

Search Analytics

INVENTORY BEDS

34,761 +6.6%

Prior Period 32,606

UNDER CONSTRUCTION BEDS

1,146 -65.3%

Prior Period 3,301

PRE-LEASING

84.5% -

Prior Period 85.6%

VACANCY RATE

10.4% +0.6%

Prior Period 9.8%

MARKET RENT/BED

\$811 +2.1%

Prior Period \$794

MARKET SALE PRICE/UNIT

\$214K +0.9%

Prior Period \$212K

MARKET CAP RATE

6.4% +0.3%

Prior Period 6.1%

Key Metrics

Availability	
Vacant Beds	3,472 ↑
Asking Rent/SF	\$2.04 ↑
Concession Rate	0.9% ↑
Studio/1BR Asking Rent	\$1,356 ↑
2 Bedroom Asking Rent/Bed	\$889 ↑
3 Bedroom Asking Rent/Bed	\$711 ↑
4+ Bedroom Asking Rent/Bed	\$758 ↑

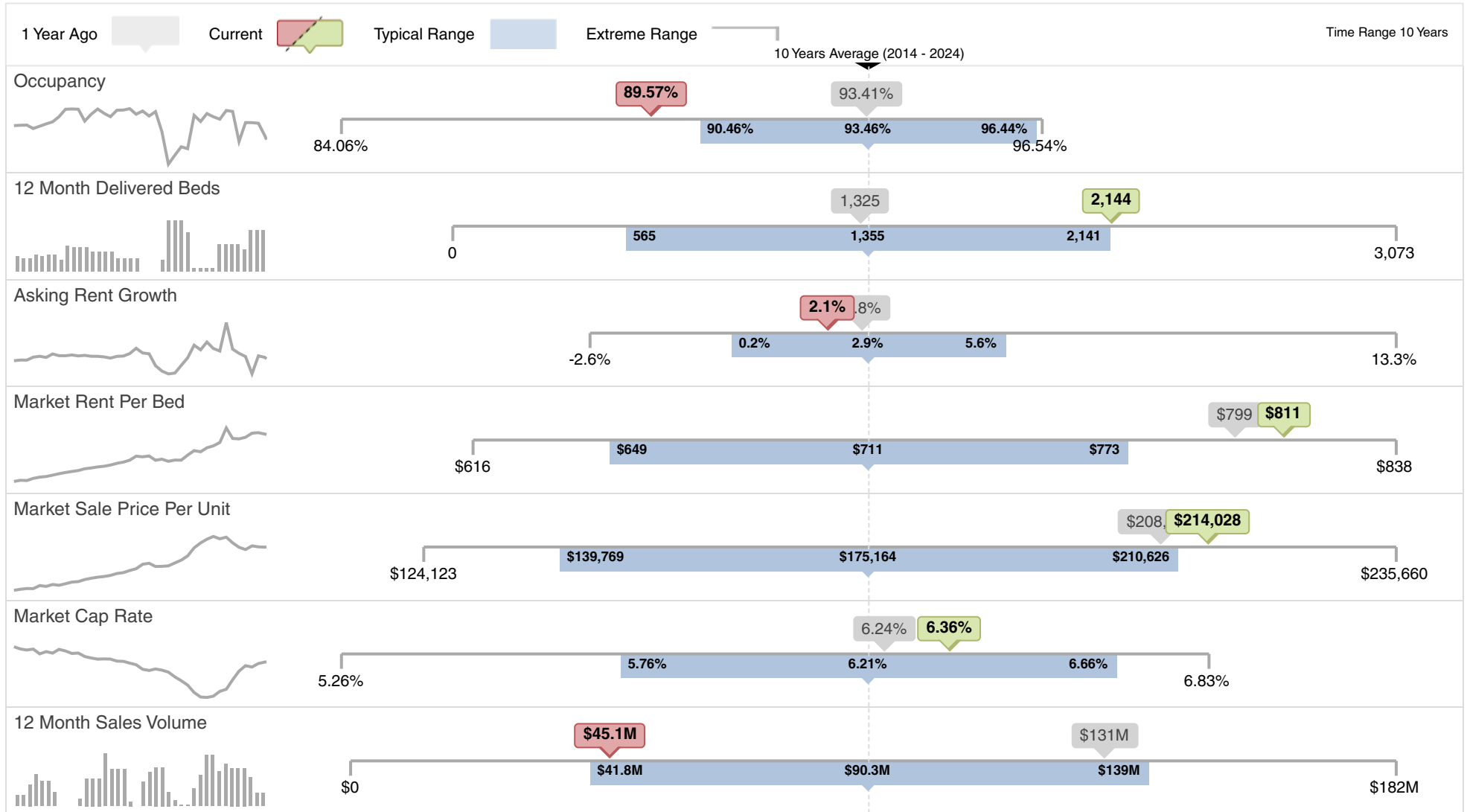
Inventory	
Existing Buildings	83 ↑
Average Beds Per Bldg	419 ↑
12 Mo Demolished Beds	0 ↔
Avg Dist to Nearest Campus	0.2 mi
12 Mo Construction Starts Beds	0 ↔
12 Mo Delivered Beds	2,144 ↑
12 Mo Avg Delivered Beds	26 ↑

