

The Laurel Luxury Student Housing

LISTING PRESENTATION | 534 ELM STREET | TROY, AL

Exclusively Listed by

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Executive Summary



Property Overview

Rearden Wyatt is pleased to present The Laurel Luxury Student Housing, a recently built and well maintained and operated multifamily opportunity within easy walking distance to Troy University and the charming Troy town square.

This high occupancy, in-demand community comprises 12 4BR/4.5BA cottage style units for a total of 48 beds with a private bathroom per student.

Easily one of the most upscale student housing developments in Troy, this property was built with special touches throughout. Each unit has a stacking washer and dryer, refrigerator, microwave, dishwasher, stove and oven, plus central air and wifi. All appliances are electric. Averaging 475 square feet per student, there is ample living space inside and plenty of parking outside.

From an investment standpoint, this property stays full with potential rent upside. Base rent ranges from \$695 to \$745 per month inclusive of utilities.

Troy University is the flagship campus of the Troy University system and offers over 230 academic degree options. The school is investing heavily in its facilities, a \$25M recreation center, an indoor practice facility, a new health sciences building, among others, to add to its already impressive sports complex and student facilities.

For more information call Chad Brown 678-641-8273 or Alan Wyatt 770-361-0566

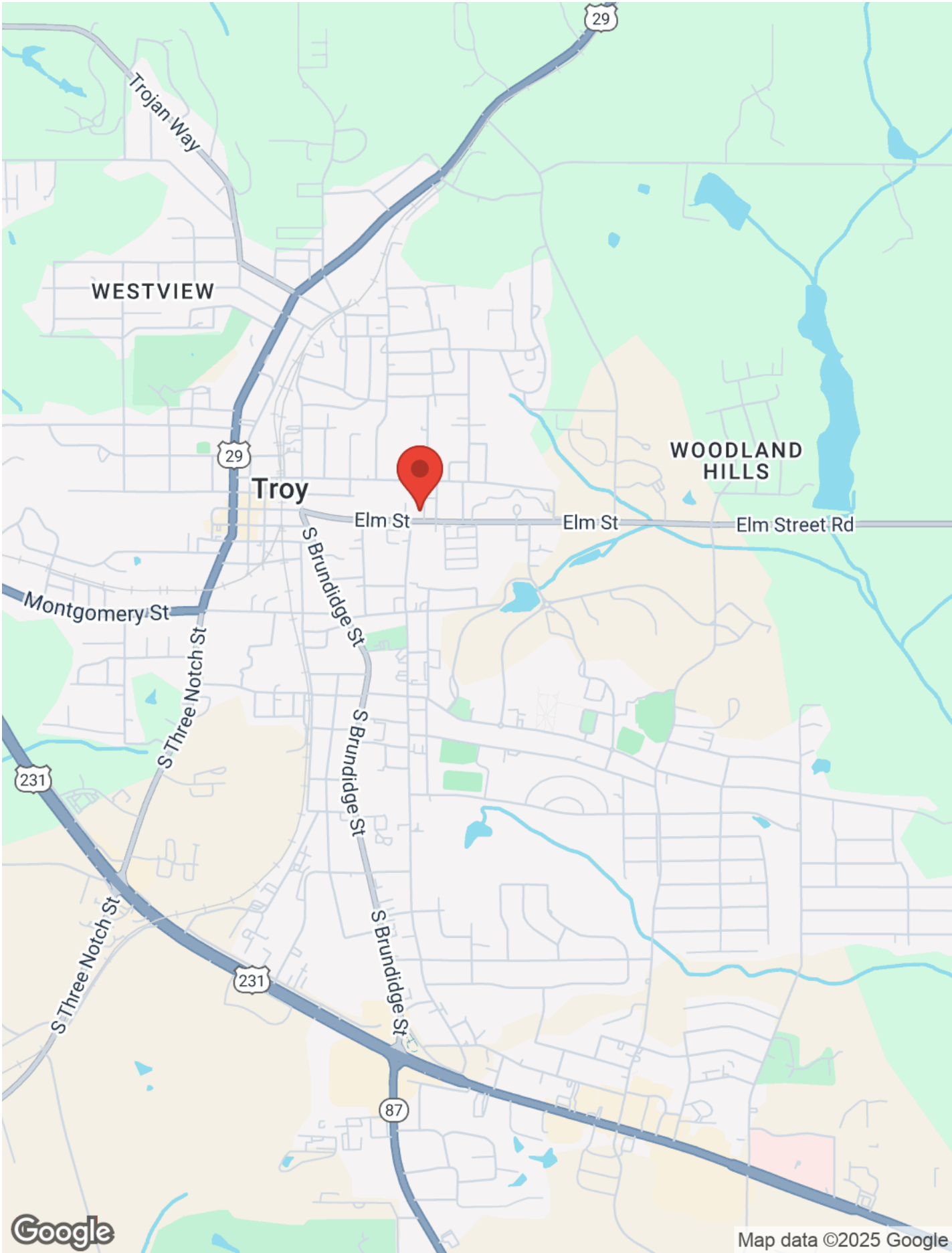
Price:	\$3,850,000
Number of Units	48 beds
Building SF:	22,768
Price / Unit:	\$80,208
Price / SF:	\$169
Occupancy:	96%
Lot Size:	0 SF
Year Built:	2021



