$609 ↓
4+ Bedroom Asking Rent/Bed	\$641 ↑

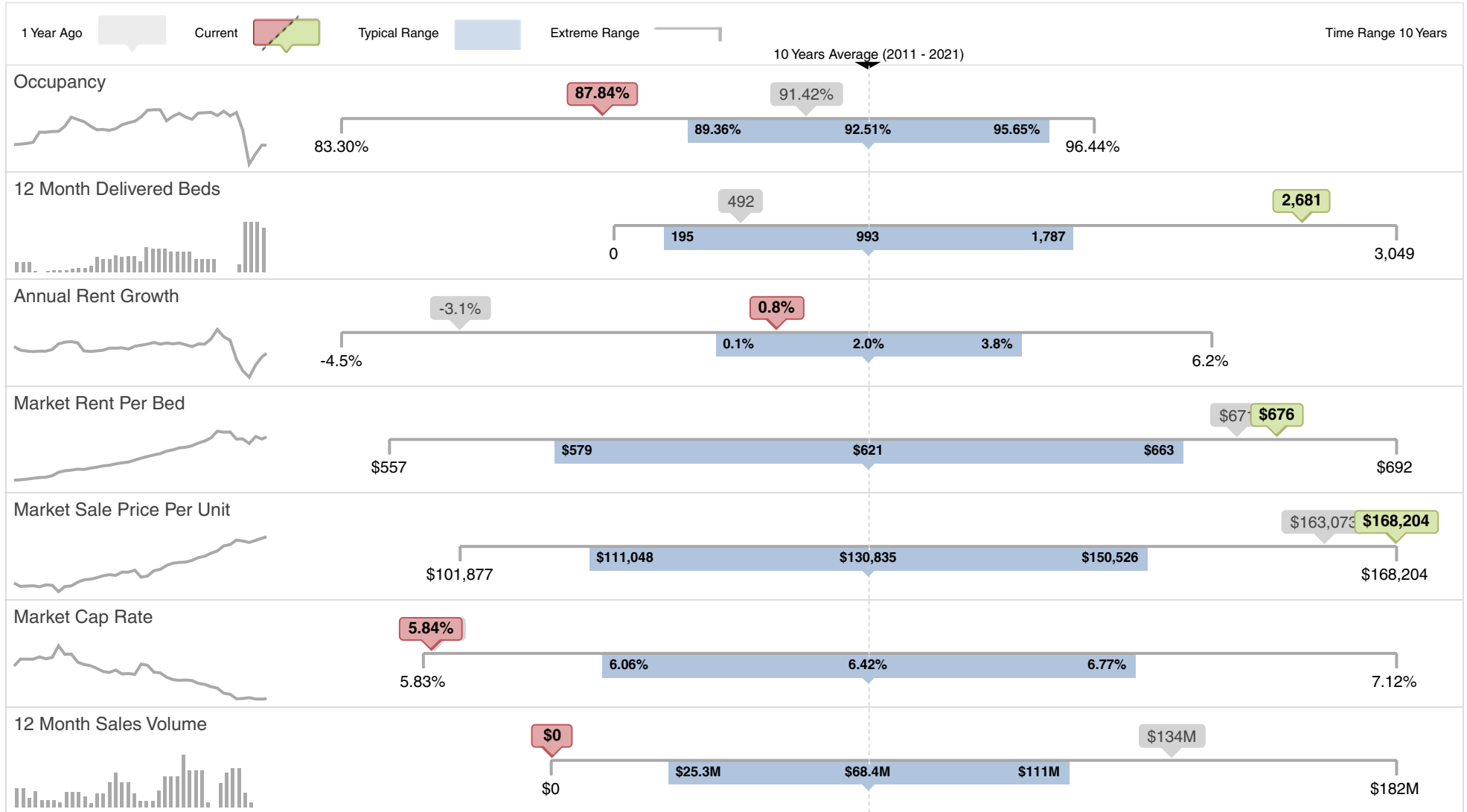
Inventory	
Existing Buildings	69 ↑
Average Beds Per Bldg	448 ↑
12 Mo Demolished Beds	0 ↕
Avg Dist to Nearest Campus	0.3 mi
12 Mo Construction Starts Beds	0 ↕
12 Mo Delivered Beds	2,681 ↑
12 Mo Avg Delivered Beds	39 ↑

Sales Past Year	
Transaction Per Unit	-
Transaction Per Bed	-
Sales Volume	\$0 ↓
Properties Sold	0 ↓
Transaction Cap Rate	-
Asking Rent/Bed	-
Asking Rent/SF	-