Sales Past Year	
Transaction Per Unit	\$266,716 ↑
Transaction Per Bed	\$76,140 ↑
Sales Volume	\$45.1M ↓
Properties Sold	2 ↓
Transaction Cap Rate	-
Asking Rent/Bed	-
Asking Rent/SF	-

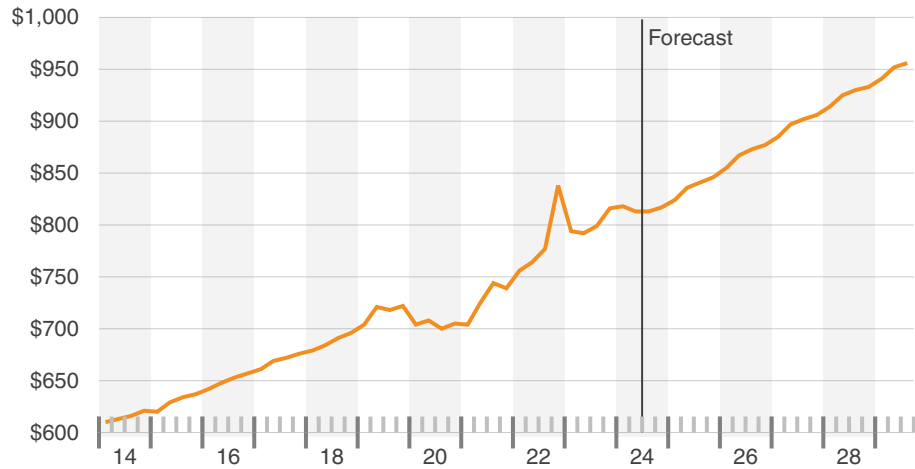
Demand	
12 Mo Absorp % of Inventory	4.3% ↑
Median Household Income	34.4K
Population Growth 5 Yrs 20-29	-30.6%
Population Growth 5 Yrs 30-39	9.1%
Population Growth 5 Yrs 40-54	33.2%
Population Growth 5 Yrs 55+	9.4%
Population Growth 5 Yrs	3.7%

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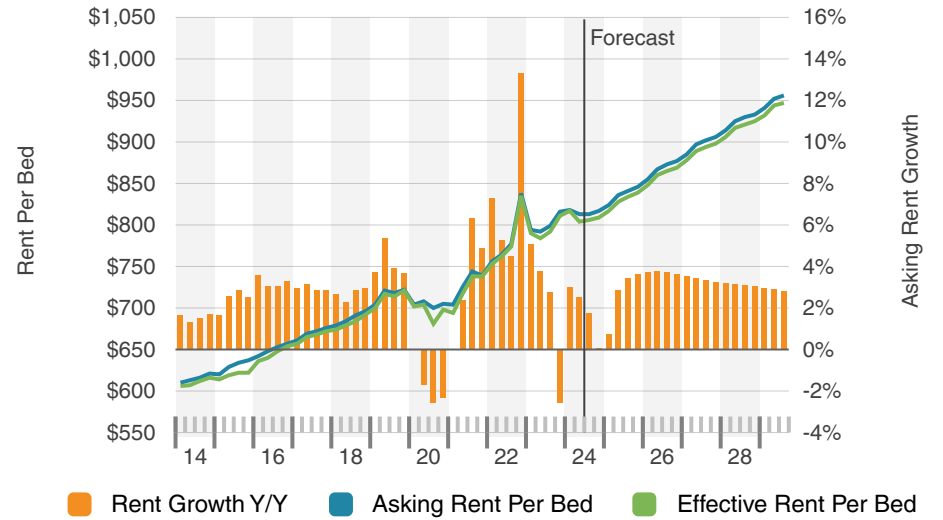
Key Performance Indicators



