



ONE ON 4TH, DST

713 W 4TH AVE, STILLWATER, OK 74074



Resort-Style Pool

OFFERING DETAILS

Total Offering Price	\$58,422,808
Total Equity	\$30,922,808
Minimum Investment	\$50,000
Total Loan Amount	\$27,500,000
Loan-to-Cost	47.1%

TARGETED BENEFITS

- 2019 Pre-Inflation Built
- 100% Pre-Leased for Fall 22/23
- Class A: Modern, Luxury Amenities
- Adjacent to Campus
- Below Market Rental Rates



Private Courtyard

PROPERTY PROFILE

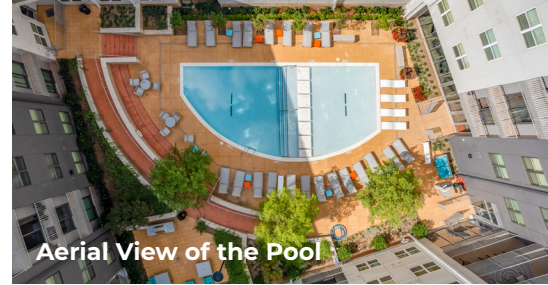
Year Built	2019
Total Units	198
Net Rentable Area	188,639 SF
Average Unit Size	953 SF
Stories	5-Story Midrise



ONE ON 4TH

University Adjacent

Versity Invest, LLC and this university are not affiliated in any way.



WHY ONE ON 4TH

One on Fourth is a Class A+, mid-rise student housing property adjacent to Oklahoma State University (OSU) in Stillwater, OK. The property was delivered in 2019 and occupied for the first time in 2021 due to the COVID-19 pandemic. The property features a well-balanced unit mix, resort amenities, and an academic success center equipped with iMacs and printing stations.

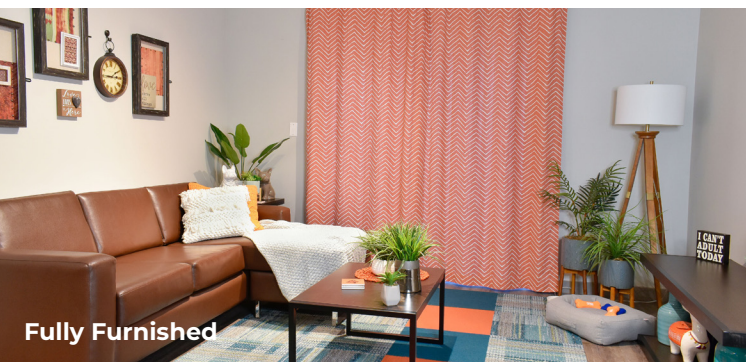
Versity is a strong believer in the importance of a sustainable competitive advantage as a differentiator in any market. One on 4th is located adjacent to campus and less than a half mile from the center of campus. It's best-in-class location provides access to the university academic buildings as well as the retail and entertainment offerings of Stillwater's South Washington Street.

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RENT COMPARABLES

	ONE ON 4TH	STILLWATER FLATS	PRIME PLACE	MIDTOWN STILLWATER	HESTER APARTMENTS
Year Built	2019	2007	2014	2015 & 2017	2013
Occupancy	97%	98%	99%	100%	99%
Units	198	77	199	221	93
Beds	475	172	497	823	497
Total NRA	188,639	66,167	135,375	312,123	67,856
AVG SF	953	859	680	1,412	730
Per Bed	\$723	\$687	\$615.71	\$468	\$615.71

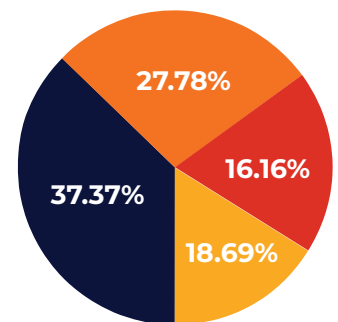
(Source: College House, September 2023)



UNIT MIX

LEGEND

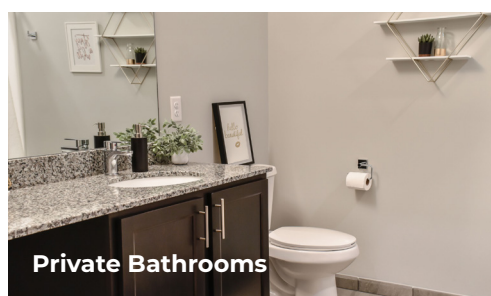
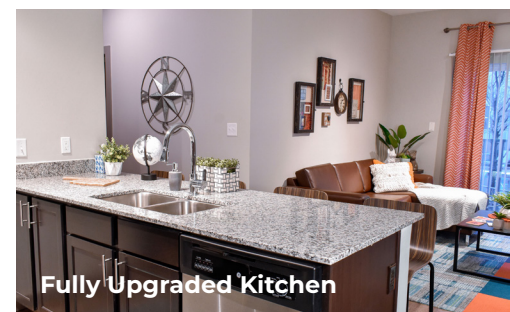
- Studio
- One Bedroom
- Two Bedroom
- Four Bedroom



(Source: College House, September 2023)

