



Alliant Credit Union Closes on Acquisition Loan in College Station, TX

Alliant Credit Union announced the closing of financing for the acquisition of two student housing properties commonly known as The Hudson and The Berkeley House located in College Station, TX; home to Texas A & M University. The Hudson is a 139-unit, 391 bed 8 story midrise complex build in 2018, located ¼ mile north of the Texas A & M Campus. Property is in close proximity to various restaurants, bars, retail and other amenities sought after by students. The Berkeley House is a 115-unit, 342 bed 4 story midrise apartment complex build in 2018 and is located 1 mile south of campus. Both properties have 100% bed to bath parity, are fully furnished and offer great amenity package.

The Texas A & M campus is one of the largest in the United States in terms of student population with almost 67,000 students at its College Station campus. The school has student housing available on campus that has room for only 20% of its student population. As a result, there is a robust off-campus student housing demand in the surrounding area. The Sponsor is an experienced student housing owner/operator with 9,000 beds under management on 22 school campuses throughout US.

The loan provided by ACU allowed for a full-term interest only and flexible, step down yield maintenance. The opportunity was referred by Managing Director Gregg Shapiro with JLL Capital Markets in the Atlanta office. Alliant is looking forward to executing on future opportunities with Mr. Shapiro, building a long-lasting relationship with this well-respected Broker.

“Demand for student housing apartments in close proximity to school campuses has remained very strong,” said Jeff Joyner Commercial Loan Originator at Alliant. *“There is very limited supply of new student housing expected in the 22/23 school year. These properties should continue to benefit from favorable supply and demand metrics that will lead to consistent and full occupancy going forward,”* Joyner went on to say. *“Thanks to Gregg Shapiro out of the JLL office in Atlanta, Georgia for referring us this transaction.”*

Alliant, one of the country’s largest credit unions, is actively seeking financing opportunities on commercial real estate nationwide. For more information, contact Alliant’s originations team at 773-462-2232 or [visit us online](#).

Alliant Credit Union • 11545 W. Touhy Ave. • Chicago, IL 60666 • [alliantcreditunion.com](#)

All loans subject to approval. Alliant is an Equal Housing Opportunity lender.

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