STRATEGIC STUDENT & SENIOR HOUSING TRUST, INC.

UNIVERSITY OF ARKANSAS STUDENT HOUSING

ACQUIRED JUN. 28, 2017 **PURCHASE PRICE** $57,000,000









The Property

Strategic Student & Senior Housing Trust, Inc. acquired a newly constructed, approximately 97% leased (at acquisition), Class "A," purpose-built student housing property located at 376 W. Watson Street in Fayetteville, Arkansas known as The District. The District is a LEED Certified Gold, 198-unit/592-bed student housing community on 2.3 acres located three blocks from the University of Arkansas (UARK) campus. It features a modern, urban wrap design with desirable amenities such as an outdoor fire pit and TV lounge, expansive pool and courtyard, covered outdoor kitchen and grills, game room, and computer lab/business center. The units are fully furnished including beds, desks, chairs, tables, televisions, energy-efficient appliances, interior washer/dryers, and condominium finishes with granite countertops, pendant lighting, espresso finish cabinets, and vinyl plank flooring. All floor plans offer 1 bed/1 bath parity. The property contains fiber optic cable with one Gigabit of bandwidth capacity, offering students the benefit of high-speed and reliable internet connectivity and the ability to stay connected to multiple devices to support their academic and entertainment needs.

The University

UARK is a Division I Power Five football school with a Fall 2017 student population of approximately 27,500, marking the 19th consecutive year of enrollment growth. UARK's positive national profile is due in part to its participation in the Southeastern Conference (SEC) where their 19 teams participate in the highest level of NCAA competition. The Razorbacks have won 43 national championships. According to the 2018 U.S. News & World Report, the school is ranked #133 Best College overall, #63 for public schools, and the 10th fastest growing public research university in the country.

Axiometrics projects a 2% annual enrollment growth rate from 2018 to 2021. During this span, the school expects to add nearly 2,300 students. Enrollment is influenced by the affordable 2017/2018 in-state tuition of $3,692 per semester and an acceptance rate of 63% (2016). UARK also offers Non-Resident Tuition Scholarship Awards (NRTAs) to academically qualified students from the neighboring states of Kansas, Louisiana, Mississippi, Missouri, Oklahoma, Tennessee, and Texas to make the cost of out-of-state tuition equal to that of in-state students.

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This is neither an offer to sell nor a solicitation of an offer to buy the securities described herein. Only the prospectus makes such an offer. This literature must be read in conjunction with the prospectus in order to fully understand all of the implications and risks of the offering of securities to which it relates. Please read the prospectus in its entirety, including all supplements thereto, before investing for complete information and to learn more about the risks associated with this offering. Strategic Student & Senior Housing Trust, Inc. is not affiliated with the University of Arkansas.