

EXCLUSIVE MULTI-FAMILY OFFERING

UNIVERSITY OF ARKANSAS STUDENT HOUSING PORTFOLIO

88 UNITS/132 BEDS

\$4,580,000



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COLLIERS
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802 S.E. Plaza Avenue, Suite 104 - Bentonville, AR 72712

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OAKLAND ST. APARTMENTS 26 UNITS



The Oakland apartments feature 17-1bdr/1bath and 9-2bdrs/1bath units, washer and dryer, walk-in closet, water included in rent, built between 2000 and 2002.

UNIT MIX

# OF UNITS	UNIT TYPE	APPROXIMATE SQUARE FOOTAGE	CURRENT
			MONTHLY RENT/UNIT
17	1 Bdr, 1 Bath	550	\$410 - \$450
9	2 Bdr, 1 Bath	760	\$540 - \$640

STORER ST. APARTMENTS 27 UNITS



The Storer apartments feature 20-1bdr/1 Bath units and 3-2bdr/1Bath. The units also features washer and dryer, walk-in closet, water included in rent, built between 2000 and 2004.

UNIT MIX

# OF UNITS	UNIT TYPE	APPROXIMATE SQUARE FOOTAGE	CURRENT
			MONTHLY RENT/UNIT
24	1 Bdr, 1 Bath	550	\$410 - \$475
3	2 Bdr, 1 Bath	760	\$640 - \$650

HUGHES ST. APARTMENTS 8 UNITS



The Hughes apartment features 8-1bdr/1Bath units, washer and dryer, walk-in closet, water included in rent, built in 2000.

UNIT MIX

# OF UNITS	UNIT TYPE	APPROXIMATE SQUARE FOOTAGE	CURRENT
			MONTHLY RENT/UNIT
8	1 Bdr, 1 Bath	550	\$400 - \$450

SCHOOL ST. APARTMENTS 4 UNITS



The. School apartment features 4-2bdr/1Bath units, washer and dryer, walk-in closet, built in 2003.

UNIT MIX

# OF UNITS	UNIT TYPE	APPROXIMATE SQUARE FOOTAGE	CURRENT
			MONTHLY RENT/UNIT
4	2 Bdr 1 Bath	760	\$750 - \$800

HILL ST. APARTMENTS 22 UNITS/DEVELOPABLE LAND



The Hill St. apartments features 22-2bdr/1 Bath units, washer and dryer in 16 of 22 units. All units were renovated in 2004.

UNIT MIX

# OF UNITS	UNIT TYPE	APPROXIMATE SQUARE FOOTAGE	CURRENT
			MONTHLY RENT/UNIT
8	2 Bdr, 1 Bath	656	\$485 - \$520
8	2 Bdr, 1 Bath	745	\$600 - \$725
6	2 Bdr, 1 Bath	928	\$650 - \$750

FAYETTEVILLE, AR OVERVIEW

Fayetteville, Arkansas, is the home of the University of Arkansas, the state's flagship university. This SEC campus has an enrollment of nearly 19,000 undergraduate and graduate students. Founded in 1871, the University of Arkansas is a public, land-grant university and offers more than 200 areas of undergraduate study and renowned research initiatives.

The Sam M. Walton College of Business is the UA's flagship college. Funded by and named after the founder of Wal-Mart, it has its own special tuition and its own Career Development Center. The Walton College of Business is among the top 25 undergraduate business schools and ranked in the top 50 graduate business schools in the nation.



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Nationally Recognized As One Of The Best Places To Live

- **FORBES MAGAZINE:** #8 in the nation among the Best Places for Business and Careers in 2007
- **INC. MAGAZINE:** #4 in 2007 for Best Cities for Doing Business (mid-size city category) and #13 for Best Cities for Doing Business (overall)
- **SPERLING'S:** #74 out of 379 best green places to live in the America. and #1 in the state of Arkansas
- **WORLDWIDE ERC:** #15 among 2007 Best Cities for Relocating Families (in its category)
- **RELOCATING AMERICA:** Ranked in the Top 100 places to live in 2006
- **KIPLINGER'S MAGAZINE:** Rated Top Ten "Best College Towns" (May 2007)



The University of Arkansas Student Housing Portfolio \$4,580,000 - 88 Units/132 Beds

Description

Price	\$4,580,000
Number of Units	88
Price Per Unit	\$52,045
Gross Rent Multiple	8.05
Cap Rate	7.27%
Approx. NRSF	58,292
Price Per NRSF	\$78.57
Total Expenses Per Net SF	\$3.49
Total Expenses Per Unit	\$2,310

