JLL

PATTERSON SOCIAL
LIVE THE HIGH LIFE

ARENA DISTRICT
DISTINCTIVE STUDENT LIVING

378 BED VALUE-ADD PORTFOLIO OVERLOOKING UNIVERSITY OF OREGON

STUDENT HOUSING INVESTMENT SALES

SCOTT CLIFTON
M: (847) 767-3980
Scott.Clifton@jll.com

TEDDY LEATHERMAN
M: (503) 260-4402
Teddy.Leatherman@jll.com

KEVIN KAZLOW
M: (201) 788-7537
Kevin.Kazlow@jll.com

JACK GOLDBERGER
M: (847) 687-6100
Jack.Goldberger@jll.com

GRACE PICCHIOTTI
M: (847) 917-5631
Grace.Picchiotti@jll.com

ALEX NORDLINGER
M: (203) 451-6479
Alex.Nordlinger@jll.com

LOCAL MULTIFAMILY INVESTMENT SALES

IRA VIRDEN
M: (503) 419-8086
Ira.Virden@jll.com

OWEN WISE
M: (503) 863-6078
Owen.Wise@jll.com

FINANCING

MIKE BRADY
M: (630) 485-8240
Mike.Brady@jll.com

SAM TARTER
M: (301) 370-4730
Sam.Tarter@jll.com

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The Offering

Jones Lang LaSalle Americas, Inc. ("JLL") is pleased to present The Patterson Social and Arena District ("Patterson," "Arena," or the "Property(ies)"). The Properties host 134 beds and 244 beds, respectively, pedestrian to University of Oregon ("Oregon," "UO," or the "University").

Patterson Social is located in the top submarket at UO, adjacent to campus and in Downtown Eugene. The Property offers pedestrian access to campus and off-campus social life, with a full suite of modern amenities. Given the infill location in downtown Eugene, new development is unable to compete with Patterson on location.

Arena District is a premier value proposition among pedestrian properties at UO. The Property is a four minute walk to campus, with rents below older and inferior located properties. The Property offers light value-add optionality with a refresh to amenities and curb appeal.

The Properties are offered to investors on an individual or portfolio basis. Portfolio investors are offered upside via operational synergies; the Properties are currently leased and staffed separately, offering investors the opportunity to combine leasing, reduce payroll, and unlock additional amenity space.

PROPERTY SUMMARY

Address	1331 Patterson St
City, State	Eugene, OR
Distance to Campus	0.24 Miles
Year Built	2014
Units	100
Beds	134
Average Unit Size	690 SF
26/27 Occupancy	93%

UNIT MIX

Layout	Units	Beds	SF
1x1	69	69	573
2x1.5	5	10	816
2x2	23	46	962
3x2	3	9	1,080
Total/Avg.	**100**	**134**	**690**

PROPERTY SUMMARY

Address	2050 E 15th Ave
City, State	Eugene, OR
Distance to Campus	0.18 Miles
Year Built	2014
Units	65
Beds	244
Average Unit Size	1,008 SF
26/27 Occupancy	77%

UNIT MIX

Layout	Units	Beds	SF
2x1	8	16	671
4x2	57	228	1,056
Total/Avg.	**65**	**244**	**1,008**

Investment Highlights

POWER 4, R1 DOCTORAL UNIVERSITY

University of Oregon has a major national presence in academics, research, and athletics. UO is the #1 ranked public university in Oregon, and the University is among the top research institutions in the nation, with R1 Doctoral status. The University also competes in Big 10 athletics, **competing in the College Football Playoff each of the past two years, and entering the 2026 football season ranked #2 in the nation.**

STRONG LONG-TERM POSITIONING IN CHANGING ENROLLMENT TRENDS

There has been a shift in enrollment from California and international students. University of Oregon has the wherewithal ($2B endowment), national appeal (Big 10 athletics with a prestigious football program), and vision (in-state recruiting has procured a record count of Oregon resident applications) to weather this shift. The University is additionally a key component to Oregon's economy — UO generates $3.7 billion in economic activity annually, accounting for 21,500 jobs in Oregon.

