



THE FLIGHT

AT DAYTON

NEWLY DELIVERED STUDENT HOUSING
COMMUNITY WITH 143 UNITS / 385 BEDS TWO
BLOCKS FROM UNIVERSITY OF DAYTON





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THE OFFERING

Jones Lang LaSalle Americas, Inc. ("JLL") is pleased to present the opportunity to acquire The Flight (the "Property"), a 143 unit / 385 bed student housing community at University of Dayton (the "University" or "UD").

The Flight re-defined student housing at UD. It is the sole purpose-built community in Dayton, and it is the only property that offers a full amenity package to residents. UD students have been relegated to antiquated homes and conventional apartments built before the 1960s historically, and now The Flight provides the first true student housing experience in Dayton.

The Flight is a 3 minute walk to University of Dayton's campus, which enrolled 10,598 students for the 2024-2025 Academic Year ("AY"). The Dayton Flyers, an homage to the aviation pioneers Orville and Wilbur Wright who lived in Dayton, compete in the Atlantic 10 Conference, and the top-ranked men's basketball team has made 19 appearances in the NCAA tournament.

UNIT MIX

FLOORPLAN	UNITS	BEDS	SF/UNIT
Studio	14	14	439
1 Bed / 1 Bath	12	12	564
2 Bed / 2 Bath	54	108	856
3 Bed / 3 Bath	1	3	1,321
4 Bed / 4 Bath	62	248	1,475
Total / Average	143	385	1,062

PROPERTY SUMMARY

605 ALBERTA STREET

ADDRESS

DAYTON, OH

CITY, STATE

UNIVERSITY OF DAYTON

UNIVERSITY

10,598

FALL 2024 ENROLLMENT

0.10 MI

DISTANCE TO CAMPUS

2024

YEAR OF CONSTRUCTION

143

UNITS

385

BEDS

INVESTMENT HIGHLIGHTS



SOLE PURPOSE-BUILT STUDENT HOUSING PROPERTY IN THE MARKET

The Flight is the first and only purpose-built student housing community in Dayton. The Property's distinguished reputation and one of a kind amenity offering magnifies its appeal to students and marketability for a new owner.



LONG-TERM TAX ABATEMENT

The Flight was granted a 15-year tax abatement whereby the improved value of the real estate is 100% abated through 2039. Projecting assessed values with a standard growth rate, the abatement will improve cashflow by \$950k-\$1.5M per year for the new owner.



PRESTEGIOUS ACADEMIC PROGRAMS

The University of Dayton is the #1 Catholic University for STEM research and development, and the University's entrepreneurship program is consistently ranked among the top 50 in the nation.



DEMAND TAILWINDS SIGNAL FUTURE GROWTH

The University of Dayton received 22,485 first-time freshmen applications last year, the most in UD's history, which represents a 21% increase equal to nearly 4,000 additional applications YoY. This surge pushed the acceptance rate to an all-time low 61.8%.



EMPTY DEVELOPMENT PIPELINE

There are zero student housing or multifamily projects in Dayton's pipeline. Supply will remain flat and The Flight will continue to be the best-in-class asset as the University grows.



UNMATCHED LOCATION

The Property's prime location is contiguous with UD's campus housing and across the street from Premier Health, Dayton's largest regional medical campus.

COMMUNITY AMENITIES

- » Luxury Clubhouse
- » Contemporary Resident Lounge with Gas Fireplace and Recreation Area
- » Modern Fitness Center with Yoga Aerobics Room
- » Swimming Pool & Poolside Lounges
- » Courtyard Firepit, Covered Patio, Grills, Cornhole & Spikeball

NOT PICTURED

- » Electronic Key Fob Entry
- » Two Study Rooms on Each Floor with Tech Center on First Floor
- » Yoga & Aerobics Room
- » Coffee Bar
- » Standard & Premium Reserved Parking Spaces
- » ButterflyMX Main Entry Guest and Delivery System

