



 **Chattanooga, TN**

 **Built 2020**

 **15 Units**

 **100% Occupied**

 **\$950 Average
Market Rent**

 **\$1.58 PSF Average
Market Rent**

A+ LOCATION ADJACENT TO UTC

University Flats borders the University of Tennessee at Chattanooga, which has an enrollment of nearly 12,000 students and over 2,250 employees. It is also just a few blocks away from the heart of Downtown Chattanooga (35,000 jobs in CBD), and highly walkable to numerous coffee shops, breweries, restaurants, and retail outlets.

PRIMED FOR \$200+ RENT INCREASES

Just a year old, the property is 100% occupied and is primed for rent growth; with in-place rents \$200+ below comparable one-bedroom units.

NEW CONSTRUCTION WITH HIGH-END FINISHES

University Flats features pristine units with luxury vinyl plank flooring, granite countertops, stainless steel appliances, shaker style cabinets with full extension drawers, washers and dryers, walk-in closets, and either private balconies or front porches. These finishes are attractive to residents and require minimal upkeep.

OUTSTANDING MARKET FUNDAMENTALS

Chattanooga witnessed 9.1% rent growth over the past 12 months, the highest in over 20 years, while maintaining strong demand with just 5.77% vacancy.

UNIT MIX	UNITS	SF	MKT RENT	MKT RENT / SF
1 BR / 1 BA	15	600	\$950	\$1.58

DONALD GAMBRI

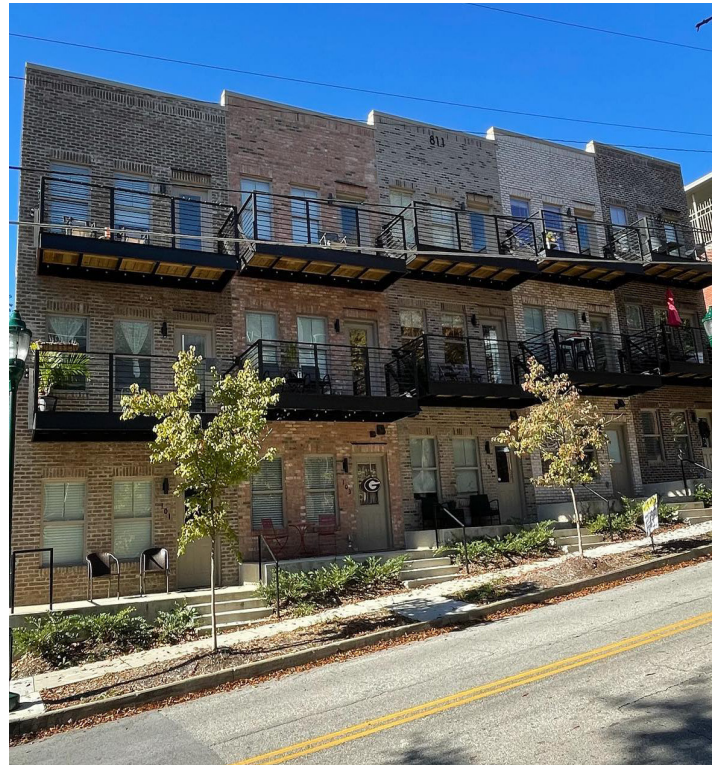
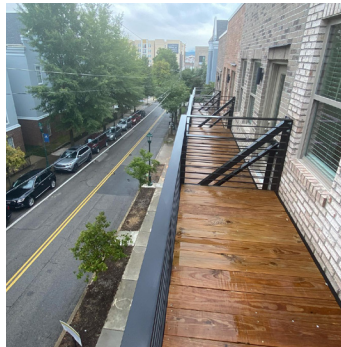
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- Erlanger Hospital
 - UT Chattanooga
 - CBD
 - University Flats
-
- Points of Interest
1. TN Aquarium
 2. Convention Center
 3. Hunter Museum of American History
 4. AT&T Field
 5. McKenzie Arena
 6. Blue Cross Blue Shield (6,800 Employees)
 7. River Walk Bridge
 8. Tennessee Valley Authority (3,400 Employees)
 9. Innovation District of Chattanooga



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