

90 Bed | 11-PROPERTY STUDENT HOUSING PORTFOLIO

Cortland, New York

INVESTMENT OPPORTUNITY





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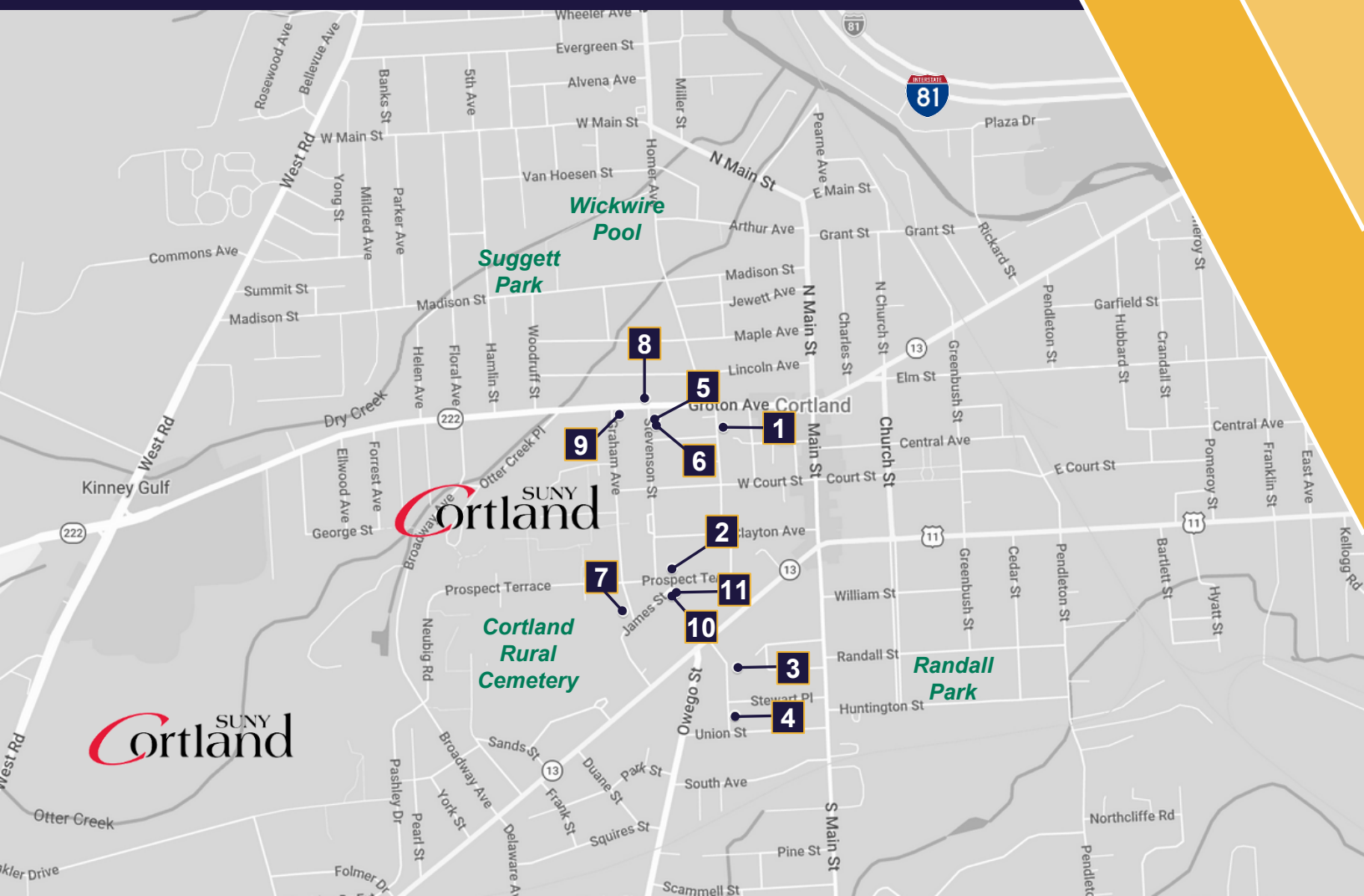
PORTFOLIO HIGHLIGHTS

Eleven properties situated in the City of Cortland in proximity to SUNY Cortland and downtown and primarily occupied by students. This portfolio consists 28 total units and a total of 90 beds.

A full offering memorandum is available upon request.

- **Strategic Location** – Situated in 's established off-campus housing corridor with walkable access to campus, retail, and nightlife.
- **Durable Demand Fundamentals** – Approximately 6,000 undergraduate students and a strong off-campus living culture support consistent leasing demand.
- **Optimized Income Profile** – High bed-to-unit density drives above-average revenue per square foot relative to traditional multifamily assets.
- **Stabilized Cash Flow** – Per-bed leasing structure and synchronized leasing cycles provide predictable occupancy and streamlined operations.
- **Enhanced Payment Security** – Parental co-signers and financial aid-supported rent cycles contribute to reliable collections.
- **Value-Add Potential** – Interior upgrades and amenity enhancements offer a clear path to rental rate growth.
- **Limited New Supply** – Constrained development pipeline in supports long-term occupancy and rent stability.

LOCATION MAP



	Address	Tax ID	Year Built	Total SF	Units / Beds	Unit Breakdown
1	7 Pleasant Street	86.58.01-47.000	1930	1952± SF	2 / 5	(1) 2 Bed, (1) 3 Bed
2	37 Prospect Ter	86.65-02-19.000	1974	2,400± SF	5 / 22	(1) 2 Bed, (1) 4 Bed, (2) 5 Bed, (1) 6 Bed
3	9 Reynolds Ave	86.74-03-01.000	1976	4,792± SF	3 / 12	(1) 3 Bed, (1) 4 Bed, (1) 6 Bed
4	25 Reynolds Ave	86.74-03-09.000	1910	2,986± SF	2 / 10	(1) 3 Bed, (1) 7 Bed
5	2 Stevenson St	86.57-02-50.000	1965	2,232± SF	4 / 6	(2) 1 Bed, (2) 2 Bed
6	4 Stevenson St	86.57-02-49.000	1900	1,240± SF	1 / 5	(1) 5 Bed
7	12 Calvert St	86.65-01-36.000	1871	3,245± SF	3 / 8	(2) 3 Bed, (1) 2 Bed
8	70 Groton Ave	86.49-04-32.000	1920	1,534± SF	3 / 8	(1) 2 Bed, (2) 3 Bed
9	79 Groton Ave	86.57-01-06.000	1900	1,694± SF	2 / 6	(2) 3 Bed
10	33 James St	86.65-01-29.000	1870	2,202± SF	1 / 4	(1) 4 Bed
11	35 James St	86.65-01-28.000	1900	2,055± SF	2 / 4	(1) 1 Bed, (2) 3 Bed



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