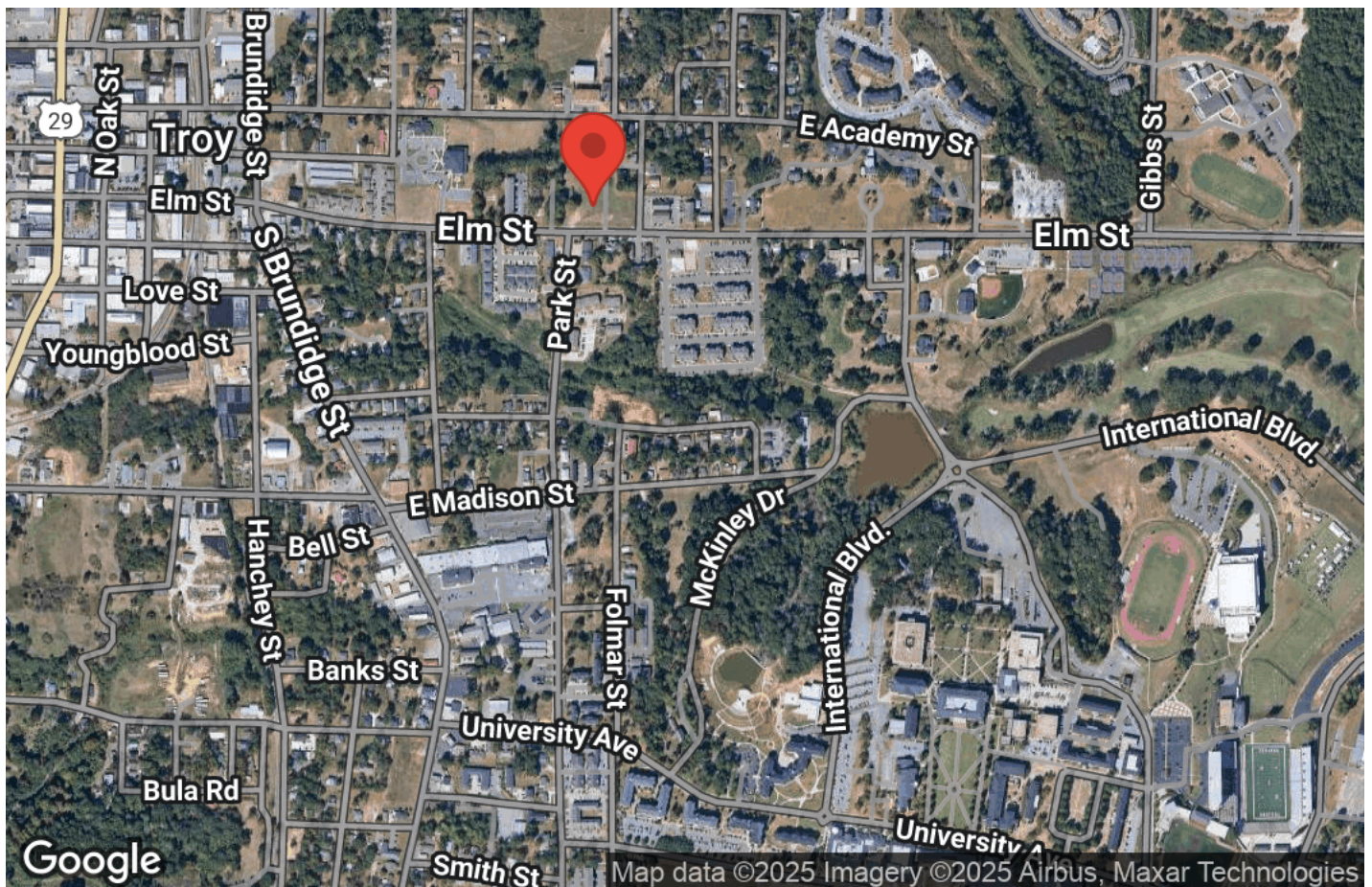