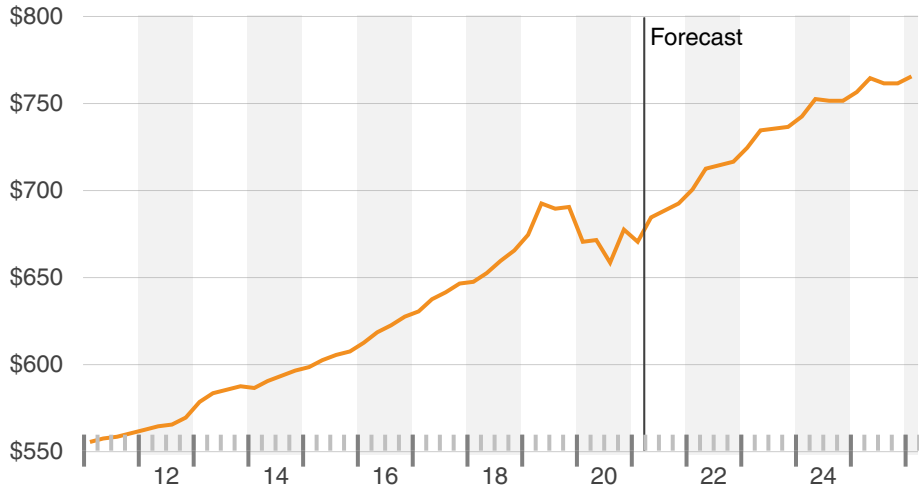
Demand	
12 Mo Absorp % of Inventory	3.7% ↑
Median Household Income	54.7K
Population Growth 5 Yrs 20-29	-32.3%
Population Growth 5 Yrs 30-39	23.7%
Population Growth 5 Yrs 40-54	40.9%
Population Growth 5 Yrs 55+	3.4%
Population Growth 5 Yrs	3.0%

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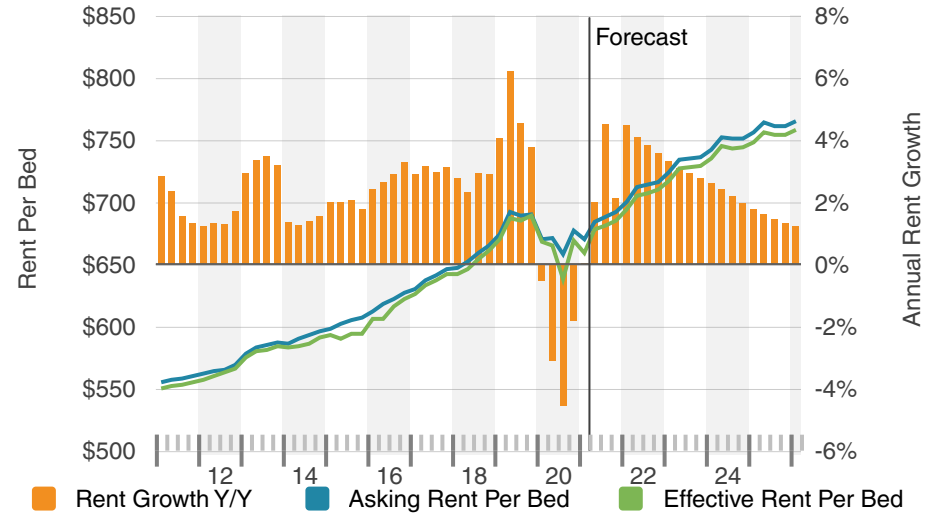
Key Performance Indicators



