

Search Analytics

INVENTORY BEDS

35,097 +7.6%

Prior Period 32,607

UNDER CONSTRUCTION BEDS

0 -100.0%

Prior Period 2,490

PRE-LEASING

56.2% -

Prior Period 64.5%

VACANCY RATE

7.3% +3.3%

Prior Period 4.0%

MARKET RENT/BED

\$797 +0.6%

Prior Period \$793

MARKET SALE PRICE/UNIT

\$222K -2.9%

Prior Period \$229K

MARKET CAP RATE

6.1% +0.4%

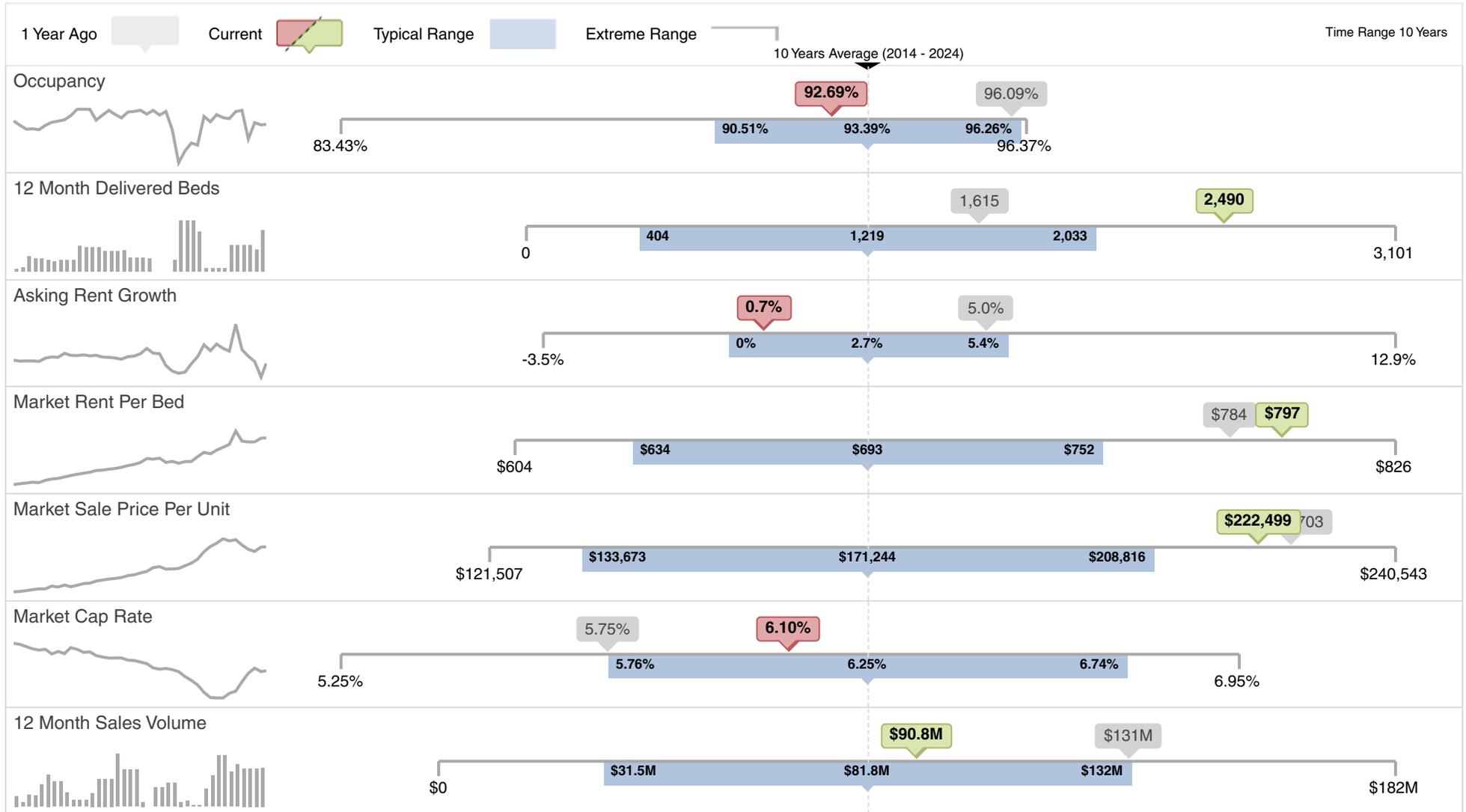
Prior Period 5.7%

Key Metrics

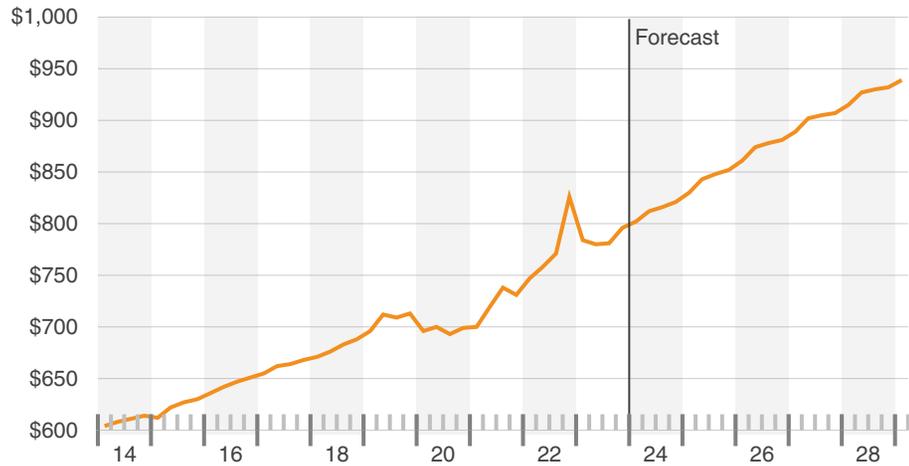
Availability		Inventory	
Vacant Beds	2,486 ↑	Existing Buildings	88 ↑
Asking Rent/SF	\$1.99 ↑	Average Beds Per Bldg	399 ↑
Concession Rate	0.3% ↓	12 Mo Demolished Beds	0 ↓
Studio/1BR Asking Rent	\$1,341 ↑	Avg Dist to Nearest Campus	0.2 mi
