

Section 1 - University Summary

University Location

University Name	SUNY Binghamton
Address	4400 Vestal Parkway East
City	Vestal
State	NY
Zip	13850-6000
Latitude	42.09359
Longitude	-75.96763

As of 06/30/19

University Statistics

Year Established	1946	In-State Graduate Tuition	\$10,870
In-State Undergraduate Tuition	\$6,670	Out-Of-State Graduate Tuition	\$22,210
Out-Of-State Undergraduate Tuition	\$21,550	School Provides on Campus Housing?	Yes
		Freshmen Required to Live on Campus?	No

As of 06/30/19

* Based on an analysis of data from the U.S. Department of Education - Institute of Education Sciences, National Center for Education Statistics

Potential Student Tenant Base

University Enrollment	
Full-Time Students	15,442
Part-Time Students	1,909
Total University Enrollment	17,351
Undergraduate Enrollment	
Undergraduate Enrollment	13,761
Undergraduate Part-Time Enrollment	(392)
Undergraduate Online Enrollment	(24)
Total On Campus Dorm Capacity	(7,333)
Potential Undergraduate Tenants	6,012
Graduate Enrollment	
Graduate Enrollment	3,682
Graduate Part-Time Enrollment	(1,517)
Graduate Online Enrollment	(68)
Potential Graduate Tenants	2,097
Total Tenant Base	
Full-Time Undergraduate Enrollment	13,345
Full-Time Graduate Enrollment	2,097
Total On Campus Dorm Capacity	(7,333)
Total Potential Tenants	8,109

As of 06/30/19

Section 2 - Applicant Statistics

Academic Year	Total Applicants	Total Admitted	% Admitted	Total Enrolled	Student Selectivity Rate	Total Enrollment
2004 - 2005	19,928	8,713	43.7%	2,165	24.9%	13,860
2005 - 2006	21,597	9,211	42.6%	2,079	22.6%	14,018
2006 - 2007	21,658	9,285	42.9%	2,215	23.9%	14,373
2007 - 2008	22,858	9,861	43.1%	2,415	24.5%	14,435
2008 - 2009	25,242	9,799	38.8%	2,304	23.5%	14,882
2009 - 2010	26,666	10,598	39.7%	2,521	23.8%	14,709
2010 - 2011	29,061	9,692	33.4%	2,123	21.9%	14,895
2011 - 2012	27,248	10,918	40.1%	2,321	21.3%	14,746
2012 - 2013	28,101	11,440	40.7%	2,516	22.0%	15,308
2013 - 2014	28,232	12,104	42.9%	2,664	22.0%	16,077
2014 - 2015	28,518	12,564	44.1%	2,602	20.7%	16,695
2015 - 2016	30,616	13,010	42.5%	2,661	20.5%	16,913
2016 - 2017	32,139	13,056	40.6%	2,708	20.7%	17,292
2017 - 2018	33,467	13,507	40.4%	2,736	20.3%	17,351

As of 06/30/19

* U.S. Department of Education Institute of Education Sciences National Center for Education Statistics

Section 3 - Monthly On Campus Housing Charges

Unit Distribution - On Campus Apartment

	Studio	1BR	2BR	3BR	4BR
Current Asking Rent/Unit*	--	--	\$2,774	--	\$5,549
Current Asking Rent/Student	--	--	\$1,387	--	\$1,387
Unit Size (SF)	--	--	694	--	1,201
Current Asking Rent/SF	--	--	\$4.00	--	\$4.62

As of 06/30/19

* On campus rents are calculated in 9, equal monthly payments.