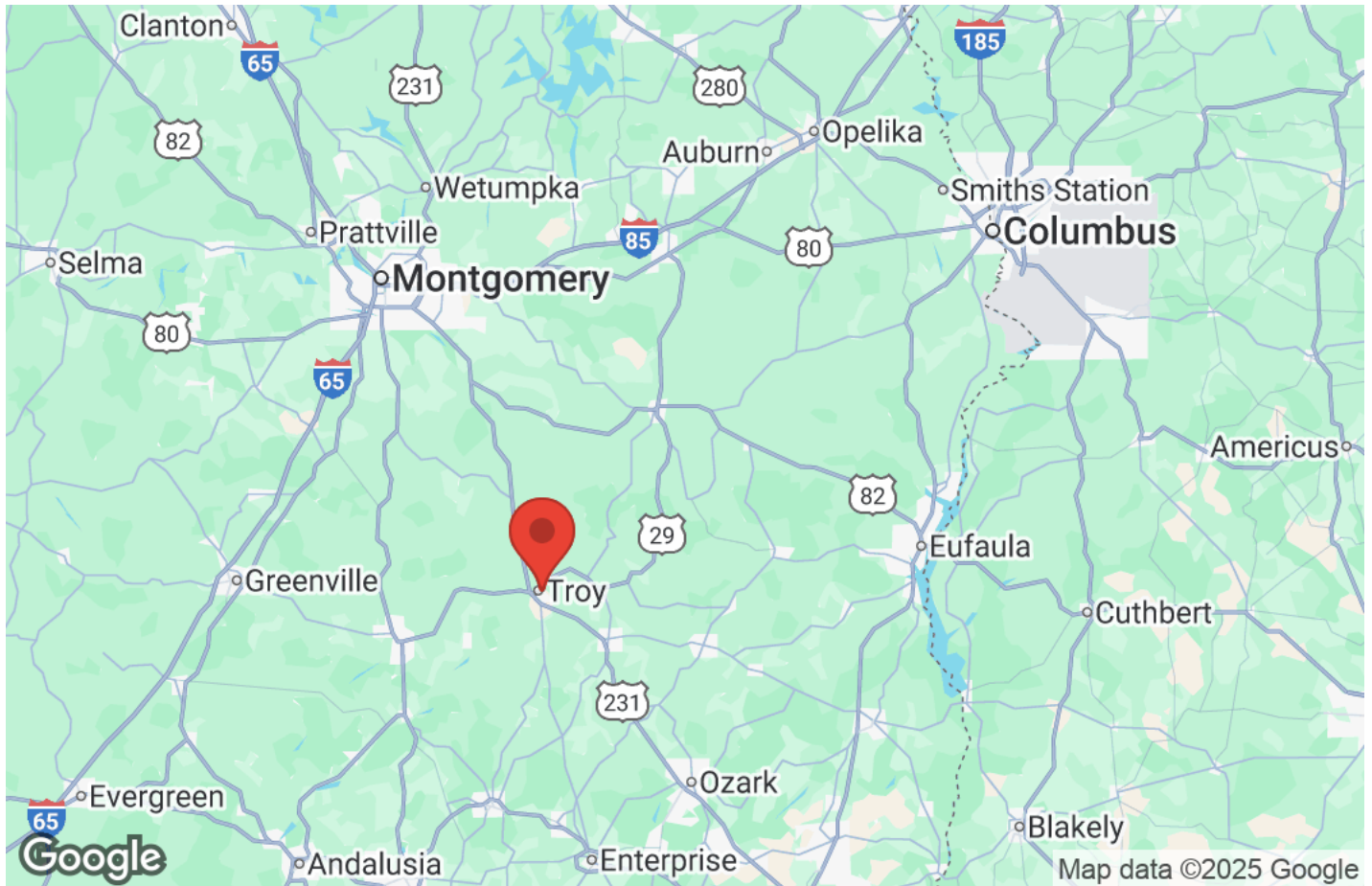
Property Photos