2 Bedroom Asking Rent/Bed	\$870 ↑	12 Mo Construction Starts Beds	0 ↓
3 Bedroom Asking Rent/Bed	\$702 ↑	12 Mo Delivered Beds	2,490 ↑
4+ Bedroom Asking Rent/Bed	\$750 ↑	12 Mo Avg Delivered Beds	28 ↑
Sales Past Year		Demand	
Transaction Per Unit	\$166,476 ↓	12 Mo Absorp % of Inventory	3.2% ↑
Transaction Per Bed	\$50,616 ↓	Median Household Income	55.9K
Sales Volume	\$80.1M ↓	Population Growth 5 Yrs 20-29	-30.5%
Properties Sold	2 ↓	Population Growth 5 Yrs 30-39	8.6%
Transaction Cap Rate	8.5%	Population Growth 5 Yrs 40-54	33.2%
Asking Rent/Bed	-	Population Growth 5 Yrs 55+	9.5%
Asking Rent/SF	-	Population Growth 5 Yrs	3.7%

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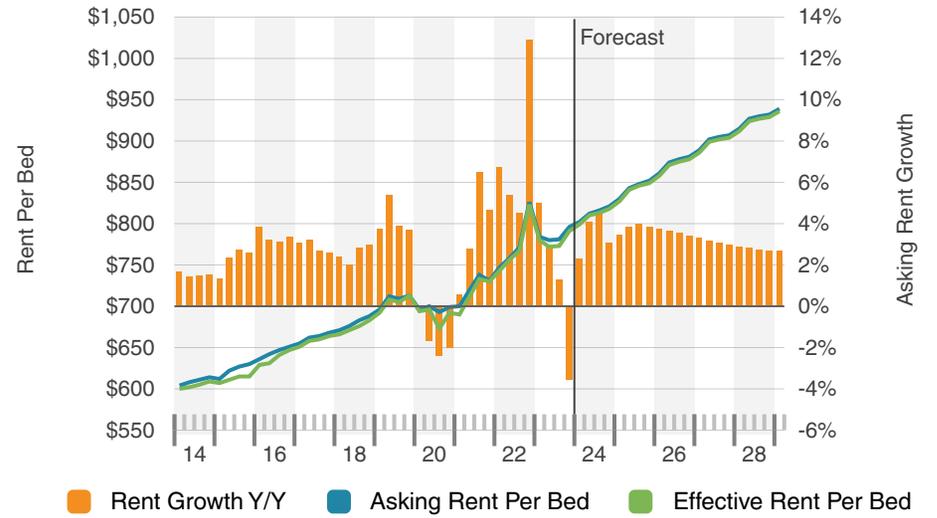
Key Performance Indicators



