



# HILLSIDE COMMONS

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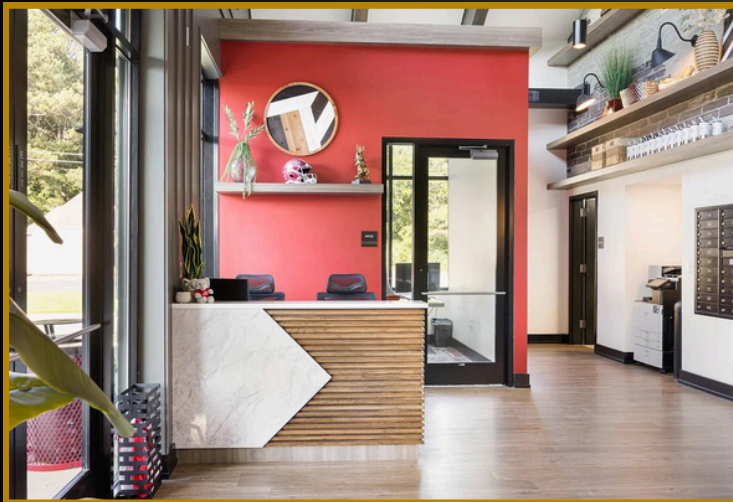
277 Beds / 138 Units  
Tuscaloosa, Alabama

*Student Housing Community  
The University of Alabama*

**MEDALIST** CAPITAL

# INVESTMENT HIGHLIGHTS

- Value - Add Opportunity through Increased Rents
- Walkable Distance to the University of Alabama Campus
- 100% Occupied for 2024 / 2025 School Year
- 99% Occupancy in Comp Set for 2024 / 2025
- 20% Below Top 3rd of Comp Set in Rents / Bedroom
- High Barrier of Entry into a Power 4 Student Market
- \$30,000 / Unit for Recently Completed Interior Renovations
- Ability to Maximize Expense Efficiency in Key Areas
- 3% Increase in Enrollment at University of Alabama in 2024
- 73% of Students Live Off Campus
- Below Replacement Costs



# COMMUNITY AMENITIES

- \$2M Clubhouse Opened Fall 2024
- Resort Style Swimming Pool + Sun Deck
- Community Office Open Six Days a Week
  - State of the Art Fitness Facility
  - Student Lounge with Billiards
  - Cafe Space & Coffee Bar
  - Indoor Mail Room
  - Free Printing Machine
- Outdoor Fire Towers
- Outdoor Grilling Areas
- Dog Park & Dog Track + Washing Station
- Electric Key Fob Access
- Monitored Security Camera System
- Fully Fenced, Access Controlled Gated Community



# UNIT INTERIORS

- Hardwood Style Flooring
- Sectional Sofa
- 55" Smart HD Flat Screen TV
- Coffee Table
- All New Light Fixtures
- Dining Table & Chairs
  
- Stainless Steel Appliances
  - refrigerator
  - stove/range
  - dishwasher
  - microwave
- Granite Countertops
- Custom Cabinetry
  
- Bedroom Upgrades
  - full sized bed
  - hypoallergenic mattress
  - dresser
  - desk and desk chair
  - walk-in closet
  
- Full-Sized Washer + Dryer



# APARTMENT MARKET

#	PROPERTY NAME	NUMBER OF UNITS	NUMBER OF BEDS	YEAR BUILT	OCCUPANCY	AVG RENT PER BED
1	Ion Tuscaloosa	200	592	2014	99%	\$1,021
2	East Edge	337	771	2012	100%	\$1,002
3	State on Campus Tuscaloosa	56	174	2013	100%	\$992
4	Bluff at Waterworks Landing	162	308	2013	100%	\$878
5	Lark in the Woods	207	544	2004	99%	\$821
6	Preserve at Tuscaloosa	314	460	1993	98%	\$807
<b>5</b>	<b>Hillside Commons</b>	<b>138</b>	<b>277</b>	<b>1987 / 2022</b>	<b>100%</b>	<b>\$794</b>
7	Lark Tuscaloosa	263	698	2015	98%	\$610
8	Evolve Tuscaloosa	228	628	2017	65%	\$598
<b>Averages / Totals</b>		<b>1,905</b>	<b>4,452</b>	<b>2010</b>	<b>95%</b>	<b>\$836</b>