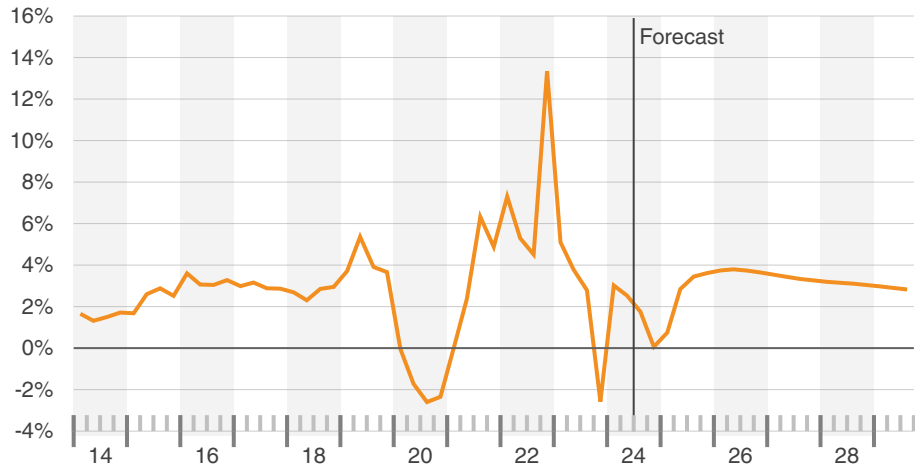
Market Asking Rent Per Bed



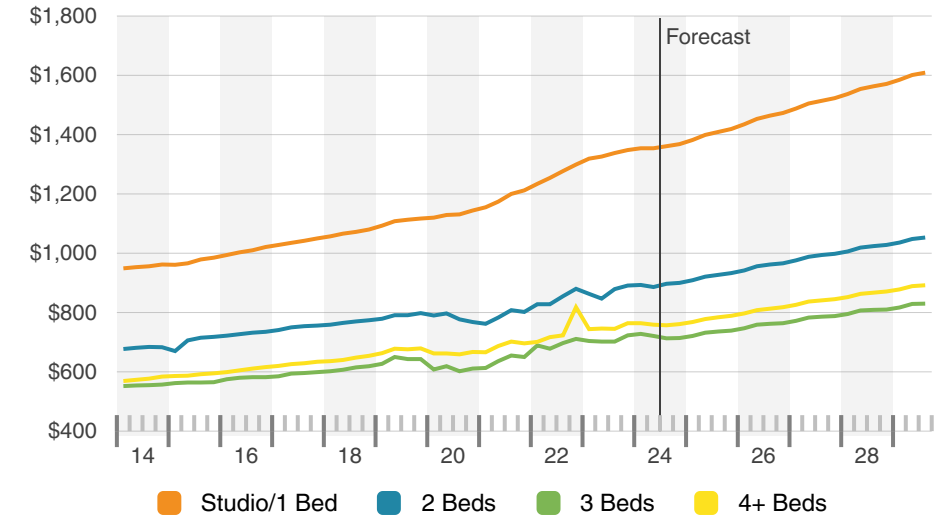
Market Rent Per Bed & Rent Growth



Market Rent Growth (YOY)