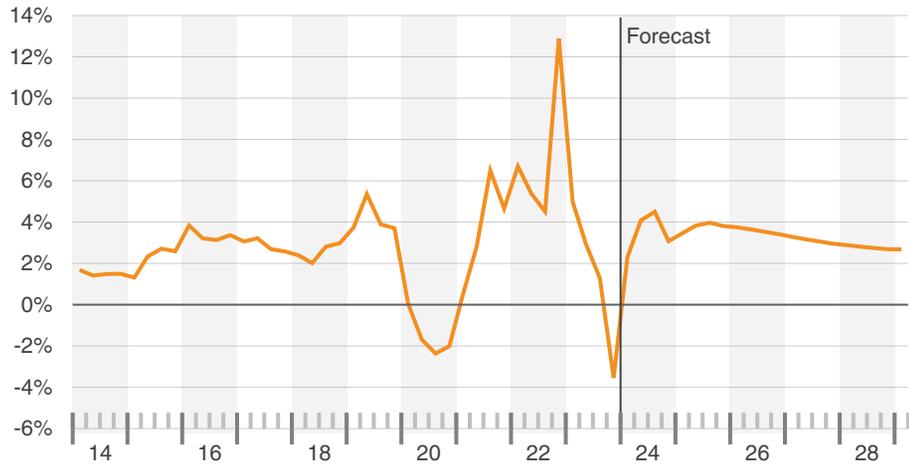
Market Asking Rent Per Bed



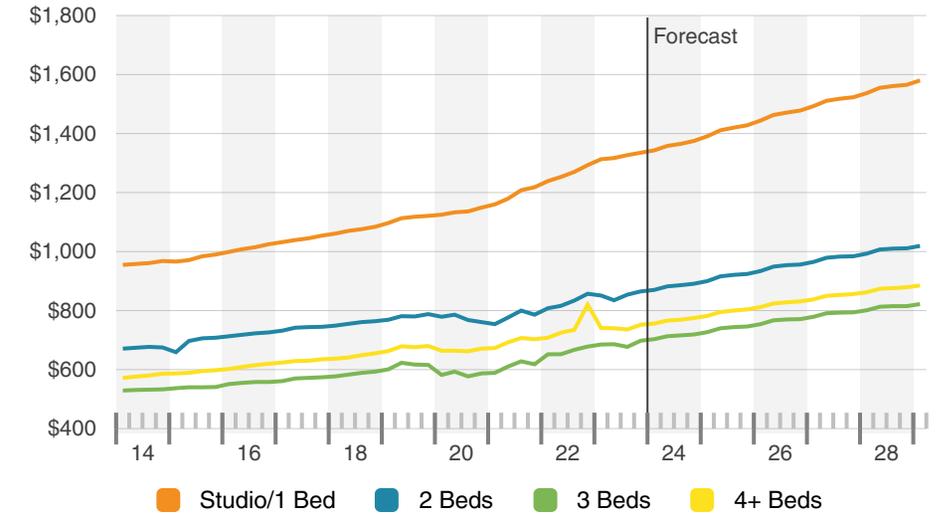
Market Rent Per Bed & Rent Growth



Market Rent Growth (YOY)

