

COLLEGE SUITES - OXFORD, OH (LENDER CONTROLLED SALE)

Scenario: College Suites is a Class A asset located one mile from Miami of Ohio in Oxford, OH. Due to over-leverage and supply issues, the asset was in economic distress and less than 60% occupied for the 2010-2011 school year. Due to DUS lender requirements, ARA was required to procure offers within a very condensed marketing window.

ARA Results: ARA marketed College Suites for only ten days on behalf of a national DUS lender and received 18 offers. The selected buyer deposited 10% hard earnest money upon contract execution and closed on the complex transaction "all-cash" within 40 days of contract execution.



- YOC: 2005
- Size: 216 Units/756 Beds
- Occupancy at Sale: 60%