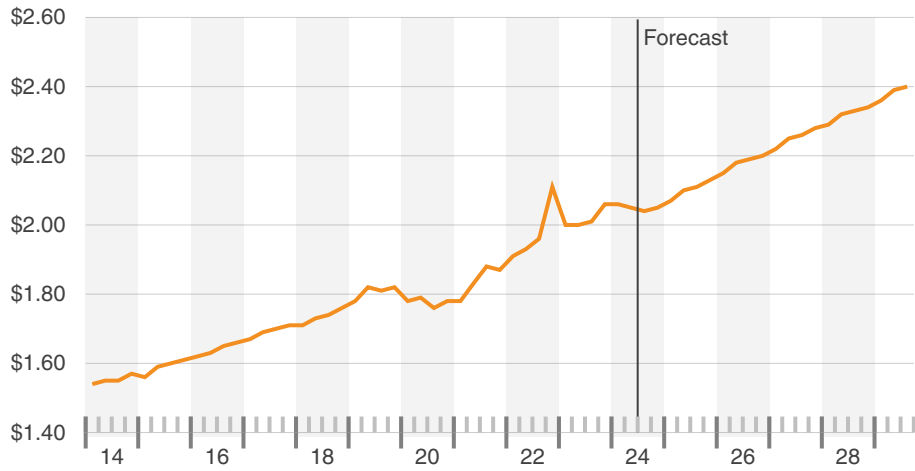


Market Rent Per Bed By Bedroom

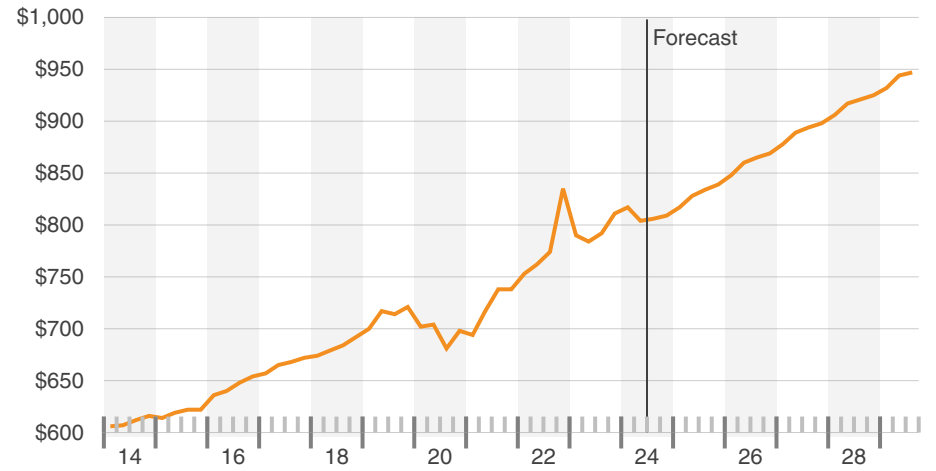


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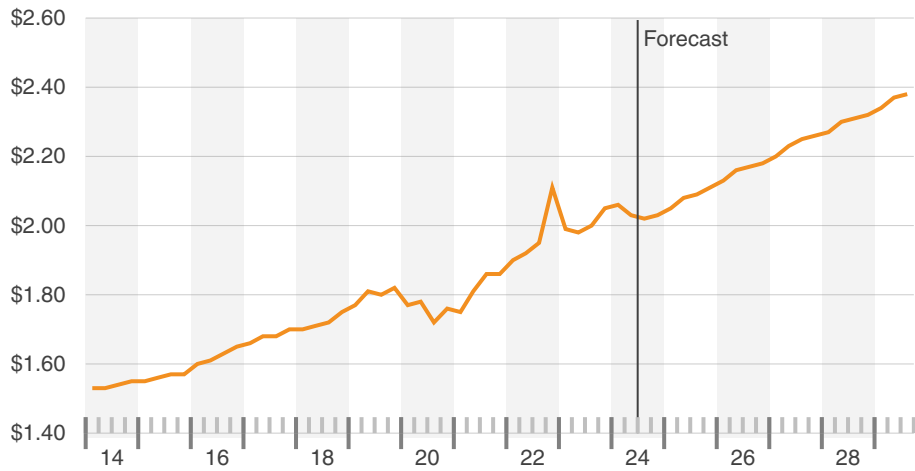
Market Asking Rent Per SF