UNIT AMENITIES

- Fully Furnished
- Private Bedrooms & Bathrooms
- Studio, 1, 2, & 4 Bedroom Apartments
- Fully Equipped Kitchens
- Stainless Steel Appliances
- Granite Counter Tops
- Hardwood-Style Flooring
- In-Unit Laundry
- Cable & Internet Included





Business Center



Fitness Center



Academic Center



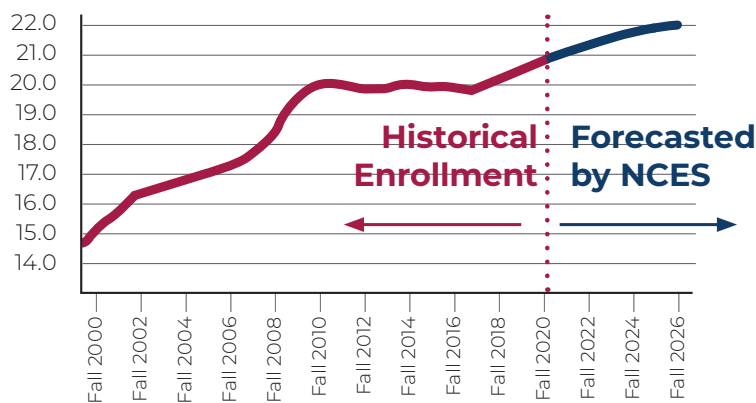
Private Courtyards



Gym

STUDENT HOUSING HIGHLIGHTS

Student Housing Data / Total National Enrollment



Source: https://nces.ed.gov/programs/coe/indicator_cha.asp (May 2021)

GROWING DEMOGRAPHIC: NCES projects continued college enrollment growth over the next decade.



Exterior of Building

COMMUNITY AMENITIES

- Resort-Style Pool
- Fitness Center
- Clubhouse with Billiards
- Two Private Courtyards
- Picnic Area
- Outdoor BBQ Grills
- Business Center
- Social Events for Residents & Friends
- Convenient Access to OSU

FALL 2022 ENROLLMENT OUTLOOK:

Record Application Numbers Reported Across US

Bolstered by escalating numbers of international students, interest in college attendance is higher than ever. Soaring past pre-pandemic levels.

Versity believes the four-year, in-person experience is a rite of passage. Something both students and parents both see tremendous value.

With more and more US high school students pursuing higher learning and even more international students seeking a US education, Versity believes this trend could lead to a steady, sustainable incline in college enrollment.

- UCLA – Nearly 150,000 application
(Source: UCLA newsroom)
- Auburn has reported record 40,000 applicants
(Source: oanow.com)
- 31% increase in international applications (12% domestic)
(Source: Common App Data Analytics)
- 21% increase in underrepresented domestic minorities
(Source: <https://www.diverseeducation.com/students/article/15289212/common-app-finds-more-firstgen-underrepresented-minority-applicants-this-year>)

DEMAND & SUPPLY OF STUDENT HOUSING**:

- Enrollment in degree-granting institutions in the US is projected to hit 19.8 million by 2025, representing a 2.6 million increase from 2017.
(Source: <https://research.com/education/student-housing-statistics>, September 2023)
- New student housing deliveries for 2021 are expected to reach the lowest total since 2009.
(Source: <https://research.com/education/student-housing-statistics>, September 2023)
- Pre-COVID vacancy rates of US student housing remained considerably low between 2016 and 2019:
(Source: <https://research.com/education/student-housing-statistics>, September 2023)

**Increase in student enrollment may not necessarily mean an increase in student housing needs. i.e. addition commuter students

OKLAHOMA STATE UNIVERSITY



University of Oklahoma Football



Greenwood School of Music



Endeavor Building



TOP PUBLIC

Universities
in the U.S.

(Source: Best Colleges U.S.
News, 2020 & Forbes, 2020)



TOP PUBLIC

Colleges in
Oklahoma

(Source: Niche, 2020)

2021-2022 ENROLLMENT STATISTICS

24,660

2021 Total
Enrollment

6,504

of Beds
on Campus

20,197

Undergraduate
Enrollment

26.4%

% of Students
on Campus

(Source: Jennifer Stein Real Estate Services, Inc 2020)

STILLWATER, OK HIGHLIGHTS

6th

Forbes Fastest
Growing City

1 Hour

Drive to Downtown
Oklahoma City

50K+

Residents

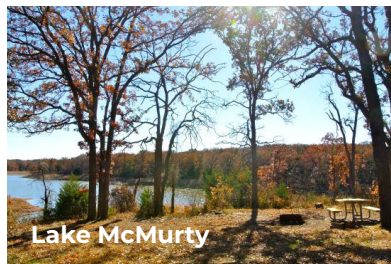
(Source: Jennifer Stein Real Estate Services, Inc 2020)



Downtown Oklahoma City



Downtown



Lake McMurtry

OKLAHOMA CITY, OK AWARDS



TOP 10

Best State Capitals
to Live in the U.S.



VOTED #3

Best Places in Oklahoma
for Young Professionals

(Source: Jennifer Stein Real Estate Services, Inc 2020)



CONTACT US

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