



UNIVERSITY

G • R • O • V • E

STUDENT HOUSING AT LSU

97% OCCUPIED

9.3% RENT GROWTH





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THE OFFERING

Jones Lang LaSalle Americas, Inc. ("JLL") is pleased to present the opportunity to acquire University Grove ("UGrove" or the "Property") at Louisiana State University ("LSU" or the "University"). Newly delivered in 2024, UGrove offers 381 beds in a 3-bed / 3-bath layout across 127 detached homes.

UGrove is located in the primary student housing sub-market just south of LSU's main campus in Baton Rouge. The Property was delivered in 2024 as a conventional multifamily property. Asset Living was introduced as manager in 2025, and the Property has since enjoyed two full lease-ups as a student property, indicating strong demand from LSU students for the property's style and location. **In-place occupancy is 97%+, and UGrove has achieved an 11.6% rent CAGR over the last 2 cycles.**

LSU is the #1 ranked university in the state and is consistently among the most recognized universities in the nation according to the WSJ. LSU's recognition stems from its athletic and academic excellence. Niche ranks LSU as #2 out of 1,400 schools for best college athletics in America, and the University reached a historic milestone of \$488 million in annual research activity. **No Power-4 university has grown faster than LSU since 2018.**



PROPERTY DESCRIPTION

Address	5726 Premiere Dr
City, State	Baton Rouge, LA
University	Louisiana State University
Total Enrollment (Fall '25)	43,385
YoY Enrollment Growth	4%
Year Built	2024
Units	127
Beds	381
AY 25/26 Occupancy	97%
AY 26/27 Prelease (6/8/26)	96%
AY 26/27 Projected Rent Growth	9.3%



INVESTMENT HIGHLIGHTS

TWO SUCCESSFUL STUDENT LEASE-UPS

University Grove's demand profile is significantly de-risked following two consecutive years of successful lease-ups. **The Property achieved 97% occupancy for AY 25/26 and is 96% preleased for AY 26/27 (as of 6/8/26) with an 11.6% rent CAGR since delivery.**

MARK-TO-MARKET OPPORTUNITY

With average 3-bedroom rates as high as \$1,040 per bed within the competitive set, **there is a 10%+ mark-to-market opportunity for a new investor at University Grove.** If a new owner achieves just the average 3-bed rate today, revenue would increase by \$411,500 per year.

MARKET LEADING PRELEASING VELOCITY

University Grove has the highest year-over-year preleasing velocity in Baton Rouge. On June 8 at 96% prelease occupancy, University Grove was 20% ahead YoY, and according to AXIOMetrics, the next closest property is 15% ahead YoY. University Grove is preleased 15% ahead of the market average all while tracking to 9.3% rent growth highlighting the Property's desirability.

PROPERTY	PRELEASE [6/2026]	YOY VELOCITY
UNIVERSITY GROVE	96%	+20%
TRADITION AT 777	95%	+15%
THE LEGACY AT BATON ROUGE	93%	+8%
ARLINGTON COTTAGES	72%	+7%

TIER 1 POWER 4 UNIVERSITY

LSU is ranked as the #1 university in Louisiana and among the top public schools in the nation. **First-time freshman applications have nearly doubled in the last 5 years, and total enrollment has grown by 1,186 students annually since 2015.** Following 8 consecutive years of enrollment growth, LSU welcomed a record 43,385 students in Fall 2025.

