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Arlington SPRING EDITION Market Report



STAFFORD BARRETT
COMMERCIAL BROKERAGE



49,461
TOTAL
ENROLLMENT



75%
UNDERGRADUATE
RETENTION RATE



7,548
ON-CAMPUS
BEDS



86%
AVERAGE
PURPOSE BUILT
OCCUPANCY



\$838
AVERAGE
PURPOSE-BUILT
RENT PER BED



4,619
PURPOSE-BUILT
BEDS

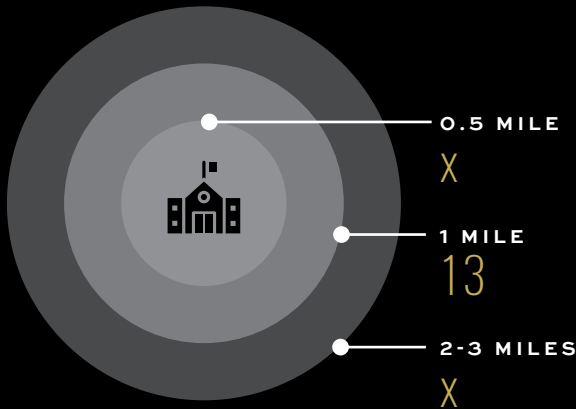


500
DEVELOPMENT
PIPELINE



38%
MARKET
PRE-LEASE

PROPERTIES BY PROXIMITY TO CAMPUS



MARKET CONVERSATION

The Arlington student housing market, known as a long-standing commuter market, has seen a positive shift in interest over the past 3-5 years. This newfound interest is derived from year-over-year growth at the University of Texas at Arlington as well as overall growth in the DFW metroplex. For the Fall of 2020, UTA enrolled its largest freshman class of record with 3,820 students, and garnered an overall enrollment of 49,461. This expansion, paired with the administration's announcement to move to full in-person classes next semester, highlights why this market is poised for rapid growth from an investor perspective.



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ALL DATA IS REPRESENTATIVE OF Q2 2021.