Annualized Operating Data

Scheduled Gross Income		\$568,696
Vacancy	6%	\$32,342
Gross Operating Income		\$536,354
Expenses		
Real Estate Taxes		\$32,720
Insurance		\$22,729
Other Expenses		\$114,501
Total Expenses	37.90%	\$203,291
Net Operating Income		\$332,062



- 88 units/132-beds
- 11 buildings
- 75% built between 1999 and 2007
- All electric, tenant-paid units
- Most units have washer and dryer
- All units have balcony or patio



UNIVERSITY OF ARKANSAS HIGHLIGHTS

The university houses approximately 4,000 students on its Fayetteville campus in 13 residence facilities: Buchanan-Droke Hall, Futrall Hall, Gibson Hall, Gladson-Ripley Hall, Gregson Hall, Holcombe Hall, Humphreys Hall, Maple Hill Hall, Northwest Quad, Pomfret Honors Quarters, Reid Hall and Yocum Hall. The new Duncan Avenue Apartments will open in Fall 2008 housing an additional 200 students. While there is a requirement for freshmen students, there is no requirement for other students to live in university-owned residence facilities.



Student Statistics	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Spring/ Fall Enrollment											
Undergraduate	12,300	12,358	12,550	12,859	12,929	13,125	13,817	14,281	14,350	13,123	13,588
Graduate	2,395	2,491	2,491	2,561	2,696	2,867	2,981	3,095	3,146	3,027	3,084
Law	365	377	355	375	410	457	471	445	430	408	390
Total Enrollment	15,060	15,226	15,396	15,795	16,035	16,449	17,269	17,821	17,926	16,558	17,062

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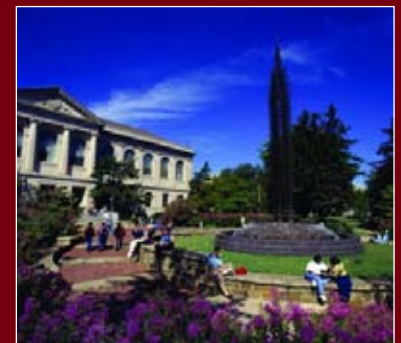
UNIVERSITY OF ARKANSAS STUDENT HOUSING PORTFOLIO

240 Offices Worldwide

Akron, OH
Allentown, PA
Atlanta, GA
Austin, TX
Bakersfield, CA
Baltimore, MD (3)
Beachwood, OH
Bellevue, WA
Boca Raton, FL
Boise, ID
Boston, MA
Carlsbad, CA
Charleston, SC
Charlotte, NC
Chicago, IL (2)
Cincinnati, OH
Clearwater, FL
Cleveland, OH
Columbia, SC
Dallas/Ft. Worth, TX
Dayton, OH
Denver, CO
Detroit, MI
Fairfield, CA
Fort Myers, FL
Fresno, CA
Ft. Lauderdale, FL
Gilroy, CA
Greenville, SC
Hartford, CT
Honolulu, HI
Houston, TX
Indianapolis, IN
Jacksonville, FL
Kansas City, MO
Las Vegas, NV
Little Rock, AR (2)
Los Angeles, CA (13)
Louisville, KY
Memphis, TN
Miami, FL (2)
Milwaukee, WI
Minneapolis, MN
Nashville, TN
New Haven, CT
New Jersey, NJ (4)
New York, NY
Oakland, CA
Orlando, FL
Palo Alto, CA
Philadelphia, PA
Phoenix, AZ
Pittsburgh, PA
Pleasanton, CA
Plymouth Meeting, PA
Portland, OR
Raleigh, NC
Reno, NV
Roseville, CA
Sacramento, CA
San Diego, CA (2)
San Francisco, CA
San Jose, CA (2)
San Mateo, CA
Scottsdale, AZ
Seattle, WA
St. Charles, MO
St. George, UT
St. Louis, MO
St. Paul, MN
Stamford, CT
Stockton, CA
Sun Valley, ID
Tacoma, WA
Tampa, FL
Walnut Creek, CA
Washington, DC
Wilmington, DE



- ◇ All Properties are within 0.6 miles of University of Arkansas Campus
- ◇ On-Campus Bus Routes.
- ◇ Tenant Paid Utilities.
- ◇ Available Parking for Tenants and Guests.
- ◇ Walking Distance to Retail, Restaurants and Entertainment.
- ◇ Developable Land For Up To 40 Units.



For More Information:

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