



THE  
HUDSON

# BEST IN CLASS, STUDENT HOUSING PORTFOLIO AT TEXAS A&M UNIVERSITY

COLLEGE STATION, TX | OFFERING SUMMARY

Berkeley HOUSE



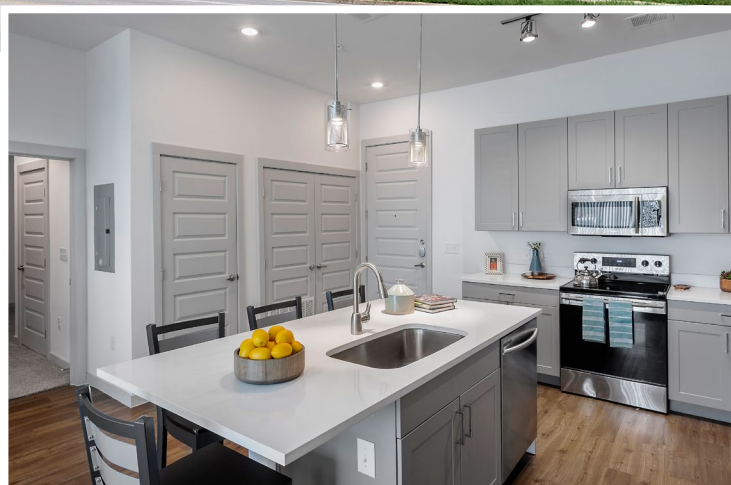
# EXECUTIVE SUMMARY

Jones Lang LaSalle, L.P. and JLL Real Estate Limited (collectively, "JLL") proudly present The Hudson and Berkeley House (the "Portfolio"). The Portfolio consists of 733 beds / 254 units located at Texas A&M University ("Texas A&M"). Texas A&M is a nationally recognized Power-5 university in College Station, Texas that has invested hundreds of millions of dollars back into the university over the last decade. The university experienced back-to-back years of record enrollment growth, with a Fall 2021 enrollment of 73,284 students. The Portfolio allows investors the ability to acquire scale at a Tier-One university located in Texas, where population and enrollment growth are at an all-time high. As made apparent by their Fall 2022 pre-leasing rent growth, The Portfolio offers best-in-the-market finishes, amenities, and location and will continue to be the most sought-after assets in the A&M market. The Properties are currently 65% and 48% pre-leased for the 2022/2023 school year, which demonstrates the desirability of the product and the strength of the submarket. Finally, rents at The Hudson are \$98 per bed behind the comp set and Berkeley House's rents are \$40 behind allowing a new investor the opportunity to significantly increase the top line.



## BERKELEY HOUSE

ADDRESS:	801 Welborn Rd College Station, TX 77840
YEAR BUILT:	2019
TOTAL UNITS/BEDS:	115 Units   342 Beds
CURRENT OCCUPANCY:	99%
PRELEASING OCCUPANCY:	48% (As Of 1/3/2022)
EFFECTIVE RENT:	\$663 Per Bed
UNIT BED:	381 SF Per Bed
SQUARE FOOTAGE:	130,355
NUMBER OF BUILDINGS:	1
PARKING:	420 Surface Parked Spaces (1.22 Spaces / Bed)
LAND AREA:	3.1374 Acres
DISTANCE TO CAMPUS:	0.6 Miles   12 Minute Walk



## UNIT MIX

BEDS	BED DESCRIPTION	SF	TOTAL SF	RENT	PSF
22	1 BR	610	13,420	\$1,065	\$1.75
42	2 BR	388	16,305	\$721	\$1.86
30	3 BR	429	12,860	\$680	\$1.59
248	4 BR	354	87,770	\$611	\$1.73
342		381	130,355	\$663	\$1.74



## THE HUDSON

ADDRESS:	410 Stasney St College Station, TX
YEAR BUILT:	2018
TOTAL UNITS/BEDS:	139 Units   391 Beds
CURRENT OCCUPANCY:	100%
PRELEASING OCCUPANCY:	65% (As Of 1/3/2022)
EFFECTIVE RENT:	\$761 Per Bed
BED SIZE:	374 SF Per Bed
SQUARE FOOTAGE:	146,161
NUMBER OF BUILDINGS:	1
PARKING:	328 Surface Parked Spaces (0.87 Spaces / Bed)
LAND AREA:	1.15 Acres
DISTANCE TO CAMPUS:	0.3 Miles   7 Minute Walk