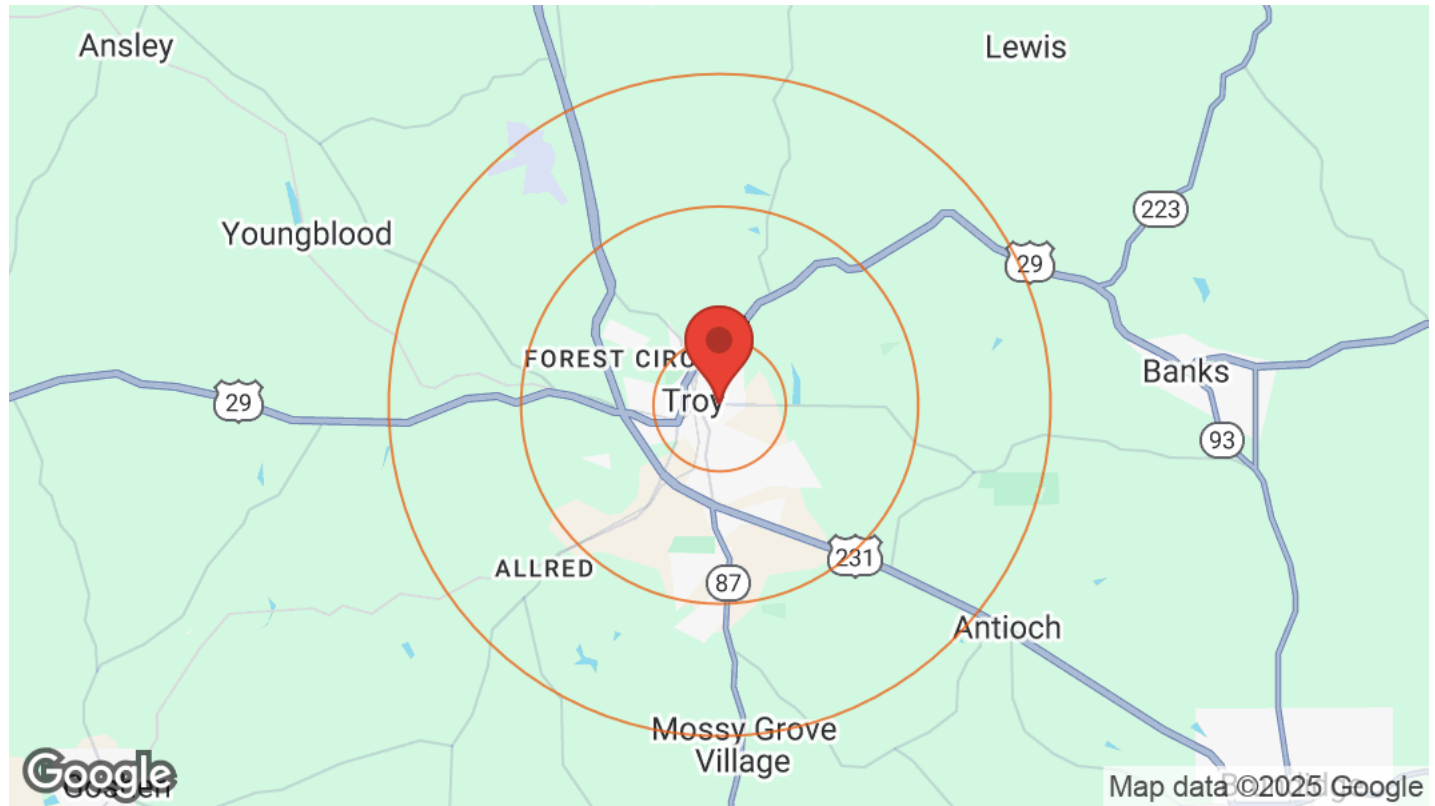
Regional Map



Location Maps



Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	3,879	8,165	10,173
	Female	2,768	7,490	9,600
	Total Population	6,647	15,655	19,773
Age	Ages 0-14	784	2,277	3,021
	Ages 15-24	3,362	5,569	6,464
	Ages 25-54	1,532	4,585	6,068
	Ages 55-64	420	1,272	1,678
	Ages 65+	549	1,952	2,541
Race	White	2,909	7,948	10,203
	Black	3,137	6,408	7,984
	Am In/AK Nat	17	36	45
	Hawaiian	1	5	6
	Hispanic	175	407	530
	Asian	253	515	587
	Multi-Racial	148	313	390
	Other	7	23	30
Income	Median	\$38,453	\$46,287	\$49,377
	< \$15,000	544	1,116	1,307
	\$15,000-\$24,999	276	934	1,078
	\$25,000-\$34,999	202	495	740
	\$35,000-\$49,999	398	728	943
	\$50,000-\$74,999	424	1,207	1,576
	\$75,000-\$99,999	47	433	620
	\$100,000-\$149,999	330	750	948
	\$150,000-\$199,999	167	410	527
	> \$200,000	41	266	346
Housing	Total Units	2,945	7,538	9,581
	Occupied	2,426	6,338	8,085
	Owner Occupied	659	2,629	3,598
	Renter Occupied	1,767	3,709	4,487
	Vacant	519	1,200	1,496