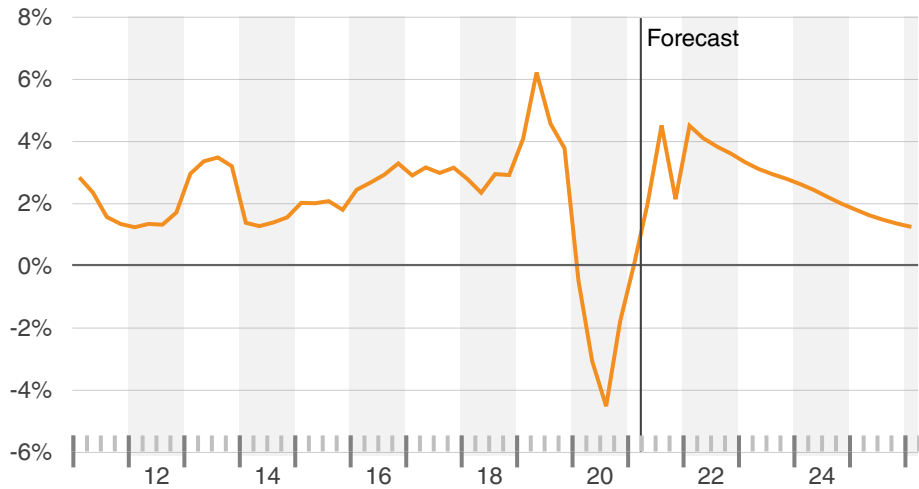
Market Asking Rent Per Bed



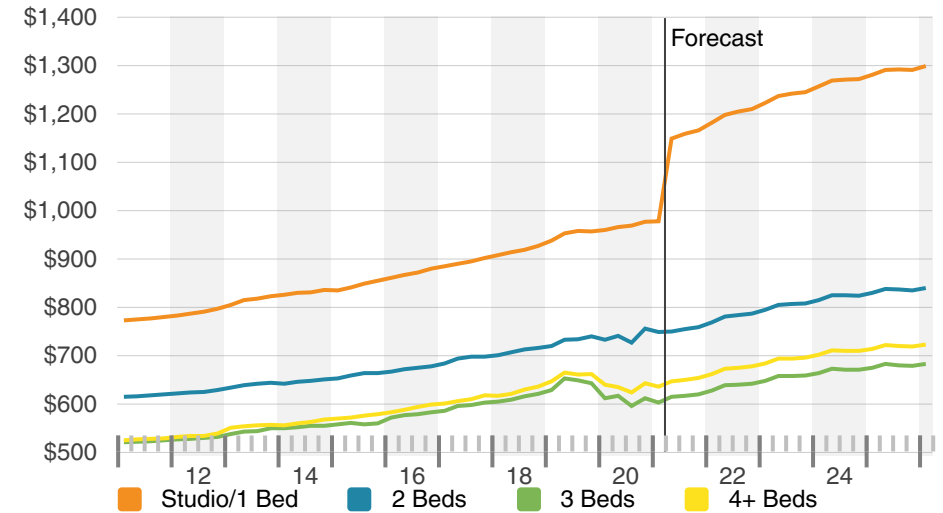
Market Rent Per Bed & Rent Growth



Market Rent Growth (YOY)