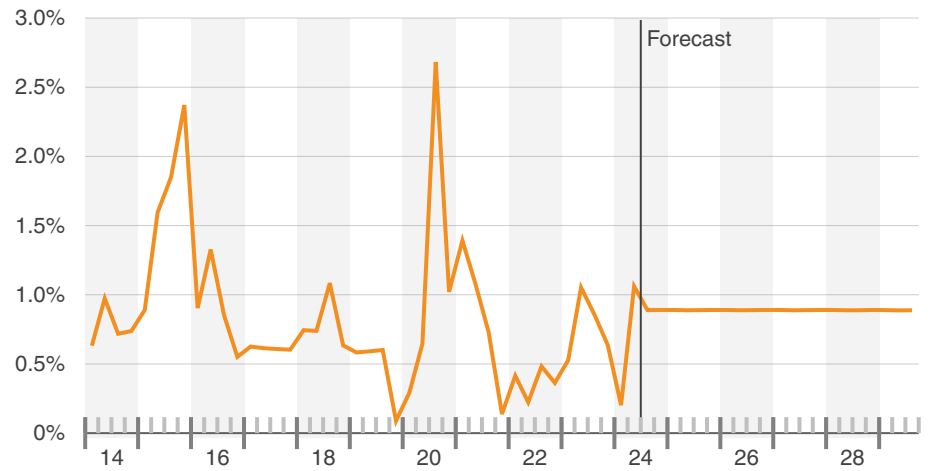
Market Effective Rent Per Bed



Market Effective Rent Per SF

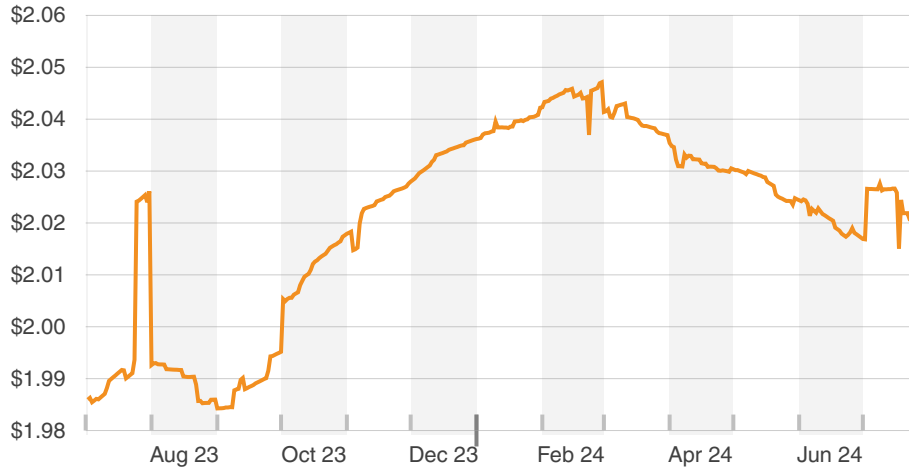


Concession Rate

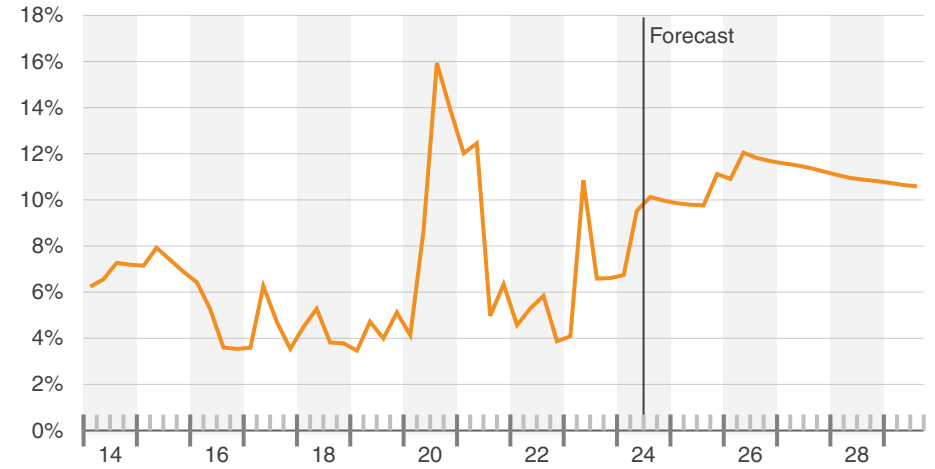


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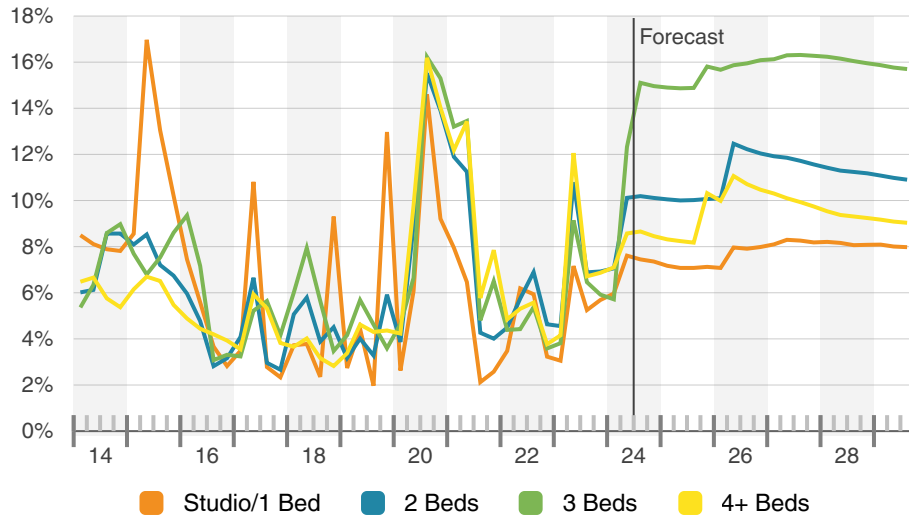
Daily Asking Rent Per SF



