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ELEVATE



Marcus & Millichap
SP MULTIFAMILY GROUP

EXCLUSIVE ENGAGEMENT

SP Multifamily Group of Marcus & Millichap invites you to review Elevate, a 100-bed student housing asset located in Tallahassee, FL. The property is available to qualified investors free and clear of existing debt. Contact listing agents for more information on the debt available.

MARKETING TEAM



BENJAMIN SKINNER

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FINANCING TEAM



GARRETT FIERSTEIN

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FINANCING OPTIONS

This Property is offered on a free & clear basis. If you wish to obtain new financing, Marcus & Millichap Capital Corporation is available to provide financing options. It is advised that all prospective purchasers obtain and review all financing options, whether through MMCC or their own relationships, prior to submitting an offer.

OFFER SUBMISSION

The Seller will respond to competitive offers. However, should we elect to set a formal call for offers date, investors will be notified two weeks prior to the actual date bids are due. Formal letters of intent are requested by the call for offers date, although investors are welcome to present offers at any time prior to that date. The Seller requests that offers be submitted in the form of a non-binding Letter of Intent, identifying the significant terms and conditions, including, but not limited to:

- Price
- Earnest Money Deposit(s)
- Due Diligence and Closing Timeline
- Debt & Equity Structure
- Any Other Contingencies

The Seller retains the right to modify the sale/marketing process at any time.

LETTERS OF INTENT SHOULD BE SUBMITTED TO THE ATTENTION OF:

Benjamin Skinner
Senior Director Investments, Marcus & Millichap
300 S. Orange Ave., Suite 700
Orlando, FL 32801

Matthew Prozzillo
Senior Director Investments, Marcus & Millichap
300 S. Orange Ave., Suite 700
Orlando, FL 32801

UNDERWRITING & DUE DILIGENCE

It is strongly advised that all prospective purchasers complete their own underwriting and due diligence of the offering prior to submitting an offer. Please contact a listing agent to answer questions regarding underwriting assumptions, comparables, expenses, and historical financial information.

COMMUNICATION

All communications, inquiries, and requests should be addressed to the listing agents, as representatives of the Seller. To avoid disrupting the Property's operations, do not contact on-site management, residents, or any personnel. A Marcus & Millichap representative will accompany you on property tours. All tours will require a minimum 48-hours advance notice and are subject to schedule availability. All tours must be coordinated by a listing agent.

DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap Real Estate Investment Services of Florida, Inc. and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property, and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

NON-ENDORSEMENTS

Marcus & Millichap Real Estate Investment Services of Florida, Inc. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

RENT DISCLAIMER

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services of Florida, Inc. © 2025 Marcus & Millichap. All rights reserved.

CONDITIONS OF OFFERING

DISCLAIMERS & CONFIDENTIALITY

RENOVATED UNIT INTERIORS

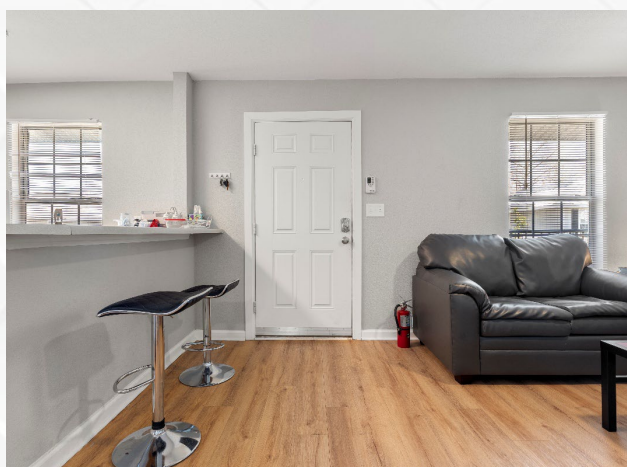
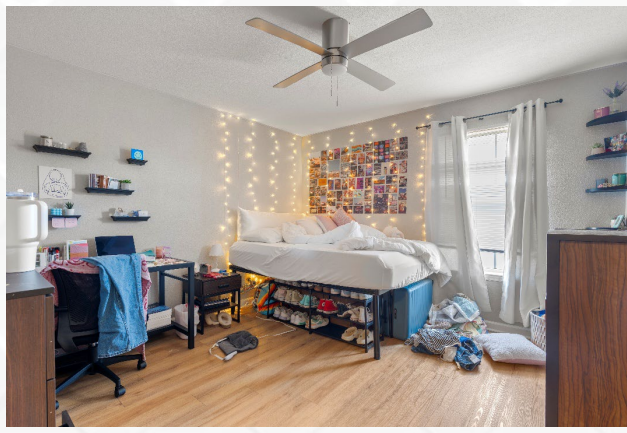
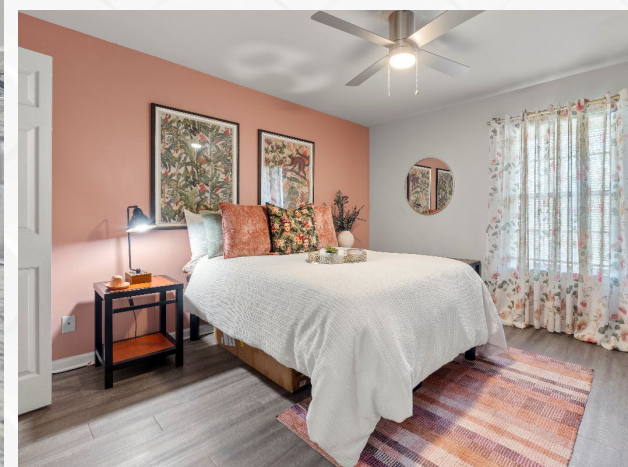
33 RENOVATED UNIT COUNT | **66%** OF THE PROPERTY

- Granite Countertops
- Granite Breakfast Bar
- Vinyl-Plank Tile Flooring
- Upgraded Light Fixtures
- 3-Inch White Baseboards
- Stainless Steel Appliances
- Stainless Steel Ceiling Fans
- Raised Panel Wood Cabinets
- Granite Bathroom Vanity Tops
- New Mirrors, Toilets, & Showers
- Stainless Steel Over-Range Microwaves



CLASSIC UNIT INTERIORS

17 CLASSIC UNIT COUNT | **34%** OF THE PROPERTY









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