BOISE BOUND

Presented by Joe Coyle, President
University Student Living, LLC

**RiverEDGE**

**Location:** Boise, ID  
**University:** Boise State University  
**Student Profile:** Undergraduates  
**Opening Date:** August 2014  
**Total Units:** 175  
**Total Beds:** 622  
**Gross SF:** 263,904  
**Residential SF:** 210,110  
**Acres:** 3.20  
**Style:** Mid-Rise

- Across from campus
- Riverfront/Greenway location
Market Research

• University’s growth trends; current and future housing needs

• Inspections and analysis of off-campus housing

• Town/Gown relationship

• Surveys to students

• Focus groups
Surprises
Location: Minneapolis, MN
University: University of Minnesota
Student Profile: Undergraduates, graduate students & professionals; strong int’l market
Opening Date: August 2014
Total Units: 98  Total Beds: 266
Gross SF: 126,343  Residential SF: 77,450
Retail SF: 11,660  Acres: 3.2
Style: Mid-Rise

- Adjacent to new light rail system, with stop at the corner of the building
- Advantageous for international students using public transportation
Location: Minneapolis, MN
University: University of Minnesota
Student Profile: Undergraduates
Opening Date: August 2015
Total Units: 200  Total Beds: 772
Gross SF: 323,923
Residential SF: 265,457
Acres: 1.7
Style: Mid-Rise

- Prime “Dinkeytown” campus neighborhood
- Incorporating a pedestrian & bike-friendly broad promenade
Location: Minneapolis, MN
University: University of Minnesota
Student Profile: Undergraduates
Opening Date: August 2015
Total Units: 313  Total Beds: 825
Gross SF: 554,146
Residential SF: 330,000
Retail SF: 23,694  Acres: 1.93
Style: Combined 6-story mid-rise with an 11-story hi-rise

- High profile location across the street from stadium
- Total lifestyle in an urban campus environment with roof-top decks, fitness center, a swimming pool and retail space on the street level
Location: Cambridge, MA
Profile: Hybrid; target market of students, professionals, & “urbanphiles”
Opening Date: August 2014
Total Units: 115  Total Beds: 141
Gross SF: 127,046
Residential SF: 85,614
Retail SF: 3,800  Acres: 2.52
Style: Mid-Rise

- Seamless mix of affordable housing wrapped within a conventional luxury apartment community
- Trendsetter: transforming a light industrial/commercial district to upscale residential.
Location: Fayetteville, AR
University: University of Arkansas
Student Profile: Undergraduates
Opening Date: August 2013
Total Units: 180  Total Beds: 656
Gross SF: 335,400
Residential SF: 279,556
Acres: 19.6
Style: Mix of flats, garden style, and townhomes

- Selection of apartment styles including the market’s first multi-level townhomes
- Challenging topography for construction: hilltop location across from campus
Location: Mobile, AL
University: University of Southern Alabama
Student Profile: Graduates
Opening Date: August 2013
Total Units: 156
Total Beds: 560
Gross SF: 213,440
Residential SF: 154,807
Acres: 2.25
Style: Mid-rise

- Located directly across from campus
**Location:** Boston, MA  
**University:** Boston University  
**Student Profile:** Undergraduates and graduate students  
**Opening Date:**  
**Total Units:** 180  
**Total Beds:** 180  
**Gross SF:**  
**Residential SF:** 61,300  
**Acres:**  
**Style:** Mid-rise
TRANSFORMING NEIGHBORHOODS FROM COAST TO COAST

AFFORDABLE HOUSING THAT WORKS

Baxter Park South – Newark, NJ
Gross SF: 130,135
Total Units: 90

Jordan Downs – Los Angeles, CA
Gross SF: 2,000,000
Total Units: 1,400