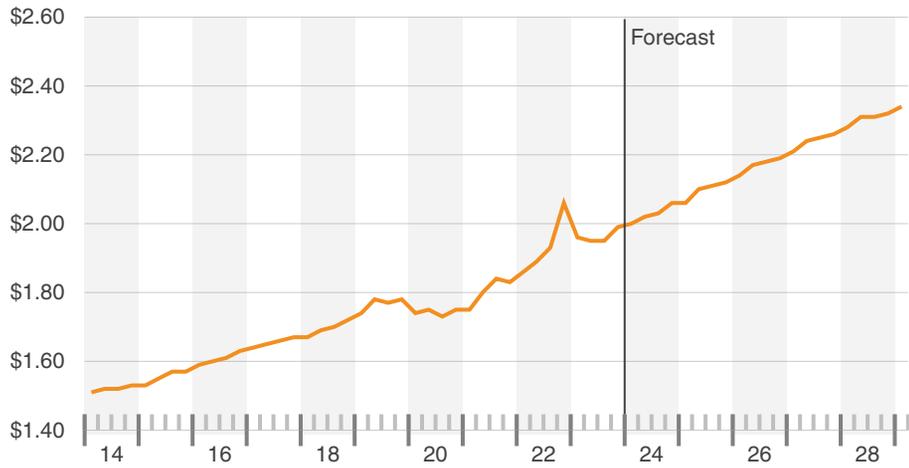


Market Rent Per Bed By Bedroom

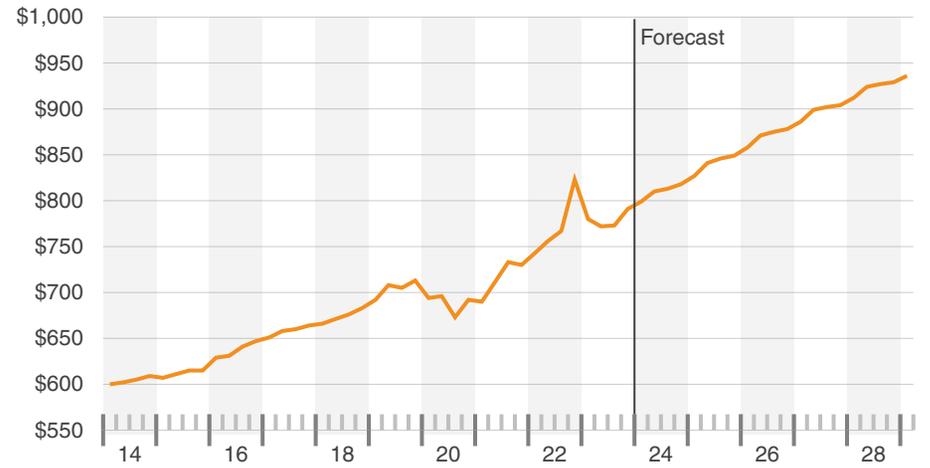


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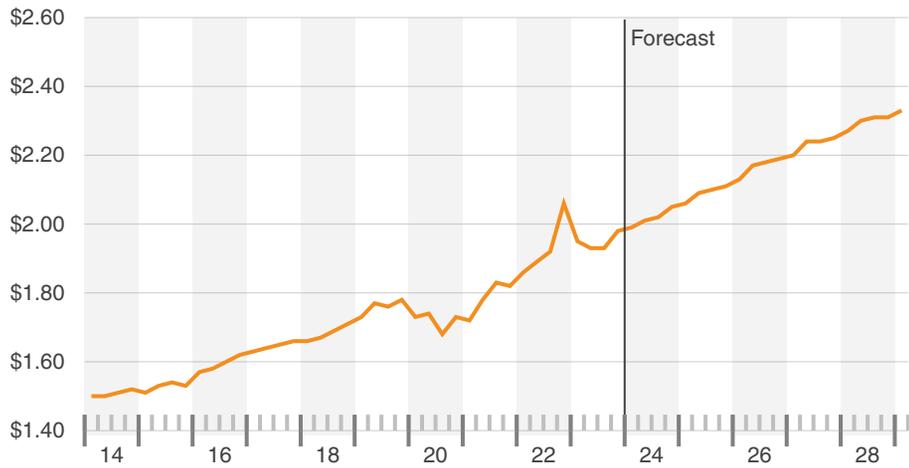
Market Asking Rent Per SF