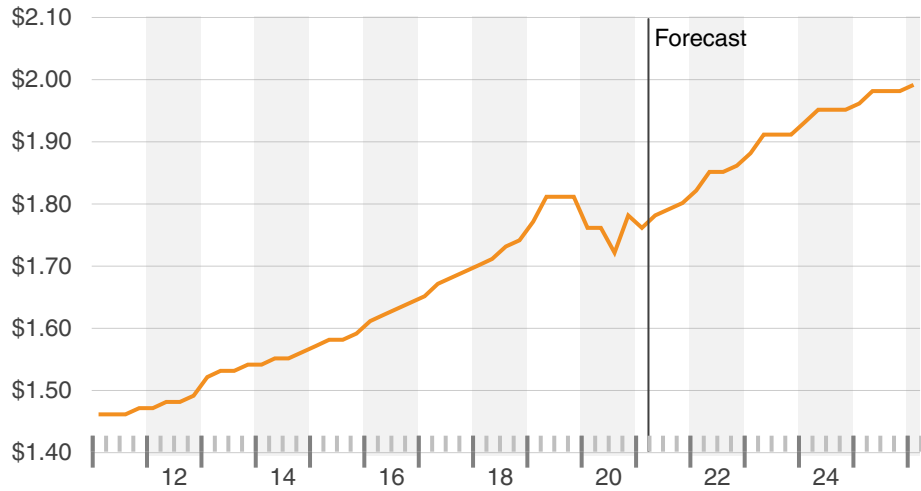


Market Rent Per Bed By Bedroom

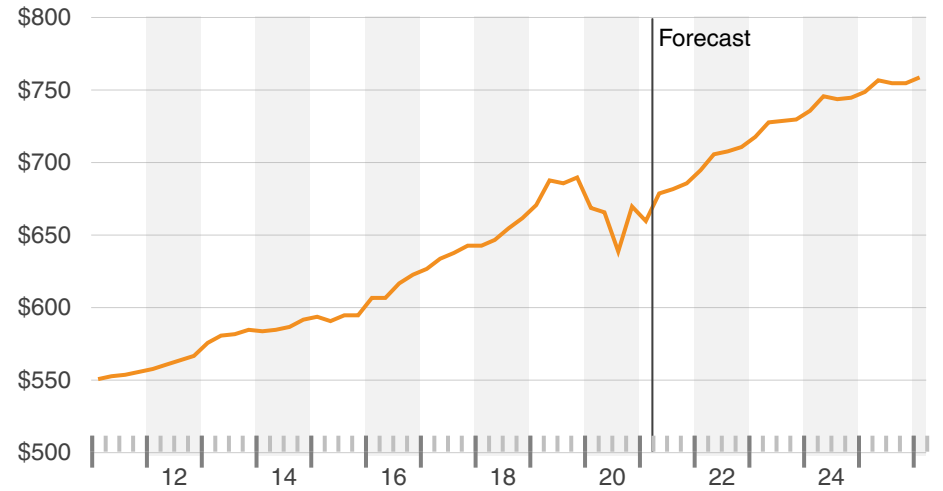


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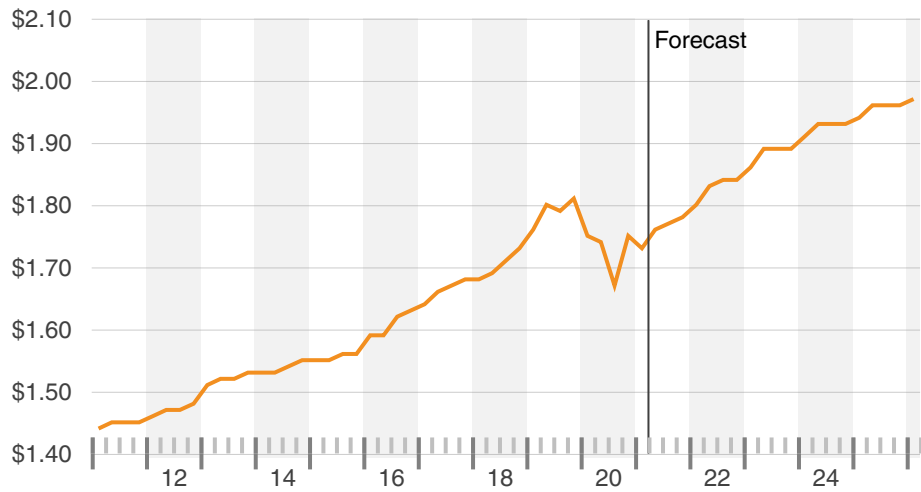
Market Asking Rent Per SF