PEDESTRIAN LOCATIONS

Both Patterson Social and Arena District are located a quarter mile from University of Oregon, among the closest off-campus properties to the University. The assets are a five minute walk or less from campus, and less than a ten minute drive from Oregon Football's Autzen Stadium – offering investors exposure to the top two student sub-markets in Eugene.

OPERATIONAL SYNERGIES FOR PORTFOLIO INVESTORS

Investors pursuing both assets have the opportunity to achieve operational synergies between the two properties that are not achieved by the existing leasing structure. Currently, both assets are leased separately, with distinct leasing offices and staff. New ownership can reduce payroll expenses by leasing just out of Patterson Social, and generate additional revenue by converting the leasing office at Arena into an additional unit or amenity space. Further, leasing out of Patterson offers a more trafficked leasing office for Arena.

PARKING NOI UPSIDE

Arena and Patterson currently charge parking rates that are below market. Parking is highly limited across Eugene, driving near-full occupancy market-wide. By marking rates to market, investors can generate $35,000 in additional NOI at Patterson, and $3,500 in additional NOI at Arena.

PATTERSON SOCIAL
LIVE THE HIGH LIFE

LOCATED IN THE HEART OF DOWNTOWN EUGENE

Patterson Social is in the most desirable off-campus location in the Oregon market, steps from UO campus and in the middle of Downtown Eugene – surrounded by the most desirable nightlife, greek life, and off-campus amenities. Most new deliveries have been forced to inferior locations, preserving Patterson's elite location status.

BRAND NAME RETAIL TENANTS WITH UPSIDE

Patterson hosts brand-name retail tenants – Insomnia Cookies, Fat Shack, and T4 – Tea For U, which help drive both traffic to the property and income stability. The largest retail suite at the property is currently vacant; by leasing this space, new ownership will drive growth to future NOI.

LEASING AHEAD OF MARKET

Patterson has leased to 93%, 2 weeks ahead of the beginning of UO's 2026-2027 Academic Year. This performance is 7% ahead of the Eugene market average.

ARENA DISTRICT
DISTINCTIVE STUDENT LIVING

TOP VALUE PROPOSITION AMONG PEDESTRIAN ASSETS

As a 2014 vintage, pedestrian-to-campus property, Arena District offers 4-bedroom rents $30 below the market average for 4-beds, and $200 below the average rent per bed across unit types in Eugene. Property rents are priced below older comps with the same unit mix, giving Arena attractive value for renters among pedestrian assets.

VALUE-ADD PROGRAMMING IS ACHIEVABLE VIA COSMETIC IMPROVEMENTS

Arena District's leasing performance can be improved via upgrades to the Property's curb appeal. New ownership can invest in furniture and finishes in the courtyard and lobby, make better use of the dog park, and refresh the Property's exterior, in order to drive marketability and occupancy.

Through value-add programming, investors can mark rents at Arena closer to its competitive set, **which is charging up to $65 more per bed on average in 4x2 units.**

Portfolio Operational Synergies

By Leasing the Properties out of just Patterson Social, portfolio investors are offered operational upside along with unlocked amenity space at Arena.

PAYROLL SYNERGIES

Current Leasing Payroll

- 1x Area Manager
- 2x Leasing Team - Patterson (1 FT / 1 PT)
- 1x Area Leasing Leader
- 3x Leasing Team - Arena (3 PT)

Ownership already pays for multiple area team leaders to cover the Properties, while also retaining two separate leasing operations. Patterson Social has ample space and staff to host leasing operations for the full portfolio, while also offering superior foot traffic to Arena.

POTENTIAL RE-PURPOSINGS OF ARENA LEASING OFFICE

New Model Unit — The leasing office can be converted into a 2-bedroom model unit, freeing up the 4-bedroom model unit and unlocking $35k in cashflow.

New Amenity Space — The leasing office can be replaced by additional common area, such as a private conference room or additional clubhouse space.

Additional Upside Opportunities

Below changes will help the Properties mark rents to the competitive set, as well as boost other income.

