

# EVER AND VERVE COLLEGE STATION, TX

401 & 311 STASNEY STREET

Q3 2027 (PHASE 1)  
Q3 2028 (PHASE 2)

EST. COMPLETION

2

BUILDINGS

568

UNITS

1,738

BEDS

583,350

NET SQUARE FEET

## KEY INVESTMENT HIGHLIGHTS

### TWO-PHASE PROJECT

- The Project will be constructed in two phases, with target openings for the Fall 2027 and Fall 2028 academic years.
- Phase I (EVER) is planned as an 8-story building with 5 residential stories wrapping a 6-story parking garage with rooftop amenities.
- Phase II (VERVE) is planned as a 23-story building wrapping a 12-story parking garage.

### PRIME LOCATION

- The Project is located in College Station, the #1 Top Performing Student Housing Market – based on pre-leasing, occupancy, and rent growth.
- The Project site is centered in the Northgate Entertainment District – the premiere area for pedestrian-to-campus housing.
- The area has high barriers to entry, with limited development opportunities in pedestrian locations.

### PREMIER AMENITIES

- The Project will include a premier community amenity package, including an indoor/outdoor bar and kitchen, game lounge, fitness center, saunas, multi-sport simulator, resort-style pool, spa, grilling stations, fire pits, yard games, pool cabanas, outdoor fitness and a jumbotron TV.

## PROJECT SUMMARY

- The Project as planned is a two-phase, 568-unit, 1,738-bed, best-in-class wrap apartment development with a desirable amenity package and luxurious interior finishes.
- The fully designed and shovel-ready Project is located on a 3.19-acre site and is one of the last remaining developable sites in the Northgate Entertainment District in College Station.

<b>Estimated Project Cost</b>	\$353,162,112
<b>Cost / Bed</b>	\$203,200 / Bed
<b>Total Equity</b>	\$108,412,876
<b>Developer Co-Invest</b>	\$10,270,346
<b>Expected Construction Loan</b>	\$205,406,921
<b>Loan-to-Cost (LTC)</b>	58%
<b>Projected Exit</b>	Phase 1: Year 3, Phase 2: Year 4

\*Risks and Limitations- the risks associated with making investment decisions based on targeted metrics is that they are targets. Commercial real estate investing is risky, and that means that the investment will not always play out according to expectations. Targeted returns involved multiple degrees of uncertainty and risk related but not limited to rental rates, lease expiration dates, occupancy rates, length of the investment period, exit cap rates, and interest rates.

# EVER AND VERVE

## PROJECT RENDERINGS



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