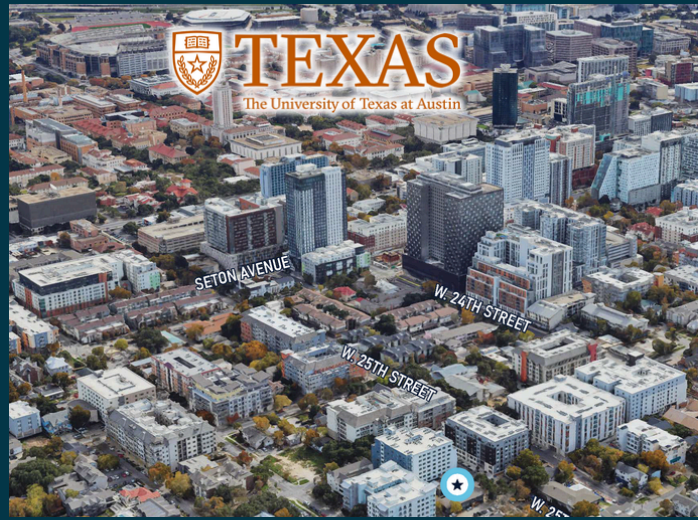


## Equity Needed: \$7,600,000

214 Capital is set to develop a 9-story, 184-bed (100-unit) luxury student housing project in Austin's coveted West Campus neighborhood, steps from the University of Texas and surrounded by fraternity and sorority houses. Using modular podium construction, the project offers elevated design, premier amenities, skyline views—and a faster, more cost-efficient build for an expedited exit in one of the city's most vibrant districts.



## STUDENT HOUSING DEVELOPMENT | 9 STORIES | 184 BEDS

**20% Below**

Market  
Hard  
Costs



**75% LTC**

Project  
Leverage  
Amount



**30 - 36 Months**

Estimate  
Hold  
Period



## PROJECT RETURNS

**10%**

Accrued Pref Return\*

**24-30%**

Est. Investor IRR\*

**1.9-2.2x**

Est. Investor Multiple\*

\*Disclosure: The estimated MOIC and Returns are not guaranteed as it relies on the project of the project.

**Building wealth through trusted partnerships  
and smart development.**

|                               |                             |
|-------------------------------|-----------------------------|
| Total Project Capitalization: | \$32,350,000                |
| Total Project Size (NRSF):    | 99,010 SF                   |
| Avg Unit Size:                | 760 SF                      |
| Underwritten Rents:           | \$1,580 / Bed / Month       |
| Project Status:               | Permits Approved            |
| Investment Type:              | Student Housing Development |
| Investment Location:          | Austin, Texas               |
| Stabilization Month:          | 15 Months*                  |
| General Contractor:           | TatumTek Construction       |
| Estimated Construction Start: | Q2 '26                      |
| Sponsor Co-Investment:        | 5.00%                       |

**UT AUSTIN**

**96%**

Avg Occupancy  
(Last 3 Years)

**55,000**

UT University  
Total Enrollment

**25%**

Rent Increase  
since 2021

**< 10 Min**

Walk to Campus

*Project Team\**

**\$4.0B**  
DEAL VOLUME

**1.6K UNITS**  
DEVELOPED

**+40 YEARS**  
EXPERIENCE

**Disclosure:** This brochure is for informational purposes only and does not constitute an offer or recommendation to buy or sell any securities or investment products. It should not be relied upon for legal, tax, accounting, or investment advice. Past performance is not indicative of future results. All projections are based on assumptions deemed reasonable but are not guaranteed. Actual outcomes may vary. Forecasted returns are hypothetical and based on current conditions and historical data, which may not predict future performance. Distributions are not guaranteed. Fees are based on fund volume and benchmarked to similar investment structures.

Learn More