Section 4 - Off Campus Rent Details

Leasing For Fall 2019

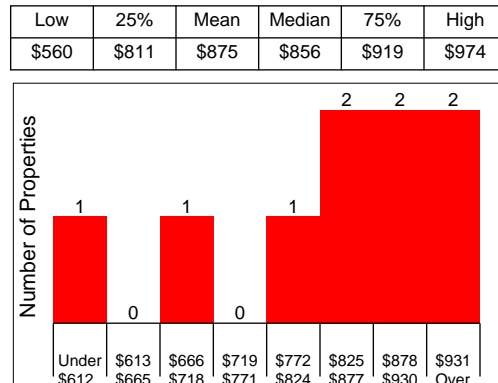
Rent Type: By the Bed

Asking Rent by Proximity to Campus

Distance	Rent
Less than .5 Miles	\$877
Between .5 and 1 Miles	--
Between 1 and 2 Miles	\$560
Between 2 and 3 Miles	\$908
Greater than 3 Miles	--
All	\$875

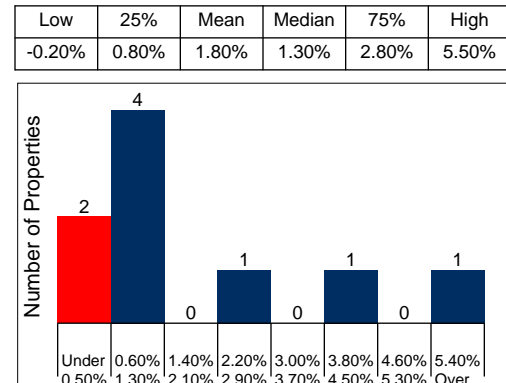
As of 06/30/19

Asking Rent Distribution



As of 06/30/19

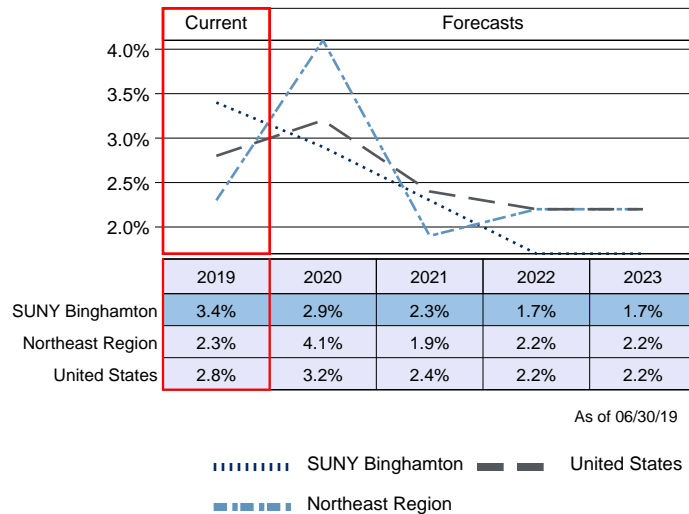
Asking Rent Growth Rate Distribution



As of 06/30/19

Section 5 - Fall over Fall Rent Comparisons

Fall over Fall Rent Growth Comparisons



Northeast Region*

United States**

University Ranking	
2018	2019
10	6
93	46
06/30/18	06/30/19

As of 06/30/19

* of 17 universities in the Northeast Region

** of 200 US universities

Section 6 - Leasing Status

	Leased for Fall 2019	University Ranking	One year ago for Fall 2018	University Ranking
SUNY Binghamton	89.5%	--	80.7%	--
Northeast Region*	76.0%	1	72.1%	3
United States**	66.1%	4	62.2%	9
	06/30/19	06/30/19	06/30/18	06/30/18

As of 06/30/19

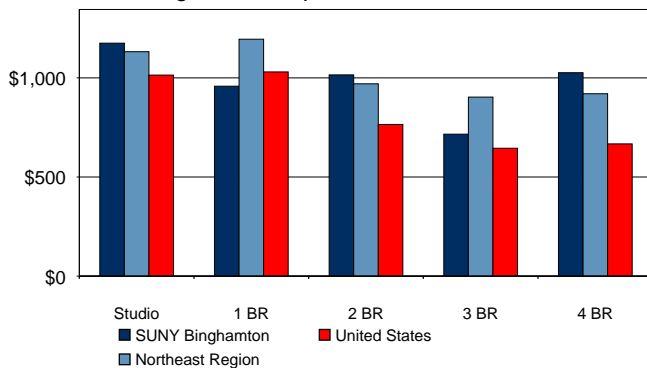
* of 17 universities in the Northeast Region