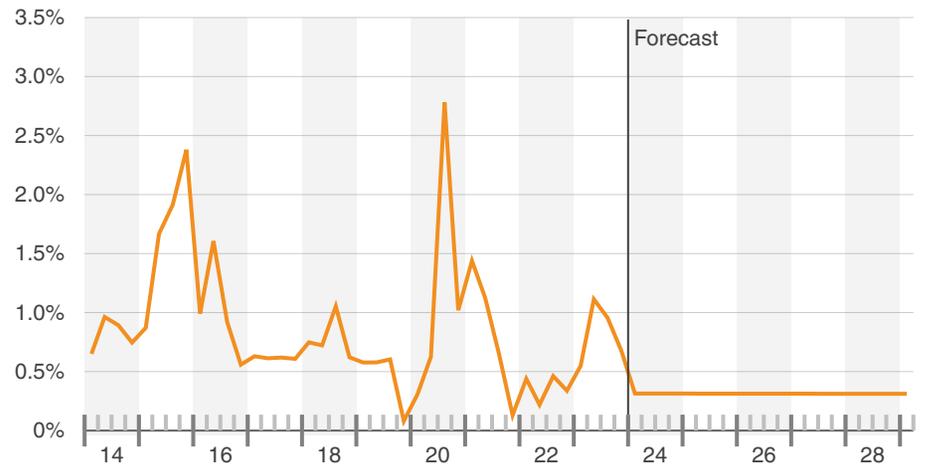
Market Effective Rent Per Bed



Market Effective Rent Per SF

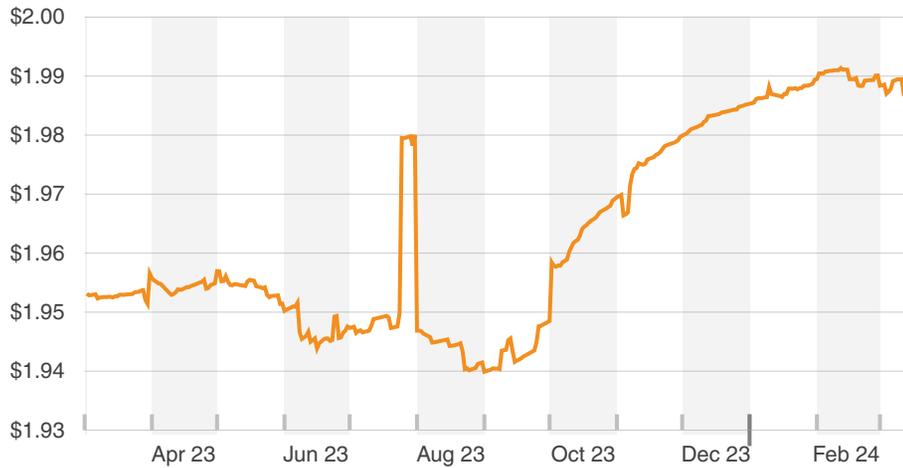


Concession Rate

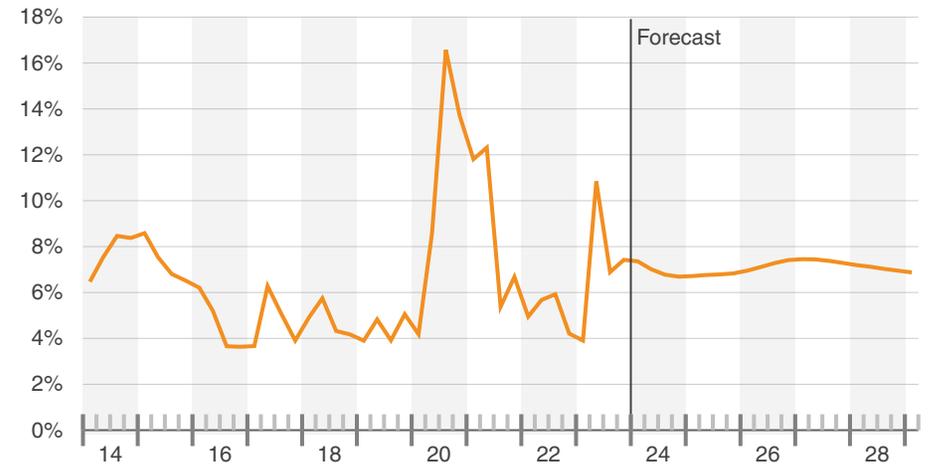


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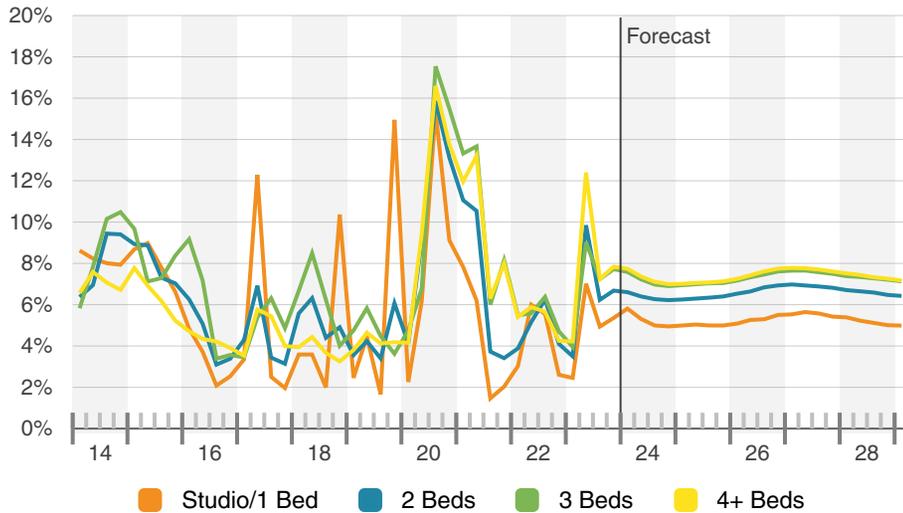
Daily Asking Rent Per SF