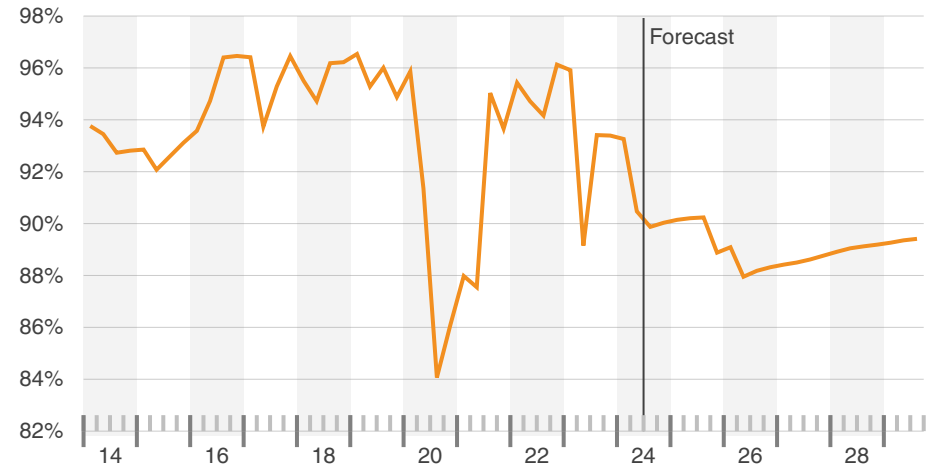
Vacancy Rate



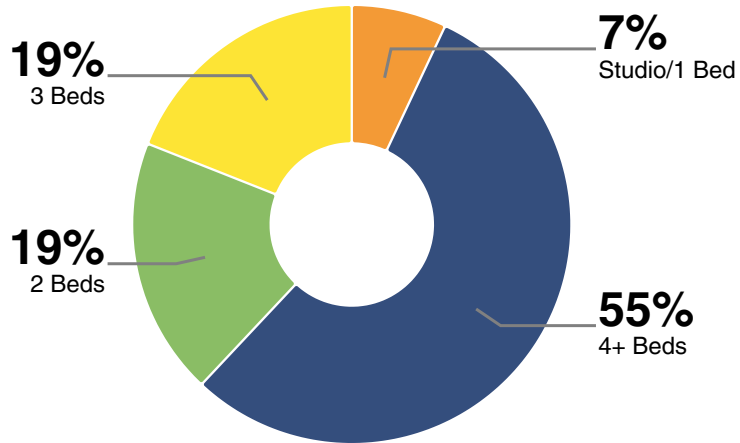
Vacancy By Bedroom



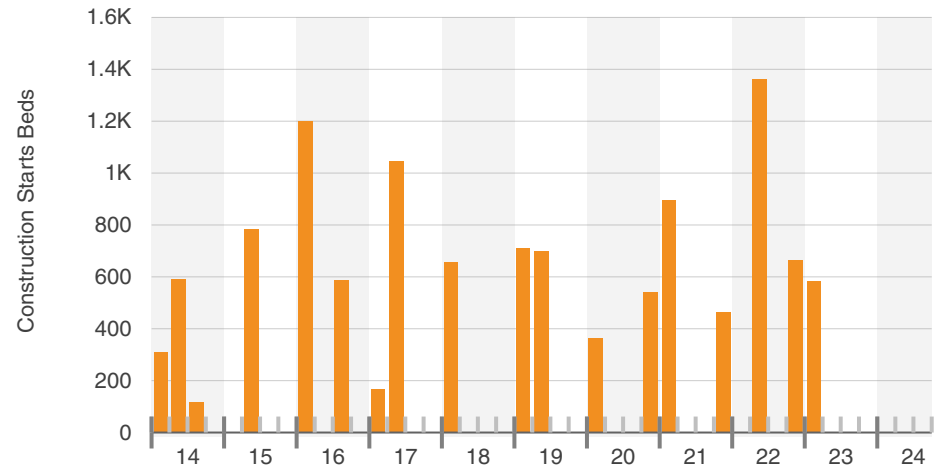
Occupancy Rate



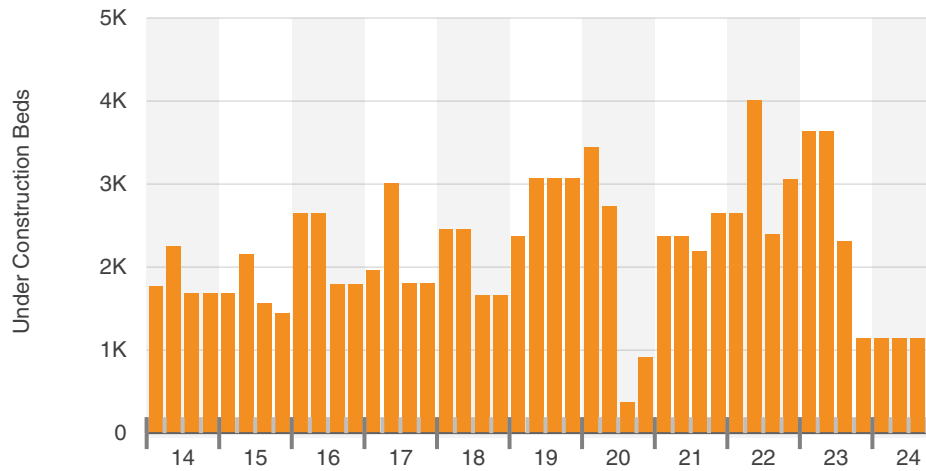
Total Beds By Bedroom



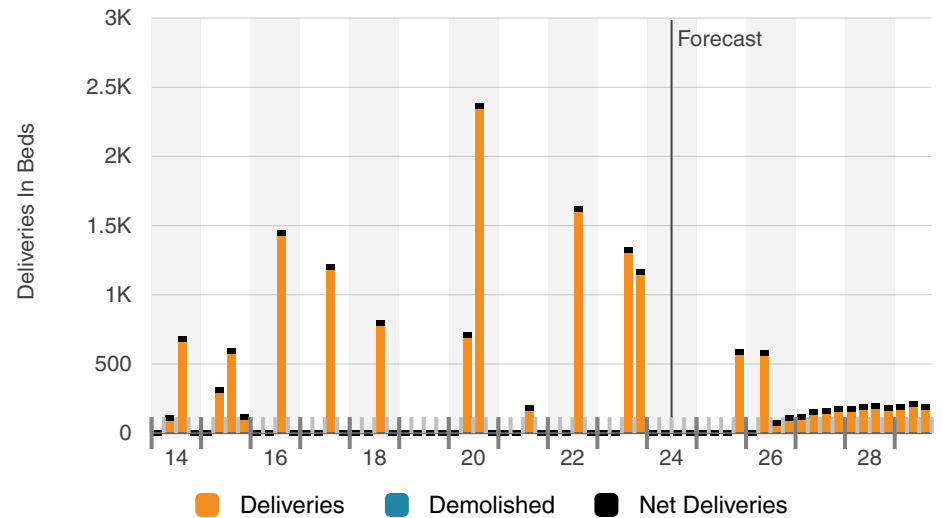
Construction Starts



Under Construction

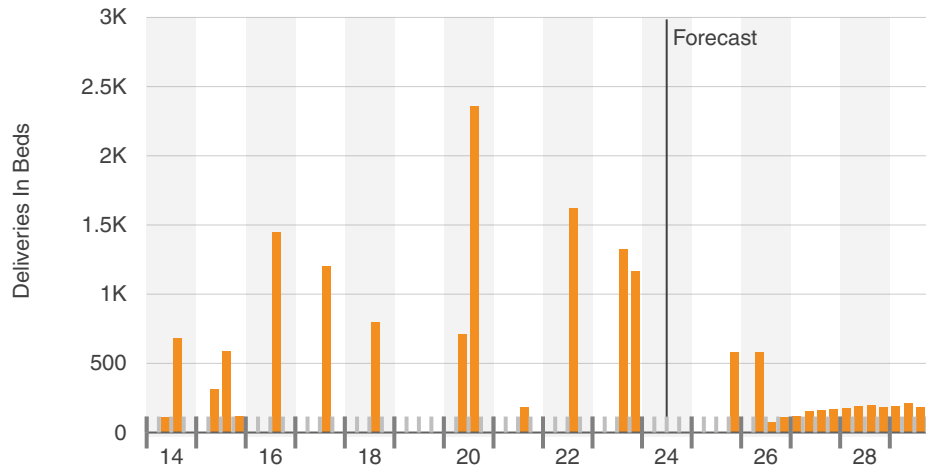