Patterson Social

Common Area Refresh

Patterson can improve marketability by replacing common area carpeting with vinyl flooring, improving lighting in the hallways and office, and cleaning property windows.

Rooftop Activation

Patterson's rooftop is viable for additional amenity space; this space can be turned into an outdoor lounge area, and create a distinguishing amenity for the Property.

Package Lockers

Patterson's office area has capacity for package lockers. Based on market competitors, the Property can charge $35 per month for 20 lockers and generate $8,400 in NOI.

Washer & Dryer Upgrade

The unit washers and dryers are small at Patterson. By replacing washers and dryers on an as-needed basis, units will gain further appeal for potential tenants.

Arena District

Premium Units

Two units at Arena have large outdoor patios, and the Property does not charge extra for these units. By introducing a $100 monthly premium to residents of these units, the Property can generate nearly $10,000 in additional NOI.

Storage Lockers

Arena can add storage lockers by its garage, where a large lot of space is currently blocked off with garbage. Competitors charge $35 per month for storage in Eugene; adding 25 lockers generates over $10,000 in NOI.

Rendering*

PATTERSON
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Community Amenities

Clubhouse Lounge

Clubhouse Game Room

Deluxe Coffee Bar

Central Fireplace

Fitness Center

Fitness Studio

Courtyard

Study Areas









ARENA DISTRICT
DISTINCTIVE STUDENT LIVING

Community Amenities

Clubhouse Game Room and Lounge

Fitness Center

Courtyard

24-Hour Study Center

Indoor Bike Storage

Outdoor Hot Tub

Private Dog Area

Unit Features

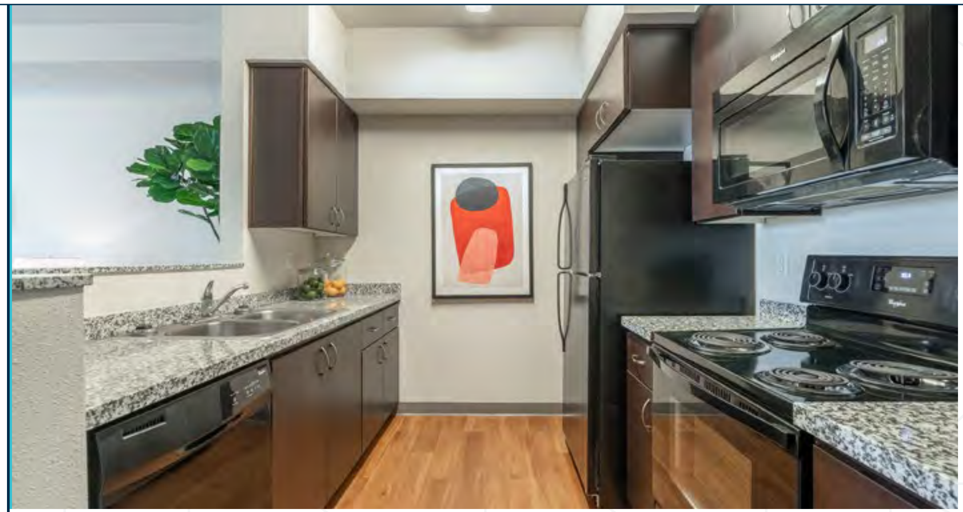
Private Bedroom

Fully Furnished with Hardwood Style Flooring

Bed-Bath Parity in 92% of Units

Kitchen with Sleek Black Appliances and Granite Countertops

In-Unit Laundry



ARENA DISTRICT
DISTINCTIVE STUDENT LIVING

Unit Features

Private Bedroom

Fully Furnished with Hardwood Style Flooring

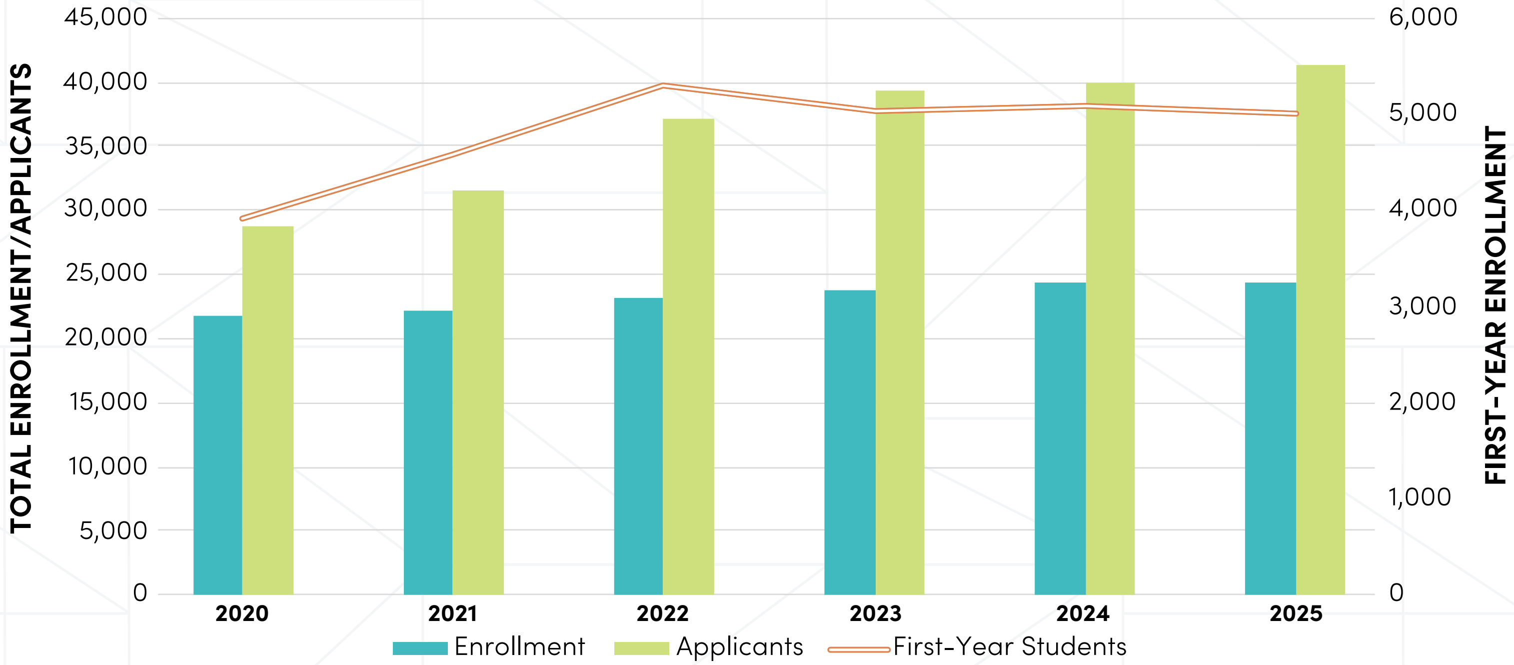
Stainless Steel Appliances

Modern Bathroom Amenities

In-Unit Laundry

University of Oregon Snapshot

OREGON ENROLLMENT & APPLICANT GROWTH



Year	2020	2021	2022	2023	2024	2025	5-Year Growth
Enrollment	21,752	22,257	23,163	23,786	24,404	24,448	12.4%
Applicants	28,719	31,558	37,154	39,400	40,021	41,368	44.0%
First-Year Students	3,920	4,589	5,313	5,032	5,087	5,009	27.8%

FUTURE GROWTH DRIVERS AT UNIVERSITY OF OREGON

SIGNIFICANT INCREASES TO APPLICANTS, FIRST-YEAR STUDENTS Over the past five years, applicants to UO have increased by 44%, with total applicants breaking 40,000 for the first time in 2024. **The University has increased first-year students by 28% since 2020, and enrollment reached its highest this decade at 24,448 in 2025.**