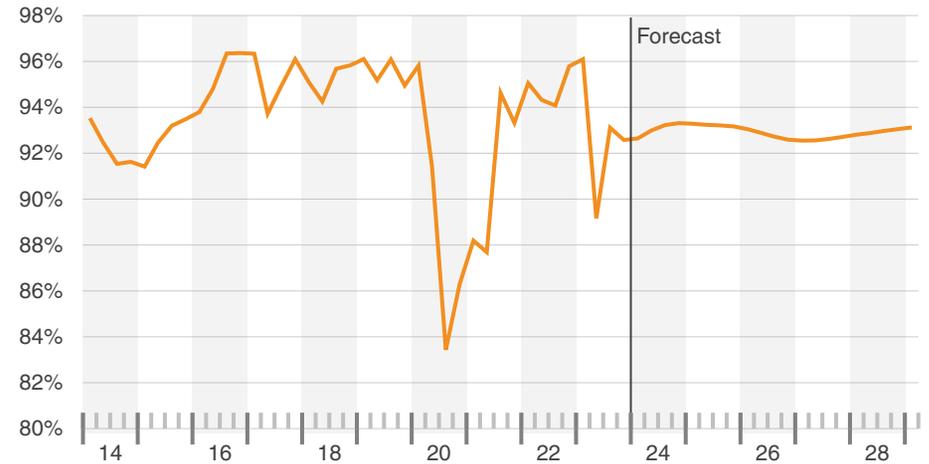
Vacancy Rate



Vacancy By Bedroom

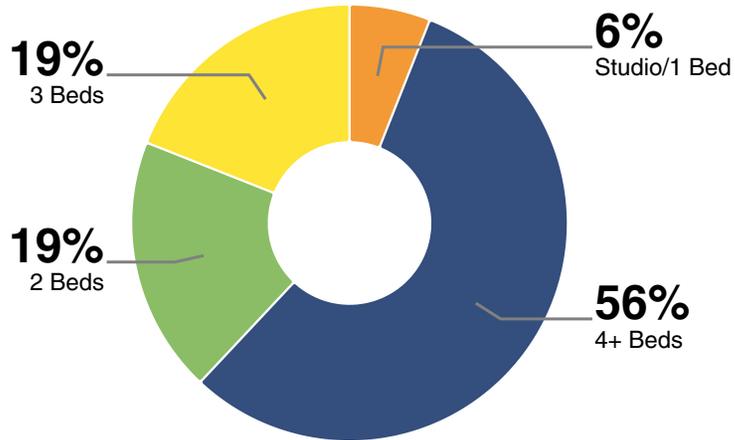


Occupancy Rate

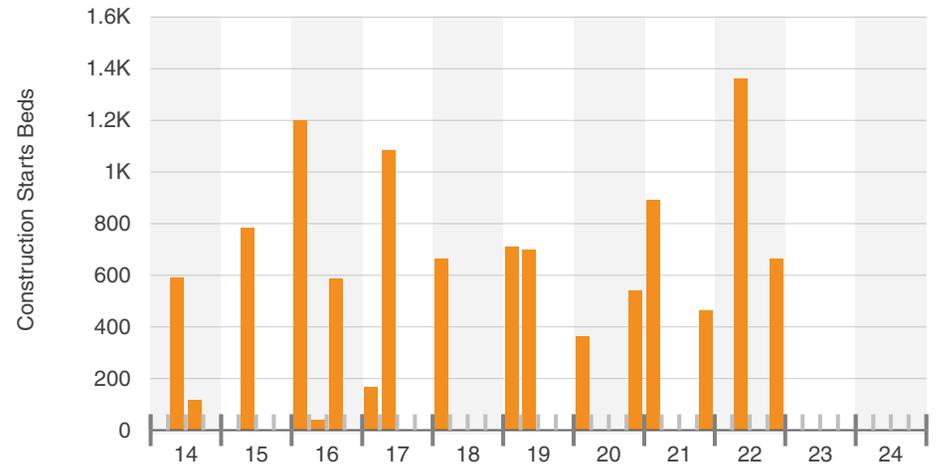


Search Analytics

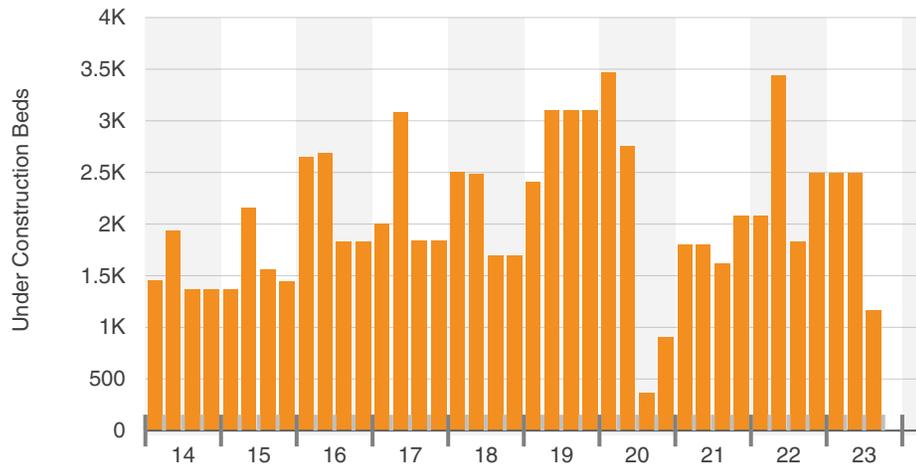
Total Beds By Bedroom