** of 200 US universities

Section 7 - University Area By the Bed Mix Rent Details

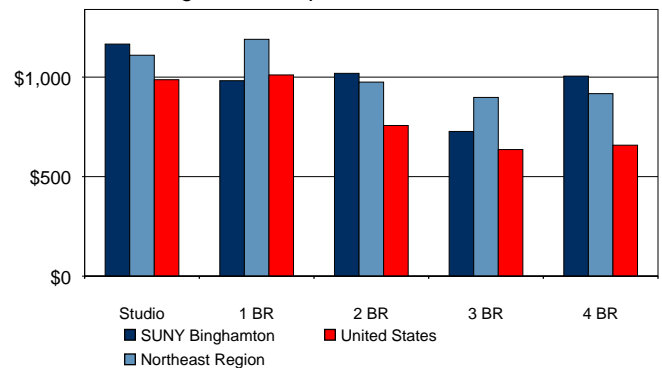
	Current Asking Rent for Fall 2019			Average Asking Rent for Fall 2018			Change
	Rent	Avg. SF	Avg. Rent PSF	Rent	Avg. SF	Avg. Rent PSF	1 Year
Studio/Efficiency	\$1,175	313	\$3.75	\$1,166	313	\$3.73	0.8%
One Bedroom	\$958	184	\$5.20	\$982	184	\$5.33	-2.4%
Two Bedroom	\$1,015	329	\$3.09	\$1,019	329	\$3.10	-0.4%
Three Bedroom	\$716	335	\$2.14	\$727	335	\$2.17	-1.5%
Four Bedroom	\$1,026	305	\$3.37	\$1,005	305	\$3.30	2.1%
As of	06/30/19	06/30/19	06/30/19	9/30/18	9/30/18	9/30/18	06/30/19

Asking Rent Comparison for Fall 2019



As of 06/30/19

Asking Rent Comparison for Fall 2018



As of 9/30/2018

	Studio	1 BR	2 BR	3 BR	4 BR
SUNY Binghamton	\$1,175	\$958	\$1,015	\$716	\$1,026
Northeast Region	\$1,132	\$1,195	\$970	\$903	\$920
United States	\$1,014	\$1,030	\$765	\$645	\$667

As of 06/30/19

	Studio	1 BR	2 BR	3 BR	4 BR
SUNY Binghamton	\$1,166	\$982	\$1,019	\$727	\$1,005
Northeast Region	\$1,110	\$1,190	\$975	\$898	\$917
United States	\$987	\$1,011	\$757	\$636	\$658

As of 9/30/2018

Section 8 - University Area Vacancy

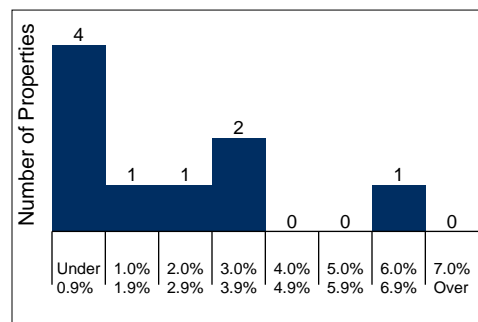
Vacancy By Proximity to Campus

Distance	By Bed
	Vac %
Less than .5 Miles	0.0%
Between .5 and 1 Miles	--
Between 1 and 2 Miles	1.5%
Between 2 and 3 Miles	3.8%
Greater than 3 Miles	--
All	1.7%

