

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



University Student Living, LLC



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 “Dinkytown” campus neighborhood
- Incorporating a pedestrian & bike-friendly broad promenade

University Student Living, LLC



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

University Student Living, LLC

A X I O M

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.

University Student Living, LLC

the **VUE**
ON STADIUM DRIVE

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

the **EDGE**
ON OLD SHELL ROAD

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

University Student Living, LLC

1047 Commonwealth

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



Hi-tech micro-units

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