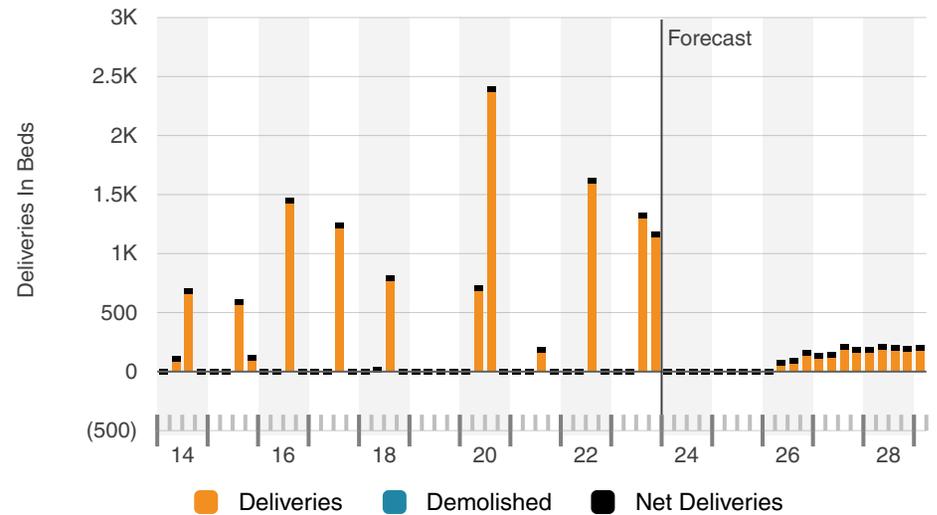
Construction Starts



Under Construction

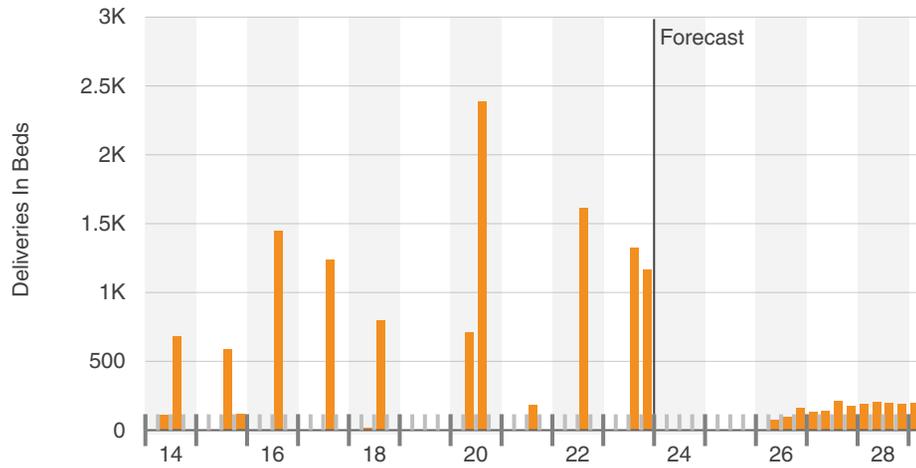


Deliveries & Demolitions

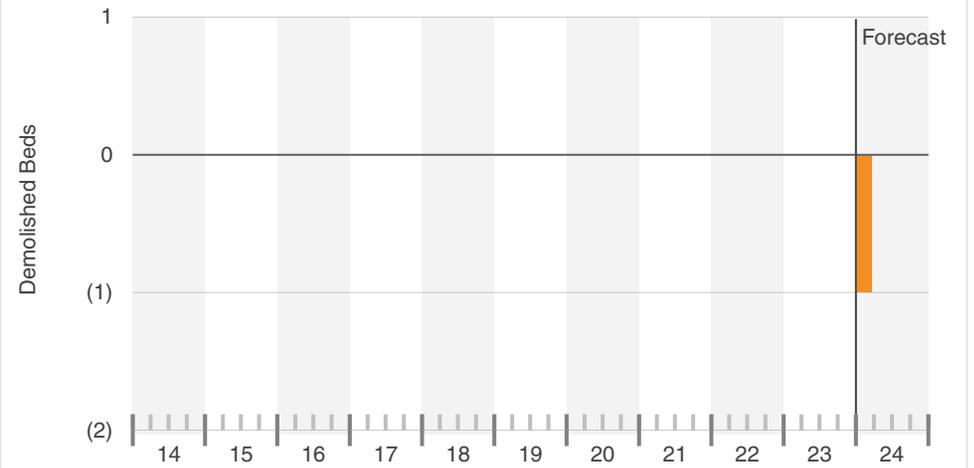


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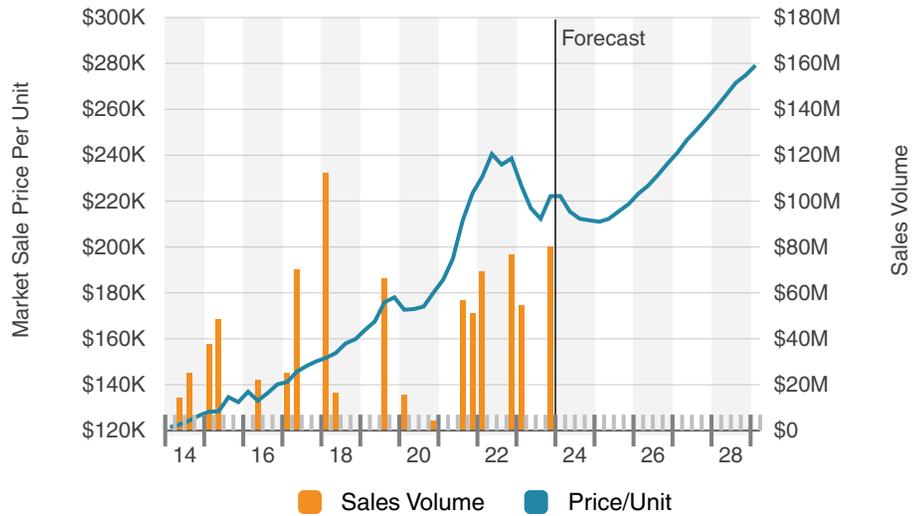
Deliveries