MOST DESIRABLE SUBMARKET

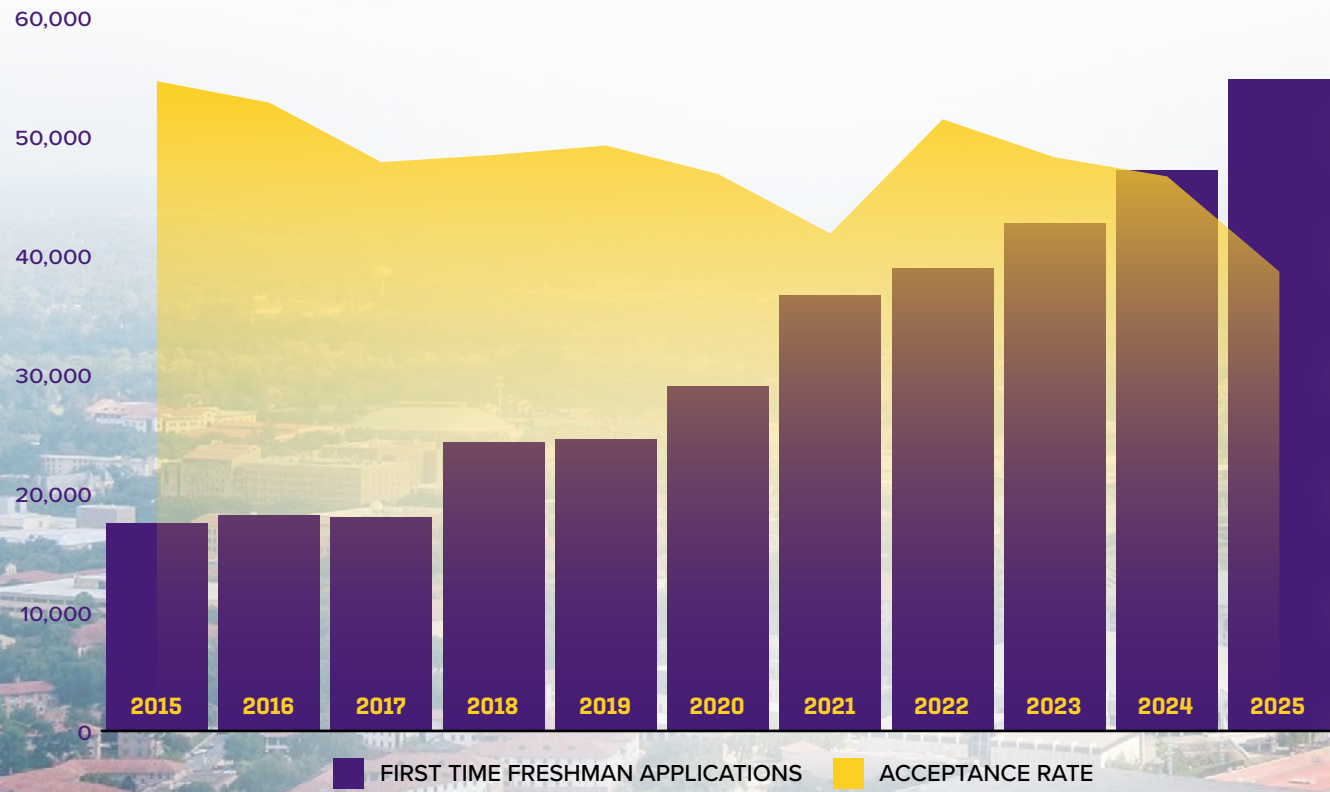
University Grove's location is the most desirable for LSU students, driven by top product, vicinity to other properties, and nearby retail. The Property's submarket leads the LSU market in rent and occupancy.



