

TIER 2-3 MIDWEST STUDENT HOUSING

The #1 Brokerage Team in Tier 2-3 Student Housing

Since January 2025, Triad Real Estate Partners has closed more Midwest student housing transactions at Tier 2-3 universities than any other brokerage — nearly four times our closest competitor.

44%

of qualifying closings
since 2025

8

CLOSINGS

3,390

BEDS SOLD

6

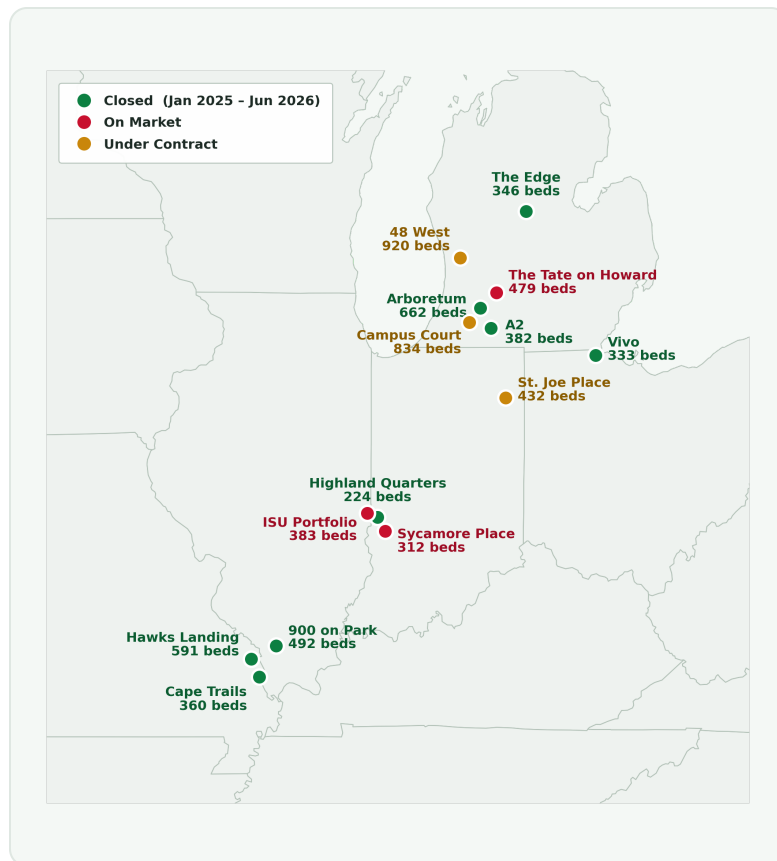
UNIVERSITIES

5

STATES

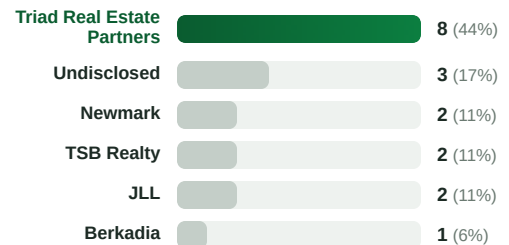
Where We're Closing Deals

8 closings + 6 active listings · Tier 2-3 Midwest



Broker Market Share

Midwest · Tier 2-3 · 200+ beds · since 1/1/2025



Closed student housing sales of 200+ beds at Tier 2-3 Midwest universities (IL, IN, IA, MI, MO, OH) since Jan 1, 2025. 18 qualifying transactions; broker of record per Triad transaction data. "Undisclosed" = no publicly reported broker.

WHY OWNERS CHOOSE TRIAD

We specialize in the **secondary and tertiary markets** other brokers overlook — pairing national capital relationships with on-the-ground knowledge of Midwest college towns.

- **Dedicated student housing team** — every deal steered by a broker with 20+ years in student housing
- National buyer network spanning private, regional, and institutional capital
- Hands-on, in-depth knowledge of each university — the housing landscape, leadership, and growth prospects
- A proven track record: 16 years of Triad leading the country in this asset class and geography

Featured Active Listings

Select on-market & under-contract listings — 6 active deals mapped above

ON MARKET



479 beds

The Tate on Howard
Western Michigan University
Kalamazoo, MI

UNDER CONTRACT



432 beds

St. Joe Place
Purdue University Fort Wayne
Fort Wayne, IN

ON MARKET



312 beds

Sycamore Place
Indiana State University
Terre Haute, IN

Recent Midwest Student Housing Closings

A snapshot of Triad-brokered student housing sales at Tier 2-3 universities across the Midwest, January 2025 – June 2026. 3,390 beds sold across six university markets in five states.



224 beds

Highland Quarters Indiana State University

Terre Haute, IN Jun 2026

Built 2017

SOLD



333 beds

Vivo University of Toledo

Toledo, OH Jun 2026

Built 1989

SOLD



662 beds

Arboretum Western Michigan University

Kalamazoo, MI Mar 2026

Built 2001

SOLD



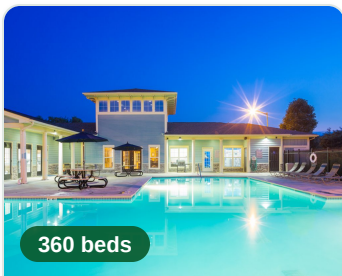
382 beds

A2 Western Michigan University

Kalamazoo, MI Mar 2026

Built 2002

SOLD



360 beds

Cape Trails Southeast Missouri State Univ.

Cape Girardeau, MO Jul 2025

Built 2000

SOLD



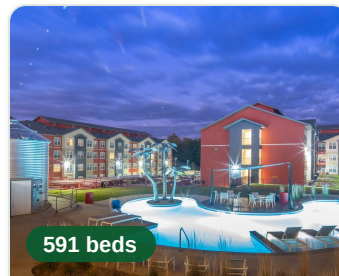
492 beds

900 on Park Southern Illinois University

Carbondale, IL Mar 2025

Built 2009

SOLD



591 beds

Hawks Landing Southeast Missouri State Univ.

Cape Girardeau, MO Mar 2025

Built 2018

SOLD



346 beds

The Edge Central Michigan University

Mount Pleasant, MI Feb 2025

Built 1972

SOLD

THE TRIAD STUDENT HOUSING PLATFORM

National reach. Midwest expertise. Deals that close.

650+

TRANSACTIONS NATIONWIDE

\$3.5B+

AGGREGATE VALUE SOLD

44%

TIER 2-3 MIDWEST SHARE

3,390

BEDS SOLD SINCE 2025

CONTACT THE TRIAD STUDENT HOUSING TEAM

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