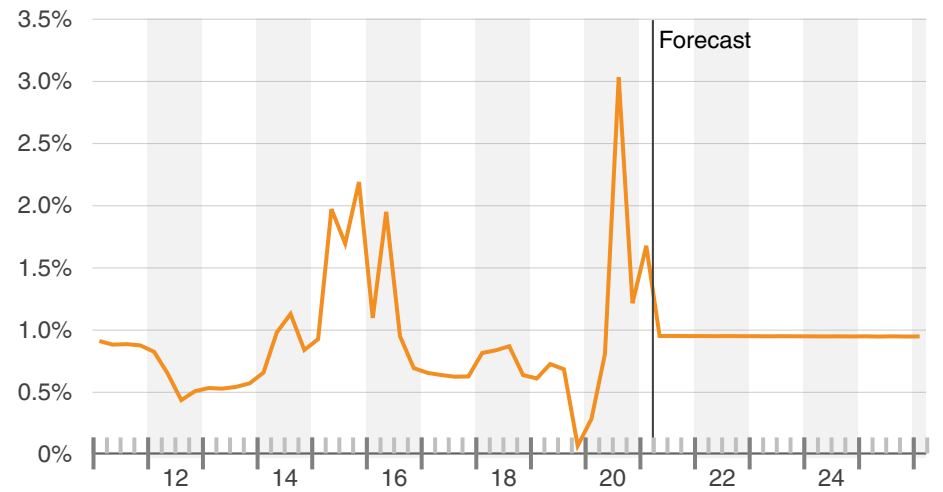
Market Effective Rent Per Bed



Market Effective Rent Per SF

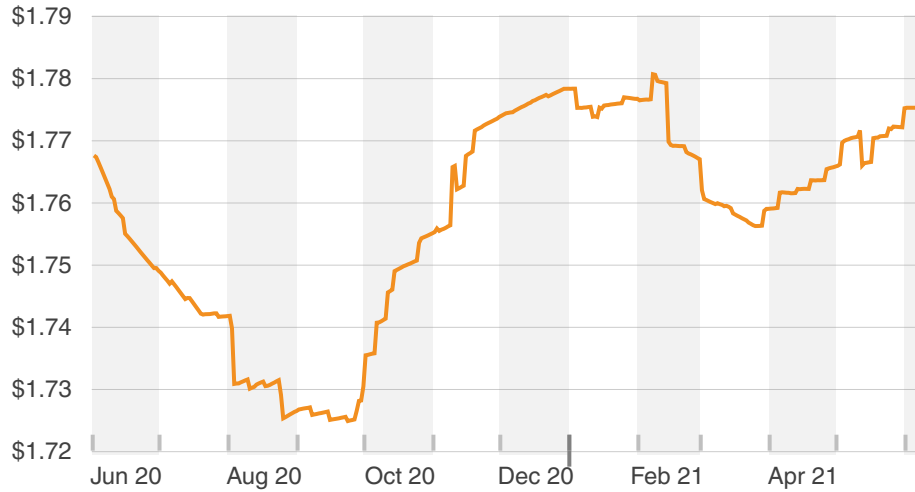


Concession Rate

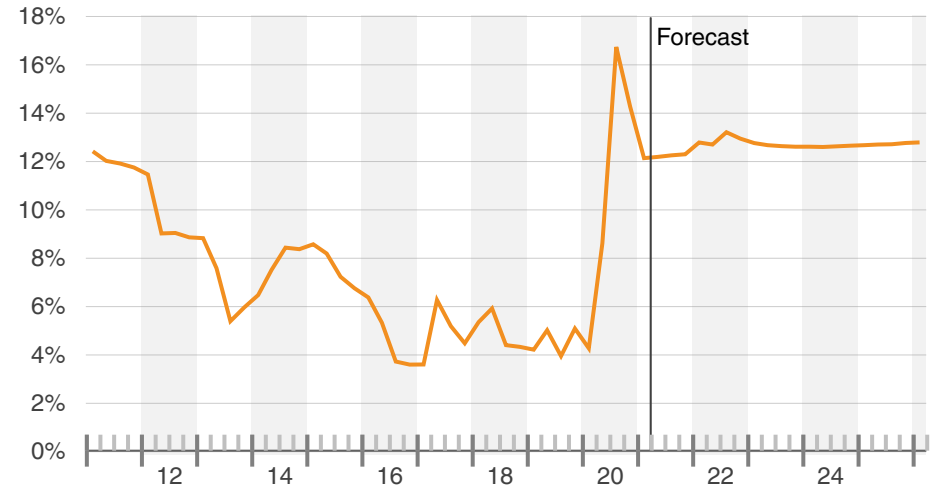


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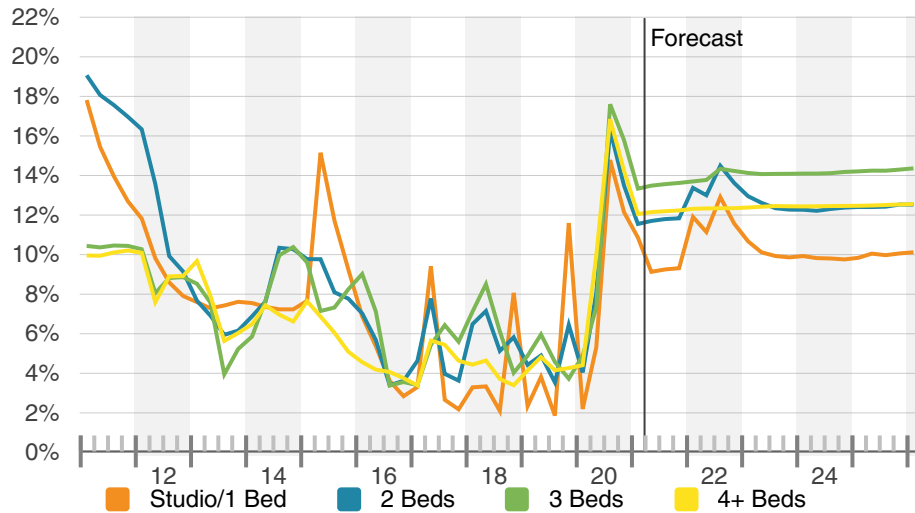
Daily Asking Rent Per SF