## UNIT MIX

BEDS	BED DESCRIPTION	SF	TOTAL SF	RENT	PSF
5	S	509	2,545	\$1,173	\$2.30
4	1 BR	569	2,276	\$1,369	\$2.41
120	2 BR	405	48,592	\$837	\$2.07
54	3 BR	382	20,630	\$802	\$2.11
208	4 BR	347	72,118	\$684	\$1.97
391		374	146,161	\$761	\$2.04







TEXAS A&M  
UNIVERSITY®



**10<sup>TH</sup>**  
CONSECUTIVE  
YEAR OF RECORD  
ENROLLMENT

OPERATING AT  
FULL CAPACITY  
FOR THE 2021-  
2022 SCHOOL  
YEAR

**2.1%**  
AVG ANNUAL  
ENROLLMENT  
GROWTH  
(PAST 5 YEARS)

**#17**  
TOP PUBLIC  
SCHOOLS  
*FORBES MAGAZINE*

BEST KNOWN  
FOR BUSINESS,  
AGRICULTURE  
& ENGINEERING  
PROGRAMS





## OFF CAMPUS STUDENT HOUSING:

**33,467**  
TOTAL OFF  
CAMPUS BEDS  
(45.6% OF ENROLLMENT)

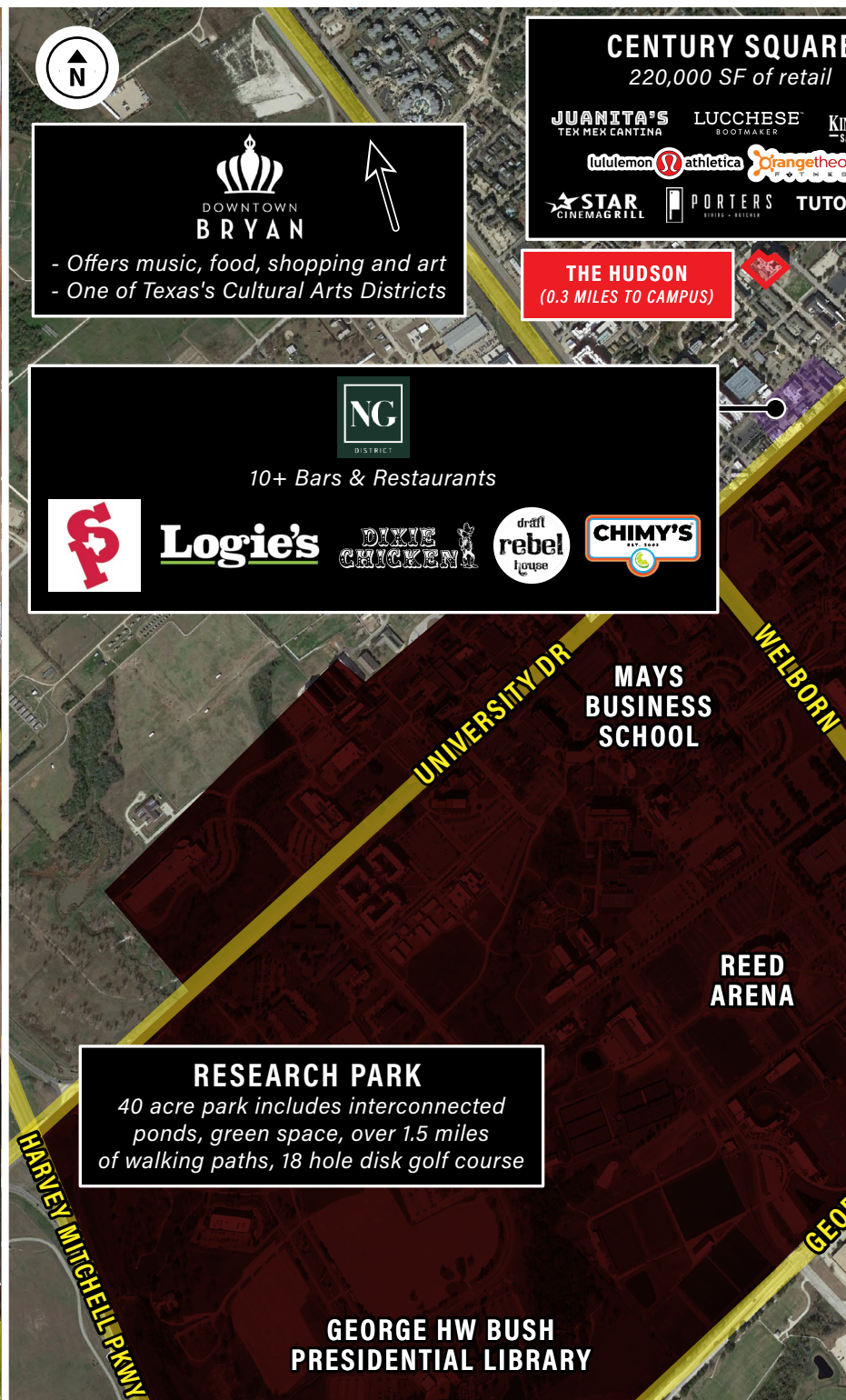
THE HUDSON  
**\$761**  
EFFECTIVE RENT  
PER BED  
(\$98 LESS THAN  
THE COMP SET)