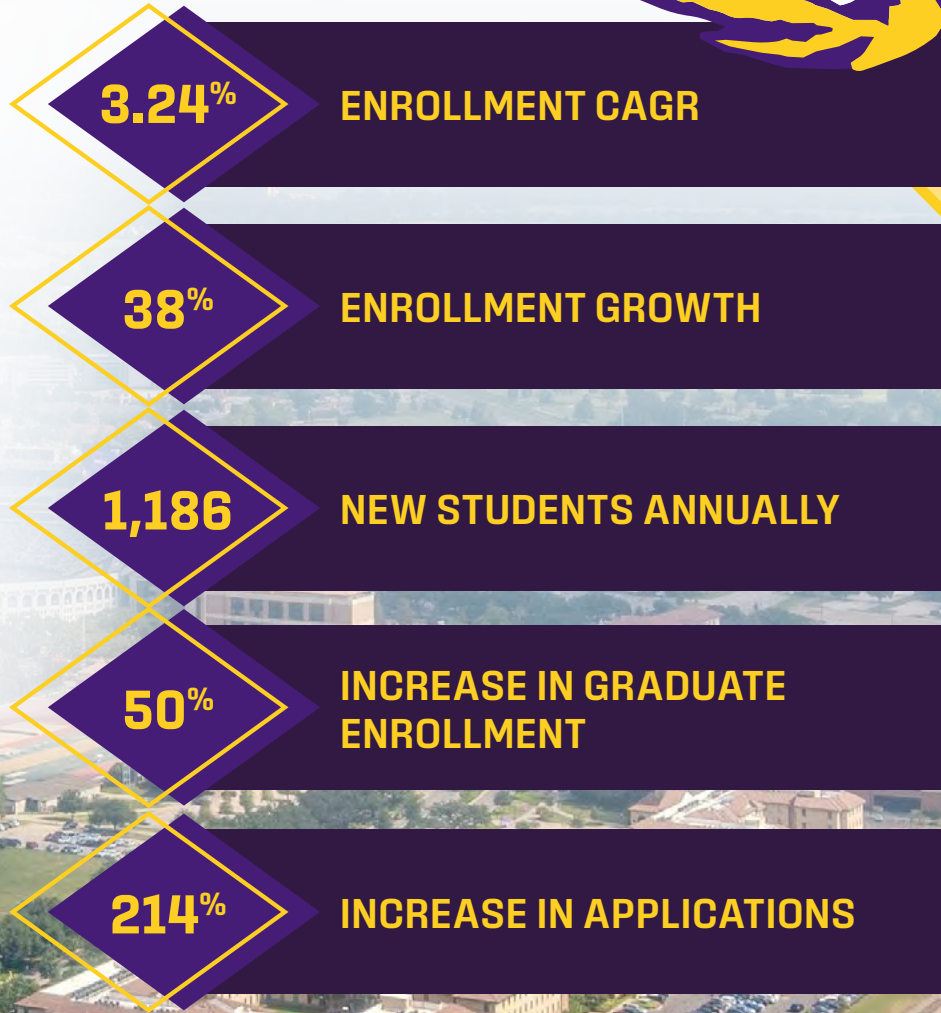
UNIVERSITY HIGHLIGHTS



FRESHMAN ADMISSIONS



10-YEAR TRENDS



	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
TOTAL ENROLLMENT	31,527	31,414	30,863	30,987	31,761	34,290	35,914	37,354	39,419	41,707	43,385
UNDERGRADUATE	26,159	26,123	25,446	25,363	25,920	27,948	29,386	31,059	32,666	34,371	35,337
GRADUATE	5,368	5,291	5,417	5,624	5,841	6,342	6,528	6,295	6,753	7,336	8,048
FIRST-TIME FRESHMAN APPLICATIONS	17,429	18,122	17,907	24,280	24,501	28,960	36,561	38,853	42,651	47,063	54,716
ACCEPTANCE RATE	77.3%	76.4%	73.9%	74.2%	74.6%	73.4%	70.9%	75.7%	74.1%	73.3%	69.3%