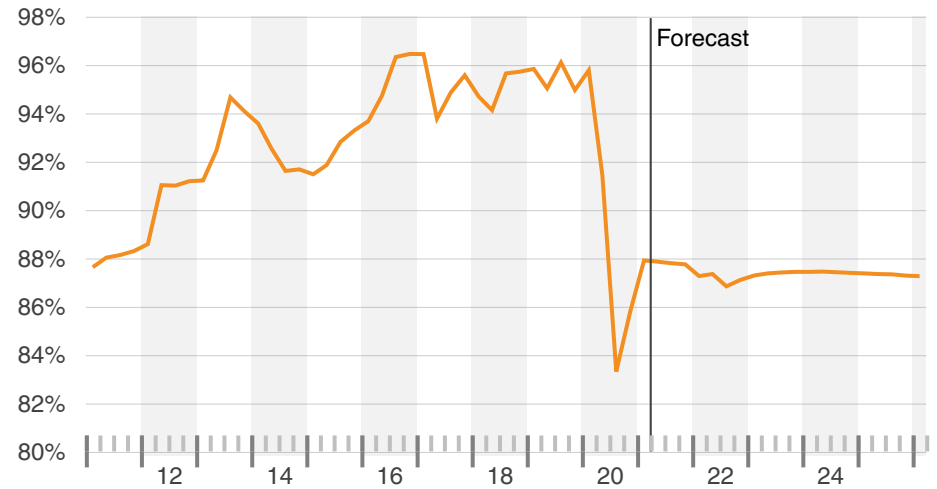
Vacancy Rate



Vacancy By Bedroom

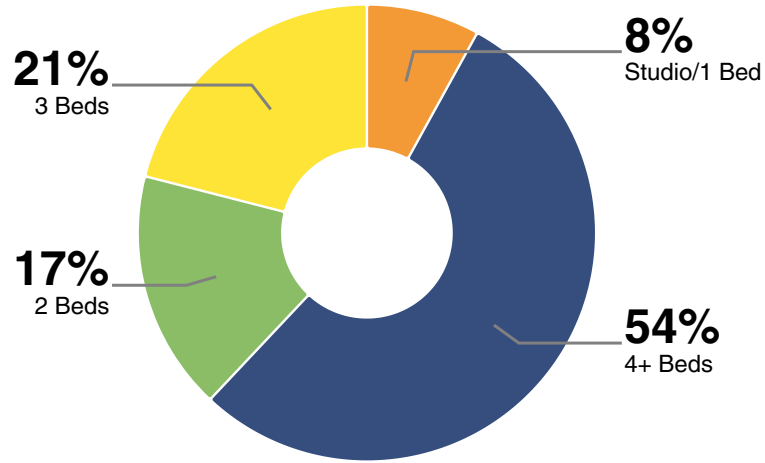


Occupancy Rate

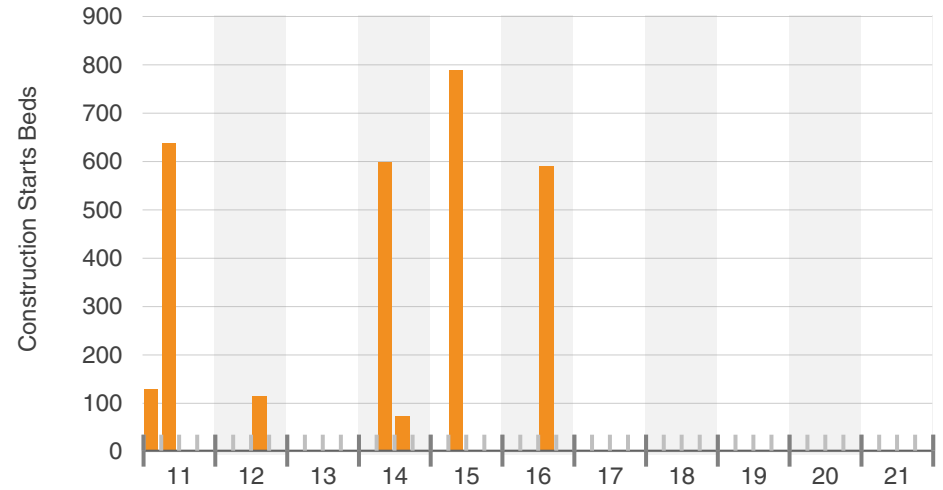


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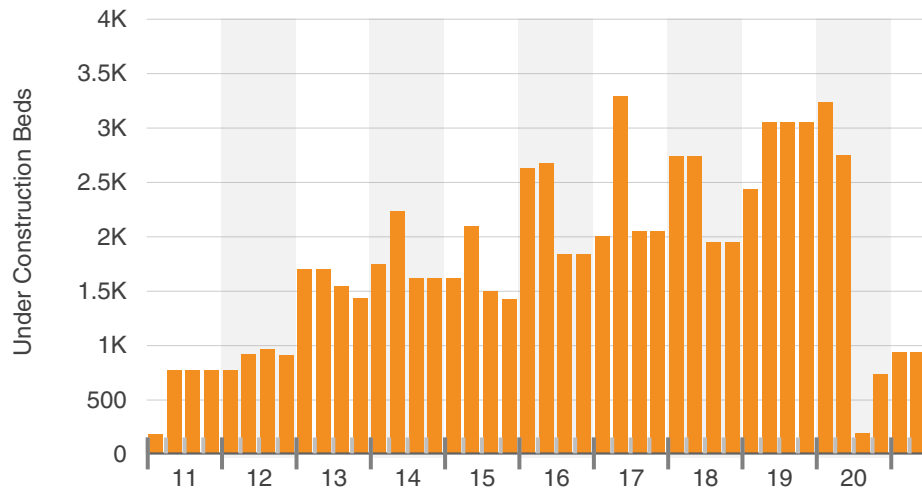
Total Beds By Bedroom