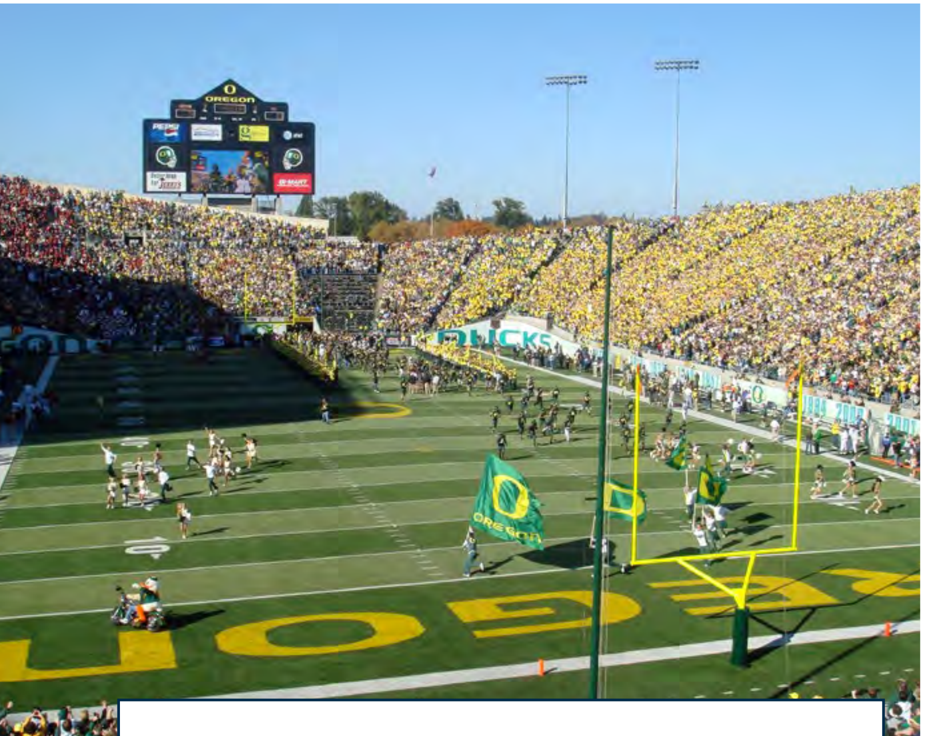
STRONG LOCAL POPULATION FUNDAMENTALS:
Eugene, Oregon's second-largest city, grew by an average of 1% each year from 2012-2025.**The conventional multifamily market has a 5.7% vacancy rate with 0 units under construction.**

JOHN KARL SCHOLZ:
The new President of UO was instrumental in facilitating growth at UW-Madison. Enrollment growth, along with improved student life, have been Scholz's calling cards. Scholz is spearheading the University's new master plan, Oregon Rising.

PHIL KNIGHT & UO ATHLETICS:
Phil Knight has already donated over $2 billion to the University for capital projects, including a $500 million science campus, along with hundreds of millions in athletics funding. Knight is committed to enriching university athletics, contributing to an increased national presence for UO. Oregon football has appeared in the College Football Playoff each of the past two years.