BERKELEY HOUSE  
**\$663**  
EFFECTIVE RENT  
PER BED  
(\$40 LESS THAN  
THE COMP SET)

**94.7%**  
AVERAGE OCCUPANCY  
FOR COMP SET

**ONLY  
802 BEDS**  
UNDER CONSTRUCTION  
EXPECTED DELIVERY  
AFTER 2023





DOWNTOWN  
BRYAN

- Offers music, food, shopping and art
- One of Texas's Cultural Arts Districts

## CENTURY SQUARE

220,000 SF of retail

JUANITA'S  
TEX MEX CANTINA

LUCCHESI  
BOOTMAKER

tululemon

athletica

ofangetheo

STAR  
CINEMAGRILL

PORTERS  
BIRDS + BEES

TUTO

THE HUDSON  
(0.3 MILES TO CAMPUS)



10+ Bars & Restaurants



Logie's

DIXIE  
CHICKEN



MAYS  
BUSINESS  
SCHOOL

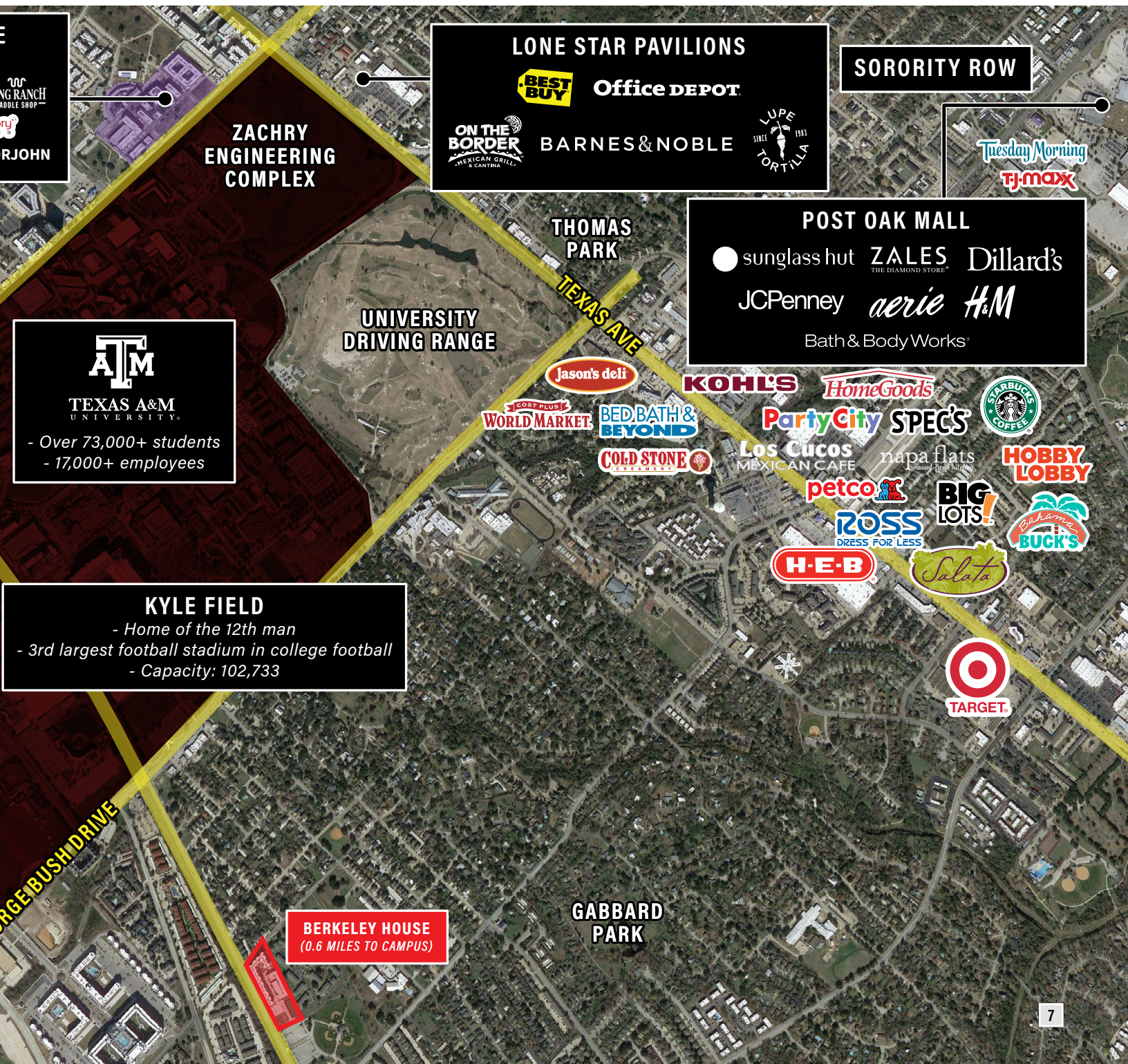
REED  
ARENA

## RESEARCH PARK

40 acre park includes interconnected  
ponds, green space, over 1.5 miles  
of walking paths, 18 hole disk golf course

GEORGE HW BUSH  
PRESIDENTIAL LIBRARY





200' LONG RANCH  
APPLE SHOP  
JOHN

ZACHRY  
ENGINEERING  
COMPLEX

**TEXAS A&M**  
UNIVERSITY

- Over 73,000+ students
- 17,000+ employees

**LONE STAR PAVILIONS**

**Office DEPOT**

**BARNES & NOBLE**

**SORORITY ROW**

Tuesday Morning  
**TJ-maxx**

**POST OAK MALL**

**sun-glass hut**

**ZALES**  
THE DIAMOND STORE

**Dillard's**

**JCPenney**

**aerie**

**H&M**

Bath & Body Works®

