

SR Real Estate Partners | Sponsor Developer

SR Real Estate Partners is a real estate investment firm focused on the acquisition and management of real estate assets within high-growth markets in the Southeast. It is currently acquiring sites to develop multifamily rental and student housing complexes in the top 3 metro areas in North Carolina.

Peak Campus | Property Manager

Peak Campus is a fully integrated student housing real estate company providing property management, development, and consulting services. With over 55,000+ student housing beds currently under management in 65 college markets, Peak is the country's second largest privately-owned, student housing company. The company has managed \$3.5B assets to date.

FINANCIAL HIGHLIGHTS

PROJECT COST	\$68,762,837
DEBT	\$51,571,800
EQUITY	\$17,190,889
AVG CASH ON CASH	+14%
HOLD PERIOD	5-7 years
PROJECTED IRR	+25%
EQUITY MULTIPLE	+3.0X
YIELD ON COST	+7.0%
DSCR	+1.5x
DEBT YIELD	+9.0%

Unique Financing Proposition: Nysa Capital, LLC (“Nysa”) has been engaged as the exclusive financial advisor to arrange debt and pref/LP equity financing **for the construction and development** of a 5.58-acre Student Housing complex known as Tryon Student Housing Project located in North Tryon Street and University City Blvd., Charlotte, NC.



Property Overview:

- The property under contract is a 5.58-acre development parcel siting adjacent to a successful purpose-built student housing complex, Arcadia Student Living; a 727-bed complex built in 2013 that has consistently operated near 100 percent occupancy.
- This prime location is within a mile of the UNC Charlotte campus and a few hundred feet from the University City Station of the Lynx Blue Line, Charlottes new light rail system.
- The Property was recently re-zoned to the new Transit-Oriented Development Zone (TOD), which permits greater height and density because of the proximity to the Lynx Blue Line.
- The complex will contain 733 beds in a two-building plus garage complex in the University City marketplace.

Risk Mitigation Attributes:

- UNCC Enrollment 30,000 and growing by 35% over next 10 years
- Charlotte ranked among top10 fastest growing cities in US
- Supply constrained market to include displaced current enrollment – Not reliant upon increased new enrollment
- New construction provides ability to “bounce over” any near-term adverse impact related to COVID19.
- Potential exists for improved / stabilized construction pricing and labor supply availability in the wake of COVID19.

For Information Contact:

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