

TEXAS STATE UNIVERSITY COMPARABLES REPORT

	SUBJECT	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5	Comp 6	Comp 7	Comp 8	Comp 9	Comp 10	Comp 11
	Courts at Riverbend 1980 Aquarena Springs	Blanco River Lodge (fka: The Zone) 1975 Aquarena Springs	Villagio Apts. 1850 Aquarena Springs Dr	The Grove 1150 East River Ridge Pkwy.	The Edge 1740 Ranch Road 12	University Heights (fka Exchange at San Marcos) 1610 North IH 35	The Outpost 1647 Post Road	Sanctuary Lofts 350 North Street	Cabana Beach 1250 Sadler Drive	Copper Beech Townhomes 1701 Mill Street Road	Aspen Heights 201 Telluride Street	Heights II fka: The EX 2 1101 E. River Ridge Parkway
Comparison Factors	407-339-7050	512-392-4146	512-878-8700	512-392-3884	512-393-6072	512-392-7731	512-392-7678	512-392-9066	512-392-8115	512-392-2820	512-667-6573	512-392-8345
Contact Person	David	Audrey	Lao	Andrew	Robin	Keiton	Amy	Matt	Brenda	Jessica	Martha	Jena
Type of Community	Student Housing	Student Housing	Student Housing	Student Housing	Student Housing	Student Housing	Student Housing	Student Housing	Student Housing	Student Housing	Student Housing	Student Housing
Built	2012	2000	2006	2009	1999	2001	2004	2006	2005	2011	2011	2005
Units	240	258	180	192	172	294	162	204	276	0	0	240
Beds	748	696	492	504	548	816	486	488	744	0	0	672
Unit Types	2 BR 2 BA, 3 BR 3 BA, 4 BR 4BA	1 BR 1 BA, 2 BR 2 BA, 3 BR 3 BA, 4 BR 4BA	2 BR 2 BA, 3 BR 3 BA, 4 BR 4BA	EFFICIENCY, SM 1 BR, LG 1 BR, 2 BR 2BA	1 BR 1 BA, 2 BR 2BA, 3 BR 3BA, 4BR 2 BA, 4BR 4BA	1 BR 1 BA, 2 BR 2 BA, 3 BR 3 BA, 4 BR 4BA	2 BR 2 BA, 3 BR 3 BA, 4 BR 4BA	STUDIO, 1 BR 1BA, 2BR 2BA, 4BR 4BA	STUDIO, 1 BR 1BA, 2BR 2BA, 3 BR 3 BA, 4BR 4BA	1 BR 1 BA, 2 BR 2 BA, 3 BR 3 BA, 4 BR 4BA	2 BR 2 BA, 3 BR 3 BA, 4 BR 4BA	1 BR 1 BA, 2 BR 2 BA, 3 BR 3 BA, 4 BR 4BA
Current Rent Per Bed	\$529 to \$589	\$503 to \$843	\$510 to \$570	\$585 to \$625	\$460 to \$805	\$435 to \$750	\$499 to \$585	\$549 to \$799	\$515 to \$725	\$475 to \$755	\$589 to \$639	\$540 to \$875
Current Occupancy %	New Develop.	99%	100%	100%	100%	97%	99%	100%	97%	100%	100%	100%
Next Yr. Rent Per Bed	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pre Lease Occupancy %	N/A	-	82%	-	-	-	100%	-	77%	-	-	69%
Renewals	N/A	-	-	-	-	-	-	-	-	-	-	-
Application Fee	TBD	\$100	\$35	\$100	-	\$30	\$35	\$35	\$25	-	-	\$30
Security Deposit	TBD	\$0	\$100	None	\$400	\$50	\$150 per bed	\$100	None	-	-	up to \$300
Concessions/Specials	-	-	-	-	-	-	-	-	off 1st month's 6, 9 & 12mos.(confirm?)	-	-	0
Lease Terms (Months)	12 mos.	12 mos.	12 mos.	12 mos	12 mo.	12 mos.	12 mos only	12 mos.	12 mos.	12 mos.	12 mos.	12 mos
Lease Type	By the bed	By the bed	By the bed	By the bed	By the bed	By the bed	By the bed	By the bed	By the bed	Lease or by the	By the bed	By the bed
Owner	Reed Companies	Horizon Student Housing	Bella Properties	Campus Crest Communities	Horizon Student Housing	University Heights	American Campus Communities	0	Sweet USA	Copper Beech Communities	Aspen Heights	Woodlark Management
Distance from Campus	1.1 miles	1.1 miles	1.0 mile	1.9 miles	1.5 miles	0.7 miles	1.6 miles	0.8 miles	3.2 miles	1.2 miles	1.3 miles	2.0 miles
Electric	Tenant	Tenant	Tenant	Included (\$30 cap)	Tenant	Tenant	Tenant	Tenant	Tenant	Tenant	Tenant	Tenant
Cable	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included
High-Speed Internet	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included
Gas	-	-	-	-	-	-	-	-	-	-	-	-
Water/Sewer	Incl. \$15 Cap	Tenant	Included \$15 cap	Included	Included - \$15 cap	Included	Included	Tenant	Included- \$10 cap	Tenant	Tenant	Included
Private Bathrooms	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Furnished Units	Yes	Yes	not all of them	Yes	Yes	Yes	Yes	Most are	Yes	Yes - No TV	No - Furniture Package \$20/mo/bed	Yes
Central HVAC	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Washer/Dryer	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Ceiling Fans	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	In Bdrms
Smoke Detectors	Yes	Yes	Yes	Yes	Yes	-	Yes	Yes	Yes	Yes	Yes	Yes
Sprinkler System	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes
Intrusion Alarms	Yes	Available	Yes	No	No	-	Yes	Yes	No	Yes	Yes	Yes
Balconies	Yes - Juliette	Yes	Yes	No	Yes	Yes	Yes	No	Screened In with paddle	No	Yes on some models	Yes
Clubhouse	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Gameroom	Yes - w/pool table - movie selection	Yes	Yes	Yes
Swimming Pool	Yes	Yes	Yes	Yes	Yes	Yes (2) heated	Yes	Yes	Yes	Yes	Yes	Yes
Fitness Center	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Tanning Bed	Yes (2)	Yes	Yes	Yes	-	-	Yes	Yes (2)	No	Yes	Yes	Yes
Sports Court	Basketball & Sand Volleyball	Basketball & Sand Volleyball	Basketball & Volleyball	Yes	-	Sand Volleyball & Basketball (2 of ea)	Basketball	No	Basketball & Beach Volleyball	No	Basketball & Volleyball	Basketball & Volleyball
Computer Lab	Yes	Yes	Yes	Yes	-	-	Yes	Yes	Yes	Yes	Yes	Yes
Shuttle	Yes	Yes	Yes	Yes	-	Yes	Yes	No	200 yds away	Yes	Yes	Yes
Gated Entry	Yes	Yes	Yes	Yes	-	Yes	No	Yes	Yes	-	0	Yes

General Information

Utilities

Unit Amenities

Community Amenities