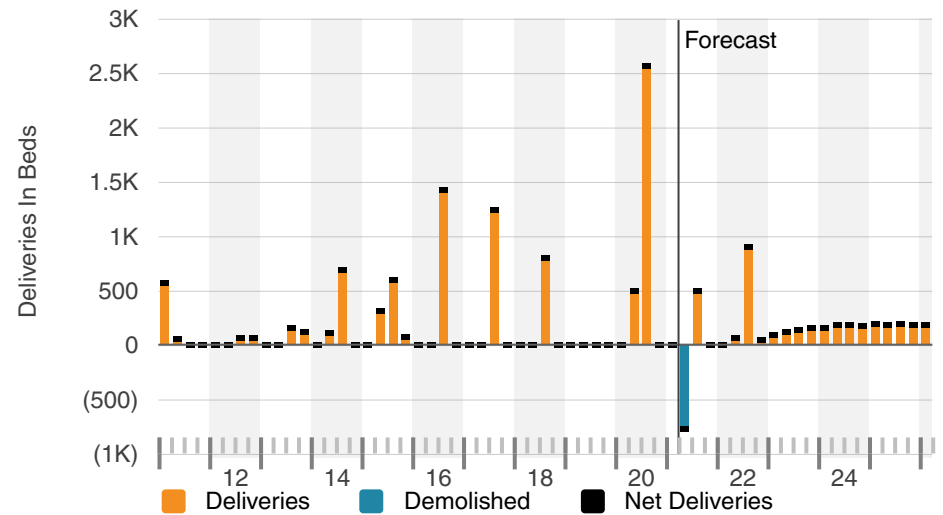
Construction Starts



Under Construction

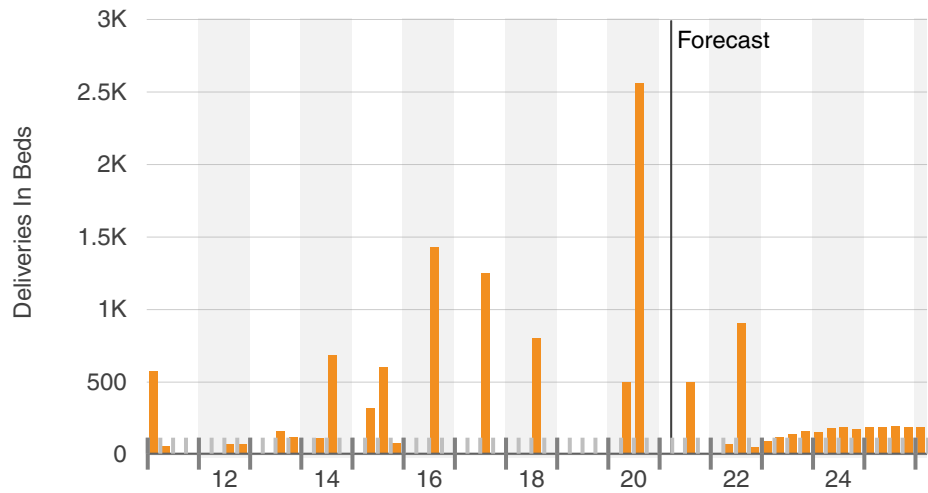


Deliveries & Demolitions

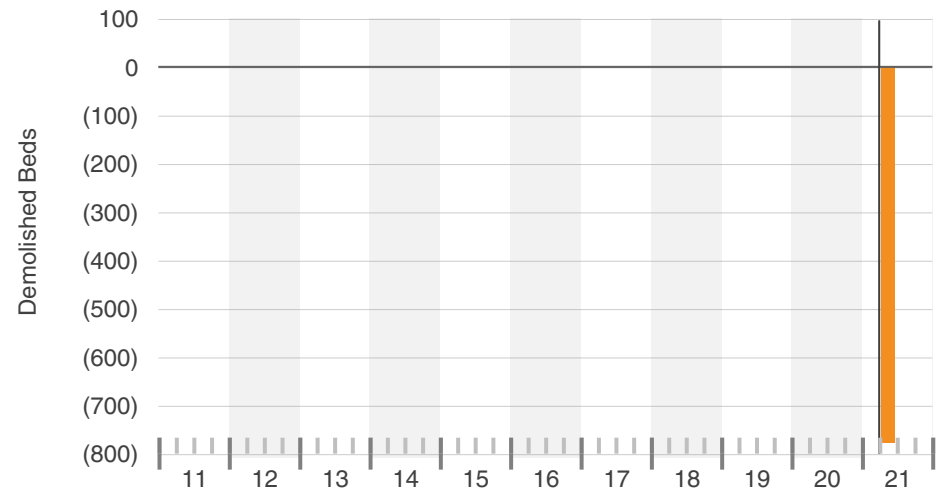


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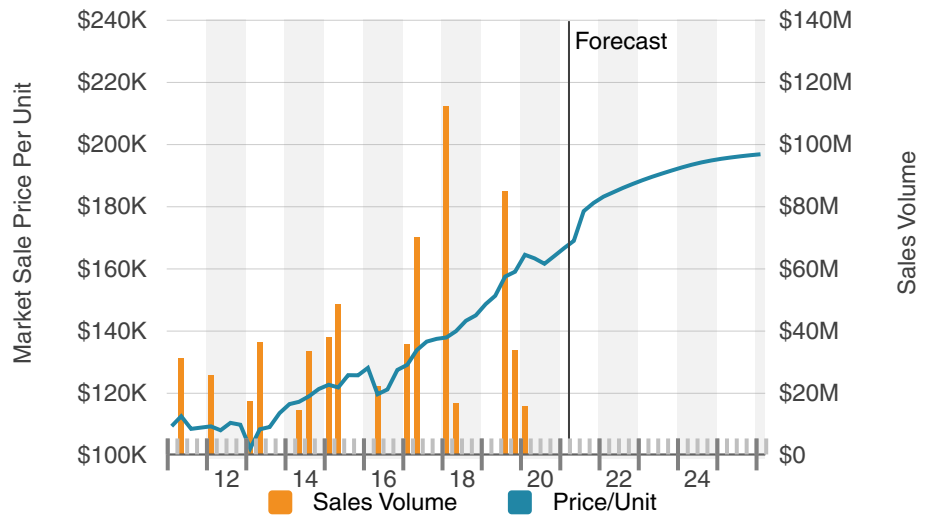
Deliveries



