



## ***Meeting the Unique Challenges of the Student Housing Industry***

The student housing market continues to grow as more students choose to live near campus and stay enrolled longer to achieve advanced or specialized degrees to compete in the job market. Newer construction with a focus on amenities that cater to millennials and Generation Z has driven the growth and success of this industry, despite the fact that some in the industry feel this niche is due for a correction.

Debt market changes in 2022 and 2023 have created a pricing spread between buyers and sellers, which is slowing the transaction volume from the previous industry high. Capitalization rate adjustments are certainly required as we discuss student housing valuation for the coming years with a bid-ask spread serving between buyers and sellers.

### ***Key Components Affecting Tax Valuations***

- Many state districts do not understand the vast differences between the concepts and valuation of student housing properties and conventional multifamily properties.
- In acquisitions, buyers (or their agents) are publicly announcing their purchases and disclosing details of the new acquisitions, which provides market information to appraisers that may not have been available in the past (especially in nondisclosure states).
- Large transaction volumes of properties are showing many local assessors that prior assessments are well under current market values, thus causing large increases in assessments and property taxes.
- Consideration of intangible value on student housing purchases is not being taken into account at/prior to closing. Non-realty components of typical student housing properties can range from 10% to more than 20% of gross acquisition price. Not accounting for and incorrect reporting of non-realty components can lead to excess property tax liabilities and transfer/recordation taxes.



## Ryan Is the Head of the Class for Student Housing

As the largest property tax practice in North America, we have an international presence backed by deep local expertise and relationships to stay current with market trends. We leverage robust technology while providing 24/7 web access and a customized portal for accurate, real-time appeals tracking to ensure ongoing client communication, outstanding service, and continuous value.

Ryan's team of licensed attorneys,\* appraisers, and Certified Member of the Institute (CMI) professionals has extensive experience within the student housing industry. Our specialized representation in this niche market allows us to provide our clients the best strategies for reducing their ad valorem taxes.



### Ryan Representation in Student Housing

- More than 450,000 beds
- More than 875 properties
- More than \$28 billion in value
- Properties in more than 200 college and university markets
- Twenty of the Top 25 Owners of Student Housing (by bed count)\*\*

\*Ryan is not a law firm.

\*\*As reported by *Student Housing Business*

### Some of Our Student Housing Clients

- American Campus Communities
- Aspen Heights
- Blue Vista Capital
- Campus Advantage
- Campus Apartments
- Capstone Collegiate Communities
- Cardinal Group Investments
- CA Student Living
- Coastal Ridge Real Estate Partners
- Core Spaces
- GMH Capital Partners
- Greystar
- Harrison Street Real Estate Capital
- Horizon Realty Advisors
- Mapletree Investments
- Pierce Education Properties
- RISE: A Real Estate Company
- Tailwind Group
- The Dinerstein Companies
- The Preiss Company
- The Scion Group
- Timberline Real Estate Ventures
- Versity
- Vesper Holdings
- Waypoint Student Living

All client references used with permission.

### Ryan Property Tax Consulting Services

- Acquisition Price Allocation
- Annual Assessment Reviews
- Audit Support
- Business Personal Property Return Preparation
- Litigation and Trial Support
- Management Reports
- Pre-Acquisition Reports
- PropertyPoint™ Software
- Property Tax Budgets
- Real and Personal Property Tax Appeal Services
- Tax Bill Processing

### Award-Winning Tax Services

For additional information

1.855.RYAN.TAX

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