Deliveries & Demolitions



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Deliveries



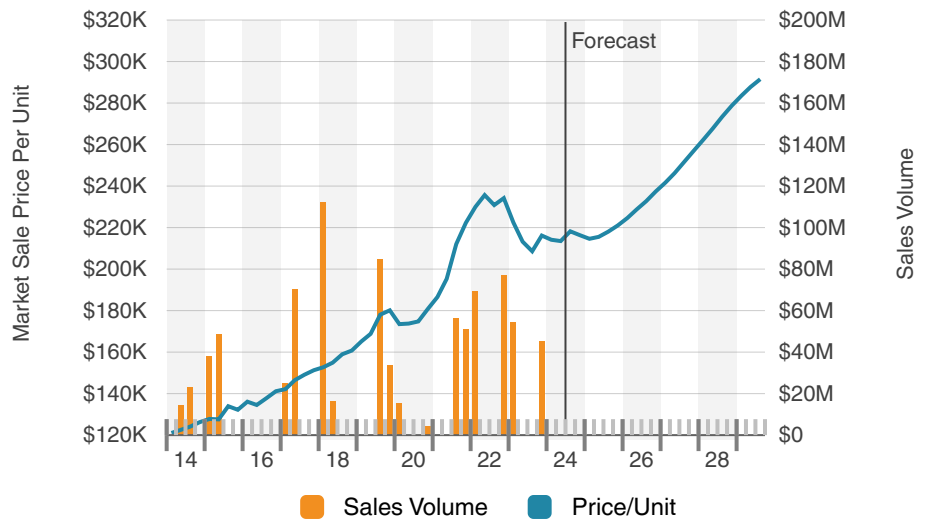
Demolitions

No Data Available

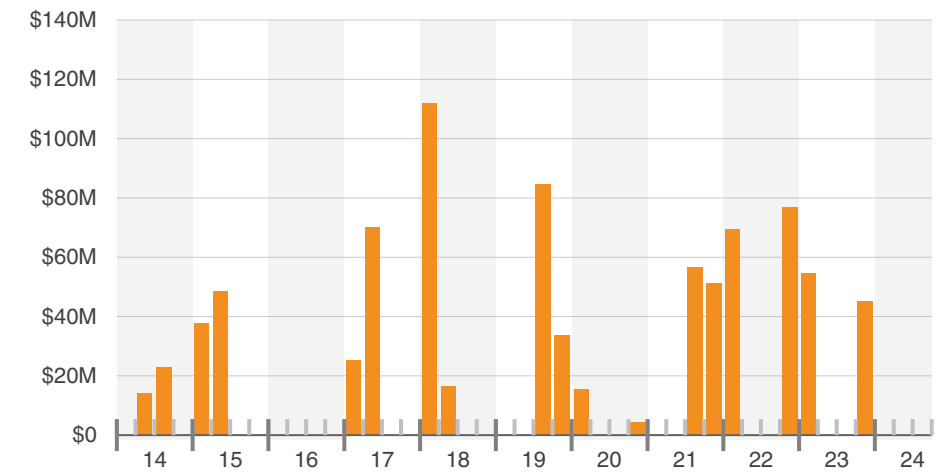


No data available for the past 10 years

Sales Volume & Market Sale Price Per Unit

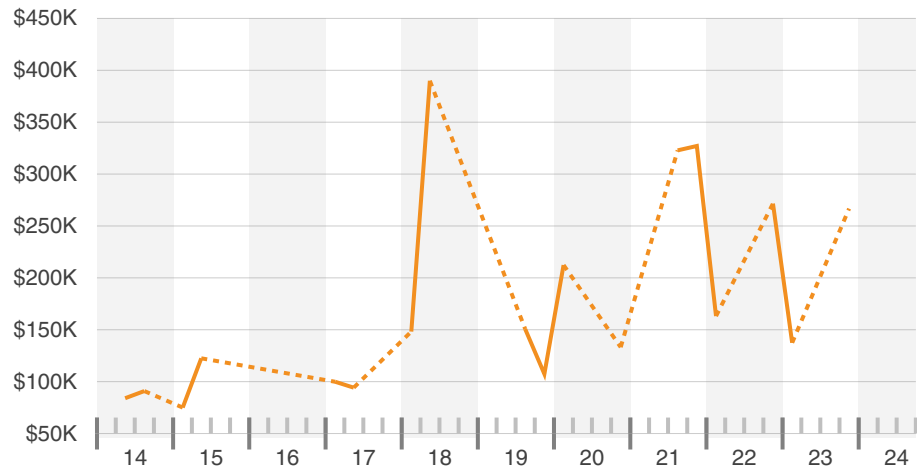