Ion Tuscaloosa



East Edge



State on Campus Tuscaloosa



Bluff At Waterworks Landing



Lark in the Woods



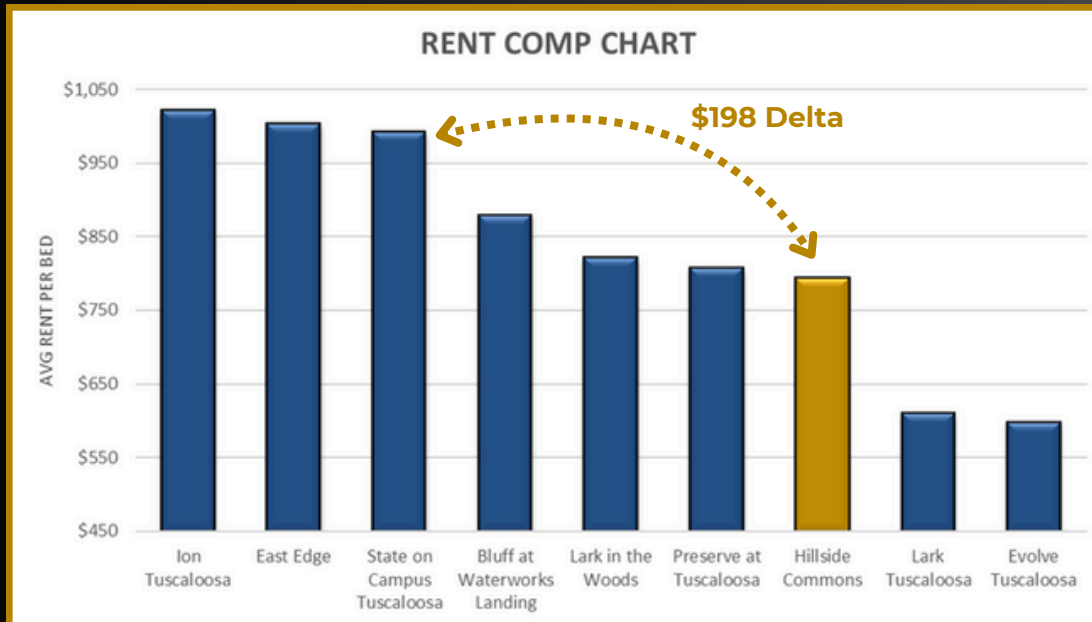
Preserve at Tuscaloosa



Lark Tuscaloosa

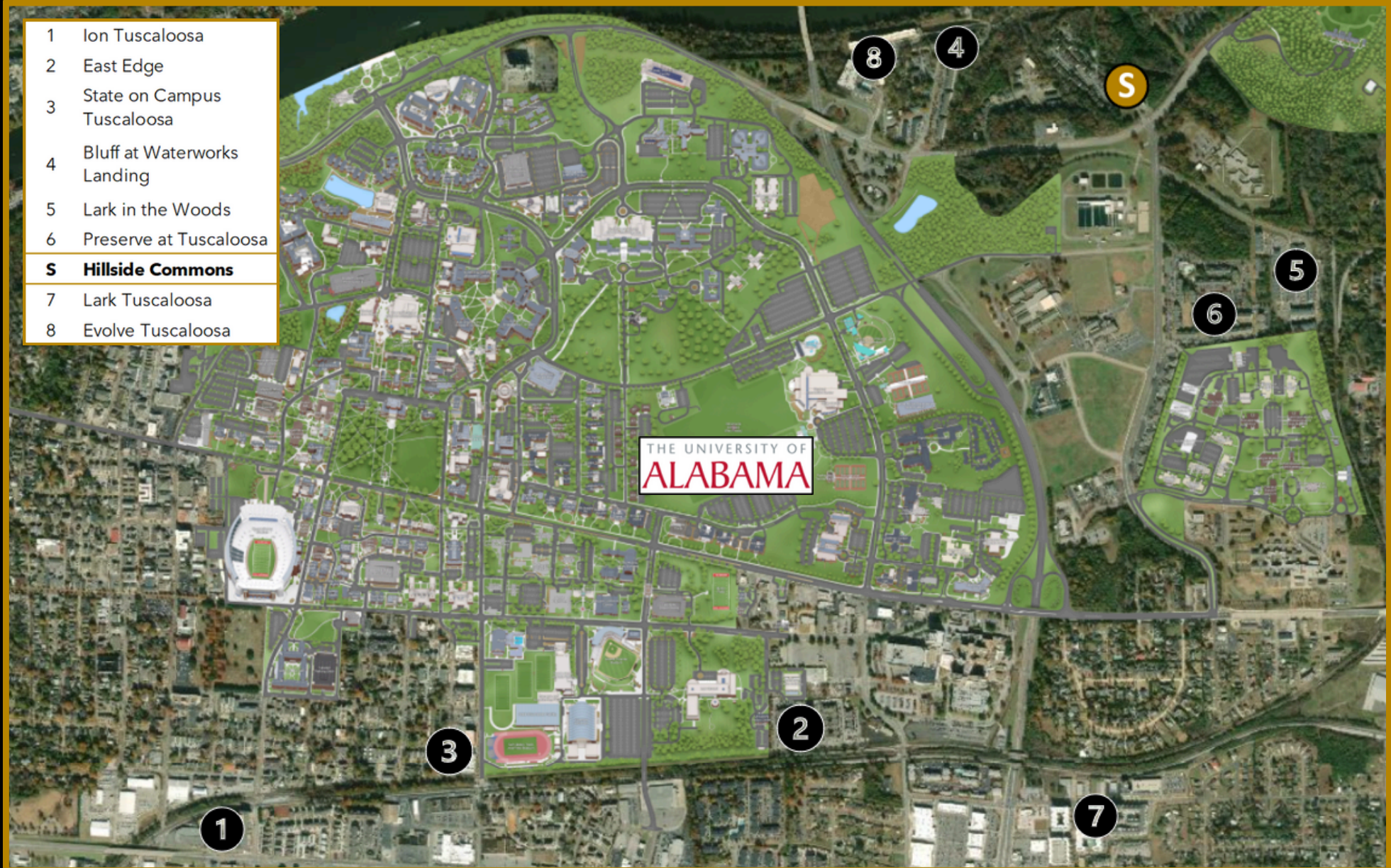


Evolve Tuscaloosa



# APARTMENT MARKET

- 1 Ion Tuscaloosa
- 2 East Edge
- 3 State on Campus Tuscaloosa
- 4 Bluff at Waterworks Landing
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- 6 Preserve at Tuscaloosa
- S Hillside Commons**
- 7 Lark Tuscaloosa
- 8 Evolve Tuscaloosa



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