As of 06/30/19

Vacancy Rate Distribution - Rent By Bed

Low	25%	Mean	Median	75%	High
0.0%	0.0%	1.7%	1.5%	3.6%	6.9%



As of 06/30/19

Section 9 - Concession Data

Common Leasing Incentives for the University Area

Rank	Lease Incentive
1	No Leasing Incentives Available
2	Gift Card

As of 06/30/19

Free Rent Data

Rent Type By The Bed	
University Area Free Rent	0 Months

As of 06/30/19

Rent Type By The Unit	
University Area Free Rent	0 Months

As of 06/30/19

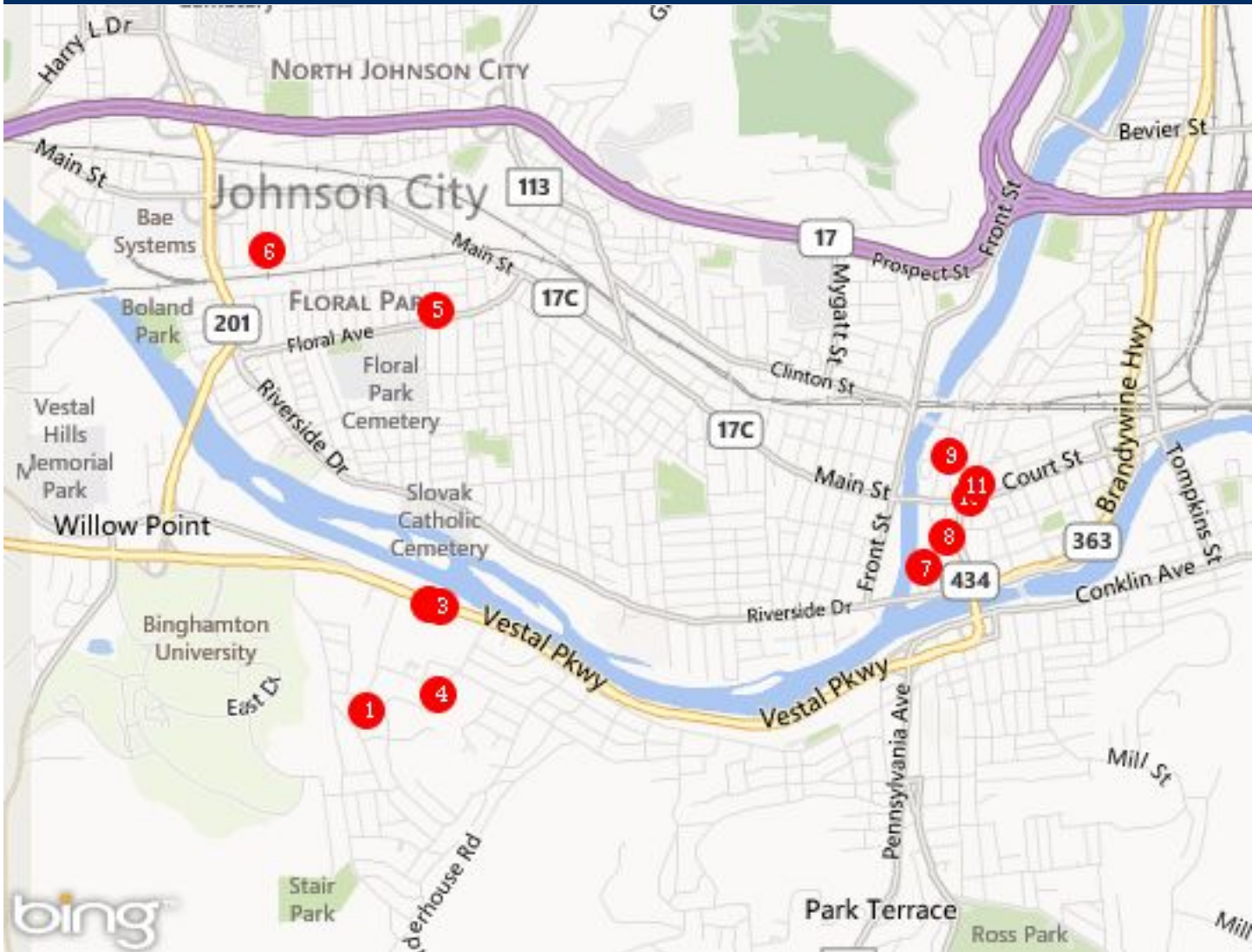
Section 10 - Fall over Fall Trend Futures