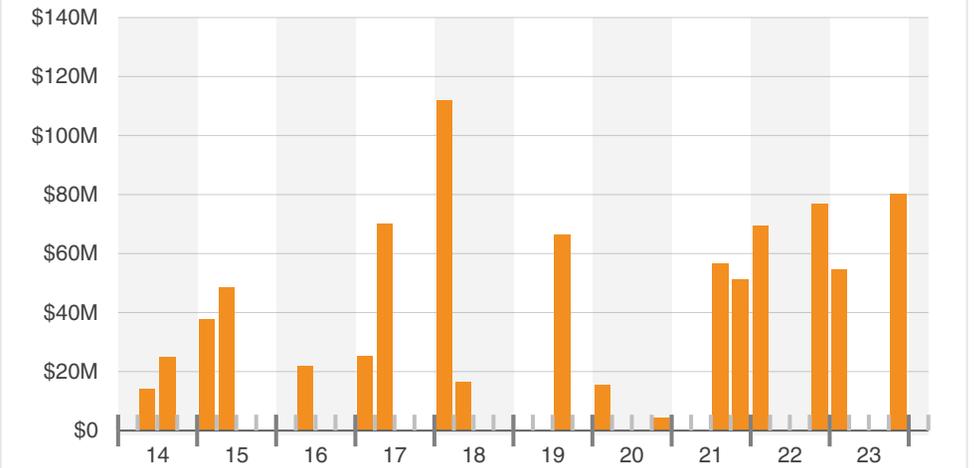
Demolitions



Sales Volume & Market Sale Price Per Unit

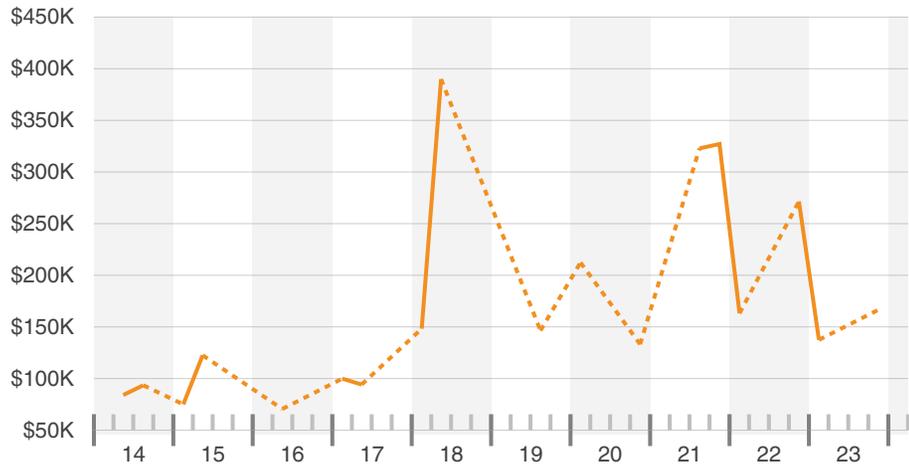


Sales Volume

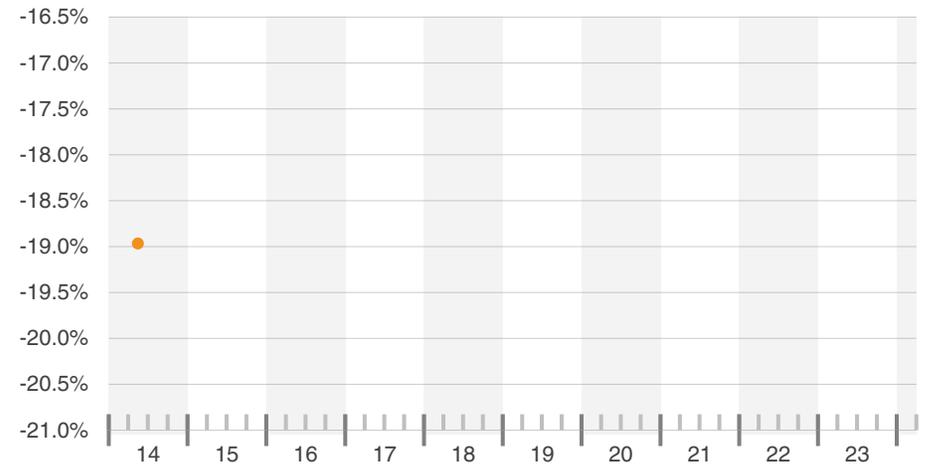


Search Analytics

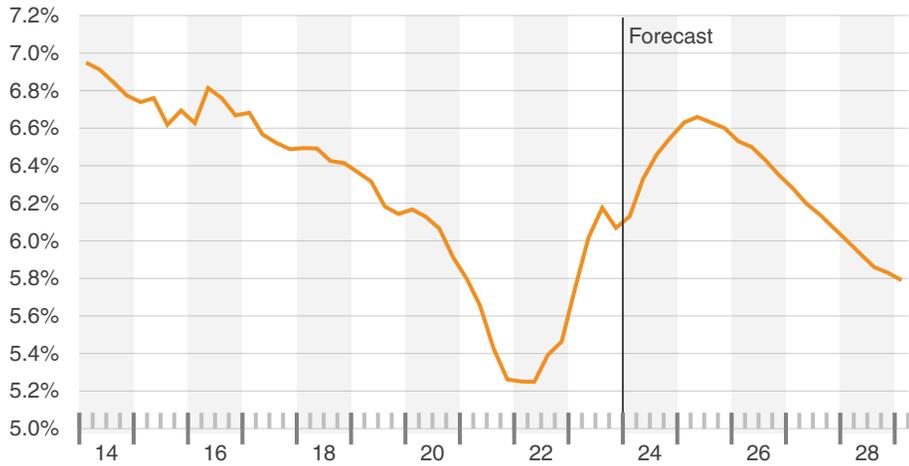
Sale Price Per Unit



Sale To Asking Price Differential



Market Cap Rate



Report Criteria

- 88 Properties / 9 Spaces
- Property Type: Student
- County: Alachua County, FL
- Construction Status: Existing
- # of Beds: 10+
- Style: Townhome +4
- Secondary Type: Apartments (Student)