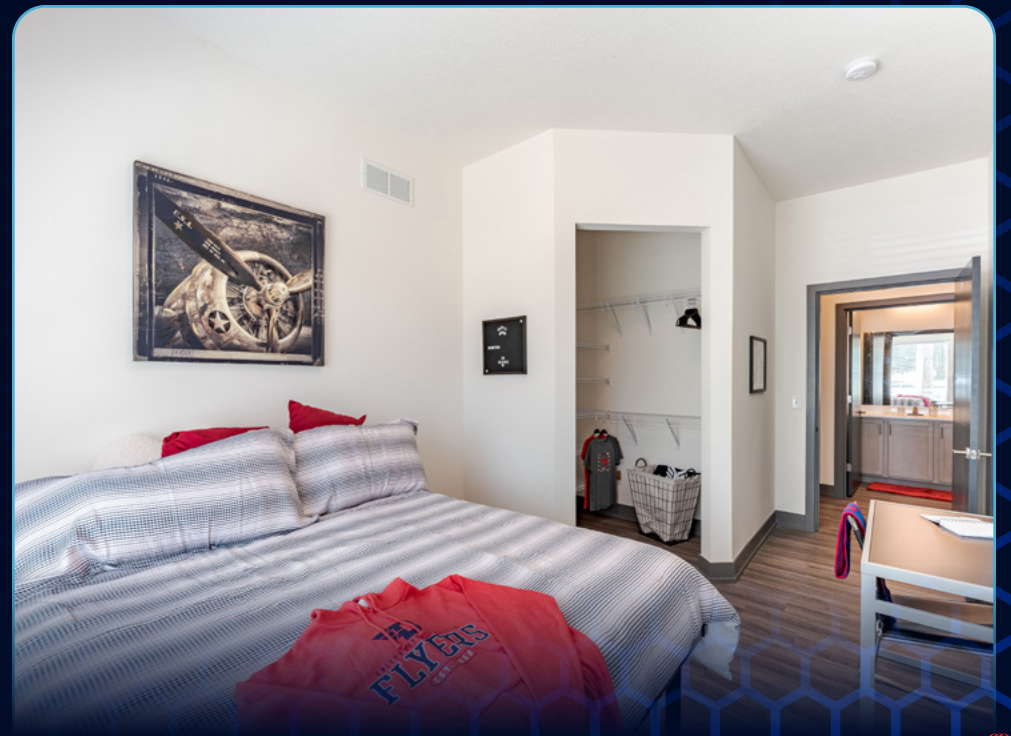


UNIT FEATURES

- » Stainless Steel Appliances
- » In-Unit Washer & Dryer
- » Fully Furnished & Solid Surface Flooring
- » 100% Bed-Bath Parity
- » Community Kitchen Tables

NOT PICTURED

- » Private Patios and Balconies on All Units in Floors 1-4
- » Walk-In Closets in 98% of the Units
- » 10 Foot Ceilings in First Floor Units



UNIVERSITY OF DAYTON

SNAPSHOT

The University of Dayton is a private university that was founded in 1850. Over the University's 175-year history, it has developed into a comprehensive institution with a strong reputation for its 80+ undergraduate and 50+ graduate programs. UD's engineering, business, law and education programs are among the school's most recognized and acclaimed. UD supports its programs, campus, athletics and more with its \$1.2 billion endowment fund, which is among the largest private endowment fund in the country.

The UD student body has a reputation of affluence. According to the New York Times, 70% of students come from families who earn in the top fifth percentile, and nearly 10% of students come from families who earn in the top 1%.

#1 Catholic University for STEM R&D

\$1.2B Endowment & Long-Term Investments Fund

14 Programs Listed Among the 2025 U.S. News Best Rankings

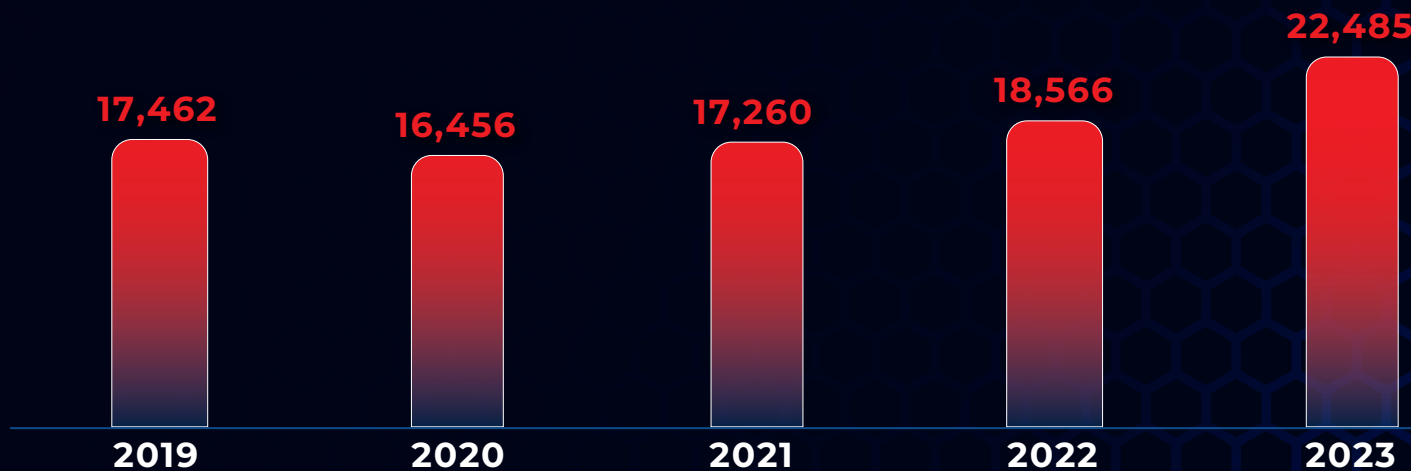
#32 Best Value Schools in the Country (U.S. News & World Report)

\$250M Annual Sponsored Research

\$2.3B Economic Impact from UD



FIRST TIME FRESHMEN APPLICATIONS



AERIAL

Downtown Dayton



Miami Valley Hospital

STARBUCKS

UD School of Law

Roesch Library

UD School of Business Administration

John F. Kennedy Memorial Union

UD Science Center



University of Dayton

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