Rent Type: By The Bed

Year	Inventory By Bed	Completions By Bed	Inventory Growth%	Vacancy Rate	Vacancy Change(BPS)	Occupied Stock - Bed	Net Absorption	Asking Rent (By Bed)	Ask Rent % Chg
2014 - 2015	1,953	--	--	0.4%	--	1,945	--	\$826	--
2015 - 2016	1,953	0	0.0%	0.4%	0	1,945	0	\$842	1.9%
2016 - 2017	2,228	275	14.1%	3.9%	350	2,140	195	\$834	-1.0%
2017 - 2018	2,786	558	25.0%	11.9%	800	2,454	314	\$826	-1.0%
2018 - 2019	2,786	0	0.0%	2.3%	-960	2,721	267	\$847	2.5%
2019 - 2020	2,786	0	0.0%	4.5%	220	2,661	-60	\$876	3.4%
2020 - 2021	2,786	0	0.0%	4.5%	0	2,662	1	\$901	2.9%
2021 - 2022	2,786	0	0.0%	4.4%	-10	2,663	1	\$921	2.2%
2022 - 2023	2,786	0	0.0%	4.4%	0	2,663	0	\$937	1.7%
2023 - 2024	2,786	0	0.0%	4.4%	0	2,664	1	\$953	1.7%

As of 06/30/19

Section 11 - University Area Map



Section 12 - University Area Inventory

	Property Name	Street Address	Year Built	Rent Type	Distance To Campus (mi)
1	Hayes Community	600 Country Club Rd, Vestal, NY 13850	1970	Bed	0.19
2	U Club Binghamton Ph 2	4690 VESTAL PKWY E, VESTAL, NY 13850	2017	Bed	0.3
3	U Club Binghamton Ph 1	4710 Vestal Pkwy E, Vestal, NY 13850	2005	Bed	0.36
4	Clayton Village Apartments	410 Clubhouse Rd, Vestal, NY 13850	1965	Unit	0.43
5	Floral Ave	85 Floral Ave, Johnson City, NY 13790	1978	Unit	1.04
6	Campus Square	100 Albert St, Johnson City, NY 13790	1934	Bed	1.19
7	Twin River Commons	45 Washington St, Binghamton, NY 13901	2012	Bed	2.21
8	20 Hawley Street	20 Hawley St, Binghamton, NY 13901	1971	Bed	2.26
9	Lofts at Binghamton	221 Washington St, Binghamton, NY 13901	1930	Bed	2.33
10	University Lofts	83 COURT ST, BINGHAMTON, NY 13901	2014	Bed	2.38
11	The Printing House	21 Chenango St, Binghamton, NY 13901	2016	Bed	2.42

About Reis

Reis provides commercial real estate market information and analytical tools to real estate professionals through its Reis Services subsidiary. Reis Services, including its predecessors, was founded in 1980. Reis maintains a proprietary database containing detailed information on commercial properties in metropolitan markets and neighborhoods throughout the U.S. The database contains information on apartment, office, retail, warehouse/distribution, flex/research & development, self storage, seniors housing properties and affordable housing, and is used by real estate investors, lenders and other professionals to make informed buying, selling and financing decisions. In addition, Reis data is used by debt and equity investors to assess, quantify and manage the risks of default and loss associated with individual mortgages, properties, portfolios and real estate backed securities. Reis currently provides its information services to many of the nation's leading lending institutions, equity investors, brokers and appraisers.