



# CollegeTown

PROPERTIES

INNOVATIVE COLLEGE LIVING





## Collegetown Properties: Company Overview

**Corporate Web:**  
[CollegeTownProperties.com](http://CollegeTownProperties.com)

**Rental & Purchase Search:**  
[RentCollegeTown.com](http://RentCollegeTown.com)

**o:** (706) 850-7740  
**f:** (706) 850-7741

**Mail To:**  
2005 S. Milledge Ave.  
Suite 105  
Athens, GA 30605

**Email:**  
[Info@CollegeTownProperties.com](mailto:Info@CollegeTownProperties.com)

<b>Founded:</b>	2010
<b>Home Office:</b>	Athens, Georgia
<b>Full-Time Team Members:</b>	13
<b>Part-Time Associates:</b>	21
<b>Brokerage Transactions closed to date:</b>	+\$100MM
<b>Beds Under Management:</b>	+3,000
<b>Pre-Lease Historic Track Record:</b>	100%
<b>Current Portfolio Occupancy:</b>	100%
<b>Current Portfolio Outstanding Collections:</b>	.002%

### Licensed Real Estate Brokers in:

Georgia, Florida, South Carolina, Alabama, Mississippi

### Assets Under Management in:

Athens, GA	Clemson, SC	Starkville, MS
Auburn, AL	Columbia, SC	Tallahassee, FL
Carrollton, GA	Milledgeville, GA	





## Collegetown Properties: Who We Are

CollegeTown Properties is a dedicated group of professionals who specialize in the development, brokerage and operation of high quality student housing. Our team strives to add value for our Clients through focused attention and innovative strategies that are unmatched in the industry. The CollegeTown Properties team can add value for our Clients in four specific areas:

### *one.* **Operations**

Our property management team works tirelessly to provide the highest level of customer satisfaction to both our clients and our tenants. We work daily to lower client operating expenses, achieve 100% occupancy, grow client revenue, maintain client assets and provide a unique rental experience that is both unique and enjoyable.

### *two.* **Pre-Leasing**

We work with owners to ensure their project is taken to market effectively and achieves 100% occupancy. Unique branding and collateral are integrated into a comprehensive marketing campaign that includes advertising, social media, and an analytics strategy to track effectiveness and monitor cost. In addition, our marketing team builds awareness of the property on campus and hosts events for potential residents.

### *three.* **Brokerage**

Our brokerage team is a small, talented group focused exclusively on the student-housing sector. The team works closely with Clients to build their sales pro forma so each deal can be carefully evaluated. We closely monitor transactions in each of our markets to provide Clients with real-time data, so they can make the best possible decision. Each transaction is taken from contract to close with a keen attention to detail.

### *four.* **Development**

CollegeTown Properties offers pre-construction development services for Clients including site acquisition, due diligence, project pro forma, concept creation and branding. We also work with strategic partners on our Client's behalf to procure vendor & supplier contracts and act as an intermediary between the general contractor and the Client seeing the project through to certificate of occupancy.



### **Property Management Fees**

Our 7% property management fee covers all aspects of operations including leasing, maintenance, turn-over, accounting, monthly electronic distributions w/ statements and your annual 1099. Unlike most competitors, we do not charge a re-leasing fee for each new lease. We also eliminate manager mark-up on maintenance costs and absorb the majority of marketing and advertising costs associated with your property. We keep our fees simple and transparent.

## What Makes Us Different

### **Experience, Work Ethic & Innovation**

High-quality student housing is our sole focus, and we've worked on every side of this very specialized niche within the commercial Real Estate Market. We understand the timing, the customer, the product and the intricate details that make the difference between success and failure and take a project from being good to great.



We are owners ourselves and understand the Client's position and needs. Our team cares about our residents and clients and strives to build lifelong relationships within the industry. Our size gives us the necessary resources to take on significant projects within a broad geographic area while maintaining the focus and attention each individual Client deserves.

We simply out-work the competition. Our team cares about our Clients and works to safeguard their interests. Our Clients are the back bone of our organization and our reputation with them is paramount to us. That relationship drives us to achieve the best possible results for them each and every day.

The student housing industry is rapidly changing. CollegeTown Properties closely watches trends and identifies areas where we need to adapt to achieve results for our Clients. We put a heavy emphasis on innovation and implementing tactics that may not be in use by competitors. We want our strategy to be fresh, so we remain at the forefront of the industry.

Visit us online at [www.CollegeTownProperties.com](http://www.CollegeTownProperties.com)



LET OUR TEAM GO TO WORK FOR YOU

[CollegeTownProperties.com](http://CollegeTownProperties.com)