Sales Volume

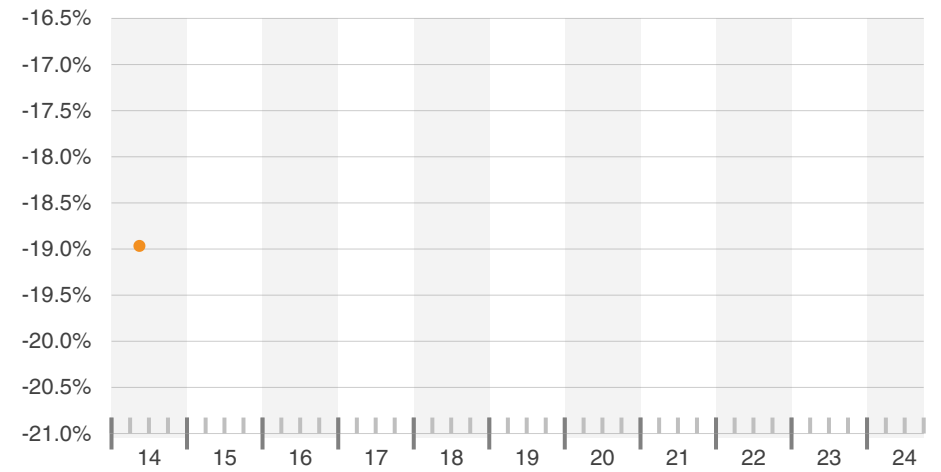


Search Analytics

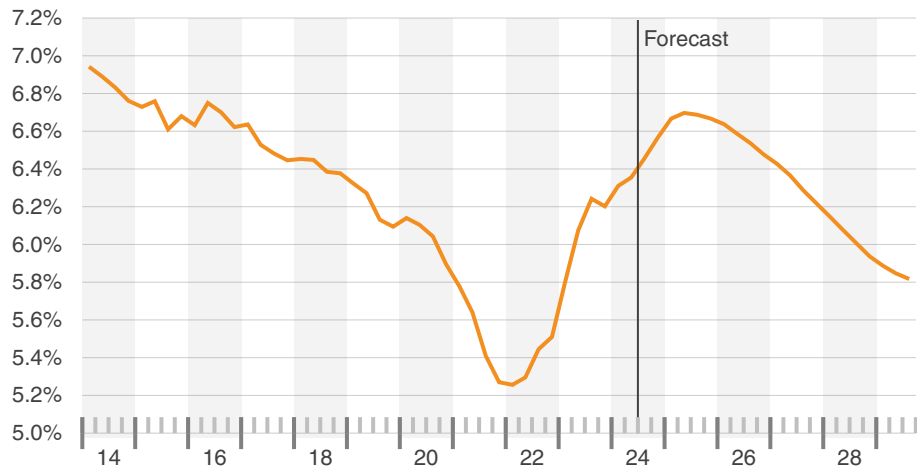
Sale Price Per Unit



Sale To Asking Price Differential



Market Cap Rate



Report Criteria

- 85 Properties / 22 Spaces
- Property Type: Student
- # of Units: 15 +
- Market: Gainesville - FL
- Construction Status: Existing +1