COMMUNITY AMENITIES

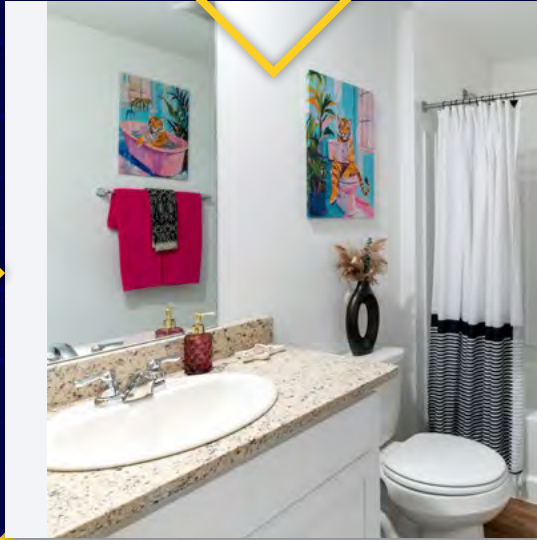
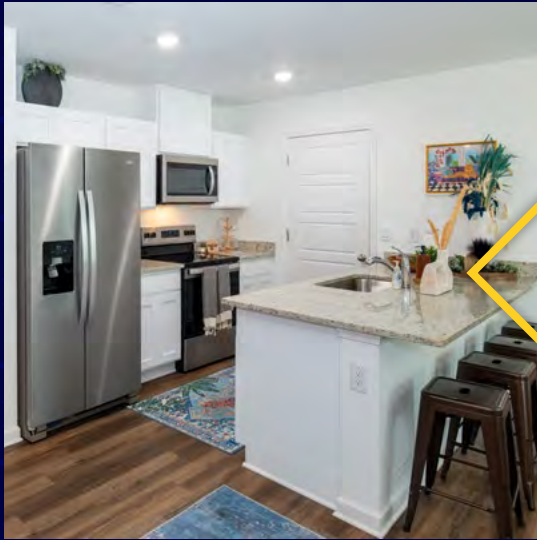
- Onsite Management
- 24/7 Maintenance
- Private Driveways
- Professionally Landscaped Yards
- Dog Park and Pet Friendly
- Pond Access
- Exclusive Community Events