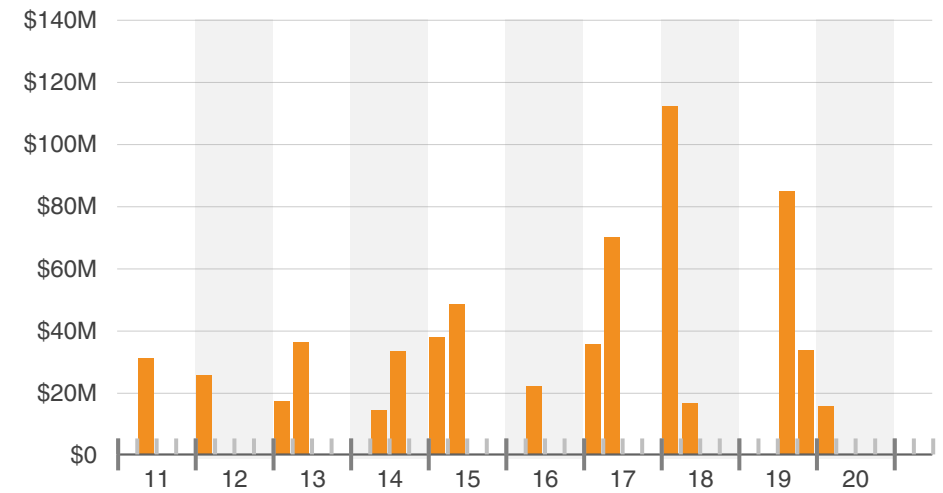
Demolitions



Sales Volume & Market Sale Price Per Unit

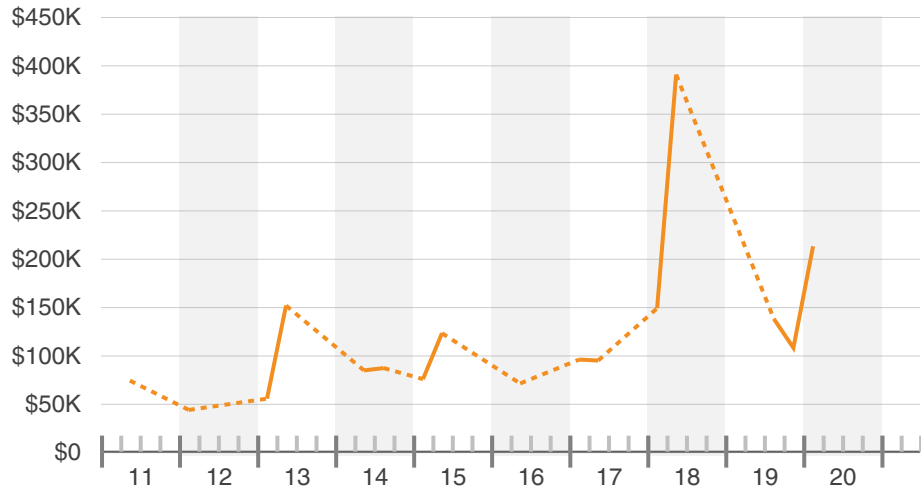


Sales Volume

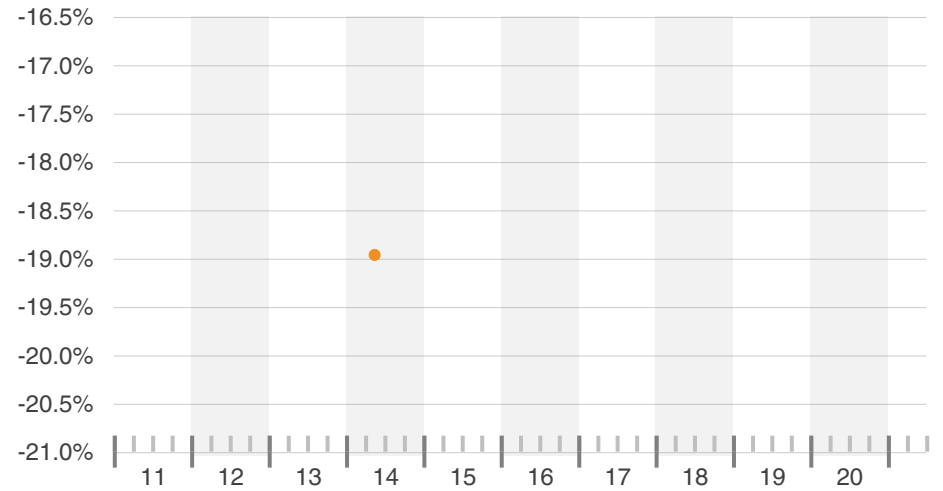


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Sale Price Per Unit



Sale To Asking Price Differential



Market Cap Rate