THOMAS  
PARK

UNIVERSITY  
DRIVING RANGE

TEXAS AVE

**Jason's deli**

**WORLD MARKET**

**BED BATH & BEYOND**

**COLD STONE**

**KOHL'S**

**HomeGoods**

**Party City**

**SPECK'S**

**Starbucks**

**Los Cucos MEXICAN CAFE**

**napa flats**

**petco**

**ROSS DRESS FOR LESS**

**H-E-B**

**Salata**

**HOBBY LOBBY**

**BIG LOTS!**

**BUCK'S**

**TARGET**

**KYLE FIELD**

- Home of the 12th man
- 3rd largest football stadium in college football
- Capacity: 102,733

**BERKELEY HOUSE**  
(0.6 MILES TO CAMPUS)

GABBARD  
PARK

ORGE BUSH DRIVE



# BEST IN MARKET AMENITIES, MARKET & LOCATION

The Hudson and Berkeley House provide residents with an unmatched amenity set while allowing students the ability to walk to class. The Hudson sits in a prime Northgate location and is within walking distance to campus and all the college bars and restaurants. The Berkeley House is located 0.6 miles from the southeast corner of campus, providing close proximity to popular student destinations including Kyle Field, Reed Area, and the newly built student recreation center. The Properties present the opportunity to acquire best in market location, finish outs, and amenities including:

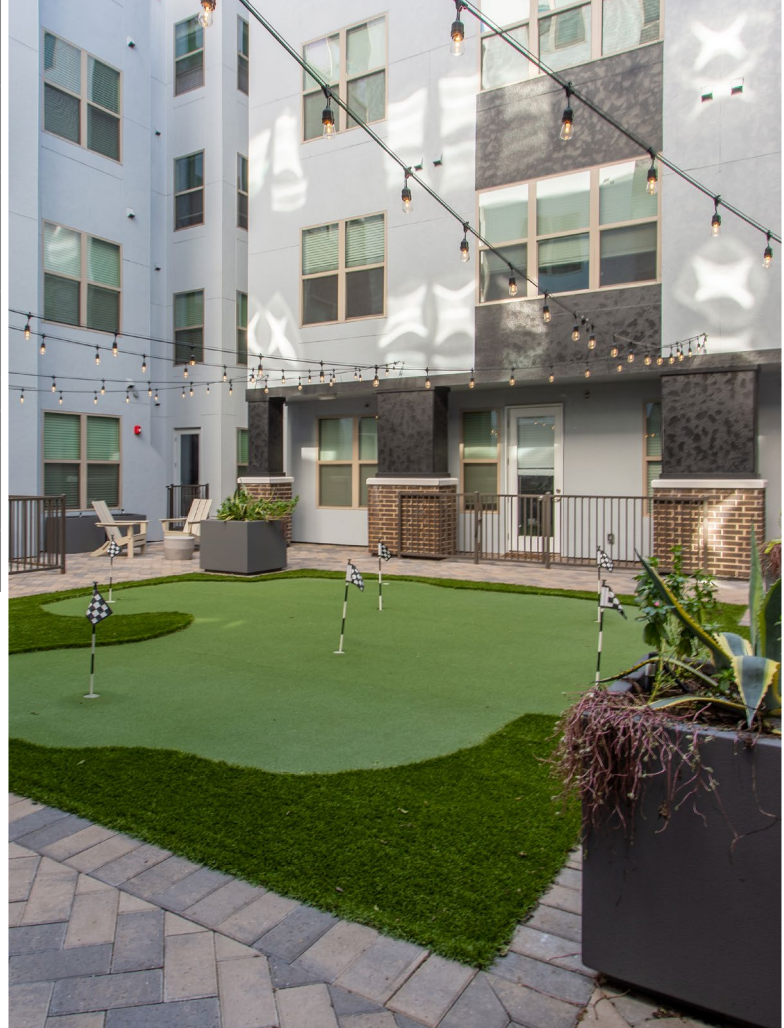
## THE HUDSON

### COMMUNITY AMENITIES

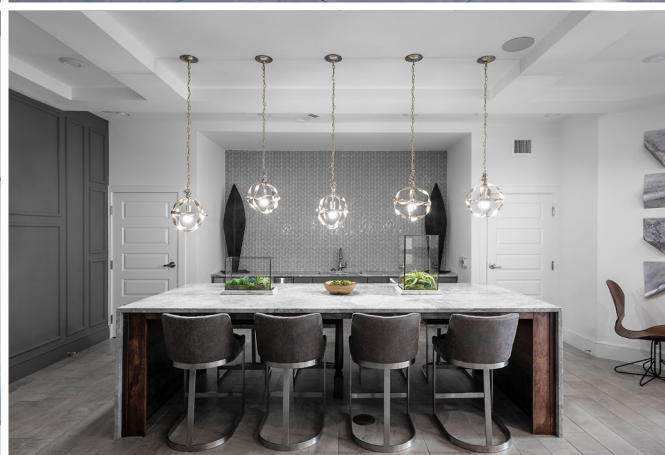
- ▶ Reserved Garage Parking
- ▶ Private Gated Community
- ▶ 4th Floor Deck Pool With Grilling Stations
- ▶ 8th Floor Skylounge With Grilling Stations & View of Kyle Field
- ▶ Courtyards With Putting Green And Outdoor Seating
- ▶ Private Study Lounges
- ▶ State-Of-The-Art Fitness Center
- ▶ Cycle & Yoga Studio
- ▶ Tech Café & Business Center
- ▶ Club House Game Room

### UNIT AMENITIES

- ▶ Designer Furnishings
- ▶ Hardwood Style Flooring
- ▶ Samsung Stainless Steel Appliances
- ▶ Quartz Countertops
- ▶ Full Size In-Unit Washer & Dryer
- ▶ Bed/Bath Parity







## BERKELEY HOUSE

### COMMUNITY AMENITIES

- ▶ Outdoor Trellis With Grilling Station
- ▶ Resort Inspired Pool & Courtyard
- ▶ Boutique Onsite Market
- ▶ Coffee Bar
- ▶ Tech Café
- ▶ Private & Group Study Lounges
- ▶ Garage Parking
- ▶ Outdoor Firepit

### UNIT AMENITIES

- ▶ Quartz Countertops
- ▶ Samsung Stainless Steel Appliances
- ▶ Hardwood Style Flooring
- ▶ Designer Furnishings
- ▶ Washer And Dryers
- ▶ Bed/Bath Parity



## OPPORTUNITY TO BRIDGE SIGNIFICANT RENT GAP

The Hudson in-place rents are \$98 less per bed than the comp set allowing a new investor the opportunity to bridge the gap and increase annual revenue by \$460,000. Additionally, Berkeley House in-place rents are \$40 behind the comp set which equate to \$162,000 in annual revenue.

