

Comparing Tree House Apartments to other currently listed student housing complexes

Method: The value of student housing is mostly measured by number of bedrooms. Here, the number of bedrooms is divided into the selling price, and that price-per-bedroom is then multiplied by the 30 bedrooms at Tree House Apartments thus yielding what the comparable Tree House selling price would be. These listed properties can be viewed on Loopnet.

Campus Hill Apartments

Adjacent to Appalachian State University

Build in 1959, not renovated

Scattered parking, some not adjacent to property

61 Bedrooms \$6,800,000 Tree House priced at \$3,344,262

University Suites and Villa

1 mile north of WCU campus on a back road behind the river

15-20 years old, not updated

298 Bedrooms \$19,945,067 Tree House priced at \$1,945,067

Trollinger & West End Place Apartments

½ mile from Elon College, 15 minute walk

Over 30 years old, but still looks nice

287 Bedrooms \$21,000,000 Tree House priced at \$2,195,121

Meredith Street Townhouses

1 mile away from Campbell University

26 years old, looks plain and run down

71 Bedrooms \$6,000,000 Tree House priced at \$2,535,211

Tree House Apartment Distinctions

- None of the above apartments are in the middle of a university campus. Only the Appalachian State apartments appear to be a comfortable walking distance from campus. From a mapping perspective, our apartments are literally in the middle of the campus. Several major classroom buildings can be walked to in one to three minutes.
- Given the congestion and parking problems at university campuses, a truly walkable location can command a premium rental rate.
- None of these other apartments are very new, with the App State apartments being really old and looking run down.
- All of these other apartments are stacked, cubicle units with little outside living space. Our complex includes two free-standing houses along with a number of covered front porches, private decks (some quite large), and screen porches. All of our units have a nice view overlooking the plaza and bell tower marking the center of WCU campus.
- All these other apartments have communal parking, usually in some central parking lot. Tree House Apartments includes reserved tenant parking, right in front of their front door.
- None of these apartments have any future development options. The App State ones maybe – they are located on a busy road. The “Highest and Best Use” of our property is actually to convert the location into some commercial enterprise such as a food/entertainment/bar complex.
- This is likely the only middle-of-a-university-campus property available for purchase anywhere in the country.
- The “Tree House Comparable Price” is based on common rental value of student housing. Given its number of distinctions, and especially its commercial development potential, the Tree House property is worth more than commonplace student housing.