Oregon Athletics

IN THE HEADLINES & DRIVING GROWTH



FOOTBALL

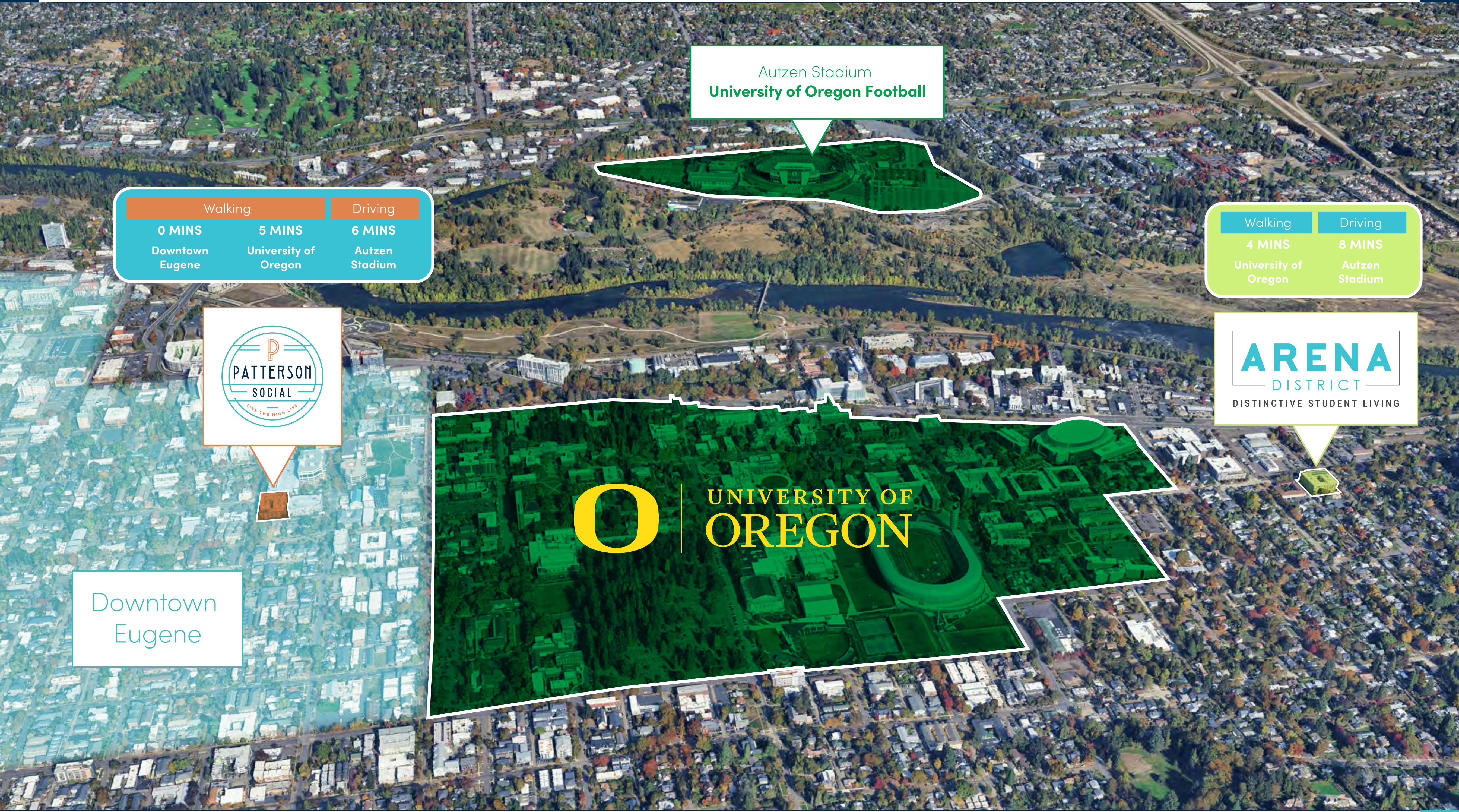
In 2024, Oregon Football finished the regular season #1 in the nation, and competed in the College Football Playoff. **The University admitted 1,360 more first year students early for Fall 2025.** Oregon football has subsequently made the 2025 playoff and entered 2026 ranked #2 in the nation.

BASKETBALL

Men's and Women's Basketball has each made the final four over the past decade. The program's most notable player, Sabrina Ionescu, was the #1 pick in the WNBA draft. The all-time NCAA triple doubles leader is now a WNBA and Olympic champion. **While Ionescu was at Oregon, average attendance at Matthew Knight Arena quadrupled.**

TRACK AND FIELD

Every year, the NCAA Track and Field national championships are held in TrackTown USA - Eugene. The Ducks have won 33 national championships in track and field, and produced several Olympians amassing 22 Olympic medals.


Autzen Stadium
University of Oregon Football
Walking
Driving
0 MINS
Downtown Eugene
5 MINS
University of Oregon
6 MINS
Autzen Stadium
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Walking
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4 MINS
University of Oregon
8 MINS
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