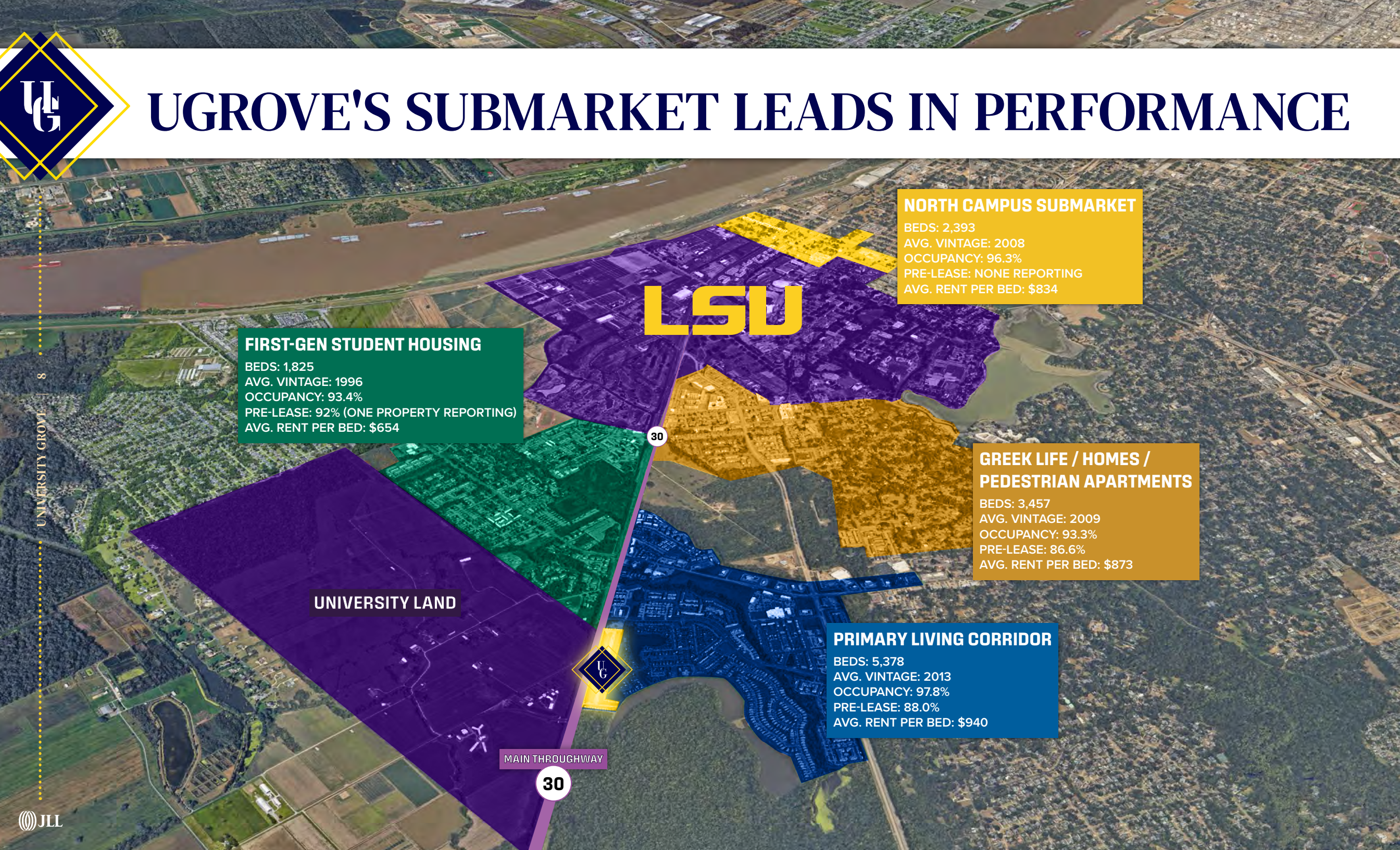
UNIT INTERIORS

- Smart Home Technology including Video Doorbells, Thermostat Control, and Keyless Entry
- In-unit Full-size Washer and Dryer
- Covered Patios
- Granite Countertops
- Walk-in Closets
- Private Bathrooms
- Stainless Steel GE Appliances
- Hardwood Style Flooring
- Fully Furnished Units





UGROVE'S SUBMARKET LEADS IN PERFORMANCE



NORTH CAMPUS SUBMARKET
 BEDS: 2,393
 AVG. VINTAGE: 2008
 OCCUPANCY: 96.3%
 PRE-LEASE: NONE REPORTING
 AVG. RENT PER BED: \$834

FIRST-GEN STUDENT HOUSING
 BEDS: 1,825
 AVG. VINTAGE: 1996
 OCCUPANCY: 93.4%
 PRE-LEASE: 92% (ONE PROPERTY REPORTING)
 AVG. RENT PER BED: \$654

GREEK LIFE / HOMES / PEDESTRIAN APARTMENTS
 BEDS: 3,457
 AVG. VINTAGE: 2009
 OCCUPANCY: 93.3%
 PRE-LEASE: 86.6%
 AVG. RENT PER BED: \$873

PRIMARY LIVING CORRIDOR
 BEDS: 5,378
 AVG. VINTAGE: 2013
 OCCUPANCY: 97.8%
 PRE-LEASE: 88.0%
 AVG. RENT PER BED: \$940

UNIVERSITY LAND

LSU

30

30

MAIN THROUGHWAY

UNIVERSITY GROVE | 8



OFF-CAMPUS RETAIL CORRIDOR



5 OAKBROOK APARTMENTS

Dominio's



DUTCH BROS



Walmart

CAVA



CIRCLE K

CVS

Walgreens



4 WILDWOOD BATON ROUGE



5 REDPOINT BATON ROUGE

3 ARLINGTON COTTAGES AND TOWNHOMES

2 THE LEGACY AT BATON ROUGE

1 TRADITION AT 777



UNIVERSITY GROVE | 9



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