## OFFERED AT AN ATTRACTIVE BASIS BELOW REPLACEMENT COST WITH LIMITED SUPPLY

The Portfolio is being offered at 40% discount to replacement cost providing a very attractive basis for student and multifamily investors. Additionally, new supply is limited considering the lack of available land and current construction costs.

## STRONG TEXAS MARKET WITH STABLE ECONOMIC DRIVERS AND SIGNIFICANT POPULATION GROWTH

Situated inside the Texas Triangle (Dallas, Houston, Austin), the city of College Station benefits from being within close proximity to the most economically productive cities in the nation. The significant population increase in the state is driven by employer relocations and business friendly environments which will effectively increase the student base for the Texas public university system. Currently, 85% of students at Texas A&M are Texas residents.





# TIER 1, POWER 5 UNIVERSITY INVESTING IN FUTURE GROWTH

Texas A&M is the largest public university in Texas and is one of only 17 institutions in the nation that hold the coveted federal land, sea, and space grant designations. The university strategically plans continuing enrollment and program expansion, along with building world-class infrastructure to keep Texas A&M ahead of the curve. Notable recent university investments include:

## AGGIE PARK

- ▶ \$25 MILLION PREMIER GREEN SPACE OUTSIDE OF KYLE FIELD
- ▶ EXPECTED FINISH DATE 2024

## RECREATION CENTER ADDITION

- ▶ \$35 MILLION RECREATION CENTER ON THE SOUTH SIDE OF TEXAS A&M'S CAMPUS
- ▶ EXPECTED FINISH DATE 2022

## GIBB GILCHRIST BUILDING

- ▶ NEARLY \$9 MILLION RENOVATION ON TEXAS A&M TRANSPORTATION INSTITUTE
- ▶ FINISHED 2019

## KYLE FIELD FOOTBALL STADIUM RENOVATION

- ▶ \$450 MILLION
- ▶ FINISHED 2015

## E.B. CUSHING TRACK AND FIELD STADIUM

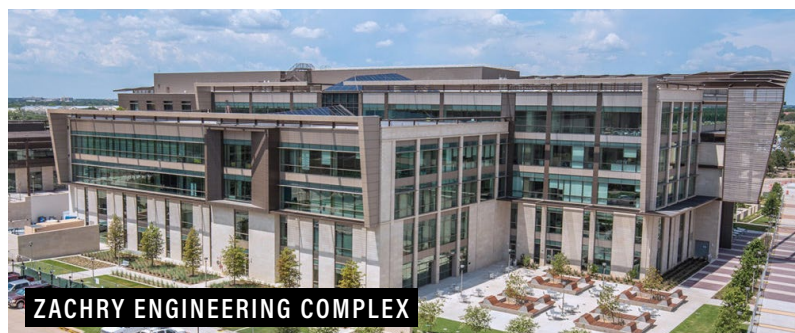
- ▶ \$40 MILLION
- ▶ FINISHED 2019

## ZACHRY ENGINEERING COMPLEX

- ▶ \$228 MILLION NEWLY BUILT
- ▶ FINISHED 2018

## RELLIS CAMPUS

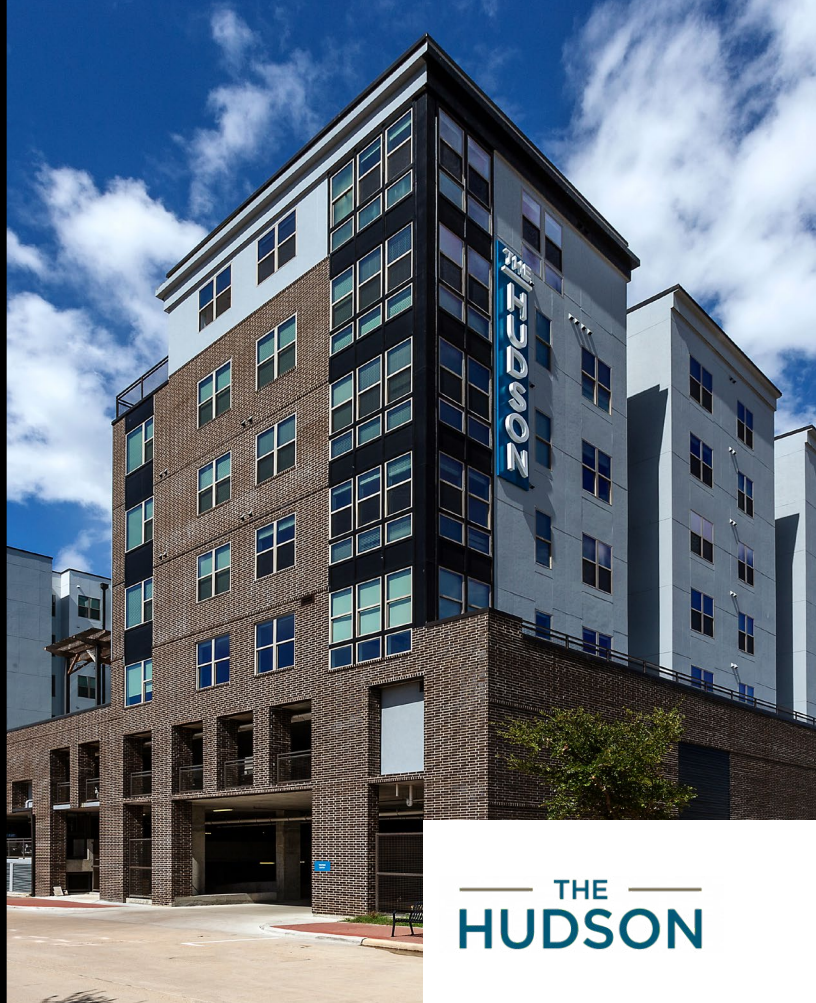
- ▶ \$17.5 MILLION INVESTMENT IN U.S. ARMY'S COMBAT DEVELOPMENT CENTER AND HYPERSONIC VEHICLE TESTING COMPLEX
- ▶ EXPECTED FINISH DATE 2024



