



# STRATEGIC STUDENT & SENIOR HOUSING TRUST, INC.

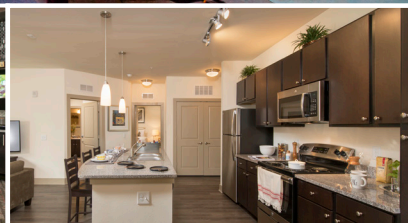
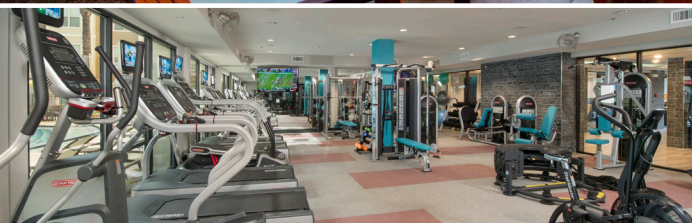
## FLORIDA STATE UNIVERSITY STUDENT HOUSING

ACQUIRED

SEP. 28, 2017

PURCHASE PRICE

\$47,500,000



### The Property

Strategic Student & Senior Housing Trust, Inc. acquired a 100% leased (at acquisition), Class "A," amenities-rich, purpose-built student housing property located at 700 W. Virginia Street in Tallahassee, Florida known as The Domain At Tallahassee. Located one block from the Florida State University (FSU) campus, the 125-unit / 434-bed student housing community sits on 3.71 acres and features a modern, suburban wrap design. The units are fully furnished including beds, desks, chairs, tables, televisions, energy-efficient appliances, interior washer/dryer, and condominium finishes.

All floor plans are 1 bed/1 bath parity offering enhanced privacy. Community amenities include a 24-hour fitness facility, computer center, private study rooms, resort-style pool, tanning booth, Wi-Fi hotspots, resident lounge and coffee bar, and secured access. 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

FSU is a Division I school with a Fall 2017 total enrollment of 41,900 students including 32,812 undergrads. The school offers programs in 17 colleges with more than 340 undergraduate, graduate, and professional degrees covering a broad array of disciplines. FSU is a member of the Atlantic Coast Conference (ACC) and receives national exposure through its Division I athletic programs. FSU athletics have won 17 team national championships and over 100 team conference championships. The school is ranked #81 on the 2018 U.S. News and World Report Best College Rankings and #33 among top public

universities. FSU has experienced annual enrollment growth of approximately 0.8% from 2009 to 2017. Enrollment projections, provided by Axiometrics, assume an average 1.4% annual enrollment growth rate from 2018 to 2021, adding about 2,000 students. The 2017/2018 tuition rate for in-state students is only \$3,258 per semester, and the 2016 acceptance rate was 58%, leading to high demand for continued enrollment. According to U.S. News and World Report, 93% of freshmen stay on for a second year, making FSU one of the best universities in the country when it comes to freshman retention rates.



**STRATEGIC**  
STUDENT & SENIOR HOUSING TRUST, INC.

10 Terrace Road | Ladera Ranch, California 92694 | (877) 327-3485 | [StrategicREIT.com](http://StrategicREIT.com)

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