## TEXAS A&M UNIVERSITY

Founded in 1876, Texas A&M University was the first original flagship university in the state of Texas. The university has experienced back-to-back years of record enrollment, with a Fall 2021 enrollment of 73,284 students and a 2021 freshmen class of 12,459. The University is best known for its nationally ranked Veterinary Medicine, Business, Agriculture and Engineering programs and boasts more than 1000 student organizations, and 20 sports teams. The Texas A&M Aggies compete in the NCAA Division I SEC Conference and have been named the 4th best college football game day experience in the NCAA by Bleacher Report, stating "They simply have more spirit than almost any program in the country." After six years of adding 2,000+ students annually, enrollment for fall 2021 hit a new high record of 73,284, a 3.1% increase from the previous year. Graduate enrollment also set a new enrollment record of 15,894, which is nearly 1,000 more students than the previous year.





Berkeley HOUSE

THE HUDSON

## DEAL CONTACTS

### TEDDY LEATHERMAN

T: (469) 232 1975

M: (503) 260 4402

TEDDY.LEATHERMAN@AM.JLL.COM

### ART BARNES

T: (214) 438 6351

M: (214) 384 0072

ART.BARNES@AM.JLL.COM

### STEVEN HAHN, JR.

T: (214) 692-4715

M: (214) 226 3852

STEVEN.HAHN@AM.JLL.COM

### VALARIE BRADLEY

T: (469) 232 1941

VALARIE.BRADLEY@AM.JLL.COM

## DEBT

### LAUREN DOW

T: (469) 232 1950

LAUREN.DOW@AM.JLL.COM

Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has been engaged by the owner of the property [properties] to market it [them] for [sale] [lease]. Information concerning the property [properties] described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2022 Jones Lang LaSalle IP, Inc. All rights reserved.

\*\*The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.

JLL (NYSE: JLL) is a leading professional services firm that specializes in real estate and investment management. JLL shapes the future of real estate for a better world by using the most advanced technology to create rewarding opportunities, amazing spaces and sustainable real estate solutions for our clients, our people and our communities. JLL is a Fortune 500 company with annual revenue of \$16.6 billion in 2020, operations in over 80 countries and a global workforce of more than 95,000 as of September 30, 2021. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit [jll.com](http://jll.com).



2401 CEDAR SPRINGS  
SUITE 100  
DALLAS, TX | 75201  
T +1 214.265.0880  
[WWW.US.JLL.COM](http://WWW.US.JLL.COM)